

MEETING MINUTES



MEETING	Property Standards Committee Meeting	
DATE	September 20, 2017	
LOCATION	Committee Room C	
TIME	7:00 PM	
PRESENT	Committee members	Douglas Smith, Jon Hebden, Katharine Lammer
	Program Manager Bylaw Compliance, Security and Licensing	Randy Berg
	Property Standards Inspector	Jason Lapier
	Secretary-Property Standards Committee	Rebecca Smith
	PSC-17-005	Appellant: Lawyer for Appellant:

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<p>Appointment of Chair Person:</p> <p>J. Hebden appointed Chairperson</p>
2	<p>Disclosure of Pecuniary Interest:</p> <p>There were no declarations of pecuniary interest.</p>
3	<p>PSC 17-005 – 17 Glasgow St S</p> <p>Meeting called to order at 7:00 pm</p> <p>Introductions of the Committee, City Staff and the appellant of PSC-17-005 were made</p> <p>Chair (J. Hebden) asked City to present its case.</p> <p><u>Background:</u></p> <p>J. Lapier – Attended on April 24, 2017 and noted the following concerns:</p> <ul style="list-style-type: none"> • Missing exterior stair at the side door on rear wing • Open excavation at rear of the building partially covered with tarps with safety fencing partially erected on north side of excavation. • Excavation is approximately 8-10' deep. • There are holes in north facing exterior wall on second storey of the rear wing • There is missing exterior cladding/finish on north facing exterior wall of the second storey rear wing. • The fascia board around northwest corner of roof on the first of the rear wing showing signs of rot/deterioration • There is rotted/deteriorated cladding at north facing end of the first storey of the

- rear wing between the roof line and soffits/fascia
- Construction material, equipment and scrap are evident in the rear yard around rear wing and excavation.

(Pictures showing the building were presented by Jason).

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

1. Install missing sections of exterior wall cladding to the two storey rear wing (2nd storey on the north facing side) with weather resistant materials to protect the building from infiltration by the elements and to close up or seal the holes in the same section of exterior wall so as to prevent the entry of rodents, vermin or other animals into the building.
2. Repair or replace the rotted / deteriorated fascia board around the north-west corner of the first storey roof on the rear wing and the rotted / deteriorated cladding on the north facing gable (1st storey), between the roof line and the soffits / fascia.
3. Complete the installation of the basement walkout, complete with perimeter walls, stairs, handrails and perimeter guards OR backfill the open excavation.
Note: Ensure the safety fencing is erected and maintained around the perimeter of the open excavation until the above remedial work listed in item # 3 above has been complete.
4. Install exterior stairs on the south side of the rear wing at the south side entrance door.

This was issued on May 11, 2017 with a compliance date of July 6, 2017.

An inspection was completed September 20, 2017 and the building remains in the same state.

The chair (J. Hebden) asked the committee for questions for the City:

None

Chair (J. Hebden) asked the appellants to present their case:

K. Thompson - A copy of building permit was handed out for the rear yard and stair walkout.

There is a lengthy history of the property. We do not dispute there are issues with the property. The issues with the order are with timing, access and ability to complete the work.

Feb 2014 – order issued similar to the present one. The order was challenged and upheld with an extension given.

October 2014 – Provincial Offences Notice issued

January 2015 – Provincial Offences Notice quashed, New Provincial Offences Notice issued – resulted in a convictions as Mr. Fava did not appear at court and was reopened

July 2015 – two summons served

Nov 2016 – guilty to one Part 1 Summons

Jan 2017 – one summons stayed in Provincial Offences court

March 2016 – Building Inspectors met onsite and issued an order to comply was issued, which was completed

July 2017 – first revision to building permit, further revision was requested and completed and is the permit you see before you.

