

Property Standards Committee

Meeting held Thursday, June 11, 2026

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

Councillor Ed Sleiman, Chair
Councillor Jo-Anne Gignac
Councillor Mark McKenzie
Michael George

Regrets received from:

Daniel Lunardi

Appellants in attendance:

Andi Shallvari and Cameron Reid regarding property located at 334 California Avenue.

Also in attendance are the following resource personnel:

Steve Vlachodimos, City Clerk/Licence Commissioner
Craig Robertson, Manager of Licensing and Enforcement, Deputy Licence Commissioner
Brandon Calleja, Senior Manager, Deputy Chief Building Official/Permits
Nicole Brush, Supervisor By-law Enforcement
Rory Sturdy, Supervisor By-law Enforcement
Christopher Girard, By-law Enforcement Officer
Karen Kadour, Committee Coordinator

1. Call to Order

The Chair calls the meeting to order at 9:30 o'clock a.m. and the Property Standards 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 Councillor Jo-Anne Gignac, seconded by Michael George,
That the minutes of the Property Standards Committee of its meeting held May 20,
2025, **BE ADOPTED** as presented.
Carried.

4. Request for Deferral, Referral or Withdrawal

None.

5. Appeals

Andi Shallvari and Cameron Reid appear before the Property Standards Committee regarding property located at 334 California Avenue. The document entitled “334 California Avenue – Compliance Plan” is submitted and **attached** as Appendix “A”.

Craig Robertson, Manager of Licensing and Enforcement, Deputy Licence Commissioner advises that the Property Standards Committee has the following authority under the *Building Code Act*:

- Option to confirm the Order as issued
- Modify the Order
- Quash or rescind the Order
- Extend the deadline for compliance
- If the Committee chooses to extend the deadline, would ask that the Committee consider multiple deadlines where the defects may be grouped together

Christopher Girard, By-law Enforcement Officer provides the Presentation entitled “334 California Avenue – OTR 26-009523” **attached** as Appendix “B”. The following commentary of the property is provided:

- Received a complaint on October 31, 2025
- The site was vacant and boarded with evidence of someone living on the porch.
- Contacted Andi Shallvari, owner a few weeks later
- Mr. Shallvari advised that his intent is to sell the property to the University of Windsor or to demolish it.
- An additional site visit was held in December 2025.
- The owner indicated that he would be working with the University of Windsor with a hard deadline of January 21, 2026, which was extended to February 20, 2026, in order to acquire a demolition permit.
- The Order was issued on March 29, 2026.
- The owner was asked to barricade the front porch as people were possibility residing there which was done.

In response to a question asked by the Chair regarding if the property is an eyesore and unsafe, Christopher Girard responds that the main concern is safety as this property is across the street from the University of Windsor. He adds that a boarded-up building offers an opportunity for people to break in, steal copper and light fires.

Christopher Girard indicates the Order specifies that the appellant remove all boarding, ensuring windows and doors are in good repair. He adds to close the front area porch and to remove the boarding to delineate the parking area.

Andi Shallvari and Cameron Reid are representing the owner position of this property and indicates that receipt of this Order helped to expedite the conversation with the University of Windsor. The following comments are provided:

- Mr. Shallvari provides an overview of the discussions held with the University of Windsor.
- Cameron Reid is principle of the entity that owns property at 334 California. He advises they fully intend to comply with demolishing the building. He prepared a Compliance Plan which shows a realistic sequence of statutory and practical steps which has been provided to the Committee.
- They respectfully request that the compliance date be modified to December 11, 2026.

Cameron Reid asks Christopher Girard, By-law Enforcement Officer in his professional opinion, how does he feel about the timeline for this Compliance Plan. Christopher Girard responds they are past the point to comply with the Order; can leave the property vacant, maintained and still in good standing, however in speaking about the demolition, he remarks it should have been done.

