

Order issued to:

ARSANDCO INVESTMENTS LIMITED
C/O METCAP LIVING PROPERTIES INC
260 RICHMOND ST E SUITE 300
TORONTO, ON M5A 1P4
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: February 18, 2021
Folder #: 21 116048 PRS 00 IV
RN

Address to which Order Applies: 1501 WOODBINE AVE
Legal Description: SECT B LOT 539 - 1 PALN 1696 LOTS 539 TO 566 PT LOTS 567 AND 568 PT
WILLET AVE
Roll Number: 1906021690020000000

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 February 11, 2021. 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 and Description	Required Action	Compliance Date
1	19.A.	East Exit - Near Garbage Area: The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Railing not secure, deteriorated concrete	Repair guard - secure to stairs. Guard is secure – concrete is still deteriorated.	22-Mar-2021
2	23.D.	North East Side: Yard area(s) used for vehicular traffic or the parking or storage of vehicles are not paved with either asphalt, concrete, interlocking stone, or other approved environmentally safe and dust-free equivalent. Namely; Driveway at the North East side of the property is unpaved	Pave the driveway.	04-Jun-2021
3	23.A.	Parking Area: Driveway(s) and/or similar areas not maintained. Namely: Cracked pavement and potholes throughout.	Repave parking lot/driveway.	04-Jun-2021

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
4	36.E.	South and West Main Entrance: The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely; Pot lights are all missing/removed	Replace pot lights or fill in holes.	04-Jun-2021
5	10.B.	Throughout Exterior Grounds: The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. Namely; Litter throughout	Remove all litter and debris from exterior grounds. COMPLETED	22-Mar-2021
6	11.A.1.	West Main Entrance - Surrounding Drains: Exterior yard surface and/or similar areas not maintained Namely: Interlocking surrounding drains not maintained	Repair interlocking.	04-Jun-2021

Order issued by:

Name: Jenna Turner **Telephone:** 437-351-4788 **Email:** Jenna.Turner@toronto.ca

Address: 1530 Markham Road, 3rd 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 416-396-7228*, 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:

Property Standards Committee, Toronto and East York Panel, City Clerk's Office
City Hall, 2nd Floor
100 Queen Street West
Toronto, ON M5H 2N2

on or before March 9, 2021, 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]

