

Order issued to:

SANDY CHONG
168 EILEEN AVE
TORONTO, ON M6N 1W1
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: March 29, 2022
Folder #: 22 127730 PRS 00 IV
RN 585991015 CA

Address to which Order Applies: 168 EILEEN AVE
Legal Description: PLAN 1829 LOT 30
Roll Number: 1914083210037000000

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 March 28, 2022. 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	23.A.	East Side of Property and Rear Yard: Driveway(s) and/or similar areas not maintained.	All areas used for vehicular traffic or the parking or storage of a vehicle shall be paved with asphalt, concrete, interlocking stone or other environmentally safe and dust-free equivalent surface.	May 16 2022

Order issued by:

Name: Mauro Calabrese **Telephone:** 6473335209 **Email:** Mauro.Calabrese@toronto.ca

Address: 399 The West Mall, 3rd Fl, North Blk

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 416-394-2550*, 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

on or before April 19, 2022, 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]

Order issued to:

RUI FERNANDES
168 EILEEN AVE
TORONTO, ON M6N 1W1
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: March 29, 2022
Folder #: 22 127730 PRS 00 IV
RN 585991024 CA

Address to which Order Applies: 168 EILEEN AVE
Legal Description: PLAN 1829 LOT 30
Roll Number: 1914083210037000000

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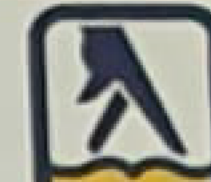


WEST YORK PAVING LTD.

P.O. Box 40, Nobleton, Ontario, L0G 1N0

Tel: 905-851-6134 • Toronto: 416-231-6394 • Toll Free: 1-800-317-9558

Fax: 905-859-7148 • www.westyorkpaving.com



Fully Bonded & Insured - Member of Better Business Bureau

Date: APRIL 6th 2022

Owner's Phone No. [REDACTED]

Work#: [REDACTED]

Cell#: [REDACTED]

Contract Property

Email: [REDACTED]

To: JUSTIN & JESSICA CACERES

CONTRACT

H.S.T. #87793 3515 RT0001

Street: 166 EILEEN AVE

City: Toronto Postal Code: [REDACTED]

We are pleased to submit to you as Contractor for furnishing all labour, material and equipment required

