

## COMMUNITY AND PROTECTIVE SERVICES COMMITTEE

**To:** CHAIR AND MEMBERS  
COMMUNITY AND PROTECTIVE SERVICES COMMITTEE

**From:** GEORGE KOTSIFAS, P. ENG.  
MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES  
& CHIEF BUILDING OFFICIAL

**Subject:** PROPERTY STANDARDS RELATED DEMOLITIONS

**Date:** MARCH 2, 2021

### 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 March 23, 2021; 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: 152 Adelaide Street North, 10 Centre Street, and 1420 Hyde Park Road.

### Executive Summary

Civic Administration recommends these dilapidated buildings be demolished to address ongoing neighbourhood nuisance, safety, and quality of life issues. All associated demolition costs will be invoiced to the property owner.

### Linkage to the Corporate Strategic Plan

Implement existing by-laws with a risk based protocol focusing on municipal purposes of public safety and neighbourhood stability.

### Analysis

#### 1.0 Background Information

City Council Policy directs 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.

There have been numerous complaints regarding buildings located at 152 Adelaide Street North, 10 Centre Street, and 1420 Hyde Park Road. These buildings have been vacant for some time and remain unoccupied.

The City of London 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 Service attended the properties to address squatters and trespassing issues. London Fire 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 issued for the subject properties remain outstanding. 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.

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

**Submitted by:** OREST KATOLYK, MLEO (C )  
CHIEF MUNICIPAL LAW ENFORCEMENT OFFICER

**Recommended by:** GEORGE KOTSIFAS, P. ENG.  
MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE  
SERVICES & CHIEF BUILDING OFFICIAL

## Appendix 'A'

Bill  
No.  
2019

By-law No.

A By-law to approve demolition of abandoned buildings with municipal addresses of 152 Adelaide Street North, 10 Centre Street, and 1420 Hyde Park Road. 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 152 Adelaide Street North, 10 Centre Street, and 1420 Hyde Park Road, 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 on     , 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First reading –  
Second reading –  
Third reading –

## Appendix 'B'



300 Dufferin Avenue  
P.O. Box 5035  
London, ON  
N6A 4L9

**London**  
CANADA

### **REGISTERED MAIL**

January 22, 2019

File No. PV 19-003941

Feke William Frank  
Feke Daniel William  
152 Adelaide St N  
LONDON ON N6B 3G8

### **Municipal Address: 152 Adelaide St N**

As an owner or occupant including a person having an interest in the above-noted property, I hereby enclose an Order pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O. 1992, c.23.

***Please be advised that under City of London Inspection By-law No. A-30 and the Fees & Charges By-law A-52, an inspection fee will be charged at the rate of \$110.00 per hour (minimum charge: \$110.00) for any inspection conducted following the compliance date, where any of the deficiencies listed in the schedule(s) of the Property Standards Order have not been corrected. Failure to pay for any inspection costs will result in the costs being added to the property tax roll.***

Failure to comply with an Order may result in enforcement actions being taken.

If you require any information concerning this matter, please contact the undersigned at this office.

Yours truly,



Ron Lisabeth  
Property Standards Officer

RL:sb  
Attach.

cc: BF – February 12, 2019

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The Corporation of the City of London  
Development & Compliance Services, Rm 706  
Property Standards Section  
Office: 519-661-4660 Fax: 519-963-5080  
Direct: 519-661-(CITY) 2500 Ext. 5474  
[rlisabet@london.ca](mailto:rlisabet@london.ca) [www.london.ca](http://www.london.ca)

**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 19-003941  
DATE ISSUED: January 22, 2019  
ISSUED TO: Feke William Frank  
Feke Daniel William  
152 Adelaide St N  
LONDON ON N6B 3G8  
MUNICIPAL ADDRESS: 152 Adelaide St. N., London ON  
LEGAL DESCRIPTION: NORTH ½ LOT 5 REGISTERED PLAN 110 (3<sup>RD</sup>), CITY OF LONDON

**BE ADVISED** that on **January 17, 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 **February 11, 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 **February 11, 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 22nd day of January, 2019.

