

## ORDER OF AN EXECUTIVE OFFICER

**To:** 1639069 Alberta Ltd. Calvin Stepaniuk  
"the Owner" "Property Manager"

**RE:** Those housing premises located in Edmonton, Alberta and municipally described as:  
12239 82 Street NW Common Area

**WHEREAS** I, an **Executive Officer** of **Alberta Health Services**, have inspected the above noted premises pursuant to the provisions of the Public Health Act, RSA 2000, c. P-37, as amended;

**AND WHEREAS** such inspection disclosed that the following conditions exist in and about the above noted premises which are or may become injurious or dangerous to the public health or which might hinder in any manner the prevention or suppression of disease, namely:

- a. The height of the guard on the third floor was measured and found to be 32 ½ inches high with an elevation difference of greater than six feet. This effects the west and south guards.
- b. The width of the spindles was taken and found to be 5 inches wide. This effects the west and south railings.
- c. The width of the spindles where the railing turns was measured and found to be 8 inches wide. This effects the west and south and railings.
- d. Several floor tiles were severely cracked with parts of the tile missing for the stairs.

**AND WHEREAS** such inspection disclosed that the following breaches of the Public Health Act and the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards exist in and about the above noted premises, namely:

- a. Items (a, b, and c) was in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- b. Item (d) was in contravention of section III(5) of the Minimum Housing and Health Standards which states that: All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Modifying or replace the guards and railings to ensure that it complies with the minimum housing and health standard and the requirement of the Alberta Building Code.
  - b. Repair or replace all damaged floor tiles for the stairs.

2. The work referred to in paragraph 1 shall be completed by 02 September 2021

The above conditions were noted at the time of inspection and may not necessarily reflect all deficiencies. You are advised that further work may be required to ensure full compliance with the Public Health Act and regulations, or to prevent a public health nuisance.

DATED at Edmonton, Alberta, 17 May 2021

*Order Amended on August 12, 2021 to remove "the owners" Boulevard Equities Ltd., Carl Diodati, Michael Giuffre and Anthony Giuffre and to add "the owners" 1639069 Alberta Ltd.*

Executive Officer  
Alberta Health Services

You have the right to appeal

A person who a) is directly affected by a decision of a Regional Health Authority, and  
b) feels himself aggrieved by the decision

may appeal the decision by submitting a Notice of Appeal form within ten (10) days after receiving the order to:

Public Health Appeal Board  
c/o Central Reception  
Main Floor, ATB Place North Tower  
10025 Jasper Avenue NW  
Edmonton, Alberta, T5J 1S6  
Phone: 780-222-5186  
Fax: 780-422-0914  
Email: [HealthAppealBoard@gov.ab.ca](mailto:HealthAppealBoard@gov.ab.ca)  
Website: <https://www.alberta.ca/public-health-appeal-board.aspx>

A Notice of Appeal form may be obtained by contacting Alberta Health Services at 780-342-0122 or by contacting the Public Health Appeal Board.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).

Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).

Copies of standards are available by contacting the Health Protection Branch of Alberta Health at 780-427-4518 or by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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Page 3 of 3

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Edmonton • HSBC Building • Environmental Public Health  
Suite 700, 10055 – 106 Street NW, Edmonton, Alberta, Canada T5J 2Y2  
[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)

AMENDED