

Property Standards Committee

Meeting held May 2, 2023

A meeting of the Property Standards Committee is held this day commencing at 10:00 o'clock a.m. in Room 140, 350 City Hall Square West, there being present the following members:

Councillor Ed Sleiman, Chair
Councillor Fabio Costante
Councillor Mark McKenzie
Michael George
Dan Lunardi

Delegate in attendance:

Louis Vaupotic, regarding *Item 6.2*

Also present are the following resource personnel:

Rob Vani, Manager of Inspections, Deputy Chief Building Official
Wira Vendrasco, Deputy City Solicitor
Kevin Alexander, Planner III
Brandon Calleja, Manager Permits, Deputy Chief Building Official
Armando Cala, Building By-law Enforcement Officer
Jay McGuire, Manager, Inspections
Peter Quaglia, Building By-law Enforcement Officer
Karen Kadour, Committee Coordinator

1. Call to Order

The Committee Coordinator calls the meeting to order at 10:02 o'clock a.m. and the Committee considers the Agenda being Schedule A attached hereto, matters which are dealt with as follows:

2. Election of Chair

The Committee Coordinator calls for nominations from the floor for the position of Chair. Councillor Mark McKenzie nominates Councillor Ed Sleiman, seconded by Councillor Fabio Costante. The Committee Coordinator asks if there are further nominations from the floor. Seeing none, the Committee Coordinator asks Councillor Ed Sleiman if he accepts. Councillor Ed Sleiman accepts and assumes the Chair.

Moved by Councillor Mark McKenzie, seconded by Councillor Fabio Costante,
That Councillor Sleiman **BE ELECTED** Chair of the Property Standards
Committee.

Carried.

3. Disclosure of Interest

None disclosed.

4. Adoption of the Minutes

Moved by Councillor Fabio Costante, seconded by Councillor Mark McKenzie,
That the minutes of the Property Standards Committee of its meeting held June
14, 2022 **BE ADOPTED** as presented.

Carried.

5. Request for Deferral, Referral or Withdrawal

None.

Opening Remarks

Rob Vani, Manager of Inspectors and Deputy Chief Building Official welcomes the
members to the Property Standards Committee. He provides an overview of the Property
Standards Committee as follows:

- The Property Standards Committee is a quasi-judicial body and not an advisory committee of Council. Decisions are made by this Committee and is somewhat governed by the *Ontario Building Code Act*.
- The Property Standards By-law in the City of Windsor derives its authority under the *Ontario Building Code Act* which mandates a property standards committee to hear any appeals.
- In rendering its decision, the Committee may:
 - Confirm the Order as issued.
 - Modify the terms of the Order
 - Quash the Order
 - Extend the time limit for compliance
- When discussing deadlines, it helps from an enforcement perspective to choose a date to comply with the decision of the Committee.
- The decision of the Committee may not be final. There is an opportunity under the legislation to appeal this decision to the Superior Court of Ontario.

6. Appeal

Louis Vaupotic appears before the Property Standards Committee against an Order to Repair VY 23-5067 issued January 17, 2023 regarding property at 575 Riverside Drive East, Plan 129, Lot 2 Blk 2. The Notice of Appeal dated February 6, 2023 was received within the 14 day time frame.

Peter Quaglia, Building By-law Officer provides a presentation entitled “575 Riverside Drive East – OTR 23-5067”, **attached** as Appendix “A”, that includes the Summary of Events – site inspection held on January 17, 2023, various photos of the building and the current compliance status. He advises to date there is no significant compliance on any of the defects outlined in the Order to Repair.

The Chair asks if the Property Standards By-law applies to this residence whether it is inhabited or not. Rob Vani responds that the Property Standards By-law applies to all property whether it is vacant or not. The building still needs to be maintained, protected for repurpose, renovated and reused as residential stock in our municipality. He adds that most of the items identified in the presentation would be violations under the By-law.

Louis Vaupotic, appellant provides a summary of events regarding the property at 575 Riverside Drive East including legal issues.

Councillor Fabio Costante asks for a primer on the history of this file. Rob Vani responds that enforcement dates back two years (original Orders were issued to the previous owner). Once the title on the property was resolved, the Building Department reissued new Orders to the current owners of the property.

Councillor Fabio Costante states that the appellant has been aware of the Property Standards Orders for two years. He asks the appellant if there are any plans to remediate the defects outlined in the Order to Repair.

Dan Lunardi asks the appellant if there are any elements of the Order that are not valid and inquires if he is seeking more time. Louis Vaupotic responds the Order is valid.

Peter Quaglia, remarks that the deadline to comply with the Order was February 16, 2023.

Moved by Councillor Fabio Costante, seconded by Councillor Mark McKenzie,
UPON THE APPLICATION of the Appellant by way of Appeal from the Order to Repair VY 23-5067 issued by the Building By-law Enforcement Officer on the **17th of January 2023** respecting the property at 575 Riverside Drive East, and upon reading of the said Order:

IT IS ORDERED that the said Order to Repair **BE APPROVED** as follows:

That the Order to Repair VY 23-5067 regarding property at 575 Riverside Drive East **BE CONFIRMED.**

Carried.

7. Adjournment

There being no further business, the meeting is adjourned at 10:30 o'clock a.m.