KS/BT

Windsor, Ontario March 21, 2017

A meeting of the **Property Standards Committee** is held this day commencing at 9:30 o’clock a.m. in Council Chambers, 3rd floor, City Hall, there being present the following members:

Councillor Rino Bortolin, Chair

Councillor Ed Sleiman

Wes Kukiela

***Also present are the following resource personnel:***

John Revell, Chief Building Official

Dan Lunardi, Manager of Inspections/Deputy Chief Building Official

Rob Vani, Manager of Inspections/Deputy Chief Building Official

Brandon Calleja, Inspector/Property Standards Officer

Matt McCullough, Inspector/Property Standards Officer

Beth Toldo, Committee Coordinator (A)

Kelly Stuart, Committee Coordinator (A)

***Regrets***

Councillor John Elliott

**1. CALL TO ORDER**

The Chair calls the meeting to order at 9:40 a.m. and the Committee considers the Agenda being Schedule “A” ***attached*** hereto, matters which are dealt with as follows:

**2. DECLARATIONS OF CONFLICT**

None disclosed.

**3. ADOPTION OF THE MINUTES**

Moved by Councillor Sleiman, seconded by Wes Kukiela,

That the minutes of the Property Standards Committee at its meeting held August 14, 2015 **BE ADOPTED** as presented.

Carried.

**4. REQUEST FOR DEFERRALS**

Moved by Councillor Sleiman, seconded by Wes Kukiela,

That the Notice of Appeal submitted by Cencourse Project Inc. (Item 5.2) against an Order issued January 8, 2017 regarding property at 30 Tuscarora, Windsor, Ontario **BE DEFERRED** pending the eviction of the tenant by the Landlord Tenant Tribunal, and further that Cencourse Project Inc. agrees to correct the deficiencies outlined in the Order to Repair upon eviction of the tenant.

Carried.

**5. DISCUSSION OF APPEALS**

* 1. **Stoyshin Incorporated** against an Order issued November 25, 2016 regarding property at 956 Drouillard Road, Windsor, Ontario Plan 619, Lots 3 to 4. The Notice of Appeal dated December 7, 2016 has been received within the 14 day timeframe.

Mr. Nick Stoyshin is present and is available to answer questions. Photographs/drawing of the property are distributed and ***attached*** as Appendix “A”.

D. Lunardi reviews the sequence of events leading up to the Order to Repair being issued November 24, 2016. The deficiencies outlined in the Order to Repair relate to the condition of the roof, the repair to the exterior walls and the general conditions of the property.

N. Stoyshin does not dispute the order; however he protests the manner in which it was served without any consultation and requests reimbursement of the costs associated with the inspection and appeal process. N. Stoyshin expresses concern that he has helped improve the Drouillard Road corridor and has not been treated suitably. N. Stoyshin indicates that defects cannot be seen by public unless they are directly in front of the property.

Councillor Bortolin states that it is not within the Committee’s mandate to return the funds relating to the cost to file a Notice of Appeal. Councillor Bortolin states Orders to Repair relate to the property regardless of whether they can be seen or not seen by the public.

D. Lunardi indicates that this complaint was initiated by a call to the 311 Call Centre and is not a proactive investigation.

In response to a question asked by Councillor Sleiman regarding clarification of the Property Standards By-Law and what is enforceable, D. Lunardi responds enforcement is usually done by court action and repairs to buildings are not undertaken by the City.

Moved by Councillor Sleiman, seconded by Wes Kukiela,

That the request of Nick Stoyshin for an extension of time to July 31, 2017 to correct the deficiencies outlined in the Order to Repair for the property located at 956 Drouillard Road, Windsor, Ontario **BE PERMITTED**.

Carried.

**6. REPORTS**

None.

**10. ADJOURNMENT**

There being no further business, the meeting is adjourned at 10:00 o’clock a.m.

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CHAIR

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COMMITTEE COORDINATOR (A)

AGENDA

and Schedule “A”

to the minutes of the

PROPERTY STANDARDS COMMITTEE

meeting held

Tuesday, March 21, 2017

at 9:30 o’clock a.m.

Council Chambers, 3rd floor, City Hall

1. **CALL TO ORDER**
2. **DECLARATION OF CONFLICT OF INTEREST**
3. **ADOPTION OF THE MINUTES**

Adoption of the minutes of the meeting held August 14, 2015 (***attached***).

1. **DEFERRALS/REQUEST FOR DEFERRALS**
2. **DISCUSSION OF APPEALS**

* 1. **Stoyshin Incorporated** against an Order issued November 25, 2016 regarding property at 956 Drouillard Road, Windsor, Ontario Plan 619, Lots 3 to 4. The Notice of Appeal dated December 7, 2016 has been received within the 14 day timeframe.
  2. **Cencourse Project Inc.** against an Order issued January 8, 2017 regarding property at 30 Tuscarora, Apartment 705, Windsor, Ontario, Plan 256; Block 1, Pt. Lots 3 to 9, RP 12R4479, Part 2 & Pt. of Part 1, RP 12R6038, Part 1.The Notice of Appeal dated January 24, 2017 has been received within the 14 day timeframe.

1. **REPORTS**

None

1. **ADJOURNMENT**