

**Property Standards Committee**  
**Meeting held May 19, 2020**

A meeting of the Property Standards Committee is held this day commencing at 9:30 o'clock a.m. via teleconference, there being present the following members:

Councillor Rino Bortolin, Chair  
Councillor Ed Sleiman  
Darrel Laurendeau  
Matthew Wachna

***Absent:***

Councillor Chris Holt

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

Rob Vani, Manager of Inspections/Deputy Chief Building Official  
Dan Lunardi, Manager of Inspections/Deputy Chief Building Official  
Nicole Brush, Building By-law Enforcement Officer  
Jay McGuire, Building By-law Enforcement Officer  
Karen Kadour, Committee Coordinator

**1. Call to Order**

The Chair calls the meeting to order at 9:34 o'clock a.m. and the Committee considers the Agenda being Schedule A attached hereto, matters which are dealt with as follows:

**2. Disclosure of Interest**

None disclosed.

**3. Adoption of the Minutes**

Moved by D. Laurendeau, seconded by M. Wachna,  
That the minutes of the Property Standards Committee of its meeting held June 6,  
2019 **BE ADOPTED** as presented.  
Carried.

#### 4. Request for Deferral, Referral of Withdrawal

Moved by Councillor Sleiman, seconded by D. Laurendeau,  
That the matter Item 5.2 relating to Di Gioia Cleaners Ltd./Smart Holdings Inc. –  
167 Erie Street East **BE WITHDRAWN** as the property has been sold.  
Carried.

Moved by Councillor Sleiman, seconded by M. Wachna,  
That the matter Item 5.3 relating to Maria Folino and Alberto Folino – 280 Aylmer  
Avenue **BE DEFERRED** noting that the Building Department has no objection to the  
deferral, and will allow Administration sufficient time to prepare a report to Council  
regarding the demolition of the building.  
Carried.

#### 5. Appeals

##### 5.1 1451799 Ontario Inc. - 933 Goyeau Street

Amina Meddaoui, representative of 1451799 Ontario Inc. is present via  
teleconference regarding property at 933 Goyeau Street, Plan 1303 N. Pt. Lot 160. The  
Notice of Appeal dated September 4, 2019 was received within the 14-day time frame.

The presentation entitled 933 Goyeau Street – OTR 19-218632 is **attached** as  
Appendix “A”.

Jay McGuire, Building Enforcement Officer provides a summary of his concerns  
relating to 933 Goyeau Street as follows:

- The date of inspection was August 19, 2019.
- There was evidence of deterioration of the steel trim channel, which protects the casing for the railings.
- Evidence of concrete damage and when the steel channel shows that level of deterioration, water is penetrating into the units, which can cause damage to the ceilings and the belongings of the tenants who reside in the building.
- Second floor railings have deteriorated.
- Interior conditions have been satisfied and are in compliance.

In response to a question asked by Councillor Sleiman regarding the immediate safety of the building, R. Vani responds the Building Department has no objection to allow an extension of time to comply with the Order to Repair.

M. Laurendeau asks if a professional engineer has been engaged to inspect the building and to make a recommendation on the integrity of the cladding, and if so, has a general contractor been engaged to provide quotes. R. Vani responds that the Building

Department did issue a permit on March 16, 2020 to do the repairs to the balcony. He adds it is his understanding that they have not done any inspections since that date.

Amina Meddaoui, appellant indicates the work on the building is underway and should be complete within a week or two. She adds they will not require more than a month to complete the work.

The Chair asks if the committee provides an extension of time, will this matter come back to the committee, or will the Building Department proceed from that point. R. Vani responds we will proceed with our normal enforcement after the new deadline provided by the committee and he adds this matter will not come back.

Moved by Councillor Sleiman, seconded by D. Laurendeau,  
That the Order to Repair VY 19-218632 regarding property at 933 Goyeau Street Windsor, Ontario by 1451799 Ontario Inc. **BE CONFIRMED** and further, that an extension of time for two (2) months to July 19, 2020 **BE APPROVED**.  
Carried.

## **5.2 Di Gioia Cleaners Ltd./Smart Holdings Inc. – 167 Erie Street East.**

This matter has been withdrawn.

## **5.3 Maria Folino and Alberto Folino – 280 Aylmer Avenue**

This matter has been deferred at the request of the appellant pending a Planning report and direction by City Council.

## **6. Adjournment**

There being no further business, the meeting is adjourned at 9:57 o'clock a.m.

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**CHAIR**

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**COMMITTEE COORDINATOR**