

MEETING MINUTES



MEETING	Property Standards Committee Meeting	
DATE	July 12, 2017	
LOCATION	Committee Room A	
TIME	7:00 PM	
PRESENT	Committee members	Douglas Smith, Jon Hebden, Katharine Lammer, Ryan Gibson, Bob Foster
	Program Manager Bylaw Compliance, Security and Licensing	Randy Berg
	Property Standards Inspector	Jason Lapier
	Secretary-Property Standards Committee	Rebecca Smith
	PSC-17-004 Appellant:	Mark and Anitra Hofstee
	PSC-17-006 Appellant:	Chris and Sarah Sanelli

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<p>Appointment of Chair Person:</p> <p>R. Gibson appointed Chairperson</p>
2	<p>Disclosure of Pecuniary Interest:</p> <p>There were no declarations of pecuniary interest.</p>
3	<p>PSC 17-004 – 194 Edinburgh Rd N</p> <p>Meeting called to order at 7:00 pm</p> <p>Introductions of the Committee, City Staff and the appellant of PSC-17-004 were made</p> <p>Chair (R. Gibson) asked City to present its case.</p> <p><u>Background:</u></p> <p>J. Lapier – I attended on March 21, 2017 and noted the front door was uncovered, secure and present. The window on north facing side of house on the second storey was not covered, but all other windows and doors were boarded and/or covered up. Window and door trim appears deteriorated with worn and flaked paint exposing wood. There were areas on the side and rear of the building where the exterior wall was cracked from the second storey down through foundation. Additionally, temporary shoring was in place to support brick wall at the rear. Safety fencing erected on E and N sides of property.</p> <p>(Pictures showing the building were presented by Jason).</p>

As the result of those inspections the order before you was issued to

1. Restore / repair all boarded up windows and doors on the house and ensure the windows and doors are maintained with the use of paint, stain or the like, are in good repair and weather tight to prevent infiltration by the elements, as per section 4.5. Boarding up of the windows and doors is not permitted for an excessive length of time.
2. Repair / restore the rear and side exterior walls to ensure the walls are maintained in a structurally sound condition so as to be capable of safely sustaining their own weight (without the use of the temporary shoring), free of cracks, displaced and missing sections of brick and maintained to prevent the entry of water into the building.

Note: Building permits may be required for the above noted remedial work.

This was issued on March 27, 2017 with a compliance date of June 5, 2017.

An inspection was completed and the building remains in the same state.

The chair (R. Gibson) asked the committee for questions for the City:

K. Lammer – The appellant Suzie Diamond is no longer associated with the file?

J. Lapier – That’s correct.

J. Hebden – The property was bought on June 22, 2017 and the new owner has owned it for three weeks and bought it knowing there was an order on the property?

M. Hofstee – That is correct.

Chair (R. Gibson) asked the appellants to present their case:

M. Hofstee – We bought the house before June 28, 2017 knowing there was an order on the property. Once repairs are completed we are hoping to sell the property. The plan is to restore most of the house as is, with a small addition to the side of the house, but all repairs will be completed as required. We are hoping to have the house completed by the end of the year. We are meeting with Tacoma Engineers tomorrow to get a better understanding of how to deal with any concern and all work will be done to 2017 standards.

Our business has been around for 23 years and in the three weeks since we have owned the property we having been making preparations to get work completed. We have also communicated with both neighbours that work will be complete and have cleaned up the lawn area.

The chair (R. Gibson) asked the committee for questions for the Appellants:

B. Foster – This looks like a great solution for the property.

D. Smith – Are you looking for an extension?

M. Hofstee – Yes, we are looking for an extension until the end of November, we anticipate being done the work before then, but would like until that date in case unexpected circumstances arise.

