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Town of Aurora
Building and Bylaw Services

MEMORANDUM

DATE: June 16, 2015
TO: Mayor and Members of Council
FROM: Techa van Leeuwen, Director of Building and Bylaw Services
RE: 15520 Yonge St. – Property Standards

RECOMMENDATIONS

THAT the memorandum regarding 15520 Yonge St. – Property Standards be received for information.

BACKGROUND

At the Council meeting of May 26, 2015 Councillor Mrakas under New Business inquired about the provisions of the Property Standards By-law as they relate to the former Howard Johnson Hotel. This memo is intended to provide Council with information relating to ongoing involvement Bylaw Services and other agencies have had respecting this property.

COMMENTS

Bylaw Services has been involved with this property since February of 2014.

In February of 2014 Bylaw Services received a complaint from a patron that the hotel was in disrepair and building systems were not functioning properly. Bylaw Services attended the site, performed an inspection and numerous violations were observed. On February 10, 2014 a property standards Order to Comply was issued under the Building Code Act.

Prior to the expiration of the property standards Order the hotel went out of business and the building was vacated. The deficiencies of the Order do not apply to a vacant building.

The Property Standards By-law requires an unoccupied property be protected and secured against unauthorized entry and utilities disconnected.

Bylaw Services has attended the site on several occasions over the past year. It has been confirmed that the building is secure and utilities have been disconnected. The property

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owner has retained an individual to oversee the maintenance of the building including weekly site visits, interior building walk-throughs and cutting grass.

Central York Fire Services and York Region Police Services have also been involved with this property.

Over the past year there have been reports of breaking and entering. Police Services have attended the site as necessary to respond to any illegal activities and Fire Services have performed inspections to ensure compliance with any provisions contained in the Fire Code. Fire Services are satisfied with the current state of the building as vacant and YRP continue to regularly monitor the site.

The building is vacant and the property is being monitored and maintained.

As the building is vacant the violations that were noted in the Order to Comply are no longer applicable. YRP are monitoring the area for suspicious activity and Bylaw Services continues to monitor the property to ensure the exterior is being maintained. If the building is occupied in the future a thorough inspection will be required to ensure life safety systems are operational and all other deficiencies are rectified. Any construction or change of use will require a building permit under the Building Code Act.