Currently there is an open building permit. Numerous contractors have been out to the site, with some declining the job due to the narrow access to the location. Three contractors have taken the job, with none being able to complete the work. The whole of the building at the rear needs to be underpinned, which is skill intensive and has been outlined in the building permit. It is difficult to find a contractor to complete this skilled work. There is temporary shoring that has been approved by an engineer.

The concerns with the order are as follows;

Item 1 of the order: exterior wall cladding – located above the open excavation making it hard to get at the area.

Item 2 of the order: access is hard because of the excavation

Item 3 of the order: walkout – underpinning needs to be completed first and it cannot be backfilled as the foundation will be unsound. It is subject of the building permit.

Item 4 of the order: this is the only access to the backyard and needs to be maintained. Rather than install the stairs and to remove access, we can block off the access to the door.

Suggestions for the property standards order are to defer items one and two until the building permit is closed. Prevent people from leaving the door as per item four rather than replace the stairs and rescind item three as this is being dealt with under the building permit.

The chair (J. Hebden) asked the committee for questions for the Appellants:

D. Smith – What is the timeframe you are looking at for completion?

S. Fava – We do not have a defined timeline as there is difficulty retaining a contractor. They are various points of work that need to be completed including underpinning, footings, all of which are outlined in the building permit.

D. Smith – So are we looking at years, with the winter months coming up?

S. Fava – Once a contractor can get in to do the underpinning we can finish faster. Work can be completed under the tarp.

J. Hebden – When was the original excavation of the stairwell?

S. Fava – The summer of 2014 it began, followed by the building permit to address the underpinnings.

J. Hebden – Why did you not first complete the soffits and fascia portion of the order?

S. Fava – In retrospect we should have, however we did not expect to have the extensive building repair requirements.

K. Lammer – Was the contractor hired in 2016 paid?

S. Fava – Yes.

K. Lammer – The order was given in April and to date the site is in the same condition, there has not been work done to complete the safety requirements including erecting a safety fence around the excavation and blocking off the door. There has been no

	<p>demonstration to the City or Committee that any progress is being made.</p> <p>S. Fava – Currently the location is being used to store equipment and material, no one is living onsite</p> <p>K. Thompson – As an alternative to putting in the stairs during, we could block off access to the door.</p> <p>K. Lammer – Something done to ensure safety for the members of the neighbourhood would have acted as a measure of good faith that you plan on completing the work. A building permit expires after one year of inactivity correct?</p> <p>R. Berg – We will confirm and check with building for progress.</p> <p>K. Lammer – If the safety fencing and blocking the door was complete, would it have helped?</p> <p>R. Berg – Any progress would have helped</p> <p>J. Lapier – Would it have been done, it would have eased my mind.</p> <p>The chair (J. Hebden) asked for any more questions from the committee to any of the parties:</p> <p>D. Smith – Hypothetically, what sort of time frame do you think you would need to complete the work?</p> <p>K. Thompson – It is a constantly changing timeframe, deadlines have been missed in the past due to not being able to get contractors.</p> <p>S. Fava – Unable to provide a timeline as it is unknown when work will commence.</p> <p>D. Smith – Can you tell us what your plan is? Where are you heading?</p> <p>K. Thompson – There is concern with a property standards order hurrying along a building permit. Following along with the building permit would be the plan. We would like to see item three rescinded, items one and two held off until the building permit is closed and a lengthy deferral for item four as it is the only access to the rear yard.</p> <p>The chair (J. Hebden) 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 May 11, 2017 regarding 17 Glasgow St S, being PLAN 8 PT LOT 1015, it is the decision of the Committee that Order 14-000506 CM be confirmed.</p>
<p>5</p>	<p>Approval of Minutes:</p>

	Moved by K. Lammer and seconded by D. Smith to approve minutes from July 12, 2017.
6	Other Business Reminder that you can call on other City staff in attendance to provide their input and assist in answering any questions that the Committee may have.
7	Meeting adjourned at 8:00 pm by motion of K. Lammer and seconded by D. Smith