

TO:	CHAIR AND MEMBERS COMMUNITY AND PROTECTIVE SERVICES COMMITTEE
FROM:	G. KOTSIFAS, P. ENG. MANAGING DIRECTOR - DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	PROPERTY STANDARDS RELATED DEMOLITIONS July 19, 2016

RECOMMENDATION

That, on the recommendation of the Managing Director of Development & Compliance Services and Chief Building Official, the attached proposed by-laws **BE INTRODUCED** at the Council meeting on July 26, 2016; it being noted that the effect of the by-law will cause the City to take all necessary actions to demolish buildings and structures at 283 South Street (two buildings); 10 Grace Street; and 1474 Highbury Avenue North (two buildings) and leave the respective properties in a graded and levelled condition.

PREVIOUS REPORTS

Vacant Buildings – Property Standards and City Policy – CPSC June 21, 2010

BACKGROUND

On June 28, 2010, City Council passed City Policy indicating that where a Property Standards Order (as deemed confirmed, or as confirmed or modified by the Property Standards Committee or a Judge) is not complied with, the Chief Municipal Law Enforcement Officer shall not cause the property to be demolished unless the matter has been reported to Council setting out the reasons for the proposed demolition and Council has passed a by-law approving of the proposed demolition. The report may advise Council that in addition to the non-compliance of a Property Standards Order, the subject vacant property has created or has contributed to neighbourhood nuisance issues including, but not limited to: pest infestation, break and enter, squatters, prostitution, drug use, arson, graffiti, and the accumulation of trash/rubbish/debris. Staff may advise Council on the conditions of the vacant buildings and property conditions and Council may approve the proposed demolitions.

SUBJECT PROPERTIES

1. 283 South Street:

The first subject property is located at 283 South Street and contains two dilapidated single detached homes consisting of a larger 1075 sq. ft., 3-bedroom unit and a smaller 750 sq. ft. and 2-bedroom unit. The buildings on the property were originally constructed in 1900.

There have been numerous complaints regarding the upkeep of this property. The City has taken numerous actions to secure the buildings as a result of no actions taken on behalf of the property owner. All actions taken by the City including costs and inspection fees were billed to the property owner.

There have been 19 specific London Police Service occurrences related to the property since 2011. These include breaking and entering, trespassing, property damage, trouble with persons, and suspicious persons.

The subject buildings remain vacant and in a dilapidated state. There remains a partial roof collapse and interior/exterior damage on the larger of the two buildings. The demolition quotation for the main dwelling is \$9,700 and for the smaller rear dwelling is \$ 5,700.

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Photo of Subject Property – 283 South Street

A Property Standards Order issued on February 4, 2016 is attached to this report.

2. 10 Grace Street:

The second subject property is located at 10 Grace Street and contains a dilapidated single detached home. The building totals 952 sq. ft. and contains 2 bedrooms and was originally constructed in 1930.

There have been numerous complaints regarding the upkeep of this building. The City has taken numerous actions to secure the building as a result of no actions taken on behalf of the property owner. All actions taken by the City including costs and inspection fees were billed to the property owner.

There have been 12 specific London Police Service occurrences related to the property in 2013 alone. These include, trespassing, property damage, a fire, trouble with persons, and suspicious persons.

There has been one fire-related occurrence at this property: a \$175,000 fire loss dated on September 15, 2013.

The subject building remains vacant and in a dilapidated state. There remain a number of broken windows and interior/exterior damage.

A demolition quotation for the subject building is \$9,950.

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Photo of Subject Property – 10 Grace Street

A Property Standards Order issued on February 4, 2016 is attached to this report.

3. 1474 Highbury Ave. North:

The third subject property is located at 1474 Highbury Ave N. and contains a dilapidated single detached home. The building was originally constructed in 1956 and has a square footage of 1033 sq. ft. as well as 2 bedrooms on the property.

There have been numerous complaints regarding the upkeep of this building. The City has taken numerous actions to secure the building as a result of no actions taken on behalf of the property owner. All actions taken by the City including costs and inspection fees were billed to the property owner.

There have been 3 specific London Police Services occurrences related to the property including 2 calls in 2009 for property damage, and 1 call in 2014 for trespassing.

The subject building remains vacant and in a dilapidated state with damaged or unmaintained roofing, siding, as well as damaged and broken windows which has allowed for pests to enter the premises.

A demolition quotation has been obtained in the amount of \$8950.00.

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Photo of Subject Property – 1474 Highbury Road N.

A Property Standards Order issued on February 2, 2016 is attached to this report.

CONCLUSION

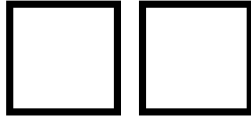
Civic Administration recommends these dilapidated buildings be demolished to address ongoing neighbourhood nuisance, safety and quality of life issues. All costs of the demolition plus staff inspection fees will be the responsibility of the property owner. If fees are not paid, the costs are added to the tax roll.