In response to a question asked by Councillor Mark McKenzie regarding if the property has been vacant since 2021, Mr. Shallvari responds affirmatively, however it took approximately 18 months to go through a rezoning application. Councillor Mark McKenzie questions why the appellant did not apply for a demolition permit prior to this hearing. Cameron Reid responds that a construction company was contacted to acquire some quotes for demolishing the building and to get the Designated Substance Survey (DSS) done. Andi Shallvari comments that the disconnections with Enbridge and Enwin have been completed.

In response to a question asked by Councillor Mark McKenzie regarding the Compliance Plan, Craig Robertson responds that it appears that the appellants are willing and have provided a plan. He indicates that this has to be expedited and cannot sit in the condition that it is currently in.

Cameron Reid advises they can fast track that DSS portion to immediate and, following the findings of that report, can move on a demolition permit application. He

advises they would prefer the demo route rather than replacing something on an older building, i.e. doors and windows.

Councillor Jo-Anne Gignac questions the time required to acquire a contractor to take a building down. Brandon Calleja, Senior Manager, Deputy Chief Building Official/Permits responds that a 6-month timeline is not required to demolish a house and adds the permit is a very quick turnaround. He states that 30 days is a fair timeline for this type of demolition (single family dwelling). He advises if the appellants require expedited service, appropriate staff will be assigned to assist in making those timelines work.

Moved by Councillor Jo-Anne Gignac, seconded by Councillor Mark McKenzie
That the owners of 334 California Avenue **BE ALLOWED** 30 days in order to demolish the building; to acquire the demolition permit; and to hire a demolition contractor to take down the building.

Carried.

6. Adjournment

There being no further business, the meeting is adjourned at 10:05 o'clock a.m.

334 California Avenue — Compliance Plan

Submission to the Property Standards Committee — Hearing of June 11, 2026

Property: 334 California Avenue, Windsor, ON
Violation Number: 26 009523
Order Issued: February 27, 2026 (C. Girard, Building Bylaw Officer)
Hearing: Thursday, June 11, 2026 at 9:30 a.m. — Room 140, 350 City Hall Square West

1. Owner's Position

The owner confirms the position stated in the Notice of Appeal: compliance will be achieved by demolishing the building, as expressly contemplated by the Order. Correction #1 provides:

"If possible, obtain a demolition permit and demolish all buildings on the property, leaving the site clean and level as per this by-law."

This permanent resolution eliminates the underlying property standards condition and addresses the City's stated concerns in full.

2. Statutory Pre-Demolition Requirement

Demolition of the existing two-storey brick dwelling and detached garage requires a **Designated Substances Survey under O. Reg. 278/05** prior to issuance of any demolition permit. The DSS identifies regulated substances (asbestos, lead, mercury, silica) and dictates any required abatement. This is mandatory and forms the principal driver of the requested compliance period.

3. Compliance Plan and Timeline

Phase	Target Window	Statutory / Practical Basis
DSS consultant engagement; sampling, lab analysis and report	June – mid-July 2026	O. Reg. 278/05
Demolition permit application (CloudPermit) and issuance	Late July – September 2026	By-law 148-2025, S. 7.2
Hazardous material abatement if required by DSS	September – October 2026	O. Reg. 278/05
Demolition contractor mobilization	October – November 2026	By-law 395-2004 (licensed contractor)
Demolition and site grading to clean, level condition	November – early December 2026	Order, Correction #1 alternative

Proposed Compliance Date: December 11, 2026 — six months from the hearing.

4. Interim Site Security

During the compliance period the property will remain secured. The existing boarding will be maintained and the property monitored; any further unauthorized access will be reported to Windsor Police and the Building Department. As the demolition path is being pursued, the boarding will be addressed at the point of demolition rather than removed prior, consistent with the Order's demolition alternative.

5. Voluntary Reporting

- Written confirmation of DSS consultant engagement upon execution
- Written confirmation upon submission of the demolition permit application
- Monthly status updates to Mr. Girard or his designate
- Notification within five business days of demolition completion

References: Building Code Act, S.O. 1992, c. 23, ss. 15.2(2), 15.3(1); City of Windsor By-law 148-2025; O. Reg. 278/05 (Designated Substances).



