

TO:	CHAIR AND MEMBERS COMMUNITY AND PROTECTIVE SERVICES COMMITTEE MEETING ON APRIL 1, 2019
FROM:	G. KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	PROPERTY STANDARDS RELATED DEMOLITIONS

RECOMMENDATION

That, on the recommendation of the Managing Director, Development & Compliance Services & Chief Building Official, the attached by-law (Appendix 'A') **BE INTRODUCED** at the Council meeting on April 9, 2019; it being noted that the effect of the by-law will cause the City of London to take all necessary actions to demolish buildings and structures at the following locations: 315 Oakland Avenue, 271 William Street, 200 Adelaide Street North, 533 Piccadilly Street, and 8 Henry Street.

BACKGROUND

On June 28, 2010, City Council passed a City Policy indicating that when a Property Standards Order 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 and Council has passed a by-law approving of the proposed demolition.

SUBJECT PROPERTIES

There have been numerous complaints regarding the unkempt buildings located at 315 Oakland Avenue, 271 William Street, 200 Adelaide Street North, 533 Piccadilly Street, and 8 Henry Street. These buildings have been vacant for some time and remain unoccupied.

The City of London ("City") has taken numerous enforcement related actions to secure the buildings and as a result, no actions have been taken on behalf of the property owner. All actions taken by the City, including costs of securing property cleanups, and inspection fees were billed to the property owner. On numerous occasions, London Police Services attend with Municipal Law Enforcement Officers to address squatters in the buildings. London Fire Services proactively inspect vacant buildings on a monthly basis to ensure that the buildings are secure. Vacant dilapidated buildings are the source of increasing municipal costs related to enforcement agencies.

The subject buildings remain vacant and in a decrepit state. Property Standard Orders ("Orders") issued for the subject properties remain outstanding. Violations include roof and related roof structure maintenance, door and window maintenance, pests, partial wall collapse, building no longer structurally sound, and dilapidated shed(s). All of these properties have had occurrences of graffiti vandalism, squatters, and an accumulation of debris. The associated Orders are attached to this report as Appendix 'B'.

All of the subject buildings currently do not have active demolition/building permits.

Photos of all properties are included as Appendix 'C' to this report.

CONCLUSION

Civic Administration recommends these dilapidated buildings be demolished to address ongoing neighbourhood nuisance, safety, and quality of life issues. All demolition costs including inspection fees and the preparation of a Designated Substance Survey, to identify any hazardous materials will be invoiced to the property owner. If fees are not paid, the costs will be added to the tax roll.

All property owners were advised by letter of the preparation of this report, and were offered delegation status at committee.

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

cc: LPS – COR Unit
Fire Prevention
Registered property owners

Appendix 'A'

Bill No.
2019

By-law No.

A By-law to approve demolition of abandoned buildings with municipal addresses of 315 Oakland Avenue, 271 William Street, 200 Adelaide Street North; 533 Piccadilly Street and 8 Henry 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 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 addresses of 315 Oakland Avenue, 271 William Street, 200 Adelaide Street North; 533 Piccadilly Street and 8 Henry 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 , 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First reading –
Second reading –
Third reading –

Appendix 'B'

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 19-007657
DATE ISSUED: February 13, 2019
ISSUED TO: Cannata Elisabeth
*** Tax Registration ***
9 Dover Pl
LONDON ON N5Z 3B8
MUNICIPAL ADDRESS: 8 Henry St., London ON
LEGAL DESCRIPTION: PART LOTS 2 & 3 NORTH OF SIMCOE STREET, PART LOT 3
SOUTH OF HORTON STREET, AS IN INSTRUMENT No.
LC185141; LONDON

BE ADVISED that on **February 6, 2019**, 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 **March 6, 2019**.

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.**

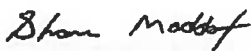
TAKE NOTICE that the final day giving notice of appeal from this **ORDER** shall be **March 6, 2019**.

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.

Failure to comply with this ORDER may result in enforcement action being taken.

DATED AT LONDON, ONTARIO, this 13th day of February, 2019.



SHANE MADDOX
PROPERTY STANDARDS OFFICER

"SCHEDULE OF REPAIRS TO BE MADE"

Municipal Address

8 Henry St

File No. PV 19-007657

Date of Inspection

February 6, 2019

Owner

Cannata Elisabeth
*** Tax Registration ***
9 Dover Pl
LONDON ON N5Z 3B8

1) Non-conformance:

Debris and tall grass evident at property.

By-law Section:

3.1 Exterior Property Areas

3.1.1 Exterior - Maintained - Neat and Tidy

Exterior property areas shall be maintained in a neat and tidy condition.

