

MEETING MINUTES



MEETING	Property Standards Committee Meeting		
DATE	November 15, 2016		
LOCATION	Committee Room A		
TIME	7:00 PM		
PRESENT	Committee members	Douglas Smith, Ryan Gibson, Jon Hebden, Katharine Lammer	
	Supervisor Bylaw Compliance, Security and Licensing	Randy Berg	
	Property Standards Inspector	Jason Lapier	
	Secretary-Property Standards Committee	Rebecca Smith	
	PSC-16-002 Appellant:	Firoz Lakhani	

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 16-002 – 28 Stevenson St N</p> <p>Meeting called to order at 7:00PM</p> <p>Introductions of the Committee, City Staff and the appellant of PSC-16-005 were made</p> <p>Chair (R. Gibson) asked City to present its case.</p> <p><u>Background:</u></p> <p>J. Lapier - Inspection of 28 Stevenson St N completed June 13, 2016.</p> <p>As the result of that inspection the order before you was issued.</p> <p>The order was issued to Firoz Lakhani, Farida Jiwa and Madat Lakhani at 28 Stevenson St N to repair, replace or reconstruct the concrete block retaining wall located along the rear of the property and ensure the retaining wall is maintained in good repair and in a structurally sound condition at all times.</p> <p>This was issued on September 20, 2016 with a compliance date of October 18, 2016</p> <p>The chair (R. Gibson) asked the committee for questions for the City:</p>

J. Hebden – Do the repairs completed satisfy the order?

J. Lapier – The repairs completed are seen a temporary repairs. There is still a significant lean from the north to south end. If there was an assessment from a mason or engineer that stated the retaining wall was safe that would satisfy the order.

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

F. Lakhani – The property was purchased in 2003. Recently the trees at the top of the property have been cut down so that they will no longer be pressing against the retain wall. There is wear and tear on the wall, but the wall has been in the same condition for the last 13 years since the property was purchased; the wall is a heavy duty wall. Recently the wall has been patched and the minor repairs fixed. It is not believed that the wall will collapse as it is a heavy block wall. If the wall breaks there is a willingness to fix it.

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

D. Smith – What is your purpose for coming to the committee today?

F. Lakhani – Repairs have been completed to the best of my ability. If in the future more repairs are required there is a willingness to complete work then

D. Smith – So there is no need for an extension?

F. Lakhani – I no longer need an extension, I would like to wait and see if repairs are required in the future.

D. Smith – You are looking for the committee to approve the work is complete?

F. Lakhani – Yes, I am looking to say the repairs are complete

R. Gibson – It looks as if there is a crack all the way through the wall. Have you patched the wall all the way through?

F. Lakhani – All the cracks have been patched with cement.

D. Smith – Have you contacted an engineer to have it assessed?

F. Lakhani – I would like to wait and if there a problem, fix it then. Currently the work has been completed to the best of my ability and if there are any problems over the winter I will fix them at that time.

K. Lammer – Who owns the adjoining property?

J. Lapier – Not the City

K. Lammer – Has an engineer’s report been received?

F. Lakhani – I have not obtained one. As it is a thick wall, I do not believe it is going to fail and there is no threat that it will fall on someone.

The chair (R. Gibson) asked for anymore questions from the committee to any of

	<p>the parties:</p> <p>J. Hebden – There appears to be rebar in the wall, have you tried to pull on the wall?</p> <p>J. Lapier – No, not to date.</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>
<p>4</p>	<p>DECISION PSC 16-001</p> <p>Motion by R. Gibson and seconded by D. Smith, this decision was unanimous</p> <p>In the matter of the Appeal of the Order issued by the Property Standards Officer on September 27, 2016 regarding 28 Stevenson St N, being PLAN 338 LOT 8, it is the decision of the Committee that the Order 16-3932 CM be confirmed and modified as follows;</p> <ol style="list-style-type: none"> 1. The owner shall ensure the retaining wall is maintained in good repair and in a structurally sound condition at all times. 2. The owner shall provide a report from a professional engineer to the City confirming the retaining wall is structurally sound by August 31, 2017.
<p>5</p>	<p>Approval of Minutes:</p> <p>Moved by R. Gibson and seconded by K. Lammer to approve minutes from September 7, 2016.</p>
<p>6</p>	<p>Meeting adjourned at 8:04 pm by motion of R. Gibson and seconded by K. Lammer</p>