334 California Ave – OTR 26-009523

By-law Officer: Chris Girard
Date of Inspection: October 31, 2025
Date OTR Issued: February 27, 2026
Date of Appeal: June 11, 2026

City of Windsor Zoning By-law 8600

SECTION 11 – RESIDENTIAL DISTRICTS 2. (RD2.)

[ZNG/5270]

(B/L 10358 Jul 16/1990; B/L 11093 Jul 20/1992; B/L 12651 Feb 25/1997, Approved by OMB Order R960323; B/L 169-2001 Jun 1/2001; B/L 33-2001 Oct 23/2001, OMB Decision/Order No. 1716 Case No. PL010233; B/L 370-2001 Nov 15/2001; B/L 363-2002 Dec 31/2002; B/L 142-2006 Aug 24, 2006; B/L 114-2016 Sep 19/2016; B/L 164-2017 Dec 7/2017; B/L 52-2024 Apr 22/2024)

11.1 RESIDENTIAL DISTRICT 2.1 (RD2.1)**11.1.1 PERMITTED USES***One Duplex Dwelling**One Semi-Detached Dwelling**One Single Unit Dwelling*

Any use accessory to the preceding uses

11.1.5 PROVISIONS

	Duplex Dwelling	Semi-Detached Dwelling	Single Unit Dwelling
.1 Lot Width – minimum	12.0 m	15.0 m	9.0 m
.2 Lot Area – minimum	360.0 m ²	450.0 m ²	270.0 m ²
.3 Lot Coverage – maximum	45.0%	45.0%	45.0%
.4 Main Building Height – maximum	9.0 m	9.0 m	9.0 m
.5 Front Yard Depth – minimum	6.0 m	6.0 m	6.0 m
.6 Rear Yard Depth – minimum	7.50 m	7.50 m	7.50 m
.7 Side Yard Width – minimum	1.20 m	1.20 m	1.20 m
.10 Gross Floor Area – main building – maximum	400 m ²	400 m ²	400 m ²

(B/L 101-2022 Jul 11/2022; B/L 52-2024 Apr 22/2024)

334 CALIFORNIA AVE

OTR – 26-009523

- Zoning RD 2.1
- Latest established use – DWELLING
- **Oct 31, 2025: First site visit – vacant and boarded.**
- Nov 18, 2025: First contact from owner stating plans to demolish or possible sale to University of Windsor.
- Dec 3, 2025: Second site visit – vacant and boarded.
- **Dec 12, 2025: Email to owner stating that the decision end date of Jan 31, 2026 is agreed.**
Due date to obtain demo permit: Feb 20, 2026.
- Jan 14, 2026: Email update from owner – no decision from U of W.
- Feb 5, 2026: Email to owner stating that I cannot negotiate more time as it has been months.
- Feb 9, 2026: Email to owner – need to keep with the Feb 20th due date. If doing a demo, call Building Dept immediately.
- **Feb 24, 2026: Site visit – no change.**
- **Feb 26, 2026: Violation – order issued with due date of March 29, 2026.**

334 CALIFORNIA AVE

OTR – 26-009523

OCTOBER 31, 2025

West side of
residence.
Overgrowth
around covered
porch area.
Boarded
windows/doors.