  
**RON LISABETH**  
**PROPERTY STANDARDS OFFICER**

## "SCHEDULE OF REPAIRS TO BE MADE"

<b><u>Municipal Address</u></b>	<b>152 Adelaide St</b>	File No. PV 1- 003941
<b><u>Date of Inspection</u></b>	January 17, 2019	
<b><u>Owner</u></b>	Feke William Frank Feke Daniel William 152 Adelaide St N LONDON ON N6B 3G8	
<b>1) <u>Non-conformance:</u></b>	Missing screen door window.	
<b>By-law Section:</b>	<b>4.3.2 Doors, Windows - Maintained</b>  All doors, windows, skylights and shutters, including storm and screen doors and windows shall be maintained.  <b>4.3.3 Maintenance - Includes</b>  Without restricting the generality of subsection 4.3.2, the maintenance includes: (a) the refitting, replacing or renewing of damaged, decaying or defective doors, windows, frames, sashes, casings, shutters, hatchways or screens. (b) reglazing cracked, broken or missing glass. (c) replacing or providing defective or missing hardware. (d) re-screening or weather stripping where such is defective or missing. (e) painting or the applying of a similarly effective preservative.	
<b>Repair to be made:</b>	Replace screen door window.	
<b>2) <u>Non-conformance:</u></b>	Soffits and eaves are missing or in disrepair at varies areas of the roof. The shingles and roof weathered and falling apart.	
<b>By-law Section:</b>	<b>4.4.1 Roof/Related Roof Structure - Maintained</b> Every roof including related roof structures, fascias, soffits, eaves troughs, roof gutters, downpipes, guards and lightning arrestors shall be maintained.	
<b>Repair to be made:</b>	Repair/replace soffits and eaves where missing or in disrepair and cantilever off of the rear of the dwelling is rotting.	
<b>3) <u>Non-conformance:</u></b>	Exterior siding missing at varies location on the dwelling.	
<b>By-law Section:</b>	<b>4.6.1 Exterior Surfaces - Maintained</b>  All exterior surfaces on a building shall be maintained.	
<b>Repair to be made:</b>	Existing siding on dwelling needs to be replaced the cantilever is to be removed. The shingle and roof need to be replaced.	

***A building permit or other form of approval may be required, it is the Owner's responsibility to obtain such permit or approval. For permit information, please contact the Building Division at 519.661.4555.***

***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.***

January 22, 2019  
RL:sb



300 Dufferin Avenue  
P.O. Box 5035  
London, ON  
N6A 4L9

**London**  
CANADA

**REGISTERED MAIL**

May 30, 2019

File No. PV 19-020291

1822096 Ontario Ltd  
240 Commissioners Rd W  
LONDON ON N6J 1Y1

**Municipal Address: 10 Centre St**

As an owner or occupant including a person having an interest in the above-noted property, I hereby enclose an Order pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O. 1992, c.23.

***Please be advised that under City of London Inspection By-law No. A-30 and the Fees & Charges By-law A-53, an inspection fee will be charged at the rate of \$110.00 per hour (minimum charge: \$110.00) for any inspection conducted following the compliance date, where any of the deficiencies listed in the schedule(s) of the Property Standards Order have not been corrected. Failure to pay for any inspection costs will result in the costs being added to the property tax roll.***

Failure to comply with an Order may result in enforcement actions being taken.

If you require any information concerning this matter, please contact the undersigned at this office.

Yours truly,

Ron Lisabeth  
Property Standards Officer

RL:sb  
Attach.

cc: BF – June 20, 2019

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The Corporation of the City of London  
Development & Compliance Services, Rm 706  
Property Standards Section  
Office: 519-661-4660 Fax: 519-963-5080  
Direct: 519-661-(CITY) 2500 Ext. 5474  
[rlisabet@london.ca](mailto:rlisabet@london.ca) [www.london.ca](http://www.london.ca)

**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 19-020291  
DATE ISSUED: May 30, 2019  
ISSUED TO: 1822096 Ontario Ltd  
240 Commissioners Rd W  
LONDON ON N6J 1Y1  
MUNICIPAL ADDRESS: 10 Centre St., London ON  
LEGAL DESCRIPTION: ALL OF LOTS 172, 257 & 258, & PART OF LOTS 259 & 260, PLAN 488; PART OF MACKAY AVE CLOSED BY INSTRUMENT No. 192979, PLAN 488, DESIGNATED AS PART 1, 2 & 3, 33R-5916; PART LOTS 1, 2 & 16, PLAN 29; LONDON/WESTMINSTER

**BE ADVISED** that on **May 28, 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 **June 19, 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 **June 19, 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 30th day of May, 2019.