PREPARED BY:	SUBMITTED BY:
O. KATOLYK, MLEO (c) CHIEF MUNICIPAL LAW ENFORCEMENT OFFICER	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

OK:lb

Att: Appendix A
 Appendix B
 Appendix C

cc: LPS – COR Unit
 Fire Prevention
 Registered property owners



APPENDIX A

Bill No.
2016

By-law No.

A By-law to approve demolition abandoned buildings (two) with municipal address of 283 South Street under the Property Standards provisions of the *Building Code Act*.

WHEREAS subsection 5(3) of the *Municipal Act, 2001* provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 15.1(3) of the *Building Code Act* provides that the council of a municipality may pass a by-law to require property that does not conform with the standards to be repaired and maintained to conform with the standards or the site to be cleared of all buildings, structures, debris or refuse and left in graded and levelled condition;

AND WHEREAS Council has passed Property Standards By-law CP-16 that requires owners of property that does not conform to the standards of the by-law to repair and maintain the property to conform with the standards of the by-law or to clear it of all buildings, structures, debris or refuse and left in a graded and levelled condition;

AND WHEREAS section 15.2(2) of the *Building Code Act* provides that an officer who finds that a property does not conform with the standards prescribed in the Property Standards By-law may make an order giving reasonable particulars of the repairs to be made or stating that the site is to be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition;

AND WHEREAS section 15.4 of the *Building Code Act* provides that, if an order of an officer under section 15.2(2) is not complied with in accordance with the order as deemed confirmed or as confirmed or modified by the committee or a judge, the municipality may cause the property to be repaired or demolished accordingly;

AND WHEREAS section 15.4(3) of the *Building Code Act* provides that a municipal corporation or a person acting on its behalf is not liable to compensate the owner, occupant or any other person by reason of anything done by or on behalf of the municipality in the reasonable exercise of its powers under subsection (1);

AND WHEREAS section 15.4(4) of the *Building Code Act* provides that the municipality shall have a lien on the land for the amount spent on the repair or demolition under subsection (1) and the amount shall have priority lien status as described in section 1 of the *Municipal Act, 2001*;

AND WHEREAS Council passed By-law A.-6554-211 to adopt a Policy whereby, in the event a confirmed Property Standards Order is not complied with, the City's Manager of By-law Enforcement shall not cause the property to be demolished unless he or she has reported to Council setting out the reasons for the proposed demolition and Council has passed a by-law approving of the proposed demolition;

AND WHEREAS a property standards order (**attached**) has not been complied with in accordance with the order as deemed confirmed or as confirmed or modified by the committee or a judge;

AND WHEREAS the City's Chief Municipal Law Enforcement Officer has reported to Council setting out the reasons for the proposed demolition;

AND WHEREAS Municipal Council wishes to cause the property to be demolished;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

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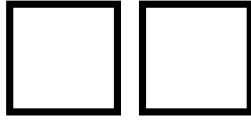
1. The demolition of abandoned buildings at municipal address of 283 South Street, City of London is approved, and the property shall be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition, in accordance with the City of London Property Standards By-law and *Building Code Act*.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council , 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First reading -
Second reading -
Third reading -



THE CORPORATION OF THE CITY OF LONDON

ORDER

Issued Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O.1992, c.23

ORDER NUMBER: PV 16-003586

DATE ISSUED: February 4, 2016

ISSUED TO: SOHO Developments Inc
782 Richmond St
LONDON ON N6A 3H5

MUNICIPAL ADDRESS: 283 South St., London ON

LEGAL DESCRIPTION: PLAN NIL PT LOT 1 PT LOT 2 RP 32R103 PART 3 TO 4
IRREG AC 46.21FR D

BE ADVISED that on February 4, 2016, an inspection of the above-noted property revealed the property does not conform to the standards prescribed in The City of London Property Standards By-Law CP-16.

The particulars of the repairs to be made are set out in the “Schedule of Repairs to be Made”, attached hereto, and forming part of this ORDER.

You are Hereby Ordered to carry out the repairs as set out in the “Schedule of Repairs to be Made” or the site is to be cleared of all buildings, structures, debris or refuse. This ORDER shall be complied with and the property brought into conformance with the standards prescribed in the Property Standards By-law on or before February 23, 2016.

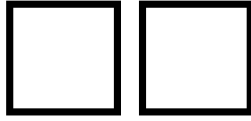
Where it has been determined that the repairs or clearance as set out in this Order have not been carried out in accordance with this ORDER as confirmed or modified, in addition to any possible court action, The Corporation of the City of London may carry out the repairs or clearance at the owner’s expense. The Corporation of the City of London shall have a lien on the land for the amount spent on the repairs or clearance and the amount shall have priority lien status as described in section 1 of the Municipal Act, 2001. The amount may be added to the tax roll of the property.

You are Hereby Advised that if you are not satisfied with the terms or conditions of this ORDER, you may appeal by sending a notice of appeal by registered mail to the Secretary of the Property Standards Committee, c/o Development & Compliance Services, City Hall, P.O. Box 5035, London, Ontario, N6A 4L9. Appeal fee for property standards notice is \$150.00.

TAKE NOTICE that the final day giving notice of appeal from this ORDER shall be February 23, 2016.