3.1.2 Neat and Tidy Includes

Without restricting the generality of subsection 3.1.1, maintained in a neat and tidy condition includes removal of:

- (a) rubbish, garbage, brush, waste, litter and debris;
- (b) injurious insects, termites, rodents, vermin and other pests;
- (c) growth of weeds in excess of 20 cm (8");
- (d) ground cover, hedges and bushes which are unreasonably overgrown;
- (e) dead, decayed or damaged trees or other growth and the branches and limbs thereof which create an unsafe condition;
- (f) wrecked, dismantled, inoperative, discarded, unused, or unlicensed vehicles or trailers, except in an establishment licensed or authorized to conduct or operate a wrecking business;
- (g) machinery or parts thereof, or other objects or parts thereof, or accumulation of material that creates an unsafe condition or which is not in keeping with the neighbouring properties;
- (h) dilapidated or collapsed structures or erections, and the filling or protecting of any uncovered cavities such as wells, cisterns, septic tanks

Repair to be made:

Repair and maintain above requirements in accordance with City of London Property Standards Bylaw CP-16.

2) Non-conformance:

Soffits, fascia's, and shingles on the main dwelling are in disrepair.

By-law Section:

4.4

4.4.1 Roof/Related Roof Structure - Maintained

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

Repair to be made:

Repair and maintain above requirements in accordance with City of London Property Standards Bylaw CP-16.

"SCHEDULE OF REPAIRS TO BE MADE – PAGE 2"

<u>Municipal Address</u>	8 Henry St	File No. PV 19-007657
<u>Date of Inspection</u>	February 6, 2019	
<u>Owner</u>	Cannata Elisabeth *** Tax Registration *** 9 Dover Pl LONDON ON N5Z 3B8	

3) **Non-conformance:** Exterior surfaces not maintained.

By-law Section: **4.6 Exterior Surfaces**

4.6.1 Exterior Surfaces - Maintained
All exterior surfaces on a building shall be maintained.

4.6.2 Remove - Stains - Defacement
Appropriate measures shall be taken to remove any stains or other defacement occurring on the exposed finished exterior surfaces and, where necessary, to restore the surface and adjacent areas to, as near as possible, their appearance before the staining or defacement occurred.

4.6.3 Temporary Barricades - Finish Compatible
Exterior surfaces of materials used for the temporary barricading of openings to the interior of a building shall be surfaced with a finish compatible with the surrounding finishes.

Repair to be made: Repair and maintain above requirements in accordance with City of London Property Standards Bylaw CP-16.

For properties with Heritage designation, or that fall within a designated Heritage area, Section 2.7 of By-law CP-16 will apply and a Heritage alteration permit may be required. Please contact a Heritage Planner at 519-661-4980 for more information.

No order made under section 15.2 of the Building Code Act in respect of a Part IV heritage property or a Part V heritage property shall state that the site is to be cleared of all buildings or structures and left in a graded and levelled condition. That part of an order in respect of a Part IV heritage property or a Part V heritage property that states that a site is to be cleared of all buildings or structures and left in a graded and levelled condition is of no force or effect.

February 13, 2019
SM:sb

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 16-087797

DATE ISSUED: May 4, 2016

ISSUED TO: Meharg Lorrie Marlene
57 Duchess Ave
LONDON ON N6C 1N3

MUNICIPAL ADDRESS: 315 Oakland Ave., London ON

LEGAL DESCRIPTION: PLAN 413 PT LOT 63 REG 4550.00SF 35.00FR 130.00D

BE ADVISED that on **May 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 **May 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 **May 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 May, 2016.



W. JEFFERY
PROPERTY STANDARDS OFFICER

"SCHEDULE OF REPAIRS TO BE MADE"

<u>Municipal Address</u>	315 Oakland Ave	File No. PV 16-087797
<u>Date of Inspection</u>	May 2, 2016	
<u>Owner</u>	Meharg Lorrie Marlene 57 Duchess Ave LONDON ON N6C 1N3	
1) <u>Non-conformance:</u>	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) <u>Non-conformance:</u>	Roof and shingles on the main dwelling are in disrepair.	
By-law Section:	4.4	
Repair to be Made:	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 all of the roof and roof related structures to the main dwelling to comply with the CP-16 by-law.	
3) <u>Non-conformance:</u>	Porch, deck and stairs on the main dwelling are in disrepair.	
By-law Section:	4.5	
Repair to be Made:	4.5.1 Floors, Stairs – Maintained	
	Every floor, stair, verandah, porch, deck, balcony and every appurtenance and surface finishing attached or laid thereto shall be maintained	
	4.5.2 Maintenance – Includes	
	Without restricting the generality of subsection 4.5.1, the maintenance includes: (a) repairing or replacing floors, treads and risers, including finishes such as linoleum and carpet that contain depressions, protrusions or are broken, torn, warped, loose or otherwise defective; (b) renewing or strengthening structural members that are rotted, deteriorated or loose; (c) repainting or the re-applying of other equivalent preservative, if required	
	Repair all stairs, porches, decks related to the main dwelling to comply with the CP-16 by-law.	

