

From: [Steve Stamogiannos](#)
To: [Property Standards Committee](#)
Cc: [Joe Magalhaes](#); [Alistair Thomas](#); [Gurminder Purba](#); [Simi Dhillon](#); [Gary Gill](#); [Bradley Bartlett](#); [Amanda Wahj](#); [Andrew Fennell](#)
Subject: RE: WebEx Connection Details - Property Standards Committee, Etobicoke York Panel - September 13, 2022 at 9:30 a.m.
- SV25.2 – 28 Crane Avenue - Folder Number: 22 128307 PRS 00 IV
Date: September 5, 2022 9:36:23 AM
Attachments: [FW 30 Crane Ave- deterioration of retaining wall and fence.msg](#)
[SKM_4050210927083001.pdf](#)
[GLS-1293.pdf](#)
Importance: High

Hi Bradley,

Thank you for the opportunity to address my parents' concerns. My parents will not be able to attend the meeting however I (Steve Stamogiannos) will be representing them. (language issues)

Documentary Evidence

Attachment 1

Original compliant email send out to City on Nov. 20, 2020 (please note at the time the wall did not collapsed)

Attachment 2 and 3

Original Survey given to officer. Updated Land survey

Attachment 4

Pic of retaining wall after my neighbor removed fence boards and prior to my neighbor hiring contractor for repairs (Nov. 2020)

Attachment 5, 6 and 7

Pic of damaged post after neighbor called in a contractor for repairs. I also included Contractor that performed the task. (Sept. 2021)

Attachment 8

Pic of the wall when the notice was given to my parents. (March 2022)

Any questions please let me know.

Steve Stamogiannos

Assistant Manager, Plant, Operations and Maintenance
Centre for Addiction and Mental Health (CAMH)



www.camh.ca

Follow CAMH on   

From: [Eva Cetra](#)
To: [Steve Stamogiannos](#)
Subject: FW: 30 Crane Ave- deterioration of retaining wall and fence
Date: October 7, 2021 4:35:35 PM

From: Eva Cetra
Sent: November 18, 2020 12:39 PM
To: [REDACTED], [REDACTED]
Subject: FW: 30 Crane Ave- deterioration of retaining wall and fence

See below

From: Eva Cetra
Sent: November 18, 2020 12:28 PM
To: 'mlswest@toronto.ca' <mlswest@toronto.ca>
Subject: 30 Crane Ave- deterioration of retaining wall and fence

Hi there,

On submitting a complain into the City on behalf of my elderly parent who leave next door to the above address listed in the subject. I have requested that City Inspector come to site and take a look.

Our neighbours about 5-10 years ago torn down the existing retaining wall & fence and build and paid for the retaining wall shown in the attached photos.

We had a discussion with owners of the house that the construction of the wall was not being built properly and they refused to alter the way the contractor was constructing the retaining wall.

Over time you can see that the soil has started to cause the retaining wall and fence to move and tilt. The posts of the fence are every +/- 4'-0" and were incorporated into the construction of the retaining wall.

This past summer in 2020 they approached my parents that they wanted to possible sell their home and hence wanted to tear down the fence and build it +/- a foot in their yard. We told them you should look at fixing the retaining wall as well as the post are part of the construction of the wall. They told us that the will cut the post and leave it as is and cosmetically from their yard everything looks good but any new buyers will not be aware of the issues.

As of November 16th they had a contactor start to tear down the fence and I have now reached out to City for help.

Please feel free to reach out me I am their daughter Eva.

Regards,
Eva Cetra

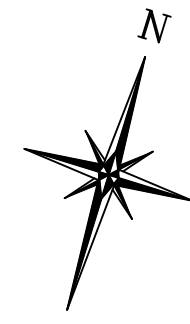


This email has been scanned by the CAMH Email Security System.