In the event that no appeal is received within the above prescribed period, the ORDER shall be deemed to be confirmed and shall be final and binding. You are expected to comply with the terms and conditions of this ORDER to avoid any possible enforcement actions being taken.

Where a permit is required to carry out a repair required to comply with this Order, it is the responsibility of the owner to obtain any such permit.



DATED AT LONDON, ONTARIO, this 4th day of February, 2016.

WADE JEFFERY
PROPERTY STANDARDS OFFICER

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"SCHEDULE OF REPAIRS TO BE MADE"

Municipal Address 283 South St File No. PV 16-003586

Date of Inspection February 4, 2016

Owner SOHO Developments Inc
782 Richmond St
LONDON ON N6A 3H5

1) Non-conformance: The foundation, walls, beams and columns throughout the building are in a deteriorating condition and have not been maintained and are damaged in locations.

By-law Section: 4.2.1 Foundations, Walls, - Maintained

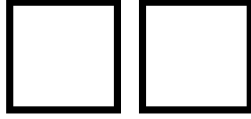
The foundations, walls, columns, beams, floor and roof slabs of a building including ancillary structures such as parking garages shall be maintained.

Repair to be Made: 4.2.2 Maintenance – Includes

Without restricting the generality of subsection 4.2.1 the maintenance may include:

- (a) extension of the wall foundations below grade or re-grading to provide adequate frost cover;
- (b) installing subsoil drains where such would be beneficial;
- (c) repairing or replacing decayed, damaged or weakened sills, piers, posts or other supports;
- (d) grouting, waterproofing, cladding or replacing as necessary so as to be weather tight;
- (e) the replacement, cladding or treatment with other methods to restore the wall to its original or acceptable equivalent appearance;
- (f) the applying of acceptable materials to preserve all wood, metal work or other materials not inherently resistant to weathering or wear;
- (g) the restoring, or replacing of:
 - (i) the foundations, walls, columns, beams, floor and roof slabs; and
 - (ii) components, cladding, finishes and trims forming a part thereof;
- (h) the carrying out of such other work as may be required to overcome any existing settlement detrimental to the appearance of the building;
- (i) removing or replacing loose or unsecured objects and materials.

Repair all damaged foundations, walls, beams and columns to comply with the CP-16 by-law.



2) Non-conformance: The roof and eavestroughs and related roof structures throughout the dwelling have not been maintained and are damaged in locations.

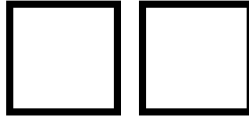
By-law Section: 4.4.1 Roof/Related Roof Structure - Maintained

Repair to be Made: Every roof including related roof structures, fascias, soffits, eavestroughs, roof gutters, downpipes, guards and lightning arrestors shall be maintained.

Repair all damaged roofs, eavestroughs and related roof structures to comply with the CP-16 by-law.

February 4, 2016

WJ:sb



APPENDIX B

Bill No.
2016

By-law No.

A By-law to approve demolition of an abandoned building with municipal address of 10 Grace Street under the Property Standards provisions of the *Building Code Act*.

WHEREAS subsection 5(3) of the *Municipal Act, 2001* provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 15.1(3) of the *Building Code Act* provides that the council of a municipality may pass a by-law to require property that does not conform with the standards to be repaired and maintained to conform with the standards or the site to be cleared of all buildings, structures, debris or refuse and left in graded and levelled condition;

AND WHEREAS Council has passed Property Standards By-law CP-16 that requires owners of property that does not conform to the standards of the by-law to repair and maintain the property to conform with the standards of the by-law or to clear it of all buildings, structures, debris or refuse and left in a graded and levelled condition;

AND WHEREAS section 15.2(2) of the *Building Code Act* provides that an officer who finds that a property does not conform with the standards prescribed in the Property Standards By-law may make an order giving reasonable particulars of the repairs to be made or stating that the site is to be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition;

AND WHEREAS section 15.4 of the *Building Code Act* provides that, if an order of an officer under section 15.2(2) is not complied with in accordance with the order as deemed confirmed or as confirmed or modified by the committee or a judge, the municipality may cause the property to be repaired or demolished accordingly;

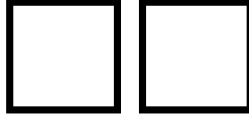
AND WHEREAS section 15.4(3) of the *Building Code Act* provides that a municipal corporation or a person acting on its behalf is not liable to compensate the owner, occupant or any other person by reason of anything done by or on behalf of the municipality in the reasonable exercise of its powers under subsection (1);

AND WHEREAS section 15.4(4) of the *Building Code Act* provides that the municipality shall have a lien on the land for the amount spent on the repair or demolition under subsection (1) and the amount shall have priority lien status as described in section 1 of the *Municipal Act, 2001*;

AND WHEREAS Council passed By-law A.-6554-211 to adopt a Policy whereby, in the event a confirmed Property Standards Order is not complied with, the City's Manager of By-law Enforcement shall not cause the property to be demolished unless he or she has reported to Council setting out the reasons for the proposed demolition and Council has passed a by-law approving of the proposed demolition;

AND WHEREAS a property standards order (**attached**) has not been complied with in accordance with the order as deemed confirmed or as confirmed or modified by the committee or a judge;

AND WHEREAS the City's Chief Municipal Law Enforcement Officer has reported to Council setting out the reasons for the proposed demolition;



AND WHEREAS Municipal Council wishes to cause the property to be demolished;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The demolition of the abandoned building at municipal address of 10 Grace Street, City of London is approved, and the property shall be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition, in accordance with the City of London Property Standards By-law and *Building Code Act*.
2. This by-law shall come into force and effect on the day it is passed.

