

PROPERTY STANDARDS COMMITTEE

Meeting held November 7, 2024

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

Appellant in attendance:

Dr. Nasser Zaki, St. Paul Management Limited regarding ***Item 4.1***

Also in attendance are the following resource personnel:

Rob Vani, Deputy Chief Building Official – Inspections
Aaron Farough, Senior Legal Counsel
Karen Kadour, Committee Coordinator

1. Call to Order

The Chair calls the meeting to order at 10:00 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

Councillor Ed Sleiman discloses an interest on this matter as Dr. Zaki is his personal physician.

3. Request for Deferral, Referral or Withdrawal

None.

4. Appeals

Rob Vani provides an overview of the Presentation entitled “747 Ouellette Avenue – OTR 24-027801, **attached** as Appendix “A’. He indicates that the last established use of the property was a restaurant and a bar. The records indicate that the property has been vacant since 2009 with the building boarded up in 2015. In 2020, St. Paul Management took possession of the property. As of 2024, the building is still boarded up with fencing at the front of the property. The defects to the property are reviewed. He asks that the Order be confirmed.

Dr. Nasser Zaki, St. Paul Management Limited provides the following comments relating to 747 Ouellette Avenue:

- It is the responsibility of the city to take care of Canadian citizens.
- The owner cannot control damage that is being done to the building.
- As there were two fires, they are in the process of suing the insurance company.
- The reason they cannot touch the building is that this is the crime scene”
- The insurance company visited the building a few months ago and advised that the owner cannot touch the building.
- They had a structural engineer visit the building and an application was submitted for demolition of the building, however, they cannot do any work at this time.
- Once approval has been provided by the lawyer that this is done, they will proceed with the demolition.

In response to a question asked by Michael George regarding the two fires, Dr. Zaki advises that the fires occurred in March and April 2022.

Councillor Fabio Costante asks if this building has heritage significance. Rob Vani states it does not, but there are some controls as it is in a BIA area. In response to a question asked by Councillor Fabio Costante regarding if a request for demolition was made, Rob Vani responds that a permit was approved for a partial demolition but was subsequently revoked as the owners did not move forward with the demolition.

Councillor Fabio Costante asks if the appellant has applied for a demolition permit. Dr. Zaki responds that he applied for a permit three days ago.

Councillor Fabio Costante inquires if there is an existing Order that is upheld on the building and Dr. Zaki moves to demolish the building sometime thereafter, what happens to those Orders. Rob Vani responds they would have to fulfill the requirements to demolish the building and restore the site to the requirements of the by-law and once, that is done, all the Orders go away.

Dan Lunardi asks the appellant if he is prevented from fixing the roof or removing the debris. Dr. Zaki responds that his lawyer advised him to not touch the building and to wait for the insurance company to do the inspection.

Moved by Councillor Fabio Costante, seconded by Michael George,
That the Administrative report and recommendation regarding 747 Ouellete Avenue
BE UPHELD in order that the defects **BE RECTIFIED**.
Carried.

Councillor Ed Sleiman abstains from voting on the matter.

Councillor Fabio Costante advises that the Committee is somewhat of a quasi-tribunal and must deal with whether the appellant has breached the Property Standards By-law. There are several breaches on the building as it exists today, and this body cannot make a decision on a future plan. He adds if the appellant proceeds with the demolition, at the conclusion of that process, all these Orders will go away.

5. Adjournment

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