  
**RON LISABETH**  
**PROPERTY STANDARDS OFFICER**



## "SCHEDULE OF REPAIRS TO BE MADE"

<b><u>Municipal Address</u></b>	<b>10 Centre St</b>	File No. PV 19-020291
<b><u>Date of Inspection</u></b>	May 28, 2019	
<b><u>Owner</u></b>	1822096 Ontario Ltd 240 Commissioners Rd W LONDON ON N6J 1Y1	
<b>1) <u>Non-conformance:</u></b>	Broken and missing windows and doors the building(s) on site.	
By-law Section:	<b>4.3.2 Doors, Windows - Maintained</b>  All doors, windows, skylights and shutters, including storm and screen doors and windows shall be maintained.  <b>4.3.3 Maintenance - Includes</b>  Without restricting the generality of subsection 4.3.2, the maintenance includes: (a) the refitting, replacing or renewing of damaged, decaying or defective doors, windows, frames, sashes, casings, shutters, hatchways or screens. (b) reglazing cracked, broken or missing glass. (c) replacing or providing defective or missing hardware. (d) re-screening or weather stripping where such is defective or missing. (e) painting or the applying of a similarly effective preservative.	
Repair to be made:	Replace subject broken and missing windows and doors.	
<b>2) <u>Non-conformance:</u></b>	Fascias and soffits are missing or in disrepair at varies areas of the roof.	
By-law Section:	<b>4.4.1 Roof/Related Roof Structure - Maintained</b> Every roof including related roof structures, fascias, soffits, eaves troughs, roof gutters, downpipes, guards and lightning arrestors shall be maintained.	
Repair to be made:	Repair/replace fascias and soffits where missing or in disrepair	
<b>3) <u>Non-conformance:</u></b>	Portion or the rear wall has no protective wall or coating, only insulation with holes through it.	
By-law Section:	<b>4.6.1 Exterior Surfaces - Maintained</b>  All exterior surfaces on a building shall be maintained.	
Repair to be made:	Finished wall construction required along portion of main rear wall.	

**"SCHEDULE OF REPAIRS TO BE MADE – PAGE 2"**

<b><u>Municipal Address</u></b>	<b>10 Centre St</b>	File No. PV 19-020291
<b><u>Date of Inspection</u></b>	May 28, 2019	
<b><u>Owner</u></b>	1822096 Ontario Ltd 240 Commissioners Rd W LONDON ON N6J 1Y1	
<b>4) <u>Non-conformance:</u></b>	Uncontained debris debris scattered through property and several inoperable/unlicensed motor vehicles on site.	
<b>By-law Section:</b>	<b>3.1.2 Neat and Tidy Includes</b>  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.	
<b>Repair to be made:</b>	Clean up debris and remove inoperable/unlicensed motor vehicles.	

**"SCHEDULE OF REPAIRS TO BE MADE – PAGE 3"**

**Municipal Address**                      **10 Centre St**                      File No. PV 19-020291  
**Date of Inspection**                      May 28, 2019  
**Owner**                                      1822096 Ontario Ltd  
    240 Commissioners Rd W  
    LONDON ON N6J 1Y1

5) **Non-conformance:**                      Graffiti on walls and doors throughout the exterior of the main building on site.

By-law Section:                              **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.

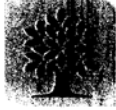
Repairs to be made:                      Remove all graffiti on structures on site.

***A building permit or other form of approval may be required, it is the Owner's responsibility to obtain such permit or approval. For permit information, please contact the Building Division at 519.661.4555.***

***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.***

May 30, 2019  
RL:sb



300 Dufferin Avenue  
P.O. Box 5035  
London, ON  
N6A 4L9

**London**  
CANADA

**REGISTERED MAIL**

June 14, 2017

File No. PV 17-014991

VILOS GEORGE & DIAVOLITSIS J PILITSIS LUCAS  
LIABOTIS JOHN  
1411 SPRUCEDALE AVE  
LONDON ON N5X 2N7

**Municipal Address: 1420 Hyde Park Rd, London ON**

As an owner or occupant including a person having an interest in the above-noted property, I hereby enclose an Order pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O. 1992, c.23.

