

## **2 Chantilly Gardens – Status Report Condition of the Property**

<b>Date:</b>	June 18, 2008
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Curtis Sealock
<b>Wards:</b>	Ward No. 11 – York South-Weston
<b>Reference Number:</b>	ML&S Folder Number 08 103672 ZON 00 IR

### **SUMMARY**

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This report provides a status update on the condition of the property at 2 Chantilly Gardens and the actions being taken.

### **Financial Impact**

There are no financial implications.

### **ISSUE BACKGROUND**

In consideration of a motion put forward by the local Councillor in its meeting on June 10, 2008 (<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13727.pdf>), the Etobicoke York Community Council directed the District Manager of Municipal Licensing and Standards to provide an update report on the condition of the property at 2 Chantilly Gardens and the actions being taken.

The property is a bungalow located at the north-west corner of Chantilly Gardens and Portage Avenue (Attachments 1 and 2). A Building Permit Number 06-117961 was issued on May 1, 2006 to replace the existing attached garage with a new attached two-car garage and to construct an enclosed front vestibule and cold storage addition. It is understood that construction work started shortly after the permit was issued.

In response to a complaint received in late 2007 regarding illegal parking on the property, inspection revealed no By-law infractions under the jurisdiction of Municipal Licensing and Standards. There was a vehicle with an expired license sticker found subsequently on site, which was then brought into compliance.

A further complaint was received in April 2008 about accumulation of debris on the property. A joint inspection was conducted by Toronto Building and Municipal Licensing and Standards and it was reported that the owner was working on the lot grading and drainage work on the exterior. Items consisting of materials that were to be used as part of the construction were found to be stored neatly and safely within the confines of the property. The owner was working diligently to complete all work under the Building Permit.

A recent inspection was conducted on June 9, 2008. While there were still some construction materials found to be stored on the exterior, the work appeared to be in the final stage, involving landscaping, paving and driveway construction. The household garbage was stored neatly in proper containers on site (Attachment 3).

## **COMMENTS**

The District Manager of Municipal Licensing and Standards was requested to take whatever action necessary to have the property at 2 Chantilly Gardens cleaned by June 24, 2008.

The incomplete work and storage of construction materials as found on site do not constitute a violation of the Littering and Dumping of Waste By-law and Property Standards By-law, as construction is in progress under an active Building Permit.

## **CONTACT**

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## **SIGNATURE**

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Curtis Sealock, District Manager  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Location Plan and Photo showing the Front Elevation

Attachment 2: Photos showing the Portage Avenue flankage

Attachment 3: Construction Materials and Household Garbage found on site



**Attachment 1: Location Plan and Photo showing the Front Elevation**



**Attachment 2: Photos showing the Portage Avenue flankage**



**Attachment 3: Construction Materials and Household Garbage found on site**