



STAFF REPORT INFORMATION ONLY

2968 Islington Avenue Property Standards Matter

Date:	March 28, 2013
To:	Etobicoke York Community Council
From:	Curtis Sealock, District Manager, Municipal Licensing and Standards
Wards:	Ward 7 – York West
Reference Number:	Municipal Licensing and Standards Folder Number 13-116351 PRS

SUMMARY

In its meeting on January 22, 2013, Etobicoke York Community Council requested the District Manager, Municipal Licensing and Standards, Etobicoke York District, to attend and inspect the property at 2968 Islington Avenue to determine if any Notice of Violation is warranted, such inspection to include an opinion on the roof and mould conditions, and report back to Etobicoke York Community Council on April 9, 2013, on the outcome of the inspection.

Financial Impact

There will be no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

The subject property is a detached two storey house located on Islington Avenue south of Steeles Avenue, adjacent to a commercial plaza. The house has been vacant for some time according to City records. There were some complaints about waste and temporary signs in the past and compliance has been achieved. The house continues to be secure and is currently subject a demolition permit application.

COMMENTS

In response to a directive from Etobicoke York Community Council, an inspection was conducted on January 24, 2013. The property was found to be vacant and secure, with snow fencing installed to restrict access. Inspection revealed some property standards deficiencies under Chapter 629 of the Toronto Municipal Code, with no health and safety issues noted. Accordingly a property standards order was issued. The roof was snow covered at the time of the inspection and appeared to be structurally sound on basis of an exterior inspection. There was no entry to the house interior to conduct an inspection to determine the presence of mould.

Upon receipt of the order, the property owner filed an appeal to the Property Standards Committee pursuant to section 15.3 of the Building Code Act, which is scheduled to be heard on April 16, 2013.

CONTACT

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SIGNATURE

Curtis Sealock, District Manager
Etobicoke York District
Municipal Licensing and Standards

ATTACHMENTS

Attachment 1: Photos showing front and rear elevation of Property



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