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Windsor, Ontario April 19, 2013

A meeting of the **Property Standards Committee** is held this day commencing at 3:00 o'clock p.m. in the Town of Walkerville Meeting Room, 3rd floor, City Hall, there being present the following members:

Jim Evans, Chair
John Middleton
Bill Van Wyck

Regrets received from:

Mark Stephens

Also present are the following resource personnel:

Al Peach, Manager of Inspections
Karen Kadour, Committee Coordinator

1. CALL TO ORDER

The Chair calls the meeting to order at 3:04 o'clock p.m. and the Committee considers the Agenda being Schedule "A" **attached** hereto, matters which are dealt with as follows:

2. DECLARATION OF CONFLICT OF INTERESI

None disclosed.

3. ADOPTION OF THE MINUTES

Moved by J. Middleton, seconded by B. Van Wyck,
That the minutes of the meeting of the Property Standards Committee held August 28, 2012 **BE ADOPTED** as presented.
Carried.

4. DEFERRALS/REQUEST FOR DEFERRALS

None.

5. DISCUSSION OF APPEAL

5.1 Louis Jr. Vaupotic, Smaragda Vaupotic and Helen Tosconac against an Order issued March 6, 2013 regarding property at 144 Aylmer, Windsor Ontario Plan 126, Pt. Lots 5, 6. The Notice of Appeal dated March 19, 2013 has been received within the 14 day time frame.

Louis Jr. Vaupotic and Helen Tosconac are present and available to answer questions.

A. Peach advises the commercial building located at 144 Aylmer is structurally unsound and notes if the building was zoned residential, an Order to demolish would have been issued. He states an Order to Repair was issued in September 2012 and no repairs have been completed. He states the masonry and actual blocks are fractured. He adds the Building Department will not support a one year extension to undertake the work outlined in the Order.

Helen Tosconac indicates her mother owns three parcels of property behind the building and Louis Jr. Vaupotic intends to construct a dental office building on this site.

In response to a question asked by J. Middleton regarding if the applicants intend to make an application to the Committee of Adjustment, H. Tosconac responds affirmatively.

A. Peach notes if the applicants intend to construct a dental office, a rezoning and an application to the Committee of Adjustment are required.

The Correction in the Order to Repair is as follows:

"Due to the unsafe condition of this building, repair does not seem feasible and demolition is recommended. If repair is to be conducted, the services of a Professional Engineer, licensed in Ontario, are to be obtained. The Engineer is to prepare a report listing all repairs to be made and the manner in which they are to be carried out to ensure a safe condition and structurally sound building. "

A. Peach advises if the engineer states that the building is not imminently unsafe and provides measures for remedial repair, the correction in the Order will be satisfied.

Moved by J. Middleton, seconded by B. Van Wyck,

That an extension of 120 days to August 30, 2013 **BE APPROVED** provided the applicants request an extension in writing to the Chief Building Official and further, that the applicants **BE DIRECTED** to obtain direction from a Structural Engineer and to undertake remedial measures within that time frame.

Carried.

6. REPORTS

None.

7. COMMUNICATIONS

None.

8. NEW BUSINESS

None.

9. ADJOURNMENT

There being no further business, the meeting is adjourned at 3:35 o'clock p.m.

CHAIR

COMMITTEE COORDINATOR