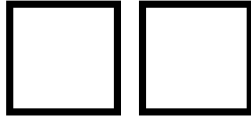
PASSED in Open Council

, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First reading -
Second reading -
Third reading -



THE CORPORATION OF THE CITY OF LONDON

ORDER

Issued Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O.1992, c.23

ORDER NUMBER: PV 16-003317

DATE ISSUED: February 2, 2016

ISSUED TO: Chand Kiran L
RR1, 21465 Adelaide Rd
DELAWARE ON N0L 1E0

MUNICIPAL ADDRESS: 10 Grace St., London ON

LEGAL DESCRIPTION: PLAN 5 PT LOT 2 N/S OXFORD W IRREG AC 55.00FR D

BE ADVISED that on February 2, 2016, an inspection of the above-noted property revealed the property does not conform to the standards prescribed in The City of London Property Standards By-Law CP-16.

The particulars of the repairs to be made are set out in the “Schedule of Repairs to be Made”, attached hereto, and forming part of this ORDER.

You are Hereby Ordered to carry out the repairs as set out in the “Schedule of Repairs to be Made” or the site is to be cleared of all buildings, structures, debris or refuse. This ORDER shall be complied with and the property brought into conformance with the standards prescribed in the Property Standards By-law on or before February 21, 2016.

Where it has been determined that the repairs or clearance as set out in this Order have not been carried out in accordance with this ORDER as confirmed or modified, in addition to any possible court action, The Corporation of the City of London may carry out the repairs or clearance at the owner’s expense. The Corporation of the City of London shall have a lien on the land for the amount spent on the repairs or clearance and the amount shall have priority lien status as described in section 1 of the Municipal Act, 2001. The amount may be added to the tax roll of the property.

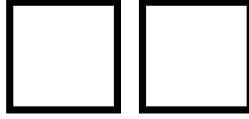
You are Hereby Advised that if you are not satisfied with the terms or conditions of this ORDER, you may appeal by sending a notice of appeal by registered mail to the Secretary of the Property Standards Committee, c/o Development & Compliance Services, City Hall, P.O. Box 5035, London, Ontario, N6A 4L9. Appeal fee for property standards notice is \$150.00.

TAKE NOTICE that the final day giving notice of appeal from this ORDER shall be February 21, 2016.

In the event that no appeal is received within the above prescribed period, the ORDER shall be deemed to be confirmed and shall be final and binding. You are expected to comply with the terms and conditions of this ORDER to avoid any possible enforcement actions being taken.

Where a permit is required to carry out a repair required to comply with this Order, it is the responsibility of the owner to obtain any such permit.

DATED AT LONDON, ONTARIO, this 3rd day of February, 2016.



WADE JEFFERY
PROPERTY STANDARDS OFFICER

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"SCHEDULE OF REPAIRS TO BE MADE"

Municipal Address 10 Grace St

File No. PV 16-003317

Date of Inspection February 2, 2016

Owner Chand Kiran L
RR1, 21465 Adelaide Rd
DELAWARE ON N0L 1E0

1) Non-conformance: Windows on the main dwelling are broken and have not been maintained.

By-law Section: 4.3

Repair to be Made: 4.3.2 Doors, Windows - Maintained

All doors, windows, skylights and shutters, including storm and screen doors and windows shall be maintained.

Repair all damaged windows related to the main dwelling to comply with the CP-16 by-law.

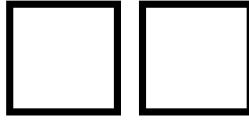
2) Non-conformance: The roof and eavestroughs throughout the dwelling have not been maintained and are damaged in locations.

By-law Section: 4.4.1

Repair to be Made: Every roof including related roof structures, fascias, soffits, eavestroughs, roof gutters, downpipes, guards and lightning arrestors shall be maintained.

Repair all damaged roofs, eavestroughs and related roof structures to comply with the CP-16 by-law.

February 3, 2016
WJ:sb



APPENDIX C

Bill No.
2016

By-law No.

A By-law to approve demolition of abandoned buildings with municipal address of 1474 Highbury Ave N. under the Property Standards provisions of the *Building Code Act*.

