

From: [Mattison Chinneck](#)
To: [Janice Wood](#)
Cc: [Ryan Valente](#)
Subject: Re: 169-171 Strachan Ave Appeal
Date: February 12, 2020 11:05:53 AM
Attachments: [Scan 2020-1-17 17.28.21\[2\]\[10\].pdf](#)
[169 Strachan Ave Chimney Opinion\[2\]\[5\].pdf](#)

Good day Ms. Wood,

Nina suggested that I reach out to you.

I understand that the owner of 171 Strachan Ave. has appealed the work order with respect to the shared chimney stack.

For your convenience, I have attached a copy of the order (the one received by me, the owner of 169 Strachan).

I would note, that this chimney, is leaning considerably and is a remarkable hazard. This statement is based on the opinion a professional engineer and stone mason who have inspected it. I have attached photos, as well as a report from the professional engineer detailing this.

This appeal is of great concern, **as the chimney is currently leaning towards our home (169).** We are literally in danger of having a 14 foot tall pile of unstable bricks fall through our roof. This could injure or kill someone. For this reason I ask that we be made a party to the appeal. We are happy to provide further reports and details if doing so would be helpful. **Please advise as to the date and time of the appeal, and any relevant submission deadlines.**

-

Nina indicated that you are able to discuss the matter later today. Please advise as to when works best. I will make myself available. I can be called on my cell at any time [REDACTED]

Kindest regards,

Mattison Chinneck, J.D.
Lawyer



Toronto Office:

441 Jarvis Street
Toronto, Ontario M4Y 2G8
Tel.: 416-546-2103
Fax: 416-546-2104

London Office:

284 Dundas Street, 3rd Floor
London, Ontario N6B 1T6
Tel: 226-663-2427
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Ottawa Office:

130 Albert Street, Suite 1906
Ottawa, Ontario K1P 1B1
Tel: 519-709-1872

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Order issued to:

RYAN ANTHONY VALENTE
169 STRACHAN AVE
TORONTO, ON M6J 2T1
CAN

PROPERTY STANDARDS ORDER

Issued pursuant to Subsection 15.2(2) of
the *Building Code Act, S.O., 1992 Chapter 23, as amended.*

Date issued: January 13, 2020**Folder #:** 20 103648 PRS 00 IV
RN**Address to which Order Applies:** 169 STRACHAN AVE

Legal Description: ORDNANCE RESERVE PT LOT 10

Roll Number: 1904041560005000000

The above referenced property, which is owned by you or in which you have an interest, was inspected by a Bylaw Enforcement Officer on or about December 12, 2019. This inspection found conditions on the property which are contraventions of the standards prescribed by Toronto Municipal Code, Chapter 629, Property Standards.

You are hereby ordered to correct the contraventions listed below in order to bring this property into compliance with the prescribed standards by the dates identified for each contravention.

Item #	Bylaw Section	Location	Defect	Compliance Date
1	20.F.	Roof Of Building	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects.	February 12, 2020

Order issued by:**Name:** Melissa Lacre**Telephone:** 416-397-7244**Email:** Melissa.lacre@toronto.ca**Address:** 433 Eastern Ave, 2nd Floor**Contacting the Investigating Officer**

If you wish to speak to the investigating officer directly, you may do so in accordance with the contact information provided at the top of this document. **However**, if you have difficulty reaching the officer for any reason, you may contact our **Investigation Support Unit at 416-397-4150**, Monday to Friday between the hours of 8:00 AM to 4:30 PM.

Appeal Procedure

An owner or occupant who has been served with an order made under subsection 15.2(2) and who is not satisfied with the terms and conditions of the order may appeal to the Property Standards Committee by sending a notice of appeal by registered mail to:

on or before February 3, 2020, stating your grounds for appeal. A \$288.75 non-refundable fee is required (make certified cheque or money order payable to Treasurer, City of Toronto).

In the event that no appeal is made within the above time frame, the Order shall be deemed to be confirmed and shall be final and binding upon you.

You are further advised that, all correspondence received and collected by the City of Toronto relating to an appeal is maintained for the purpose of creating a record that is available to the general public under section 27 of the Municipal Freedom of Information and Protection of Privacy Act.

Inspection Fees

Should compliance to this Order not be achieved as specified, inspection fees will be charged in accordance with Municipal Code Chapter 441 - Fees and Charges, Appendix C - Schedule 12. Chargeable inspections will be invoiced every 30 days. This fee is subject to an annual inflationary increase.

Remedial Action

Where it has been determined that the necessary repairs have not been completed in accordance with this Order, the City of Toronto may cause the property to be repaired, in addition to any possible court action. The costs of such action and any other applicable fee may be registered as a lien on the land and shall be deemed municipal property taxes. Additionally, the Clerk of the Municipality may add the costs to the collector's roll. Collection will occur in the same manner, with the same priority as municipal real property taxes.

Method of Repair

All repairs and maintenance of property required by the standards prescribed by the Code shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose. No person shall use, occupy, permit the use or occupancy of, rent, or offer to rent, any property that does not conform with the standards prescribed in this chapter.

Required Permits

Where a permit is required to undertake any repair required to conform with the standards as prescribed in this Order, it is the responsibility of the Owner to obtain any such permit. Please contact your local **Toronto Building Services office by calling 311**. In addition, information related to the requirements for a permit can also be found at http://www.toronto.ca/building/building_permits.htm.

Hiring Building Contractors/Trades People

An owner or operator shall demonstrate that they have retained or used the services of a certified tradesperson where required by law, for activities including but not limited to servicing heat, ventilation, air conditioning and plumbing systems. Please ensure that any contractor you may hire has the required license(s). For further information you can contact Municipal Licensing and Standards, Licensing Services East York Civic Centre, 850 Coxwell Avenue, Third Floor, Toronto ON M4C 5R1 Licensing Services Call Centre: (416) 392-6700 or <http://app.toronto.ca/LicenceStatus/setup.do?action=init>

Note:

- Failure to comply is an offence which could result in a fine. [Building Code Act, 1992, s. 36]

GPF Design Services Inc
2572 Eglinton Ave West, Toronto, Ontario
M6M 1T4

Date: December 11, 2019

To: Mr. Ryan Valente
169 Strachan Ave
Toronto, Ontario

Re: 169 Strachan Avenue – Chimney Inspection Report

On December 6, 2019 an inspection was conducted to review the structural integrity of the brick chimney located at the above noted address. During the inspection, it was observed that the brick chimney is beyond repair and that it should be immediately removed and reconstructed. We trust you find this letter satisfactory.



G. Faraone, P. Eng.

Tel.: (416)823-8009 Fax: (416)656-5343





