

Original signed by: Byron Johnson, CAO

City Staff Report

Report Date: February 19, 2019

Meeting Date: February 26, 2019

To: City Manager

From: Chief Building Official (CBO)

Subject: Notices on Title for City of Quesnel Properties noted below

Purpose

Obtain Council direction regarding placement of a Notice on Title of:

- a) 615 Oval Road – detached accessory building
- b) 723 Allison Avenue – single family dwelling
- c) 431 Patchett Street – single family dwelling
- d) 251 English Avenue – in-ground foundations
- e) 109 Lambert Street – detached garage

Summary

Subject properties identified by the Chief Building Official as being in contravention of the City of Quesnel Building Regulations.

- All property owners have been given reasonable time to bring the properties into compliance.
- The Building Department is not aware of any life safety issues that place the occupants in immediate danger, however, the contraventions could result in third party risk should the property be sold at some time in the future.

Recommendation

THAT COUNCIL receives the following report prepared by the City's Senior Building Official outlining deficiencies with respect to the following properties:

- a) 615 Oval Road is in contravention of Section 7 of Bylaw No. 1550, 2003;
- b) 723 Allison Avenue is in contravention of Section 7 of Bylaw No. 1550, 2003;
- c) 431 Patchett Street is in contravention of Section 7 of Bylaw No. 1550, 2003;
- d) 251 English Avenue is in contravention of Section 7 of Bylaw No. 1550, 2003; and
- e) 109 Lambert Street is in contravention of Section 7 of Bylaw No. 1550, 2003.

AND THAT COUNCIL directs the Corporate Officer to file notices with the Land Title Office stating:

- a) A resolution relating to the lands has been made under Division 8, Section 57, of the Community Charter, and
- b) Information about the conditions may be inspected at City Hall.

Statutory Requirements

Section 57 Community Charter

Council Policy

Building Bylaw

Strategic Objective

NA



Financial Implications

\$71.58 Notice Filing Fee per each charge.

Filing fees and Notice Removal fees recovered when property owner obtains permission to remove notice.

Background

615 Oval Rd Lot A Plan PGP39984 District Lot 3947

Owner: David Crawford

4475 222A St., Langley, BC V2Z 1M1

Property owner's tenant began construction on an accessory building (cabin) without approved permits in December 2017. A Stop Work Order was issued to the tenant at site inspection on Dec. 14, 2017, noting cabin construction required building permit – tenant advised that cabin was nearly complete and would be off the property in 2 – 3 weeks. Correspondence sent Jan. 25, Feb. 9, and Oct. 23, 2018 to owner and tenant requesting removal of the cabin have not resolved issue and cabin remains on property.

723 Allison Ave. Lot 21 Block 1 Plan 5248 District Lot 704

Owner: James Cameron

723 Allison Ave., Quesnel, BC V2J 1H3

Bylaw Officer notified building department that construction was undertaken at property, noting replaced windows and owner removing dirt from crawl space. A Stop Work Order was issued to owner on Feb. 16, 2017 advising that building permit is required for project; inspection by Building Inspector on Feb. 23, 2017 noted that a Professional Engineer would be required to design foundation underpinning. Correspondence sent to owner on May 12, 2017 and site visits on May 30 and June 12, 2017 (owner unavailable) noted no changes. In August, 2018 owner requested a meeting with the Mayor, stating the foundation issues were caused by Anderson Drive roadwork in previous year. Review of City files found that original house had shallow crawl space, not a basement (owner hand-dug and removed soil); and found no record of correspondence nor complaints regarding this property to Director Marsh (as stated by owner). Removing soil from the foundation area puts the structure at high risk for collapse and should be reviewed by a Professional Engineer as soon as possible.

431 Patchett St. Lot 146 Plan 22680 District Lot 1227

Owner: Matthew Paige

431 Patchett St., Quesnel, BC V2J 4X6

Building permit was originally issued in August of 2014 to replace insulation and plumbing in a SFD; inspections for rough-in plumbing and insulation conducted in 2014; no final inspection to date. Correspondence sent to owner on July 15, 2016 and again on May 31, 2017 advising of permit expiry and need for renewal were unanswered.

251 English Ave. Lot 36 Block 11 Plan 772 District Lot 386

Owner: Harbhajan Chohan

166 Bouchie St., Quesnel, BC V2J 1L8

This demolition permit was originally issued in April of 2016 to remove in-ground foundations remaining after loss of two units to fire damage on multi-unit property. The permit expired without inspections in April 2018: a site inspection conducted on Oct. 22, 2018 noted foundations remain on the property. Correspondence sent to owner on Oct. 23, 2018 was unanswered.

109 Lambert St. Lot 3 Block 11 Plan 33055 District Lot 51

Owner: Lorne Martindale

109 Lambert St., Quesnel, BC V2J 6B5

This permit was originally issued in May of 2016 to construct detached garage; a slab-on-grade inspection was conducted on May 12, 2016 with no further inspections to date. Correspondence sent to owner on Aug. 2, 2018 advising of permit expiry and need for renewal was unanswered.

**Attachments**

NA

Concurrence

NA

Options

NA