

From: [Patrick Stepanian](#)
To: [Bradley Bartlett](#)
Cc: [Carlie Turpin](#); [Amanda Wahl](#); [Joy Correia](#); [Toronto East York Community Council](#); [Mark Baker](#)
Subject: Re: SZ18.1 - Property Standards Committee, Toronto and East York Panel - 54 Rivercrest Road
Date: March 15, 2021 8:22:53 PM
Attachments: [image001.png](#)
[image002.png](#)
[1. Rivercrest_Property_staked_March6_2021.pdf](#)
[2. 1942_Aerial_Wall_Photo_A.pdf](#)
[3. 1942_Aerial_Wall_Photo_B.pdf](#)

Good evening Mr. Bartlett,

Please find attached to this email three files prepared by our client as further submissions in this matter. Please note that included in the pdfs are the specific submissions made in respect of the Property Standards Committee decision dated March 5, 2021.

Our client provides the following descriptions for his submissions:

1. Rivercrest_Property_staked_March6_2021

As instructed by the Property Standards Committee, the property line has been staked. Wall A appears set back further as it is thicker than B and C.

2. 1942_Aerial_Wall_Photo_A

A Toronto City Archive 1942 aerial photograph with mark-up illustrates that the wall was in place years before the property at 54 Rivercrest Road was developed.

3. 1942_Aerial_Wall_Photo_B

Another Toronto City Archive 1942 aerial photograph slightly later along the same flight path as Photo_A with mark-up illustrates that the wall was in place years before the property at 54 Rivercrest Road was developed.

We will be delivering our written submissions later this week.

Sincerely,

Patrick Stepanian, LL.B., LL.M.



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From: Bradley Bartlett <Bradley.Bartlett@toronto.ca>

Date: Monday, March 15, 2021 at 3:53 PM

To: Mark Baker <MBaker@bakerlawyers.com>, Patrick Stepanian
<PStepanian@bakerlawyers.com>

Cc: Carlie Turpin <Carlie.Turpin@toronto.ca>, Amanda Wahl <Amanda.Wahl@toronto.ca>, Joy
Correia <Joy.Correia@toronto.ca>, Toronto East York Community Council
<teycc@toronto.ca>

Subject: SZ18.1 - Property Standards Committee, Toronto and East York Panel - 54 Rivercrest
Road

Hello Mr. Baker:

The Property Standards Committee, Toronto and East York made the following decision on February 22, 2021:

"The Property Standards Committee, Toronto and East York Panel:

1. Deferred consideration of the appeal of the Order to Comply, dated July 24, 2020, for 54 Rivercrest Road, Folder No. 20 171908 PRS 00 IV until its meeting on March 22, 2021 and directed the Appellant to have the property line staked, and to provide evidence of the property line, submitted at least one week in advance of the March 22, 2021 meeting."

As I am now preparing for the Panel meeting of March 22, 2021, and the requested

documents/evidence of staking of the property line, is due today, would you kindly advise when the requested documents will be submitted to the Panel.

Please let me know, at your earliest convenience.

Brad Bartlett
Committee Secretary
City Clerk's Office
[City of Toronto](#)
(416) 394-5606



From: Bradley Bartlett
Sent: March 12, 2021 2:13 PM
To: 'mbaker@bakerlawyers.com' <mbaker@bakerlawyers.com>; 'Patrick Stepanian' <PStepanian@bakerlawyers.com>
Cc: Carlie Turpin <Carlie.Turpin@toronto.ca>; Amanda Wahl <Amanda.Wahl@toronto.ca>; Joy Correia <Joy.Correia@toronto.ca>; Toronto East York Community Council <teycc@toronto.ca>
Subject: Notice Letter - SZ18.1 - Property Standards Committee, Toronto and East York Panel

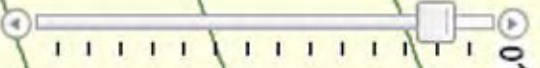
Hello Mr. Baker:

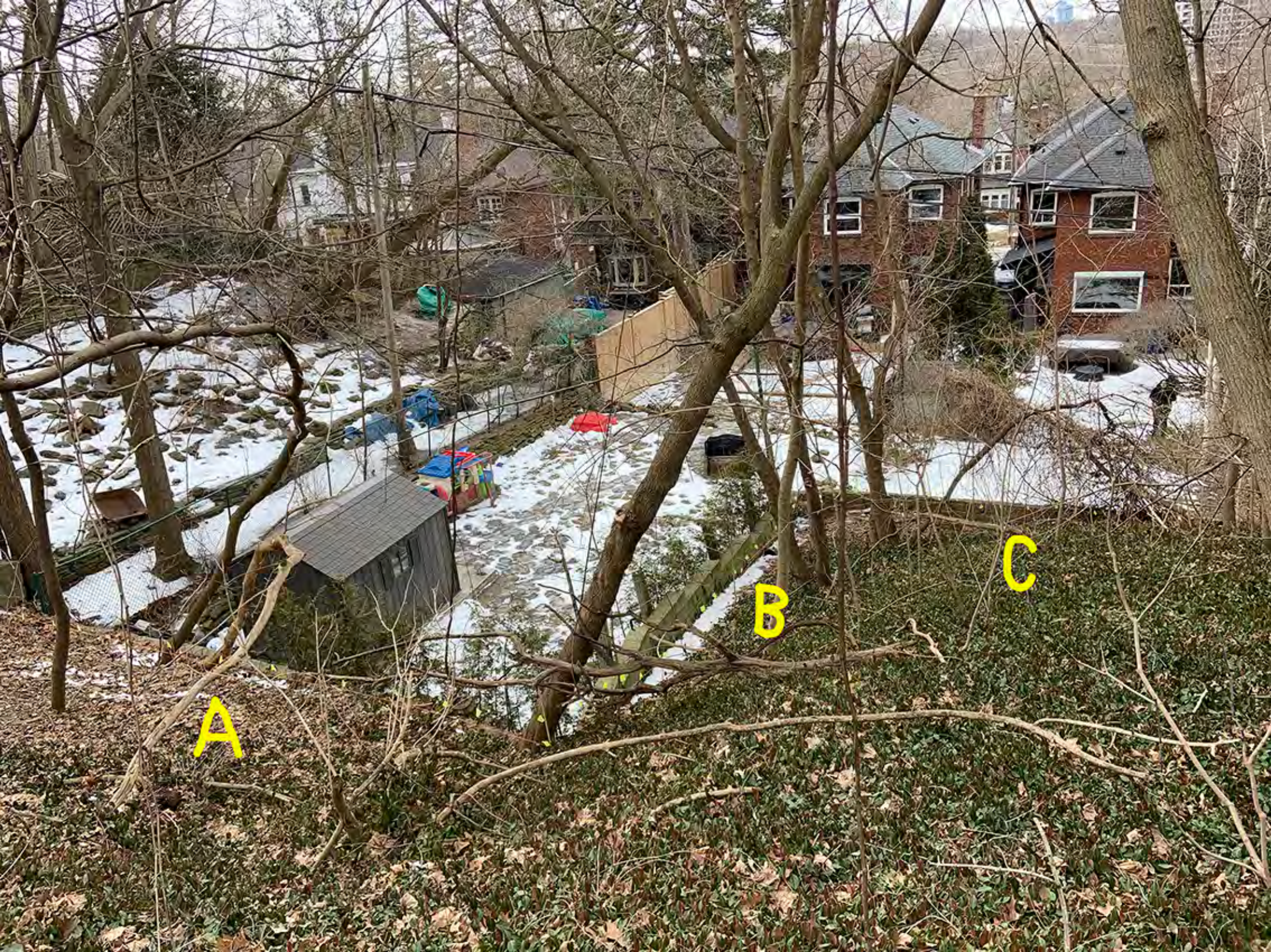
Please see attached notice letter for SZ18.1 for 54 Rivercrest Road from the March 22, 2021 meeting of the Property Standards Committee, Toronto and East York Panel.