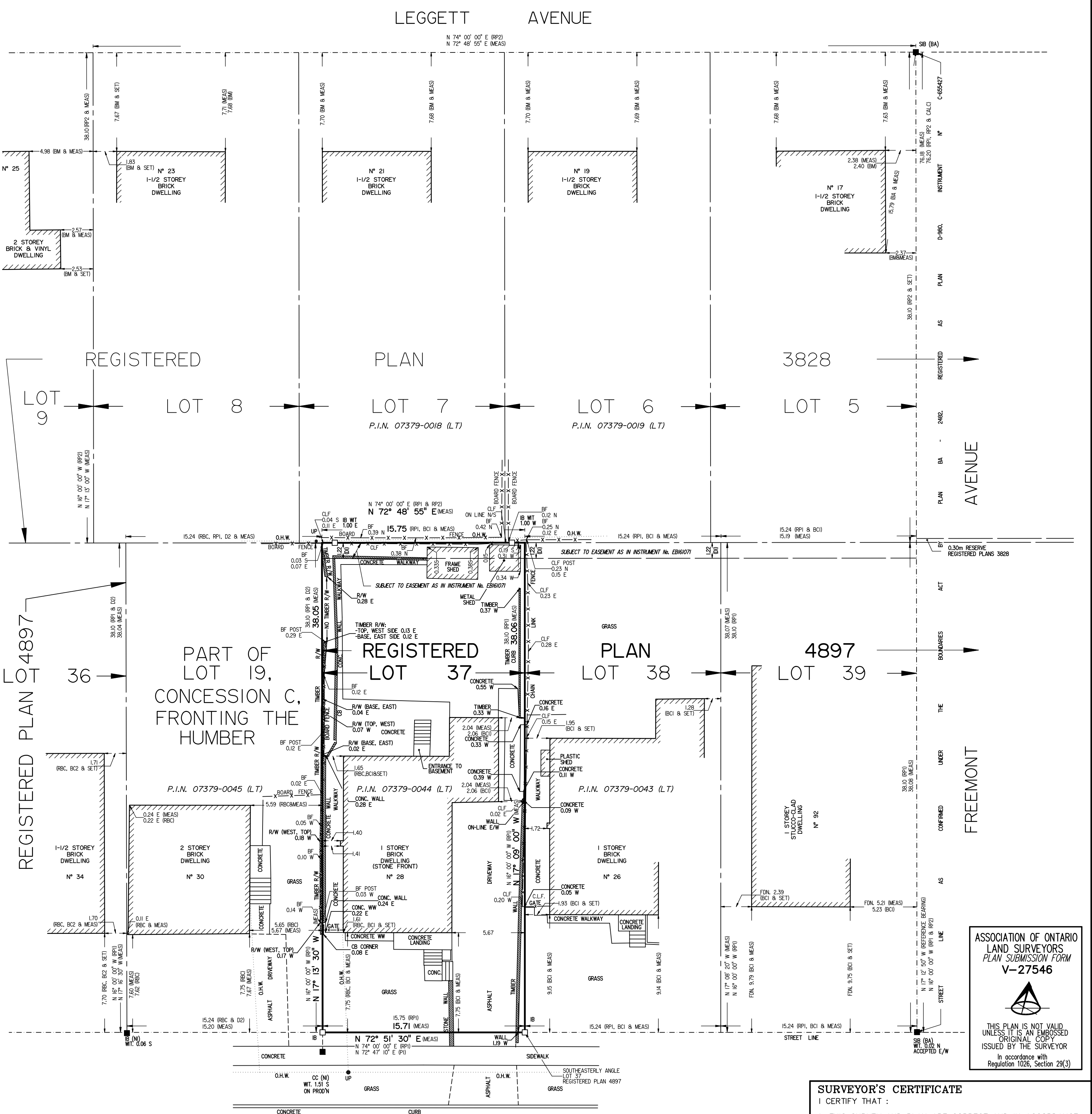
METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE
1. THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED MAY 16, 2022.
2. THIS PLAN AND REPORT WERE PREPARED FOR EVA CETRA AND THE UNDERSIGNED ACCEPTS RESPONSIBILITY FOR USE BY OTHER PARTIES.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF FREEMONT AVENUE HAVING A BEARING OF N 17° 12' 50" W AS SHOWN ON BOUNDARY ACT BY PLAN BA-2484.



SURVEYOR'S REAL PROPERTY REPORT OF LOT 37
REGISTERED PLAN 4897
CITY OF TORONTO
(FORMERLY CITY OF ETOBICOKE)
SCALE 1 : 200
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LEGEND

□	DENOTES	MONUMENT PLANTED
■	DENOTES	MONUMENT FOUND
WIT	---	WITNESS
CC	---	CUT CROSS
IB	---	IRON BAR
SIB	---	STANDARD IRON BAR
NI	---	NOR IDENTIFIED
RP1	---	REGISTERED PLAN 4897
RP2	---	REGISTERED PLAN 3828
D1	---	INSTRUMENT N° EB161071
D2	---	INSTRUMENT N° TB944045
P1	---	PLAN OF SURVEY CITY OF ETOBICOKE (PLAN MA-10062/1) DATED JUNE 25, 1993
BA	---	BOUNDARIES ACT PLAN BA-2482 (REGISTERED AS PLAN D-980, INSTRUMENT No. C-655427)

BC1	---	PLAN OF SURVEY BY BROWNE, CAVELL & ASSOCIATES, O.L.S., DATED APR. 25, 1957
BC2	---	PLAN OF SURVEY BY BROWNE, CAVELL & ASSOCIATES, O.L.S., DATED AUG. 21, 1956
BM	---	PLAN OF SURVEY BY BAIRD & MUCKLESTONE, O.L.S., DATED JULY 27, 1951
RBC	---	PLAN OF SURVEY BY R. BRYCE CODE, O.L.S., DATED FEBRUARY 17, 1978
P.I.N.	---	PROPERTY IDENTIFICATION NUMBER
N,S,E,W	---	NORTH, SOUTH, EAST, WEST
MEAS	---	MEASURED
PROD'N	---	PRODUCTION
BF	---	BOARD FENCE
CLF	---	CHAIN LINK FENCE
R/W	---	RETAINING WALL
UP	---	UTILITY POLE
O.H.W.	---	OVERHEAD UTILITY CABLES

FDN.	---	FOUNDATION
CONC.	---	CONCRETE
CB	---	CONCRETE BLOCK
WW	---	WALKWAY

SURVEYOR'S CERTIFICATE
I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON APRIL 28, 2022.

