

KK/
Windsor, Ontario November 21, 2014

A meeting of the **Property Standards Committee** is held this day commencing at 1:30 o'clock p.m. in the Public Works Board Room, 1266 McDougall, there being present the following members:

John Middleton, Vice Chair
Councillor Ron Jones
Councillor Fulvio Valentinis

Also present are the following resource personnel:

Patrick Brode, Senior Legal Counsel
John Revell, Developmental Chief Building Official
Rob Vani, Manager of Inspections (West)
Monica Ciriello, Articling Law Student
Karen Kadour, Committee Coordinator

1. CALL TO ORDER

The Vice Chair calls the meeting to order at 1:30 o'clock p.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 Jones, seconded by Councillor Valentinis,
That the minutes of the Property Standards Committee of its meeting held January 22, 2014 **BE ADOPTED** as presented.
Carried.

4. REQUEST FOR DEFERRALS

None.

5. DISCUSSION OF_ APPEALS

5.1 Pedro Mac Pherson against an Order issued June 26, 2014 regarding property at I 020 Drouillard Road, Windsor, Ontario Lot 18 Plan 619. The Notice of Appeal dated July! I, 2014 has been received within the 14 day timefrnme.

Pedro MacPherson participates in the meeting (from Toronto) via a teleconference phone.

R. Vani stales as a result of complaints received from neighbours, a building Inspector attended the property on June 25, 2014 and indicates the building is "derelict" which means *'a building which has been /efi vacant by the owner for a period of two years or more'*. He states an Order to Demolish was issued and as of this date, Mr. MacPherson has not complied.

Mr. MacPherson provides the following as it relates to the Notice of Appeal for I020 Drouillard Road:

- Some repairs have been made to the porch
- Intends to relocate to Windsor
- As he resides in Toronto, he made occasional visits to the site.
- There is electricity and water currently available in the building.

In response to a question asked by the Vice Chair regarding how many days the appellant attended the property over the last two years, Mr. MacPherson responds approximately 90 days.

R. Vani indicates Fire & Rescue Services also attended the property to confirm the property is indeed vacant and notes the gas meter has been shut off.

In response to a question asked by Councillor Valentinis regarding what repairs have been undertaken, Mr. MacPherson replies the first floor and basement are now livable; the dry wall was replaced; the exterior fence was repaired and the gardens were cleared and levelled. Mr. MacPherson indicates the repairs will be completed by summer 2015.

Councillor Jones asks if the building is unsafe. R. Vani responds the building is unsafe as some of the deck is sitting on rocks and stones and there is a need for a safe egress. He suspects there is a migration of water into the structure as well based on the condition of the roof flashing and missing and damaged exterior cladding.

The Vice Chair questions if Mr. MacPherson would be willing to meet with the Building Department to discuss a work plan and timetable. Mr. MacPherson responds affirmatively.

Councillor Valentinis recommends this matter come back within 30 days.

. Councillor Jones expresses concern as it relates to the means of egress and possible vandalism; the safety of the community and non-compliance in this matter.

Moved by Councillor Valentinis, seconded by Councillor Jones,

That the Order to Repair for the property located at I 020 Drouilllard Road **BE DEFERRED** to November 28, 2014 to allow for Mr. Pedro MacPherson to meet with the Building Department in order to formulate a work plan and timetable and failing that, the Order to Repair will proceed by default.

Carried.

5.2 Amiraco Properties Inc. against an Order issued August 6, 2014 regarding property at 76 Tecumseh Road East, Windsor, Ontario Lot N Pt. Lt 52 to N Pt 56, Plan 891. The Notice of Appeal dated August 19, 2014 has been received within the 14 day timeframe.

Amira Moussa and Mike Meddaoui, Amiraco Properties Inc. are present and available to answer questions.

R. Vani reports one of the units in the Hi Rise apartment building suffered a high intensity fire which gutted the unit; including blowing out windows, doors and exterior cladding.