***Please be advised that under City of London Inspection By-law No. A-30 and the Fees & Charges By-law A-49, an inspection fee will be charged at the rate of \$110.00 per hour (minimum charge: \$110.00) for any inspection conducted following the compliance date, where any of the deficiencies listed in the schedule(s) of the Property Standards Order have not been corrected. Failure to pay for any inspection costs will result in the costs being added to the property tax roll.***

Failure to comply with an Order may result in enforcement actions being taken.

If you require any information concerning this matter, please contact the undersigned at this office.

Yours truly,

Natalie Philps  
Property Standards Officer

NP:fd  
Attach.

cc: BF – July 2, 2017

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The Corporation of the City of London  
Development & Compliance Services, Room 706  
Property Standards Section  
Direct: 519-661-2489 Ext.4475  
[nphilps@london.ca](mailto:nphilps@london.ca) [www.london.ca](http://www.london.ca)

**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 17-014991  
DATE ISSUED: June 14, 2017  
ISSUED TO: VILOS GEORGE & DIAVOLITSIS J PILITSIS LUCAS  
LIABOTIS JOHN  
1411 SPRUCEDALE AVE  
LONDON ON N5X 2N7  
MUNICIPAL ADDRESS **1420 Hyde Park Rd., London ON**  
LEGAL DESCRIPTION CON 3 N PT LOT 25 1.74AC 216.00FR

**BE ADVISED** that on June 13, 2017 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 **July 2, 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 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 **July 2, 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.

**DATED AT LONDON, ONTARIO**, this 14<sup>th</sup> day of June, 2017.



**NATALIE PHILIPS**  
**MUNICIPAL LAW ENFORCEMENT OFFICER**

## "SCHEDULE OF REPAIRS TO BE MADE"

**Municipal Address**            1420 Hyde Park Rd, London ON            File No. PV 17-014991

**Date of Inspection**            June 13, 2017

**Owner**                            VILOS GEORGE & DIAVOLITSIS J PILITSIS LUCAS  
LIABOTIS JOHN  
1411 SPRUCEDALE AVE  
LONDON ON N5X 2N7

1) **Non-conformance:**            Fence sections along South Carriage Rd and along rear property line in disrepair.

By-law Section:            **3.3.1 Fences - Maintained**

Fences, except for those on properties zoned and used for agricultural purposes, shall be maintained.

Repair to be Made:            Appropriate measures should be taken to repair fence.

2) **Non-conformance:**            Eaves troughs, soffit and fascia in disrepair beyond proper performance rear accessory structure. North West corner of property.

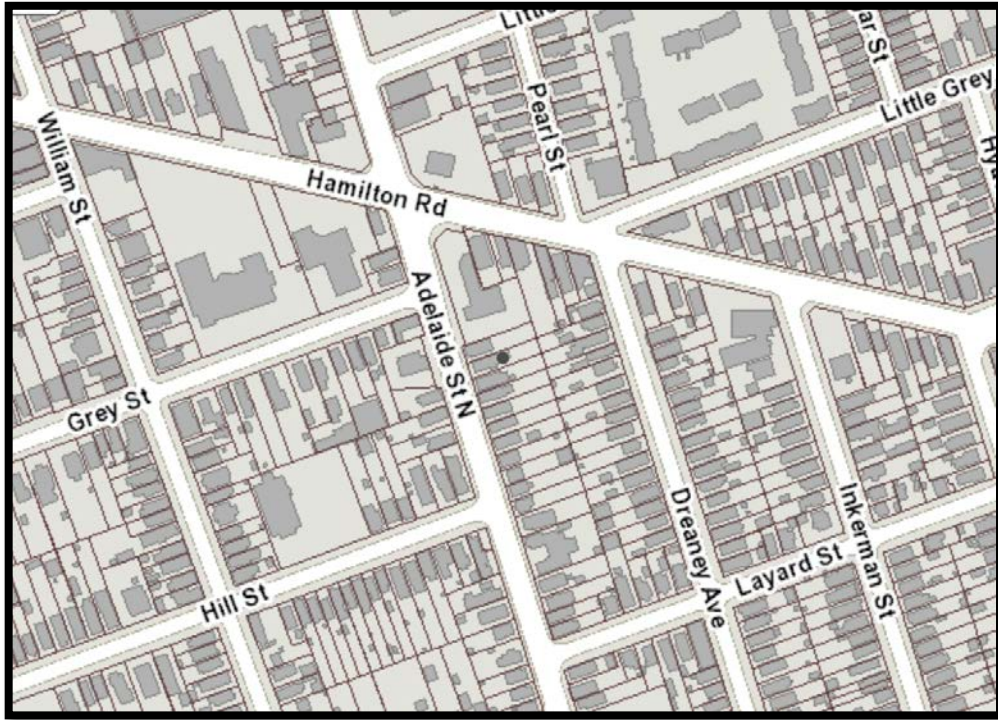
By-law Section:            **4.4.1 Roof/Related Roof Structure - Maintained**