334 CALIFORNIA AVE

OTR – 26-009523



OFFICER GIRARD
December 03, 2025 10:59 AM

DECEMBER 3, 2025

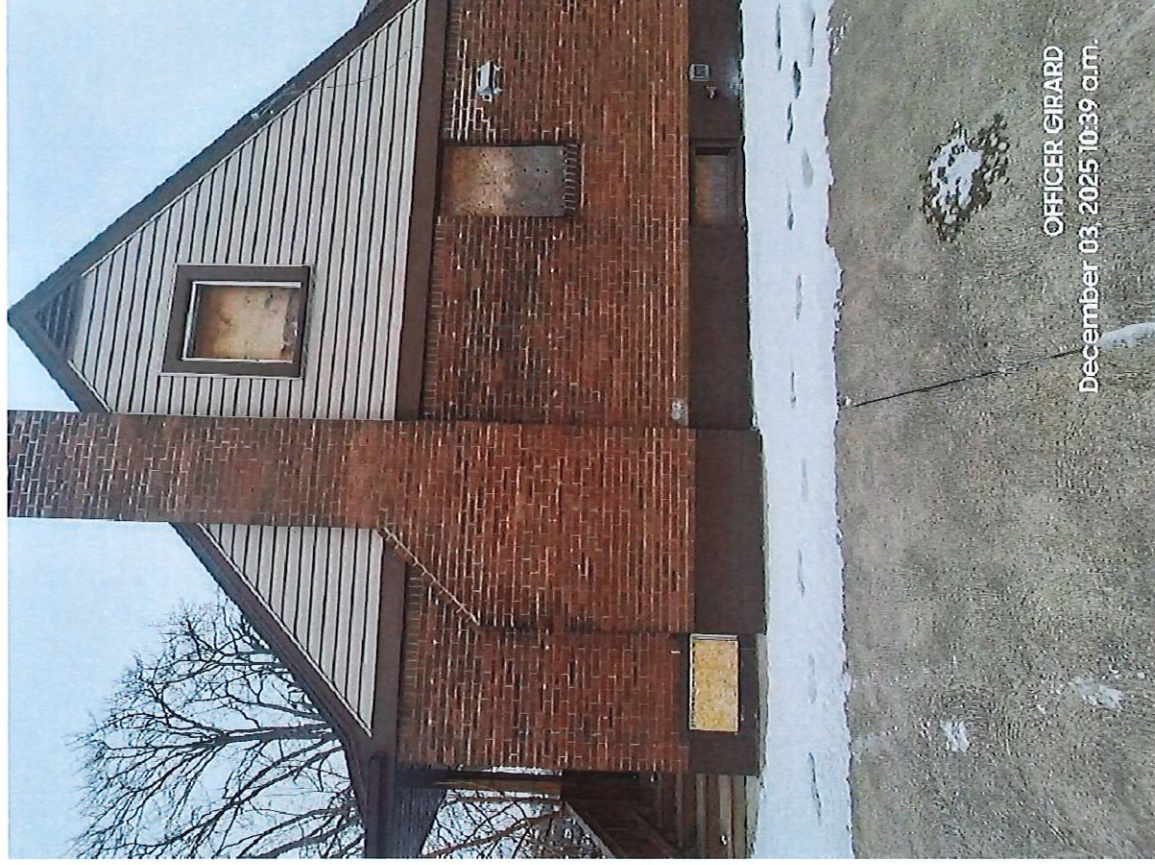
Front covered
porch.
Evidence of person
living in porch
area.

334 CALIFORNIA AVE

OTR – 26-009523

DECEMBER 3, 2025

North side of
residence.
Boarded windows.



334 CALIFORNIA AVE

OTR – 26-009523

DECEMBER 3, 2025

East side for
residence.
Boarded
windows/doors.



334 CALIFORNIA AVE

OTR – 26-009523

FEBRUARY 24, 2026

Front covered porch.
Boarded porch to
prevent trespassers.



OFFICER GIRARD
February 24, 2026 9:14 a.m.

334 CALIFORNIA AVE

OTR – 26-009523

FEBRUARY 24, 2026

Boarded detached
garage.



OFFICER GIRARD
February 24, 2026 9:15 a.m.

334 CALIFORNIA AVE

OTR – 26-009523

FEBRUARY 24, 2026

East side of
residence.
Boarded
windows/doors.



OFFICER GIRARD
February 24, 2026 9:15 a.m.

334 CALIFORNIA AVE

OTR – 26-009523

DEFECTS

DEFECT 1: VACANT PROPERTY

Sections 5.5.1

Boarded vacant dwelling unit, boarded vacant detached garage.

334 CALIFORNIA AVE

OTR – 26-009523