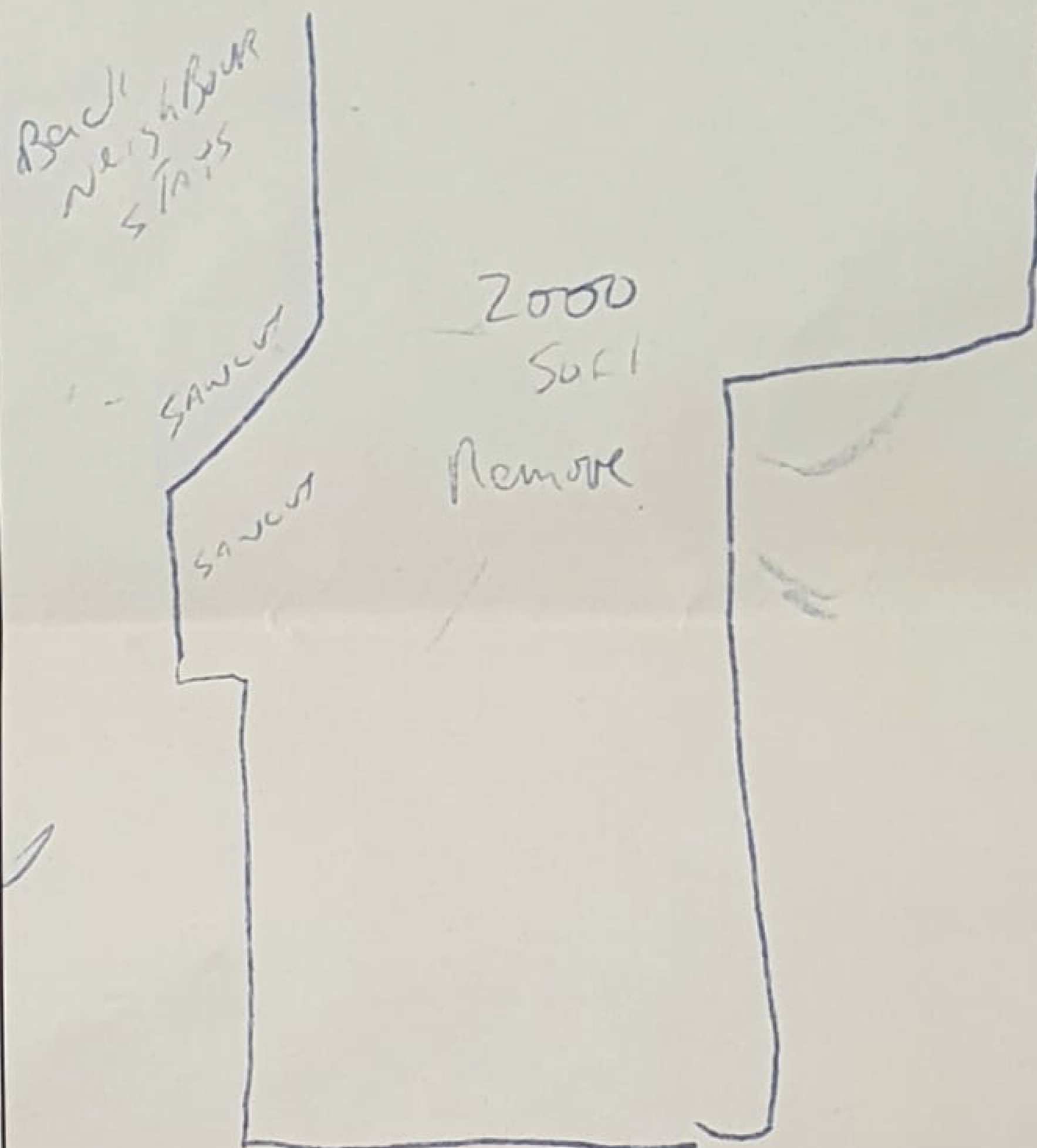
Start Date APRIL 6th 2022

Completion Date May 10th Before

Amount of Order \$ 6500.00

Total HST \$ 845.00

SKETCH AREA TO BE PAVED TOR. MET. LIC.# V23360



DESCRIPTION AND SPECIFICATIONS

Grading Water Slope Away

Crushed Stone Full / Wheelbarrow

Excavation Remove old

Asphalt 3" HOT HLB Non Recycled

Base Coat GAZTOK mix

Re-surfacing Roll it on Roller

Concrete Removal Pave with Paver

Deposit \$ 0

Balance \$ 7,345.00

Full Price \$ 7,345.00

Full Payment on Completion of Work

All work and materials guaranteed 24 months from completion

Details on TERMS & CONDITIONS of the Contract & CARE OF THE DRIVEWAY are listed below.

If the foregoing meets with your acceptance, kindly sign and return the attached copy of our proposal which upon acceptance becomes a contract between us. The following is agreed to:

1) Payment in Full shall be made on completion of work unless otherwise agreed upon. No suggested payment terms will be accepted.

2) Owner of property is responsible for any driveway permits and designation of the property lines;

3) Owner is responsible for contacting the utility companies and or other services providers to identify underground services. The Owner is responsible for any damage caused if they fail to do so.

4) Work on areas not accessible by asphalt machinery will be performed manually. Owner acknowledges that the surface will differ slightly.

5) Customer shall use his/her own discretion with Extreme Precaution when Walking on the Driveways Gravel Sub-base in its Preparation stages as the sub-grades may be left lower at all sidewalks and garage floor levels prior to completion of the work.

West York Paving individually engineers your driveway to obtain these features by combining expert workmanship with the highest quality materials and guarantees its completion against faulty workmanship and materials subject to the following provisions.

