



**PROPERTY STANDARDS COMMITTEE MINUTES
THURSDAY, APRIL 18, 2019 - 4:30 P.M.
COUNCIL CHAMBERS, 2ND FLOOR
BRANTFORD CITY HALL**

1. ROLL CALL

Present: Brenda Hertog, Damon Smith (5:05 p.m.), Tamara Cupoli, Susan Kaplan, Lee Rynar

Also Present: Julia Sippel, Garry Anderson Manager, Property Standards & By-laws, Alicia Erdelac, Property Standards Officer, Christian Teixeira, Property Standards Officer, Russ Thompson, Chief Building Official

2. PROCEDURAL TRAINING

Julia Sippel provided procedural training for members of the Committee.

A recess was called from 4:50 to 5:00 p.m. prior to the first hearing.

3. ELECTION OF THE CHAIR AND VICE-CHAIR

J. Sippel called for nominations for the Chair. Brenda Hertog was nominated as Chair. Brenda Hertog accepted the nomination. Nominations were closed and Brenda Hertog was acclaimed Chair.

J. Sippel called for nominations for Vice-Chair. Tamara Cupoli was nominated as Vice-Chair. Tamara Cupoli accepted the nomination. Nominations were closed and Tamara Cupoli was acclaimed Vice-Chair.

4. DECLARATIONS OF CONFLICTS OF INTEREST

None

5. PRESENTATIONS/ DELEGATIONS

None

6. ITEMS FOR CONSIDERATION

- 6.1 Appeal filed by Wenda Allicock, on behalf of Kuldeep and Balbir Singh, owners of 17 Alfred Street, Brantford, Ontario regarding Property Standards Order #29-19, 2019-283**

G. Anderson, Manager of Property Standards and By-laws, provided an overview of the appeal to the Committee. The property in question is a two storey home. There were complaints of a damaged ceiling and mice on the property. After ownership was confirmed the order was issued. The Notice of the Appeal was received on April 1, 2019 which was after the appeal deadline date.

Moved by Susan Kaplan
Seconded Tamara Cupoli

THAT the Appeal for 17 Alfred Street, received after the appeal deadline date BE HEARD.

CARRIED

A. Erdelac, Property Standards Officer confirmed that on the most recent visit to the property she found all items of the order to be in compliance except for the deck which required a building permit and took longer than other items of the order.

Staff responded to a number of questions from the Committee.

Wenda Allicock addressed the committee and requested a 45 day extension. The owner has a contractor lined up to complete the deck however it is dependent on availability and weather.

G. Anderson informed the Committee that a 45 day extension is appropriate and sufficient.

Moved by Tamara Cupoli
Seconded by Lee Rynar

THAT the appeal filed by Wenda Allicock, on behalf of Kuldip and Balbir Singh, owners of 17 Alfred Street Brantford, Ontario regarding Property Standards Order #29-19 BE ALLOWED and that the Order BE CONFIRMED and UPHeld by the Property Standards Committee; and

THAT the following extension of time BE GRANTED to address all outstanding deficiencies contained in Property Standards Order #29-19:

EXTENSION GRANTED to May 31, 2019

CARRIED

6.2 Appeal filed by George J.P. Ziotek, on behalf of Khurshid Anwar Dost and Muhammad Ayub Rana, owners of 18 Henry Street, Brantford, Ontario regarding Property Standards Order #21-19 , 2019-284

G. Anderson, Manager of Property Standards and By-laws, provided an overview of the appeal to the Committee. The primary complaints pertained to mold, most notably unit 1, and a number of interior deficiencies. The order was issued on February 27 detailing the deficiencies.

A. Erdelac, Property Standards Officer, completed a secondary inspection. Of the 11 deficiencies, only four are outstanding including the front and rear stairs and floors throughout the unit.

Staff responded to a number of questions by the Committee.

George P. Ziotek, appeared before the Committee on behalf of the owners. Mr. Ziotek informed that 90 days is not necessary for the extension however there has been some history where the tenant has denied access to the property for repairs. As well, the property has a lot of items inside which need to be moved throughout the unit to complete the flooring. Mr. Ziotek stated that a 30 day extension would be sufficient barring the tenant allows access.

G. Anderson stated that the Committee may want to consider a longer extension than 30 days to allow for any concerns that arise in the process.

Moved by Damon Smith
Seconded by Susan Kaplan

THAT the appeal filed by George Ziotek, on behalf of Khurshid Anwar Dost and Muhammad Ayub Rana, owners of 18 Henry Street, Brantford, Ontario regarding Property Standards Order #21-19 BE ALLOWED and that the Order BE CONFIRMED and UPHELD by the Property Standards Committee; and

THAT the following extension of time BE GRANTED to address all outstanding deficiencies contained in Property Standards Order #21-19:

EXTENSION GRANTED to June 17, 2019

CARRIED

6.3 Appeal filed by Anastase Antonopoulos, owner of 25 Buffalo Street, Brantford, Ontario regarding Property Standards Order #26-19, 2019-286

G. Anderson. Manager of Property Standards and By-laws, provided an overview of the appeal to the Committee. The property has a defective retaining wall in the rear yard. The property in question is a two storey lodging house. No permit or professional engineer is necessary to fix the retaining wall. Re-inspection of the property on February 25 showed no changes to the wall.

C. Teixeira, Property Standards Officer informed the Committee that neither the property in question or the adjoining property have a survey. Staff used the mapping system to see who the retaining wall belongs to and although not completely accurate, it appears the wall belongs to 25 Buffalo Street. C. Teixeira informed the committee that the adjoining property is in the process of getting a survey to confirm ownership.

Staff responded to a number of questions by the Committee. Staff further informed that the estimated time to receive the survey is 30 days.

Ned Veronico, son-in-law and Anastase Antonopoulos appeared before the Committee. They informed the Committee that the wall was not in this condition until the adjoining

property driveway caused it to shift. Mr. Antonopoulos built the trench to keep water from the wall running off into his basement. The appellants informed the Committee that they should not have to pay to fix the wall because the adjoining property caused the damage and the retaining wall benefits the neighbouring property as it holds up the driveway.

G. Anderson suggested that the hearing be adjourned until the survey is returned to confirm ownership.

Moved by Damon Smith
Seconded by Tamara Cupoli

THAT the hearing for Property Standards Order #26-19 BE ADJOURNED to May 9th to allow for the return of the survey.

CARRIED.

7. CONSENT ITEM

7.1 Minutes

Moved by Damon Smith
Seconded by Tamara Cupoli

THAT the minutes of the Property Standards Committee meeting held on January 31, 2019 BE ADOPTED.

CARRIED

8. RESOLUTIONS

None

9. NOTICES OF MOTION

None

10. ADJOURNMENT

The meeting adjourned at 5:45 p.m.

Brenda Hertog, Chair

Russ Thomson, Secretary

Garry Anderson, Manager Property
Standards & By-laws

Minutes Prepared by:
Julia Sippel, Council & Committee
Services Coordinator