

## **Property Standards Committee**

Meeting held June 14, 2022

A meeting of the Property Standards Committee is held this day commencing at 4:00 o'clock p.m. via Zoom video conference, there being present the following members:

Councillor Rino Bortolin, Chair  
Councillor Ed Sleiman  
Darrel Laurendeau

### ***Regrets received from:***

Councillor Chris Holt  
Matthew Wachna

### ***Delegations in attendance:***

Louis Vaupotic and Helen Tascona, regarding Item 5.1

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

Brandon Calleja, Supervisor of Inspections, Building  
Jay McGuire, Building By-law Enforcement Officer  
Karen Kadour, Committee Coordinator

## **1. Call to Order**

The Chair calls the meeting to order at 4:00 o'clock p.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 Councillor Sleiman,  
That the minutes of the Property Standards Committee of its meeting held  
February 10, 2022 **BE ADOPTED** as presented.  
Carried.

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

None.

### 5. Appeal – 575 Riverside Drive East

- 5.1 Louis Vaupotic and Helen Tascona, sole Estate Trustee appear before the Property Standards Committee via Zoom video conference regarding property at 575 Riverside Drive East.

Officer Jay McGuire provides the following Presentation entitled “575 Riverside Drive East – OTR 22-120998”, **attached** as Appendix ‘A’:

#### ***Summary of events – April 20, 2022 – Site Inspection***

- Attended property to complete follow-up inspection in continued effort to gain compliance. Observed the multi-unit residential building continues to present as vacant and derelict/neglected for a period of more than 120 days.
- The following property standard defects were observed:
- Defective concrete block/missing mortar at foundation walls of main building and exterior walls of accessory structure.
- Defective/missing siding at main building and accessory structure.
- Several windows and exterior doors beyond life span and in need of repair/replacement.
- Defective overhead door to accessory structure.
- Missing handrail at front and rear doors.
- Missing rear exterior stairs; rear 2<sup>nd</sup> floor deck/balcony/canopy poorly repaired containing defective/deteriorated materials. Permit with engineer’s report/scope of work required for required repairs/replacement.
- Defective asphalt roof, soffits and fascia.
- Missing/defective deteriorated eaves troughs and down spouts throughout.
- ***No Action Taken – The foregoing defects are not in compliance.***

The Chair states that the crux of the discussion relates to who has ownership of the property and who is responsible . He asks L. Vaupotic and H. Tascona if they contest the Order to Repair.

H. Tascona responds that she does not contest on behalf of the estate.

L. Vaupotic responds that plans were submitted to the city in 2021 and advises that he did not receive a call back. He adds that he does agree that the deficiencies outlined by B. Calleja do exist but added that he was told this matter was going to court.

In response to a question by the Chair to Administration regarding who has ownership of the property and the basis of appeal from H. Tascona, B. Calleja responds that the Order was originally sent to Smaragda Vaupotic in 2018 who has since passed. He adds that the current owner is the Estate of Smaragda Vaupotic c/o Helen Tascona. A permit was applied for in 2018 and a permit was obtained to repair the existing dwelling. As there was no meaningful progress on the permit, it was revoked in February 2020. Since then, the property has changed hands and an new Order was issued on April 20, 2022.

H. Tascona states that she allowed the appeal to go forward as they were in the process of negotiating a settlement agreement which was signed on this day. The settlement is contingent on the Committee of Adjustment's providing a severance for two properties.

The Chair advises that the severance of the properties is outside of the scope of this Committee. He notes that it has been four years since Smaragda Vaupotic passed, and nothing has been done to address these issues. This house has been allowed to fall into a state of disrepair where it will require a demolition permit or a huge effort to bring it back.

H. Tascona responds that area is a demolition free zone so Council would have to approve a permit to demolish.

The Chair asks what is the rationale that allowed this property to get into this state.

H. Tascona responds that she attempted to sell the home in March, but there was no settlement at that time. L. Vaupotic did not want the sale to proceed, however H. Tascona put in a motion to sell it again and the Judge gave her the authority to do so and L. Vaupotic's lawyer put in an appeal which was dismissed. She requests that L. Vaupotic be given six to eight months to do the repairs.

D. Laurendeau indicates that he is most concerned with the remnants of the metal rail that are left on the stairs, and any potential for broken glass, broken windows. It is imperative that the Estate provides a remedy to these issues. He asks Administration to provide their immediate safety concerns in this matter.

J. McGuire responds that the remnant of the former handrail needs to be resolved.

The Chair wants to ensure that the nub on the front steps is dealt with immediately, and if not, then the Order would stand and continue to the next step.

The Chair asks if the sale of the property goes through and the Order is quashed, it would then be reaffirmed with L. Vaupotic as the new owner.

B. Calleja responds that the Order would have to be quashed and H. Tascona would have to provide confirmation that the Estate has agreed upon the sale to J. McGuire.

The Chair asks H. Tascona to provide a date when the sale will actually occur.

H. Tascona responds that the decision from the Committee of Adjustment will be received on July 21, 2022. The actual sale or transfer of the property as part of the settlement will occur on August 15, 2022.

B. Calleja advises if the sale does not occur, the Committee will be agreeing on a date where Administration will continue their enforcement potentially as the Order stands.

Moved by Councillor Sleiman, seconded by D. Laurendeau,  
That the safety risks and hazards at 575 Riverside Drive East including the metal on the hand railing on the front steps (Defect 1.10) and the broken and missing windows on the front door (Defect 3.4) **BE CONFIRMED** before July 1, 2022 and for Administration to **STAND DOWN** until the sale of the property is confirmed to August 20, 2022.

Carried.

## 6. Adjournment

There being no further business, the meeting is adjourned at 5:04 o'clock p.m.

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CHAIR

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COMMITTEE COORDINATOR