MAY 16, 2022
DATE

SCOTT DALZIEL
SCOTT DALZIEL
ONTARIO LAND SURVEYOR

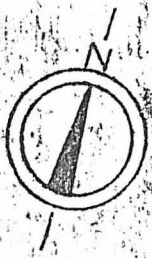
GENESIS
Land Surveying Inc.

10 FOUR SEASONS PLACE, 10TH FLOOR
TORONTO, M9B 6H7
T 905-499-2956 T 1800-262-9784
WWW.GENESISLANDSURVEY.COM

DRAFTED BY: R.M.R. CHECKED BY: S.D. PROJECT No. GLS-1293

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-27546

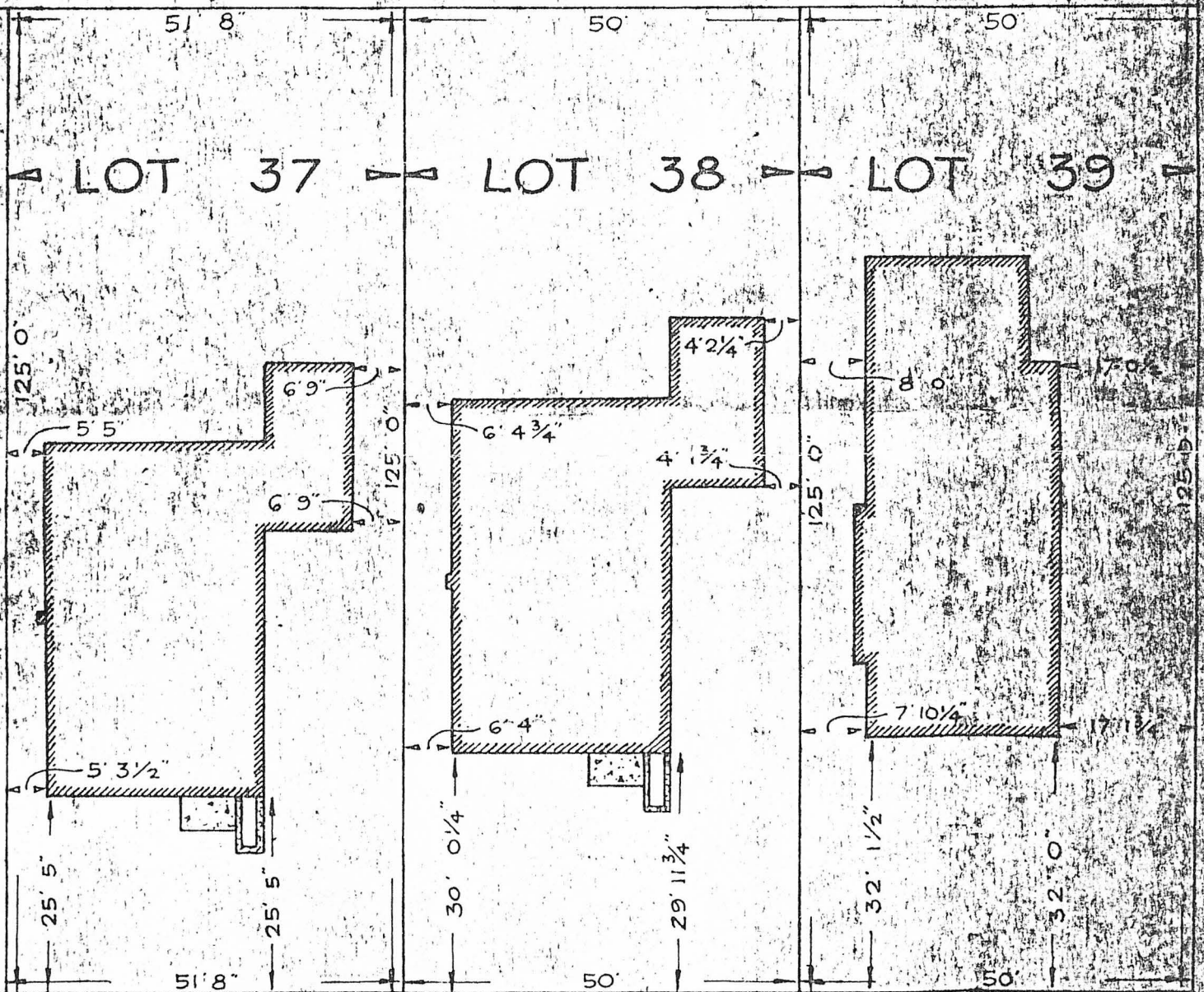
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)



SKETCH SHOWING

LOTS 37, 38 AND 39 - REG'D PLAN
TOWNSHIP OF ETOBICOKE
COUNTY OF YORK

SCALE 1" = 20'



FILE 1507