WHEREAS subsection 5(3) of the *Municipal Act, 2001* provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 15.1(3) of the *Building Code Act* provides that the council of a municipality may pass a by-law to require property that does not conform with the standards to be repaired and maintained to conform with the standards or the site to be cleared of all buildings, structures, debris or refuse and left in graded and levelled condition;

AND WHEREAS Council has passed Property Standards By-law CP-16 that requires owners of property that does not conform to the standards of the by-law to repair and maintain the property to conform with the standards of the by-law or to clear it of all buildings, structures, debris or refuse and left in a graded and levelled condition;

AND WHEREAS section 15.2(2) of the *Building Code Act* provides that an officer who finds that a property does not conform with the standards prescribed in the Property Standards By-law may make an order giving reasonable particulars of the repairs to be made or stating that the site is to be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition;

AND WHEREAS section 15.4 of the *Building Code Act* provides that, if an order of an officer under section 15.2(2) is not complied with in accordance with the order as deemed confirmed or as confirmed or modified by the committee or a judge, the municipality may cause the property to be repaired or demolished accordingly;

AND WHEREAS section 15.4(3) of the *Building Code Act* provides that a municipal corporation or a person acting on its behalf is not liable to compensate the owner, occupant or any other person by reason of anything done by or on behalf of the municipality in the reasonable exercise of its powers under subsection (1);

AND WHEREAS section 15.4(4) of the *Building Code Act* provides that the municipality shall have a lien on the land for the amount spent on the repair or demolition under subsection (1) and the amount shall have priority lien status as described in section 1 of the *Municipal Act, 2001*;

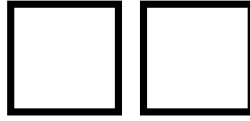
AND WHEREAS Council passed By-law A.-6554-211 to adopt a Policy whereby, in the event a confirmed Property Standards Order is not complied with, the City's Manager of By-law Enforcement shall not cause the property to be demolished unless he or she has reported to Council setting out the reasons for the proposed demolition and Council has passed a by-law approving of the proposed demolition;

AND WHEREAS a property standards order (**attached**) has not been complied with in accordance with the order as deemed confirmed or as confirmed or modified by the committee or a judge;

AND WHEREAS the City's Chief Municipal Law Enforcement Officer has reported to Council setting out the reasons for the proposed demolition;

AND WHEREAS Municipal Council wishes to cause the property to be demolished;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:



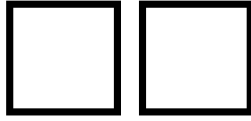
1. The demolition of abandoned buildings at municipal address of 1474 Highbury Ave N., City of is approved, and the property shall be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition, in accordance with the City of London Property Standards By-law and *Building Code Act*.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council , 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First reading -
Second reading -
Third reading -



THE CORPORATION OF THE CITY OF LONDON

ORDER

Issued Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O.1992, c.23

ORDER NUMBER PV 15-039012

DATE ISSUED: December 14, 2015

ISSUED TO: 1551991 Ontario Inc
PO Box 20030
WOODSTOCK ON N4S 8X8

MUNICIPAL ADDRESS 1474 Highbury Ave N., London ON

LEGAL DESCRIPTION PLAN 82 PT LOT 12 PT LOT 25 3.65AC 162.50FR 980.00D

BE ADVISED that on December 11, 2015 an inspection of the above-noted property revealed the property does not conform with the standards prescribed in The City of London Property Standards By-Law CP-16.

The particulars of the repairs to be made are set out in the “Schedule of Repairs to be Made”, attached hereto, and forming part of this ORDER.

YOU ARE HEREBY ORDERED to carry out the repairs as set out in the “Schedule of Repairs to be Made” or the site is to be cleared of all buildings, structures, debris or refuse. This ORDER shall be complied with and the property brought into conformance with the standards prescribed in the Property Standards By-law on or before January 1, 2016.

Where it has been determined that the repairs or clearance as set out in this Order have not been carried out in accordance with this ORDER as confirmed or modified, in addition to any possible court action, The Corporation of the City of London may carry out the repair at the owner’s expense. The Corporation of the City of London shall have a lien on the land for the amount spent on the repairs or clearance and the amount shall have priority lien status as described in section 1 of the Municipal Act, 2001. The amount may be added to the tax roll of the property.

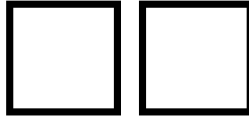
YOU ARE HEREBY ADVISED that if you are not satisfied with the terms or conditions of this ORDER, you may appeal by sending a notice of appeal by registered mail to the Secretary of the Property Standards Committee, c/o Development & Compliance Services, City Hall, P.O. Box 5035, London, Ontario, N6A 4L9. Appeal fee for property standards notice is \$150.00.

TAKE NOTICE THAT the final day giving notice of appeal from this ORDER shall be January 1, 2016.

In the event that no appeal is received within the above prescribed period, the ORDER shall be deemed to be confirmed and shall be final and binding. You are expected to comply with the terms and conditions of this ORDER to avoid any possible enforcement actions being taken.

Where a permit is required to carry out a repair required to comply with this Order, it is the responsibility of the owner to obtain any such permit.

DATED AT LONDON, ONTARIO, this 14th day of December, 2015.