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 repair roof.

June 14, 2017  
NP:fd

Appendix 'C'



Aerial Photo – 152 Adelaide Street North



Photo of Subject Property – 152 Adelaide Street North

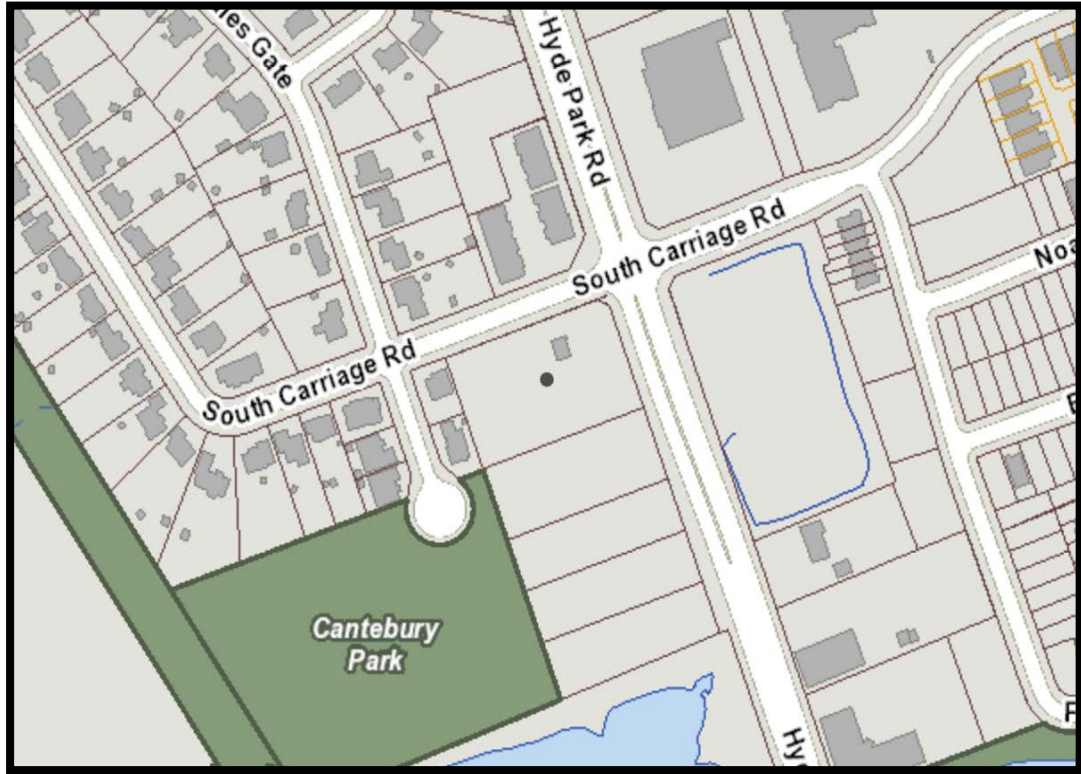


**Aerial Photo – 10 Centre Street**



**Photo of Subject Property – 10 Centre Street**





**Aerial Photo – 1420 Hyde Park Road**



**Photo of Subject Property – 1420 Hyde Park Road**