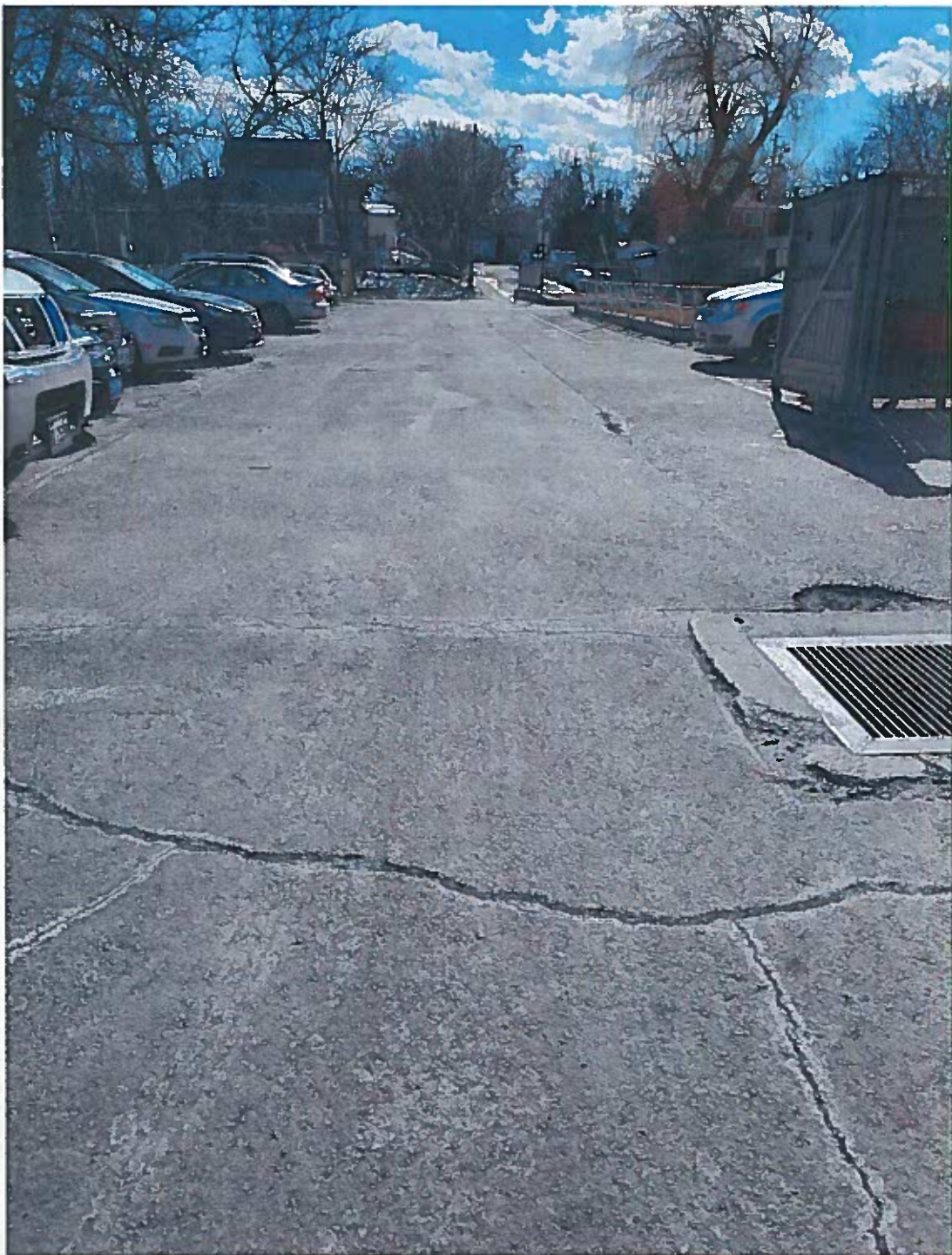
Exterior



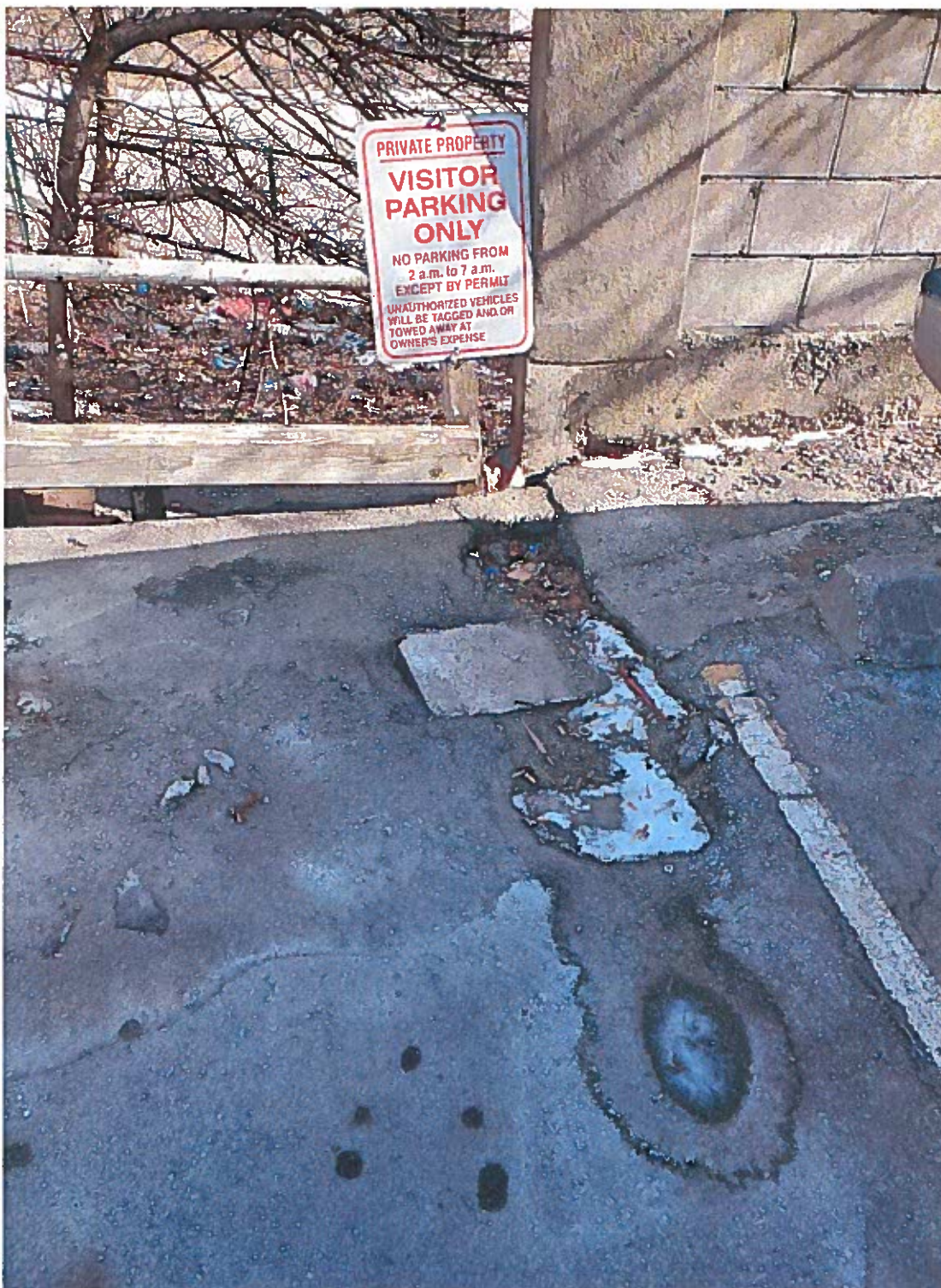
Item #1