May 4, 2016
WJ:sb

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 16-003337
DATE ISSUED: February 2, 2016
ISSUED TO: Weslon Investors Limited
c/o Gary Robinson
151 Pine Valley Blvd
LONDON ON N6K 3T6
MUNICIPAL ADDRESS 200 Adelaide St N., London ON
LEGAL DESCRIPTION — CON C PT LOT 12 6000.00SF 60.00FR 100.00D

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"

<u>Municipal Address</u>	200 Adelaide St N	File No. PV 16-003337
<u>Date of Inspection</u>	February 2, 2016	
<u>Owner(s)</u>	Weslon Investors Limited c/o Gary Robinson 151 Pine Valley Blvd LONDON ON N6K 3T6	
1) <u>Non-conformance:</u>	Missing fascia, 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) <u>Non-conformance:</u>	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 <u>Bylaw CP-16</u> .	
3) <u>Non-conformance:</u>	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.

February 2, 2016
NP:sb

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 17-036736
DATE ISSUED: November 3, 2017
ISSUED TO: Dame Ralph Leighton
Dame Cindi Lynn
533 Piccadilly St
LONDON ON N5Y 3G7
MUNICIPAL ADDRESS: 533 Piccadilly St., London ON
LEGAL DESCRIPTION: PLAN NIL PT LOT 15 W/S WILLIAM REG 3300.00SF 30.00FR
110.00D

BE ADVISED that on **November 3, 2017**, 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 **November 24, 2017**.

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 **November 24, 2017**.

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.

Failure to comply with this ORDER may result in enforcement action being taken.

DATED AT LONDON, ONTARIO, this 3rd day of November, 2017.

For: 
SHANE MADDOX
PROPERTY STANDARDS OFFICER

"SCHEDULE OF REPAIRS TO BE MADE"

Municipal Address 533 Piccadilly St File No. PV 17-036736

Date of Inspection November 3, 2017

Owner Dame Ralph Leighton
 Dame Cindi Lynn
 533 Piccadilly St
 LONDON ON N5Y 3G7

1) **Non-conformance:** Rear yard has overgrown bushes and tall grass and weeds.

By-law Section: 3.1

Repair to be Made: **3.1 EXTERIOR PROPERTY AREAS**

3.1.1 Exterior - Maintained - Neat and Tidy

Exterior property areas shall be maintained in a neat and tidy condition.

3.1.2 Neat and Tidy Includes

Without restricting the generality of subsection 3.1.1, maintained in a neat and tidy condition includes removal of:

- (a) rubbish, garbage, brush, waste, litter and debris;
- (b) injurious insects, termites, rodents, vermin and other pests;
- (c) growth of weeds in excess of 20 cm (8");
- (d) ground cover, hedges and bushes which are unreasonably overgrown;
- (e) dead, decayed or damaged trees or other growth and the branches and limbs thereof which create an unsafe condition;
- (f) wrecked, dismantled, inoperative, discarded, unused, or unlicensed vehicles or trailers, except in an establishment licensed or authorized to conduct or operate a wrecking business;
- (g) machinery or parts thereof, or other objects or parts thereof, or accumulation of material that creates an unsafe condition or which is not in keeping with the neighbouring properties;
- (h) dilapidated or collapsed structures or erections, and the filling or protecting of any uncovered cavities such as wells, cisterns, septic tanks.

2) **Non-conformance:** Soffits and shingles on the main dwelling are in disrepair.

By-law Section 4.4

Repair to be made: **4.4.1 Roof/Related Roof Structure - Maintained**

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

Repair all roof related structures to the main dwelling to comply with the CP-16 by-law.

3) **Non-conformance:** Rear yard deck in disrepair.

By-law Section 4.5

Repair to be made: **4.5 Floors, Stairs, Verandas, Porches, Decks, Loading Docks and Balconies**

4.5.1 Floors, Stairs - Maintained

Every floor, stair, verandah, porch, deck, balcony and every appurtenance and surface finishing attached or laid thereto shall be maintained.