Mr. Mike Meddaoui states he attempted to contact the Building Department on three separate occasions; however, he did not receive a response. He is requesting an additional 90 days to correct the deficiencies.

Moved by Councillor Valentinis, seconded by Councillor Jones,

That the request by Amiraco Properties Inc. for an extension of 90 days (February 19, 2015) to correct the deficiencies as outlined in the Order to Repair for the property located at 76 Tecumseh Road East, Windsor, Ontario **BE PERMITTED**.

Carried.

5.3 Kurt Raulin against an Order issued August 7, 2014 regarding property at 1411 Giles Boulevard East, Windsor, Ontario Plan 648 Lot 596. Payment to file the Notice of Appeal was not within the 14 day timeframe due to the fact the appellant was abroad and Canada Post did not initially allow the daughter to access the Registered Mail. Approval to hear this appeal has been provided by the Manager of Inspections (East).

Kurt Raulin is present and available to answer questions.

In response to a question asked by Councillor Valentinis regarding if someone was hired to assist with the repairs over the last two years, Mr. Raulin responds no one was hired, however, his son has been assisting.

R. Vani indicates the building Department has attended the property on numerous occasions since the year 2000. On August 6, 2014 an Order to Repair was issued noting three deficiencies primarily relating to the roof and the masonry. He notes the work undertaken to date is unsatisfactory

Moved by Councillor Valentinis, seconded by Councillor Jones,
That the Order to Repair dated August 7, 2014 for the property located at 1411 Giles
Boulevard East **BE CONFIRMED.**
Carried.

6. **REPORTS**

None.

7. **COMMUNICATIONS**

P. Brode indicates the Property Standards Committee has no further jurisdiction as it
relates to the property located at 816 Howard Avenue, Helen Wolfe, owner.

8. **ADJOURNMENT**

There being no further business, the meeting is adjourned at 2:35 o'clock p.m.

VICE CHAIR

COMMITTEE COORDINATOR

AGENDA
and Schedule of Business
to the minutes of the
PROPERTY STANDARDS COMMITTEE
meeting held
Friday, November 21, 2014
at 1:30 o'clock p.m.
Public Works Board Room, 1266 McDougall

I. **CALL TO ORDER**

2. **DECLARATION OF CONFLICT OF INTEREST**

J. **ADOPTION OF THE MINUTES**

Adoption of the minutes of the meeting held January 22, 2014 (previously distributed).

.... **REQUEST FOR DEFERRALS**

HEARING OF APPLICANTS AND INTERESTED PARTIES - 1:30 o'clock p.m.

5. **DISCUSSION OF APPEALS**

5.1 **Pedro MacPherson** against an Order issued June 26, 2014 regarding property at 1020 Drouillard Road, Windsor, Ontario Lot 18 Plan 619. The Notice of Appeal dated July 11, 2014 has been received within the 14 day timeframe.

5.2 **Amiraco Properties Inc.** against an Order issued August 6, 2014 regarding property at 76 Tecumseh Road East, Windsor, Ontario Lot N Pt Lt 52 to N Pt Lt 56, Plan 891. The Notice of Appeal dated August 19, 2014 has been received within the 14 day timeframe.

5.3 **Kurt Raulin** (Cornelia Marko (daughter) and Roland Raulin (son), Continuing Power of Attorney for Property} against an Order issued August 7, 2014 regarding property at 1411 Giles Boulevard East, Windsor, Ontario Plan 648 Lot 596. Payment to file the Notice of Appeal was not within the 14 day timeframe due to the fact the appellant was abroad and Canada Post did not initially allow the daughter to access the Registered Mail. Approval to hear this appeal has been provided by the Manager of Inspections (East).

6. **REPORTS**

None

7. **COMMUNICATIONS**

Letter from Jeffrey Aitkens, Ricci, Enns, Roller & Settingington LLP dated August 7, 2014 regarding Helen Wolfe, 816 Howard Avenue - attached. Letter from Patrick Brode, Senior Legal Counsel, City of Windsor dated August 6, 2014 - attached.

8. **ADJOURNMENT**