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Your Worship and Members of the City Council,

Re: 56 Angus Crescent

Crawford Homes would like to have 56 Angus removed from Heritage Inventory and to be given permission to go ahead with the proposed demolition. We understand and support the importance of preserving heritage properties in the city, however this home has not been maintained and degraded beyond reason to repair. It is in our opinion that the house is past the point of rehabilitation and will require complete reconstruction.

No major maintenance has been done on 56 Angus Crescent since 1984. We were provided a list of work that was completed by the previous owner with an RRAP grant at that time.

The lack of maintenance over time has caused considerable issues throughout the house.

The house has now been vacant for over a year subject to the elements with no services.

56 Angus Crescent is an unsafe property to inhabit. Crawford Homes has observed:

- foundation issues: cracking in the basement (mainly the east wall) and exterior walls on the main and second levels
- rotting beams and supports
- flooring throughout that has heaved with major variances observed on all levels
- moisture issues: leaking that has created black mold in multiple locations and damaged existing building materials
- asbestos wrapping around the basement pipes and boiler
- suspected asbestos in some of the floor tiles
- main floor and basement level staircases are structurally insufficient
- excessive cracking in the basement floor that can be subject to radon leaking
- the enclosed porch is in disrepair with structural concern for the main and second level

As a homebuilder and member of the RRHBA we are held to a high standard to comply with current national energy codes on new home construction. 56 angus Crescent does not meet current energy standards. The mechanical systems, lack of and deteriorated insulation, single hung windows, plumbing fixtures, electrical fixtures are inefficient and fall well below the recommended standard.

The house interior does not function well within today's standards. The floorplan is not suitable for a modern buyer and will have to be reconfigured. Also, the current basement is only six feet high and unusable space.

To make 56 Angus Crescent habitable and sellable would require:

- asbestos removal

- insulation throughout
- roofing
- updated the floorplan
- complete interior reconstruction: new flooring, new drywall to all walls and ceilings
- structural remediation
- a new basement
- efficient mechanical systems
- energy compliant windows and doors
- All plumbing fixtures
- All lighting fixtures

Crawford Homes would like to improve this lot by building a new home with all of the modern building systems and energy standards suited to the Crescents neighbourhood. The new home is being developed as a single storey home of about 1800 to 1900 square feet. The current building is 2088 square feet. The home exterior will be developed to be aesthetically compatible with surrounding houses in the Crescents neighbourhood. And, if necessary, the exterior could be developed to herald to the architecture the original building.

All the best,

Kaitlin Bashutski
Creative Director, Crawford Homes Ltd.