NATALIE PHILPS
PROPERTY STANDARDS OFFICER

Y:\Shared\building\PropStnd.Section\Orders\2015\Philps\highburyaven1474.PS Order
Form.docx

"SCHEDULE OF REPAIRS TO BE MADE"

Municipal Address 1474 Highbury Ave N

File No. PV 15-039012

Date of Inspection December 11, 2015

Owner(s) 1551991 Ontario Inc
PO Box 20030
WOODSTOCK ON N4S 8X8

1) Non-conformance: Missing fascia, soffit and shingles in disrepair beyond proper performance.

By-law Section: 4.4.1 Roof/Related Roof Structure - Maintained

Every roof including related roof structures, fascias, soffits, eaves troughs, roof gutters, downpipes, guards and lightning arrestors shall be maintained.

Repair to be Made: Appropriate measures should be taken to secure the exterior of the exiting dwelling.

2) Non-conformance: All doors, windows, skylights and shutters, including storm and screen doors and windows shall be maintained.

By-law Section: 4.3.2 Doors, Windows – Maintained

Repair to be Made: Repair/replace broken windows on building in accordance with City of London Property Standards Bylaw CP-16.

3) Non-conformance: Small pests may be accessing the dwelling on the subject property.

By-law Section: 4.10.1 Free of Pests

All buildings shall be kept free of rodents, vermin and insects at all times and methods used for exterminating rodents or insects or both shall be in accordance with the provisions of the Pesticides Act, R.S.O. 1990, Chapter P.11, as amended, and all regulations enacted pursuant thereto.

Repair to be Made: Appropriate measures should be taken to secure the exterior of the exiting dwelling.

Please Note

Any wildlife or pest must be removed from all buildings prior to the structure(s) being secured. If the owner of the subject property does not take responsibility for this removal, the City of

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London will have the removal completed and the owner will be responsible for all cost involved in this process.

January 1, 2016
NP:sb

Appendix 1 – Property Standards Order – 283 South Street

THE CORPORATION OF THE CITY OF LONDON

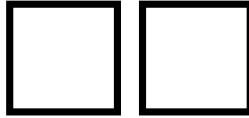
ORDER

Issued Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O.1992, c.23

ORDER NUMBER: PV 16-003586

DATE ISSUED: February 4, 2016

ISSUED TO: SOHO DEVELOPMENTS INC
782 RICHMOND ST
LONDON ON
N6A 3H5



MUNICIPAL ADDRESS: 283 South Street, London On

LEGAL DESCRIPTION: PLAN NIL PT LOT 1 PT LOT 2 RP 32R103 PART 3 TO 4
IRREG AC 46.21FR D

BE ADVISED that on **February 4, 2016**, an inspection of the above-noted property revealed the property does not conform to the standards prescribed in The City of London Property Standards By-Law CP-16.

The particulars of the repairs to be made are set out in the "Schedule of Repairs to be Made", attached hereto, and forming part of this **ORDER**.

You are hereby Ordered to carry out the repairs as set out in the "Schedule of Repairs to be Made" or the site is to be cleared of all buildings, structures, debris or refuse. This **ORDER** shall be complied with and the property brought into conformance with the standards prescribed in the Property Standards By-law on or before **February 23, 2016**.

Where it has been determined that the repairs or clearance as set out in this Order have not been carried out in accordance with this **ORDER** as confirmed or modified, in addition to any possible court action, The Corporation of the City of London may carry out the repairs or clearance at the owner's expense. The Corporation of the City of London shall have a lien on the land for the amount spent on the repairs or clearance and the amount shall have priority lien status as described in section 1 of the *Municipal Act, 2001*. The amount may be added to the tax roll of the property.

You are Hereby Advised that if you are not satisfied with the terms or conditions of this **ORDER**, **you may appeal** by sending a notice of appeal by registered mail to the Secretary of the Property Standards Committee, c/o Planning Division, City Hall, P.O. Box 5035, London, Ontario, N6A 4L9. **Appeal fee for property standards notice is \$150.00.**

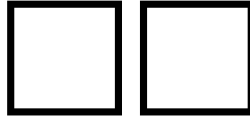
TAKE NOTICE that the final day giving notice of appeal from this **ORDER** shall be **February 23, 2016**.

In the event that no appeal is received within the above prescribed period, the **ORDER** shall be deemed to be confirmed and shall be final and binding. You are expected to comply with the terms and conditions of this **ORDER** to avoid any possible enforcement actions being taken.

Where a permit is required to carry out a repair required to comply with this Order, it is the responsibility of the owner to obtain any such permit.

DATED AT LONDON, ONTARIO, this 4th day of February, 2016.

WADE JEFFERY
PROPERTY STANDARDS OFFICER



"SCHEDULE OF REPAIRS TO BE MADE"

<u>Municipal Address</u>	283 South Street	File No. PV 16-003586
<u>Date of Inspection</u>	February 4, 2016	
<u>Owner</u>	SOHO DEVELOPMENTS INC 782 RICHMOND ST LONDON ON N6A 3H5	

1) **Non-conformance:** The foundation, walls, beams and columns throughout the building are in a deteriorating condition and have not been maintained and are damaged in locations.