"SCHEDULE OF REPAIRS TO BE MADE – Page 2"

Municipal Address

533 Piccadilly St File No. PV 17-036736

Date of Inspection

November 3, 2017

Owner

Dame Ralph Leighton
Dame Cindi Lynn
533 Piccadilly St
LONDON ON N5Y 3G7

4.5.2 Maintenance - Includes

Without restricting the generality of subsection 4.5.1, the maintenance includes:

- (a) repairing or replacing floors, treads and risers, including finishes such as linoleum and carpet that contain depressions, protrusions or are broken, torn, warped, loose or otherwise defective;
- (b) renewing or strengthening structural members that are rotted, deteriorated or loose;
- (c) repainting or the re-applying of other equivalent preservative, if required.

NOTE: STRUCTURAL REPAIRS OR DEMOLITION WILL REQUIRE A BUILDING PERMIT.

November 3, 2017
SM:sb

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 16-258417
DATE ISSUED: September 30, 2016
ISSUED TO: Roach Rebecca Ann
271 William St
LONDON ON N6B 3C2
MUNICIPAL ADDRESS: 271 William St., London ON
LEGAL DESCRIPTION: PLAN 178 PT LOT 24 N/S HORTON REG 0.09AC 39.00FR 101.00D

BE ADVISED that on **September 20, 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 **October 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 **October 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 30th day of September, 2016.


W. JEFFERY
PROPERTY STANDARDS OFFICER

"SCHEDULE OF REPAIRS TO BE MADE"

Municipal Address **271 William St** File No. PV 16-258417
Date of Inspection September 20, 2016
Owner Roach Rebecca Ann
 271 William St
 LONDON ON N6B 3C2

1) **Non-conformance:** Roof and shingles on the main dwelling are in disrepair.

By-law Section: **4.4**

Repair to be Made: **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 all of the roof and roof related structures to the main dwelling to comply with the CP-16 by-law.

2) **Non-conformance:** Porch, deck and stairs on the main dwelling are in disrepair.

By-law Section: **4.5**

Repair to be Made: **4.5.1 Floors, Stairs – Maintained**

Every floor, stair, verandah, porch, deck, balcony and every appurtenance and surface finishing attached or laid thereto shall be maintained

4.5.2 Maintenance – Includes

Without restricting the generality of subsection 4.5.1, the maintenance includes: (a) repairing or replacing floors, treads and risers, including finishes such as linoleum and carpet that contain depressions, protrusions or are broken, torn, warped, loose or otherwise defective; (b) renewing or strengthening structural members that are rotted, deteriorated or loose; (c) repainting or the re-applying of other equivalent preservative, if required.

Repair all stairs, porches, decks related to the main dwelling to comply with the CP-16 by-law.

September 30, 2016
WJ:sb

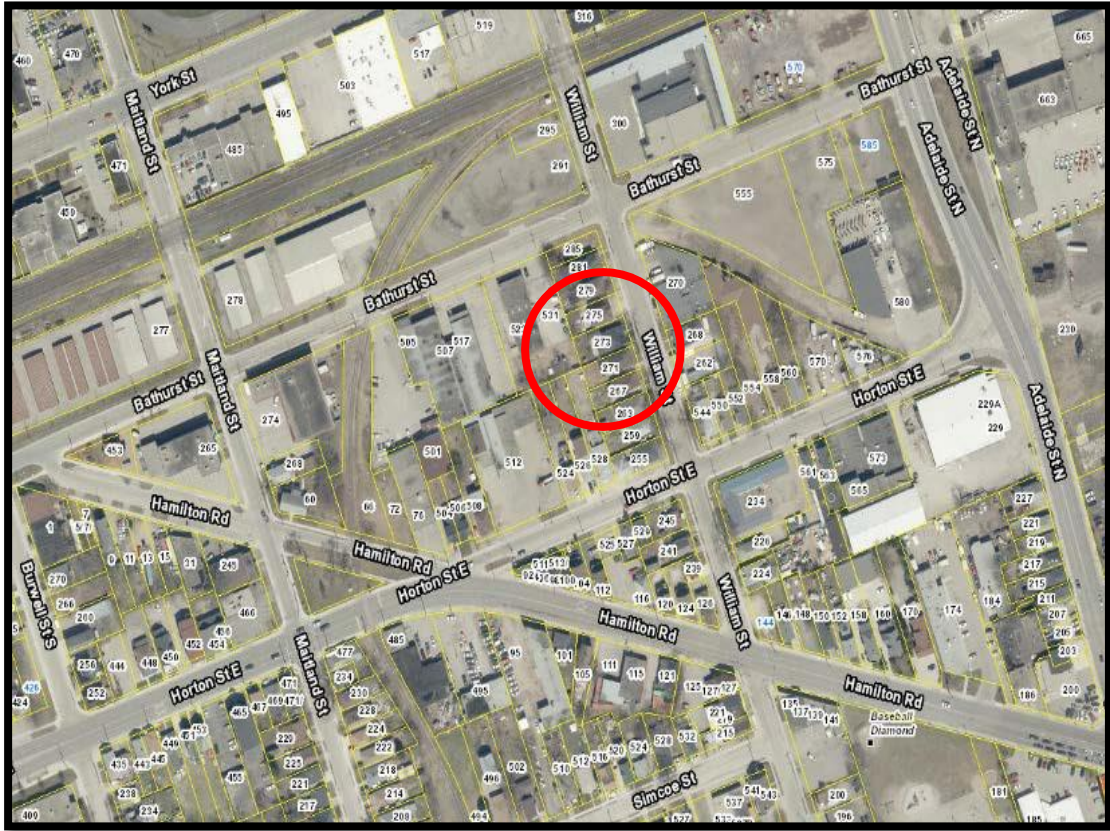
Appendix 'C'