Item #2



Item #3



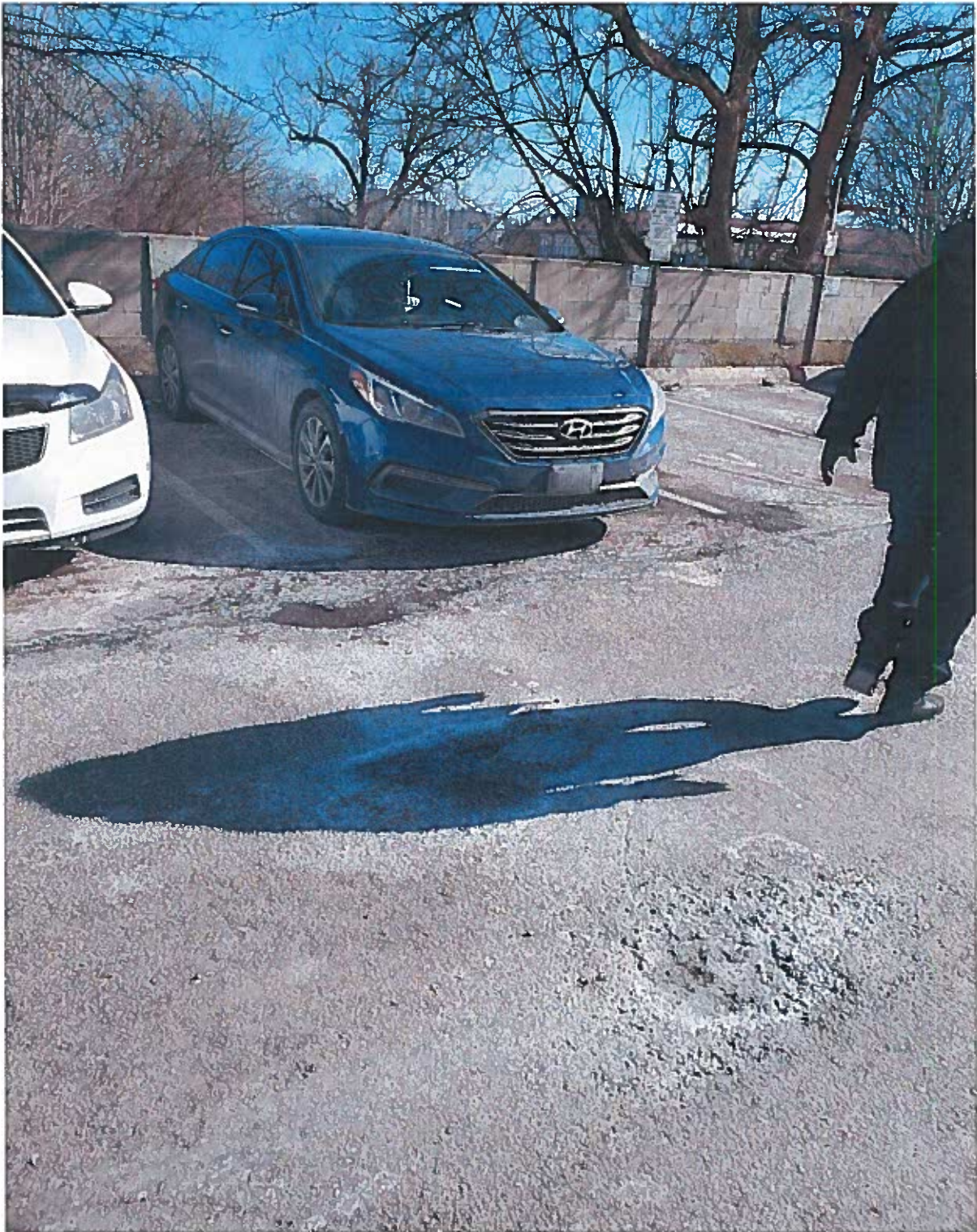
Item #3



Item #3



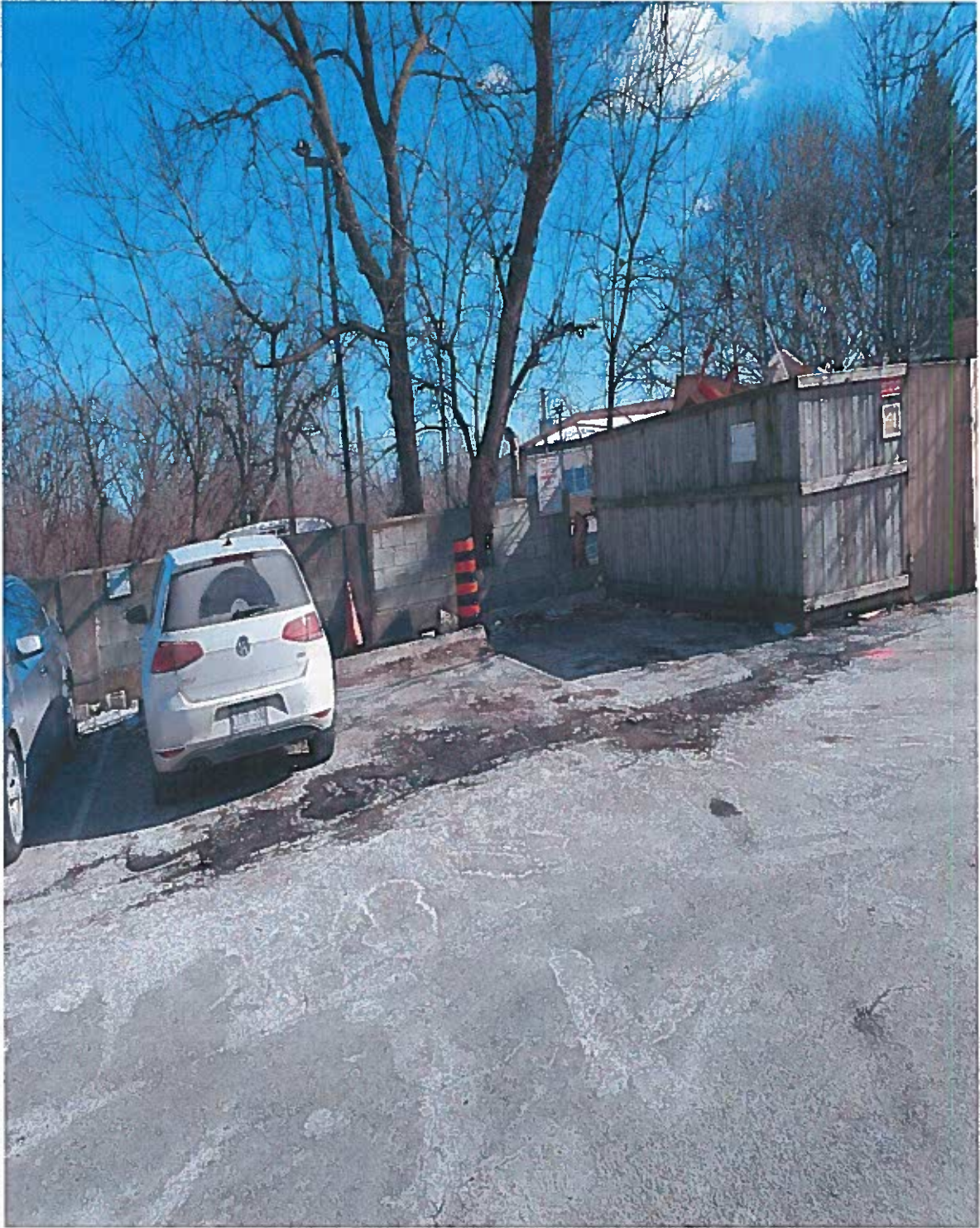
Item #3



Item #3



Item #3



Item #3



Item #4



Item #6



Item #6



Item #6



Item #6