By-law Section: **4.2.1 Foundations, Walls, - Maintained**

The foundations, walls, columns, beams, floor and roof slabs of a building including ancillary structures such as parking garages shall be maintained

Repair to be Made: **4.2.2 Maintenance – Includes**

Without restricting the generality of subsection 4.2.1 the maintenance may include:

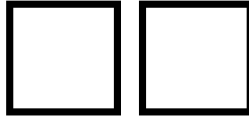
- (a) extension of the wall foundations below grade or regrading to provide adequate frost cover;
- (b) installing subsoil drains where such would be beneficial;
- (c) repairing or replacing decayed, damaged or weakened sills, piers, posts or other supports;
- (d) grouting, waterproofing, cladding or replacing as necessary so as to be weather tight;
- (e) the replacement, cladding or treatment with other methods to restore the wall to its original or acceptable equivalent appearance;
- (f) the applying of acceptable materials to preserve all wood, metal work or other materials not inherently resistant to weathering or wear;
- (g) the restoring, or replacing of:
 - (i) the foundations, walls, columns, beams, floor and roof slabs; and
 - (ii) components, cladding, finishes and trims forming a part thereof;
- (h) the carrying out of such other work as may be required to overcome any existing settlement detrimental to the appearance of the building;
- (i) removing or replacing loose or unsecured objects and materials.

Repair all damaged foundations, walls, beams and columns to comply with the CP-16 by-law.

2) **Non-conformance:** The roof and eavestroughs and related roof structures throughout the dwelling have not been maintained and are damaged in locations.

By-law Section: **4.4.1 Roof/Related Roof Structure - Maintained**

Repair to be Made: Every roof including related roof structures, fascias, soffits, eavestroughs, roof gutters, downpipes, guards and lightning arrestors shall be maintained.
Repair all damaged roofs, eavestroughs and related roof structures to comply with the CP-16 by-law.



Appendix 2 – Property Standards Order – 10 Grace Street

THE CORPORATION OF THE CITY OF LONDON

ORDER

Issued Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O.1992, c.23

ORDER NUMBER: PV 16-003317

DATE ISSUED: February 2, 2016

ISSUED TO: CHAND KIRAN L
21465 ADELAIDE RD
RR1
DELAWARE ON
N0L 1E0

MUNICIPAL ADDRESS: 10 Grace Street, London On

LEGAL DESCRIPTION: PLAN 5 PT LOT 2 N/S OXFORD W IRREG AC 55.00FR D

BE ADVISED that on **February 2, 2016**, an inspection of the above-noted property revealed the property does not conform to the standards prescribed in The City of London Property Standards By-Law CP-16.

The particulars of the repairs to be made are set out in the “Schedule of Repairs to be Made”, attached hereto, and forming part of this **ORDER**.

You are hereby Ordered to carry out the repairs as set out in the “Schedule of Repairs to be Made” or the site is to be cleared of all buildings, structures, debris or refuse. This **ORDER** shall be complied with and the property brought into conformance with the standards prescribed in the Property Standards By-law on or before **February 21, 2016**.

Where it has been determined that the repairs or clearance as set out in this Order have not been carried out in accordance with this **ORDER** as confirmed or modified, in addition to any possible court action, The Corporation of the City of London may carry out the repairs or clearance at the owner’s expense. The Corporation of the City of London shall have a lien on the land for the amount spent on the repairs or clearance and the amount shall have priority lien status as described in section 1 of the *Municipal Act, 2001*. The amount may be added to the tax roll of the property.

You are Hereby Advised that if you are not satisfied with the terms or conditions of this **ORDER**, **you may appeal** by sending a notice of appeal by registered mail to the Secretary of the Property Standards Committee, c/o Planning Division, City Hall, P.O. Box 5035, London, Ontario, N6A 4L9. **Appeal fee for property standards notice is \$150.00.**

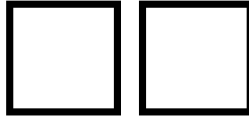
TAKE NOTICE that the final day giving notice of appeal from this **ORDER** shall be **February 21, 2016**.

In the event that no appeal is received within the above prescribed period, the **ORDER** shall be deemed to be confirmed and shall be final and binding. You are expected to comply with the terms and conditions of this **ORDER** to avoid any possible enforcement actions being taken.

Where a permit is required to carry out a repair required to comply with this Order, it is the responsibility of the owner to obtain any such permit.

DATED AT LONDON, ONTARIO, this 3rd day of February, 2016.

WADE JEFFERY
PROPERTY STANDARDS OFFICER



"SCHEDULE OF REPAIRS TO BE MADE"

<u>Municipal Address</u>	10 Grace Street	File No. PV 16-003317
<u>Date of Inspection</u>	February 2, 2016	
<u>Owner</u>	CHAND KIRAN L 21465 ADELAIDE RD RR1 DELAWARE ON N0L 1E0	

1) Non-conformance: Windows on the main dwelling are broken and have not been maintained.

By-law Section: 4.3

Repair to be Made: 4.3.2 Doors, Windows - Maintained

All doors, windows, skylights and shutters, including storm and screen doors and windows shall be maintained.