Aerial Photo – 315 Oakland Avenue



Photo of Subject Property – 315 Oakland Avenue – Exterior Condition



Aerial Photo – 271 William Street



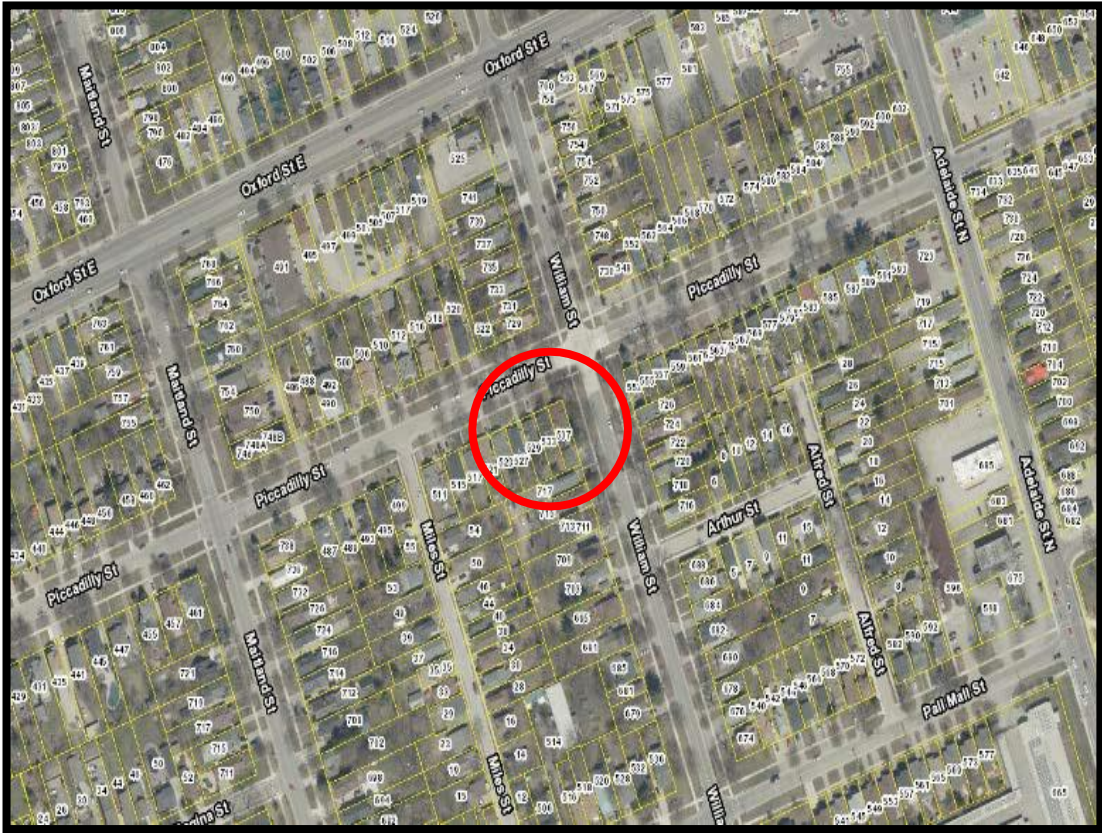
Photo of Subject Property – 271 William Street – Exterior Condition



Aerial Photo – 200 Adelaide Street North



Photo of Subject Property – 200 Adelaide Street North – Exterior Condition



Aerial Photo – 533 Piccadilly Street



Photo of Subject Property – 533 Piccadilly Street – Exterior Condition



Aerial Photo – 8 Henry Street



Photo of Subject Property – 8 Henry Street – Exterior Condition