Damage caused by owner's negligence, including gasoline and oil spills, denting from chairs, ladders, tire marks, high heels, etc. and pavement failure due to sub-soil sinkage is not guaranteed. The company will not be responsible for unknown sub-grade conditions or damage to unknown pipes, wires and broken water box shut off valves etc. under or near the driveway. The company is not responsible for any foundation leaks prior to and after completion of driveway. The company shall make every attempt to maintain schedules to weather conditions, transportation delays and availability of materials and matters beyond the control of the company. The customer must honour job deadline unless otherwise specified or subject to a fee. Any NSF or stop payment of Cheque will be charged \$100 min. for inconvenience.

RECOMMENDATION FOR DRIVEWAY CARE:

Do not use the driveway for 5 days after completion.

The use of power steering without moving the car causes scuff marks on new asphalt. These marks are only superficial and are not harmful to the driveway, but they do detract from the appearance. Move the car before using the power steering.

Do not place sharp or heavy objects on new asphalt.

Down-pipe run-offs should be directed onto the pavement or away from the pavement, not along the edge of the pavement.

Avoid parking or running the car within 6" of the edge of the pavement (unless curbs have been installed).

ACCEPTED x [Signature]

Yours very truly, West York Paving [Signature]

INVESTIGATION CARD

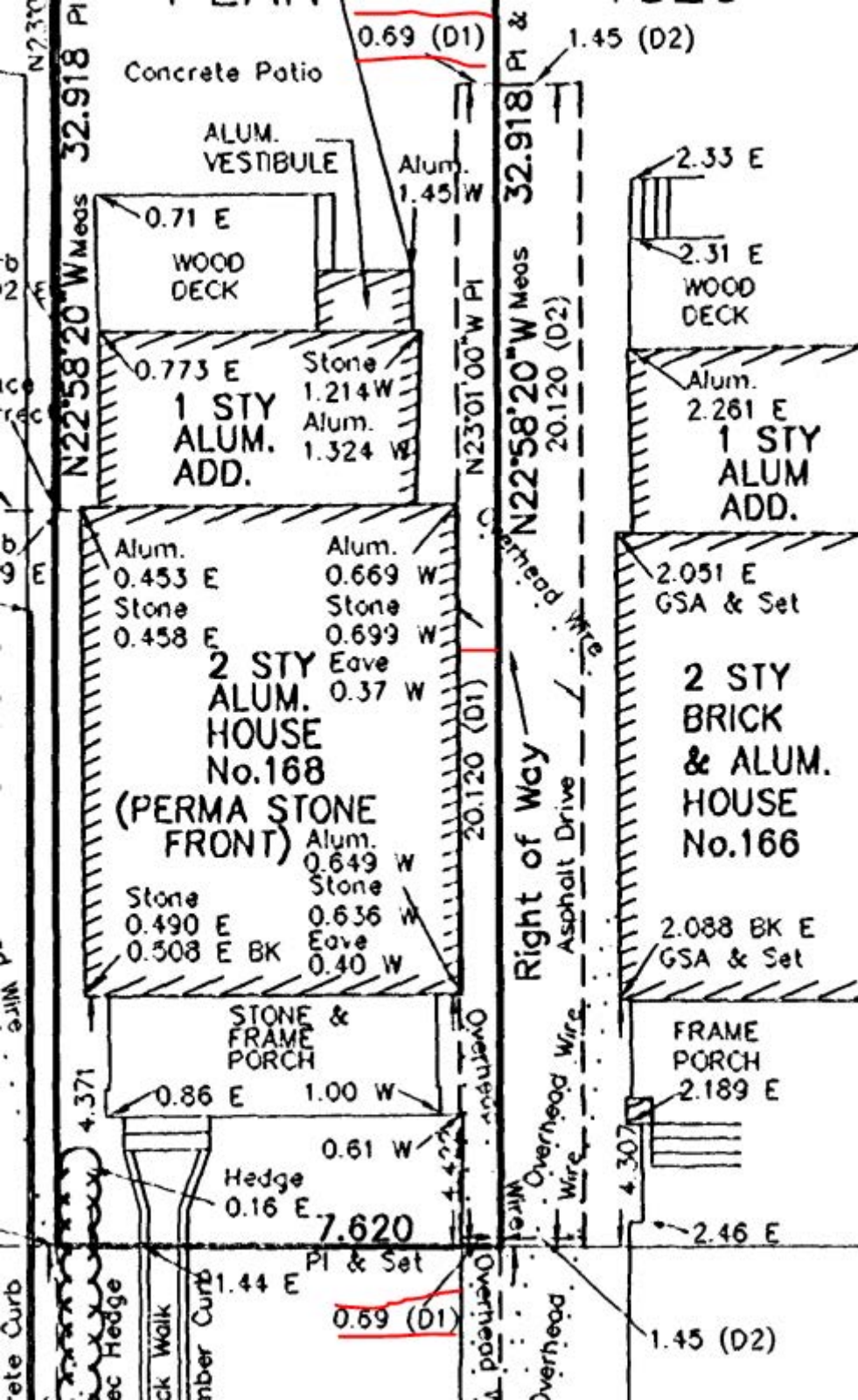
Assigned to:		Folder Number:	Work Description:
Calabrese, Mauro		22 127610 PRS 00 IR	Property Standards
Owner:	Phone Number:	Address:	
SANDY CHONG		168 EILEEN AVE TORONTO, ON M6N 1W1 CAN	
RUI FERNANDES		168 EILEEN AVE TORONTO, ON M6N 1W1 CAN	