Repair all damaged windows related to the main dwelling to comply with the CP-16 by-law.

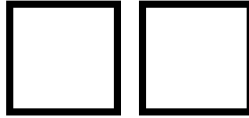
2) Non-conformance: The roof and eavestroughs throughout the dwelling have not been maintained and are damaged in locations.

By-law Section: 4.4.1

Repair to be Made: Every roof including related roof structures, fascias, soffits, eavestroughs, roof gutters, downpipes, guards and lightning arrestors shall be maintained.

Repair all damaged roofs, eavestroughs and related roof structures to comply with the CP-16 by-law.

February 3, 2016
WJ:sb



Appendix 3 – Property Standards Order – 1474 Highbury N.

THE CORPORATION OF THE CITY OF LONDON

ORDER

Issued Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O.1992, c.23

ORDER NUMBER PV 16-003339

DATE ISSUED: February 2, 2016

ISSUED TO: 1551991 ONTARIO INC.
PO BOX 20030
WOODSTOCK ON N4S 8X8

MUNICIPAL ADDRESS 1474 Highbury Ave N., London, Ontario

LEGAL DESCRIPTION PLAN 82 PT LOT 12 PT LOT 25 3.65AC 162.50FR 980.00D

BE ADVISED that on February 2, 2016 an inspection of the above-noted property revealed the property does not conform with the standards prescribed in The City of London Property Standards By-Law CP-16.

The particulars of the repairs to be made are set out in the “Schedule of Repairs to be Made”, attached hereto, and forming part of this **ORDER**.

YOU ARE HEREBY ORDERED to carry out the repairs as set out in the “Schedule of Repairs to be Made” or the site is to be cleared of all buildings, structures, debris or refuse. This **ORDER** shall be complied with and the property brought into conformance with the standards prescribed in the Property Standards By-law on or before **February 20, 2016**.

Where it has been determined that the repairs or clearance as set out in this Order have not been carried out in accordance with this **ORDER** as confirmed or modified, in addition to any possible court action, The Corporation of the City of London may carry out the repair at the owner’s expense. The Corporation of the City of London shall have a lien on the land for the amount spent on the repairs or clearance and the amount shall have priority lien status as described in section 1 of the *Municipal Act, 2001*. The amount may be added to the tax roll of the property.

YOU ARE HEREBY ADVISED that if you are not satisfied with the terms or conditions of this **ORDER**, you **may appeal** by sending a notice of appeal by registered mail to the Secretary of the Property Standards Committee, c/o Development & Compliance Services, City Hall, P.O. Box 5035, London, Ontario, N6A 4L9. **Appeal fee for property standards notice is \$150.00.**

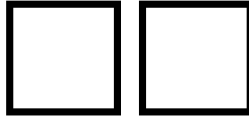
TAKE NOTICE THAT the final day giving notice of appeal from this **ORDER** shall be **February 20, 2016**.

In the event that no appeal is received within the above prescribed period, the **ORDER** shall be deemed to be confirmed and shall be final and binding. You are expected to comply with the terms and conditions of this **ORDER** to avoid any possible enforcement actions being taken.

Where a permit is required to carry out a repair required to comply with this Order, it is the responsibility of the owner to obtain any such permit.

DATED AT LONDON, ONTARIO, this 2nd day of February, 2016.

NATALIE PHILPS
PROPERTY STANDARDS OFFICER



"SCHEDULE OF REPAIRS TO BE MADE"

File No. PV 16-003339

Municipal Address 1474 Highbury Ave N., London ON

Date of Inspection February 2, 2016

Owner(s) 1551991 ONTARIO INC
PO BOX 20030.,
WOODSTOCK ON N4S 8X8

1) Non-conformance: Missing fascia, soffit and shingles in disrepair beyond proper performance.

By-law Section: **4.4.1 Roof/Related Roof Structure - Maintained**

Every roof including related roof structures, fascias, soffits, eaves troughs, roof gutters, downpipes, guards and lightning arrestors shall be maintained.

Repair to be Made: Appropriate measures should be taken to secure the exterior of the exiting dwelling.

2) Non-conformance: All doors, windows, skylights and shutters, including storm and screen doors and windows shall be maintained.

By-law Section: **4.3.2 Doors, Windows – Maintained**

Repair to be Made: Repair/replace broken windows on building in accordance with City of London Property Standards Bylaw CP-16.

3) Non-conformance: Small pests may be accessing the dwelling on the subject property.

By-law Section: **4.10.1 Free of Pests**

All buildings shall be kept free of rodents, vermin and insects at all times and methods used for exterminating rodents or insects or both shall be in accordance with the provisions of the Pesticides Act, R.S.O. 1990, Chapter P.11, as amended, and all regulations enacted pursuant thereto.

Repair to be Made: Appropriate measures should be taken to secure the exterior of the exiting dwelling.

Please Note

Any wildlife or pest must be removed from all buildings prior to the structure(s) being secured. If the owner of the subject property does not take responsibility for this removal, the City of London will have the removal completed and the owner will be responsible for all cost involved in this process.