	<p>K. Lammer – Do you have your building permits in place?</p> <p>M. Hofstee – No, but we will be applying for them</p> <p>K. Lammer – Will you be going through the Committee of Adjustments decision?</p> <p>M. Hofstee – We are not going to build a garage at the location, but we are going to ask to put the driveway off the back and close off the one on Edinburgh.</p> <p>The chair (R. Gibson) asked for any more questions from the committee to any of the parties:</p> <p>R. Berg – We would like to add that the City has a much higher level of comfort. Mr Hofstee contacted the City the day after he took possession with plans for renovation.</p> <p>The chair (R. Gibson) closed the meeting and let the attendees know they were welcome to stay while the committee deliberated and reached a decision.</p>
<p>4</p>	<p>DECISION PSC 17-004</p> <p>Motion by K. Lammer and seconded by D. Smith, this decision was unanimous</p> <p>In the matter of the Appeal of the Order of the Property Standards Officer issued on March 27, 2017 regarding 194 Edinburgh Rd N, being PLAN 23 PT LOT 40, it is the decision of the Committee that Order 15-003011 CM be confirmed and the compliance date extended to November 30, 2017.</p>
<p>5</p>	<p>PSC-17-004 Adjourned at 7:20 pm</p>
<p>6</p>	<p>PSC 17-006 – 43 Sleeman Avenue</p> <p>Meeting called to order at 7:33 pm</p> <p>Introductions of the Committee, City Staff and the appellant of PSC-17-006 were made</p> <p>Chair (R. Gibson) asked City to present its case.</p> <p><u>Background:</u></p> <p>J. Lapier - Attended with the Zoning and Fire department. I observed the window in the living room had an unobstructed opening of approximately 13.5" X 31.5". The kitchen window had an unobstructed opening of approximately, 11.75" X 31.5". Both window panes on both windows were not removable, all other windows in the unit were smaller.</p> <p>As the result of the inspection the order before you was issued to</p> <ol style="list-style-type: none"> 1. Provide / install an egress window or an exterior door having a minimum openable area of 0.35 square metres (3.8 square feet) and a minimum dimension of 0.38 metres (15 inches) in the basement. <p>Refer to the attached egress window details for further reference to item #1 above including sill height recommendations.</p>

Note: A larger egress window is / may be required for an accessory apartment (4.1 square feet)

Sleeping shall NOT occur in the basement until the work in this order is complete.

The work required in this order is for interim safety measures only and does not constitute any approvals as they relate to the City of Guelph Zoning By-law or the Ontario Building Code or the Ontario Fire Code. Compliance with the City of Guelph Zoning By-law, the Ontario Building Code and / or the Ontario Fire Code is required.

A building permit may be required for the installation of the egress window.

This was issued on June 19, 2017 with a compliance date of July 10, 2017.

The house is being registered as a two unit not an accessory apartment and is currently vacant.

The chair (R. Gibson) asked the committee for questions for the City:

None

Chair (R. Gibson) asked the appellants to present their case:

C. Sanelli - Currently there is no one living in the unit. I have contacted George's Windows and door to install new fire doors and a larger tilt and turn window that will meet and exceed the requirements of the order. They will be about six to eight weeks to get them in and installed.

The chair (R. Gibson) asked the committee for questions for the Appellants:

R. Gibson – No one will be sleeping in the unit during this time?

C. Sanelli – No.

R. Gibson – What are you looking for from the Committee?

C. Sanelli – We are asking for a six to eight week extension for install and inspection

J. Lapier – Is building asking for a permit?

C. Sanelli – Yes, we have not applied for it yet as we are waiting on drawings to be complete.

R. Gibson – Are they in compliance if there is no one sleeping in the unit?

J. Lapier – If there is sleeping on the same level they will require the window as per the order

K. Lammer – Is eight weeks enough time or do you need a buffer?

C. Sanelli – A buffer would be nice. We will have the windows installed as soon as possible, but a two week buffer would be nice.

	<p>J. Lapier – As a note, Mr. Sanelli found alternative living for the tenants.</p> <p>The chair asked for anymore questions from the committee to any of the parties:</p> <p>None</p> <p>The chair closed the meeting and let the attendees know they were welcome to stay while the committee deliberated and reached a decision.</p>
7	<p>DECISION PSC 17-002</p> <p>Motion by K. Lammer and seconded by B. Foster, this decision was unanimous</p> <p>In the matter of the Appeal of the Order of the Property Standards Officer issued on June 19, 2017 regarding 43 Sleeman Avenue, being PLAN 562 LOT 67, it is the decision of the Committee that Order 17-002787 CM be confirmed and the compliance date extended to September 29, 2017.</p>
8	<p>Approval of Minutes:</p> <p>Moved by K. Lammer and seconded by J. Hebden to approve minutes from April 5, 2017.</p>
9	<p>Meeting adjourned at 7:45 pm by motion of K. Lammer and seconded by D. Smith</p>