Thank you,

Brad Bartlett
Committee Secretary
City Clerk's Office
[City of Toronto](#)
(416) 394-5606







A

B

C



A

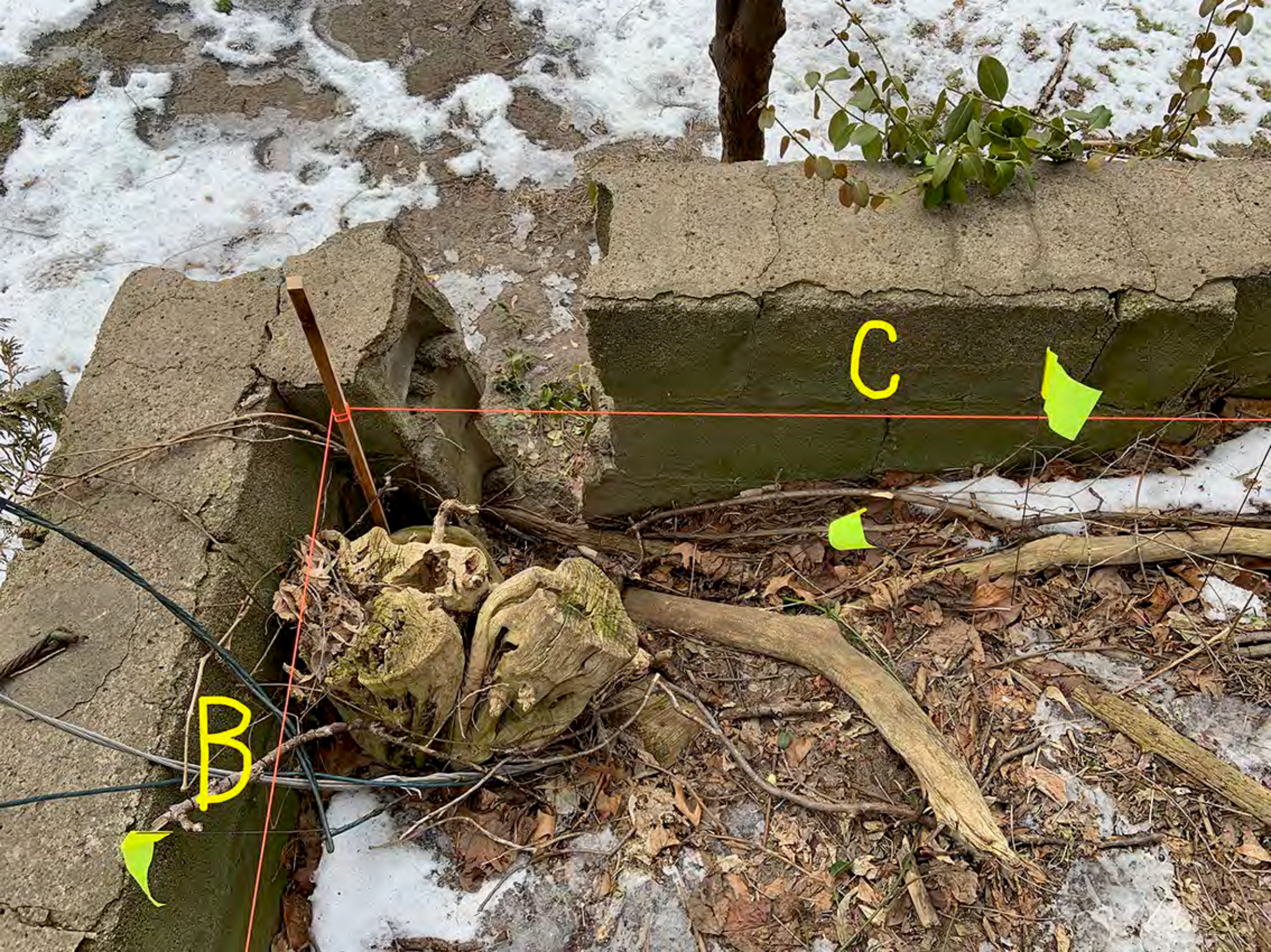
B

A

B







B

C



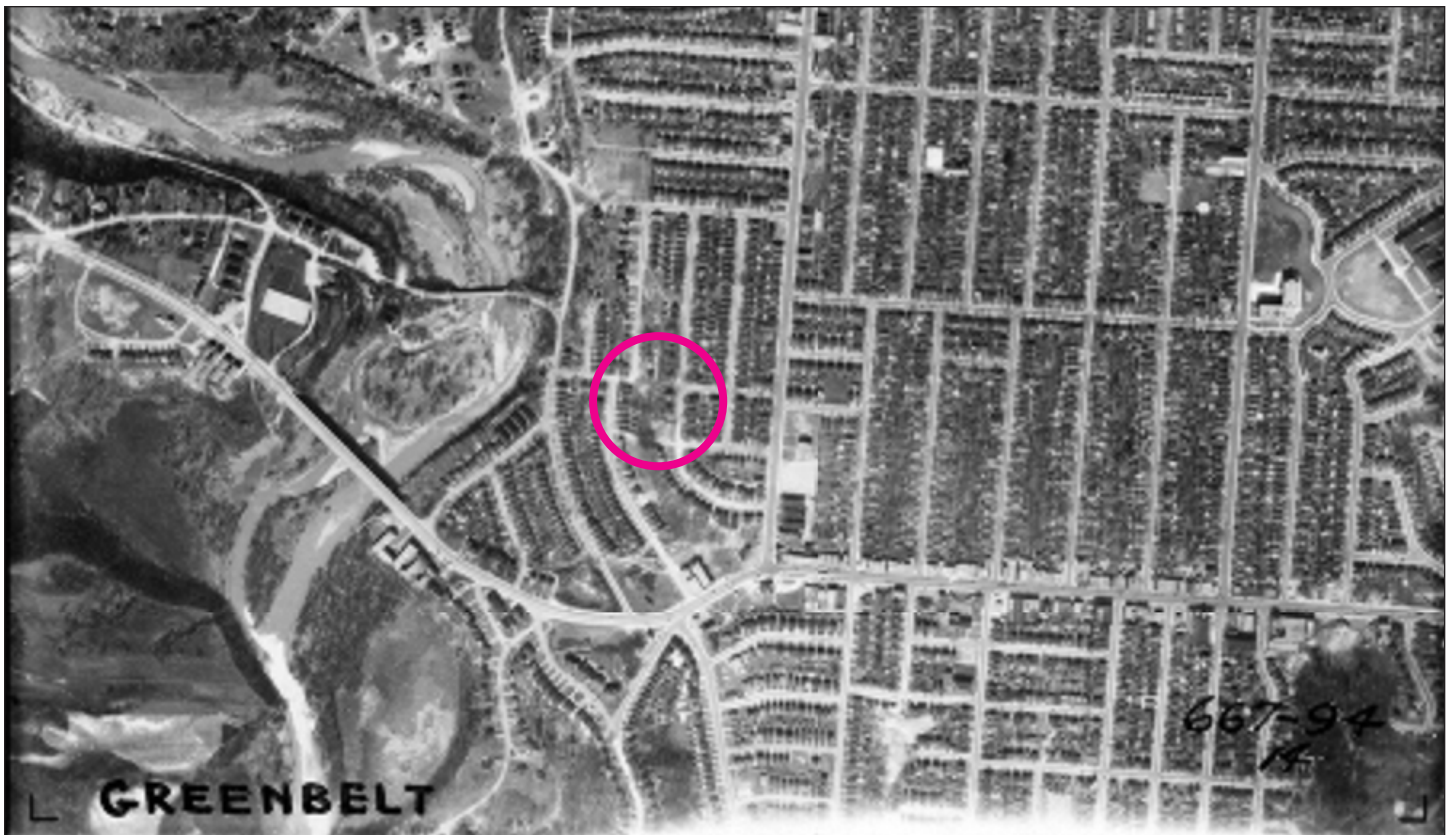


above: aerial photograph (667-93(14) Toronto City Archives) dating April 3, 1942

below: yellow arrows show supporting walls in question built prior to 1942

below: pink circle indicates NO house exists on 54 Rivercrest Road





above: aerial photograph (667-94(14) Toronto City Archives) dating April 3, 1942

below: yellow arrows show supporting walls in question built prior to 1942

below: pink circle indicates NO house exists on 54 Rivercrest Road