SUBJECT PROPERTY

In Date:	Address:	Folder Unit:	Area:
March 28, 2022	168 EILEEN AVE PLAN 1829 LOT 30		W0538
Folder Name:	168 EILEEN AVE -- W0538		
Description:		Conditions:	
driveway in disrepair < < Assigned Officer: Calabrese, Mauro / [REDACTED] [REDACTED]			
Reference No.:	Complaint Date:	Priority:	Completion Date:
311#:00756794	March 28, 2022		

DATE	COMMENTS	INSP

For possible court action, all notations are to be accurate, concise and legible.



PLAN OF SURVEY OF
LOT 30
REGISTERED PLAN 1829 YORK
FORMERLY IN THE CITY OF YORK
MUNICIPALITY OF METROPOLITAN TORONTO
NOW IN THE
CITY OF TORONTO

SCALE 1:200

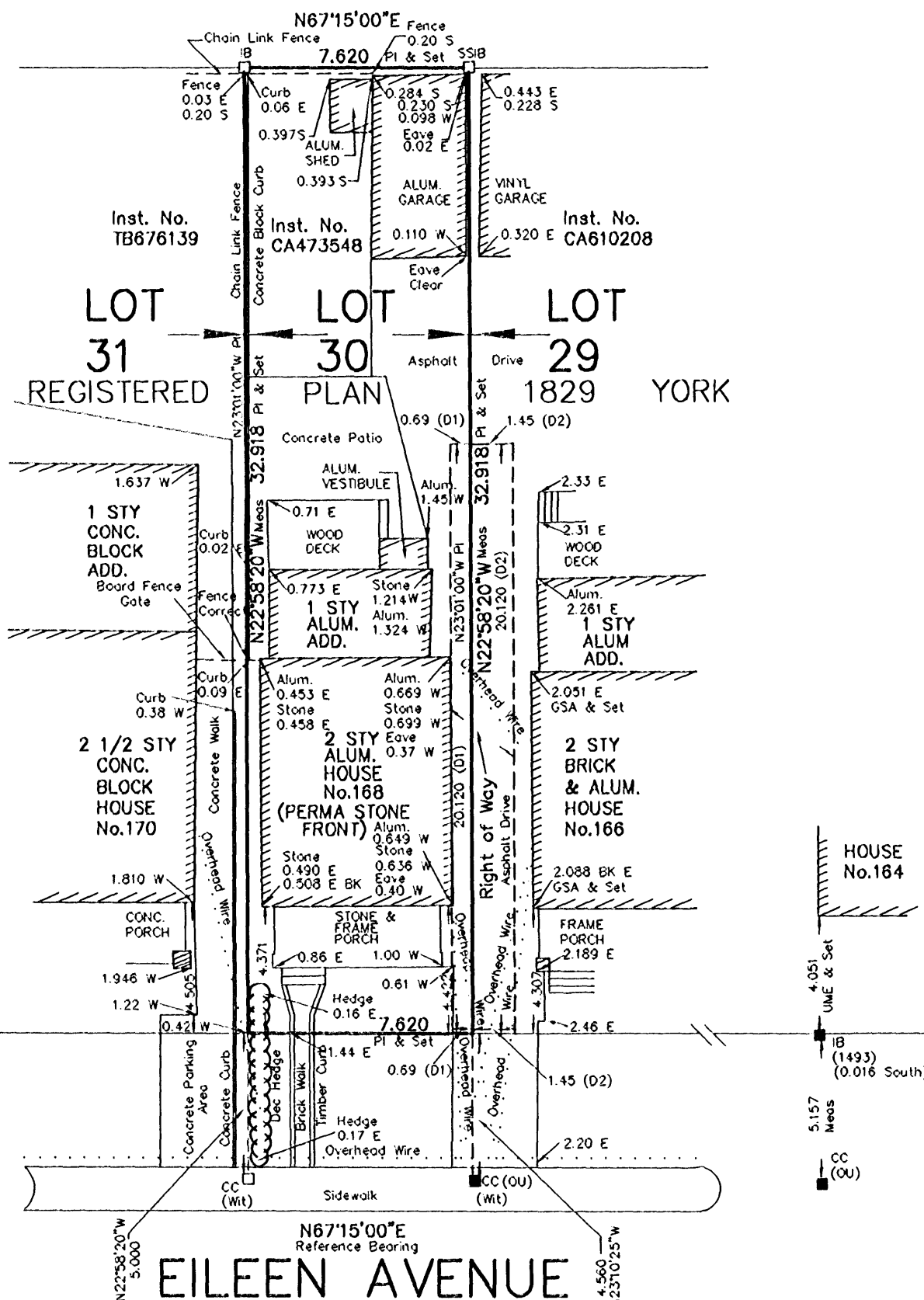
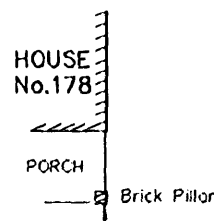
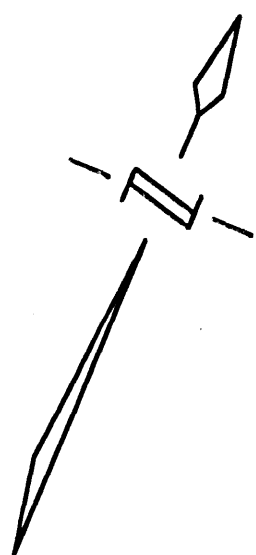


C. E. DOTTERILL LTD. SURVEYORS

LOT 6 CONCESSION III FROM THE BAY

ONTARIO HYDRO LANDS

Inst. No. 349993 York PARCEL 7 (Remainder)



EILEEN AVENUE

REGISTERED PLAN 1829 YORK

PART 2

THIS REPORT MUST BE READ IN CONJUNCTION
WITH SURVEY REPORT DATED NOV. 10th, 1999

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1270033



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR

In accordance with
Regulation 1026, Section 29(3)

NOTE	
S.I.B.	denotes Standard Iron Bar
I.B.	denotes Iron Bar
S.S.I.B.	denotes Short Standard Iron Bar
I.T.	denotes Iron Tube
C.C.	denotes Cut Cross
■	denotes Found
□	denotes Set
Wit.	denotes Witness
OU	denotes Origin Unknown
D1	denotes Inst. No. CA473548
D2	denotes Inst. No. CA610208
PI	denotes Registered Plan 1829 York
GSA	denotes G.S. Abrey PLS
UME	denotes Unwin, Murphy & Esten OLS
1493	denotes J.F. Gordon Young OLS

SURVEYOR'S CERTIFICATE	
I certify that	
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.	
2. The survey was completed on the 1st day of November, 1999.	
November 10 th, 1999	C. E. DOTTERILL Land Surveyor

BEARING NOTE	
Bearings are astronomic and are referred to the Northerly limit of Eileen Avenue as shown on Plan 1829 York having a bearing of N67°15'00"E	
METRIC	
Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048	

C. E. DOTTERILL LTD.
ONTARIO LAND SURVEYOR
884 MILLWOOD ROAD
TORONTO 467-8023

JOB No
99-409