

DATE OF MEETING September 28, 2020

AUTHORED BY DAVID LABERGE, MANAGER COMMUNITY SAFETY

**SUBJECT UNSAFE CONDITION – 4063 OLD SLOPE PLACE**

## **OVERVIEW**

### **Purpose of Report**

To inform Council that the property at 4063 Old Slope Place has an opened excavation and rebar, creating an unsafe situation. |

### **Recommendation**

That Council:

1. Issue a Remedial Action Order at 4063 Old Slope Place pursuant to Sections 72, 73, 74 of the *Community Charter*;
2. Direct Staff or its authorized agents to take action in accordance with Section 17 of the *Community Charter* without further notice and at the owner's expense, if said remedial action is not undertaken within 30 days of Council's resolution; and
3. Direct the remedial action to consist of filling in the excavation or secure the property with fencing and remove the steel rebar.

## **BACKGROUND**

The property at 4063 Old Slope Place is a vacant lot that has been partially excavated and left undeveloped. A development permit (DP000835) was approved in 2015 and expired in 2017. A renewed application was submitted in 2018 and later canceled. The property was sold to the current owner in June 2020.

A complaint has been received regarding the excavation, as it is a falling hazard and has large pieces of rebar protruding from the ground; there is no fencing around the property.

A Bylaw Enforcement Officer attended the site and confirmed the excavation and rebar is in a potentially unsafe condition. The property owner was notified of the complaint by registered mail on 2020-AUG-24, with direction to fill in the excavation, remove the steel rebar, or secure the property with metal fencing forthwith. |

## **DISCUSSION**

Division 12 of the *Community Charter* permits Council to impose remedial action requirements in relation to a natural or artificial opening in the ground if it is considered to be in unsafe condition. |

## **OPTIONS**

1. That Council:
  1. Issue a Remedial Action Order at 4063 Old Slope Place pursuant to Sections 72, 73, 74 of the *Community Charter*;
  2. Direct Staff or its authorized agents to take action in accordance with Section 17 of the *Community Charter* without further notice and at the owner's expense, if said remedial action is not undertaken within 30 days of Council's resolution; and
  3. Direct the remedial action consist of filling in the excavation or secure the property with fencing and remove the steel rebar.
2. That Council take no action.
3. That Council provide Staff with alternative direction.

## **SUMMARY POINTS**

- The property at 4063 Old Slope Place was partially excavated and left undeveloped.
- A complaint has been received advising the excavation and exposed steel rebar is a hazard.
- A Bylaw Enforcement Officer has confirmed the excavation and protruding rebar is in a potentially unsafe condition.
- The current property owner has been contacted by registered mail and directed to fill in the excavation and remove the steel rebar, or enclose the property with a metal fence.
- A remedial action order is recommended.

## **ATTACHMENTS:**

ATTACHMENT A: Site Photos |

### **Submitted by:**

Dave LaBerge  
Manager, Bylaw Services|

### **Concurrence by:**

Bill Corsan  
Director, Community Development

Dale Lindsay  
General Manager, Development Services|