



Property Standards Compliance Team 424 Gibson Road

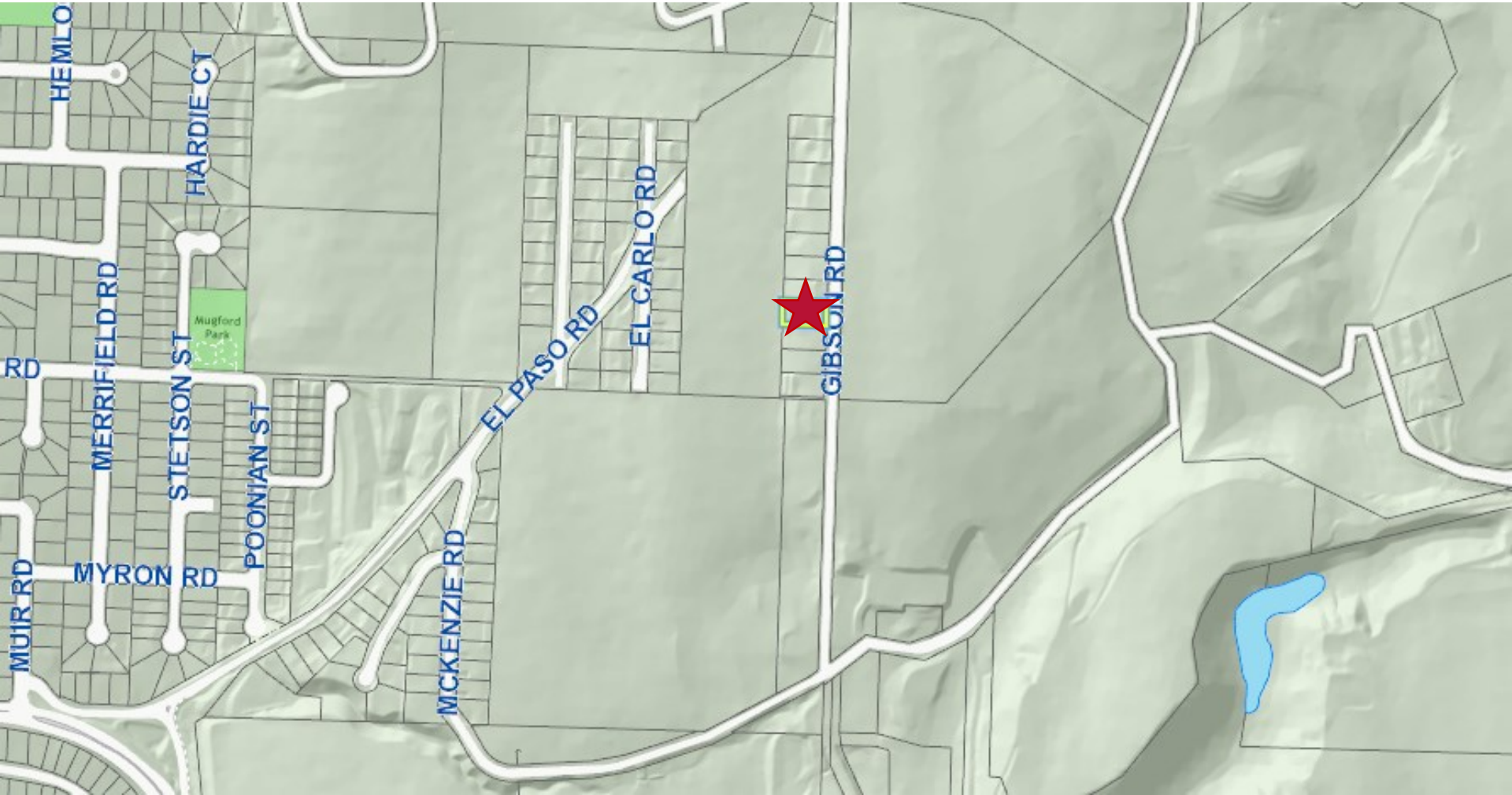
Remedial Action



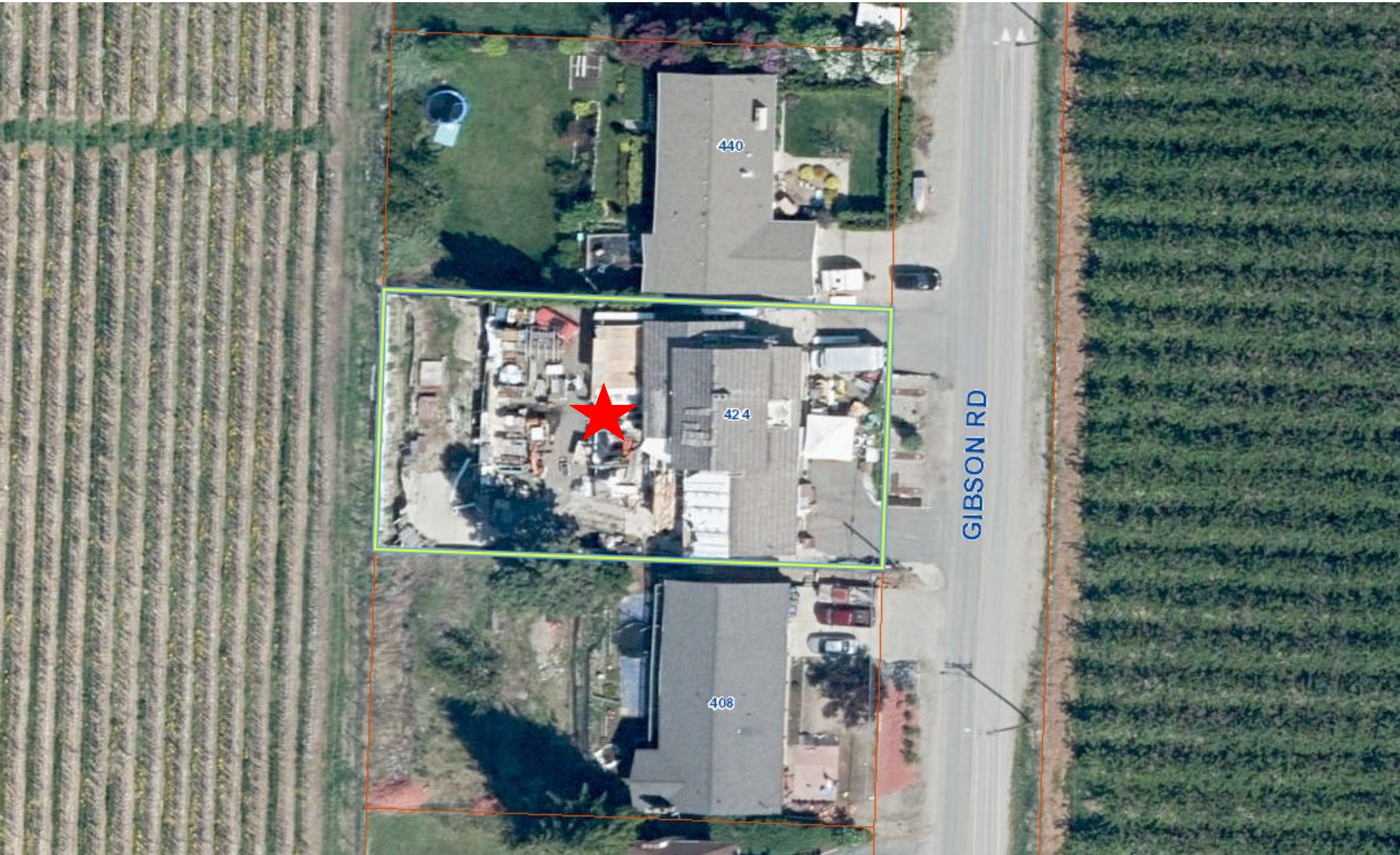
Proposal

- ▶ To consider imposing a Remedial Action Requirement (RAR) in relation to structures located at 424 Gibson Road pursuant to Sections 72, 73 and 74 of the Community Charter

Context Map



Subject Property



City of Kelowna

Background

- ▶ Property has been owned since 2010
- ▶ Multiple unpermitted structures including retaining walls
- ▶ 24 attendances to the property
 - ▶ Bylaw, Planning and Building Departments
 - ▶ Unsightly, construction-related traffic, solid waste storage, construction noise, and other nuisance contraventions
- ▶ Multiple enforcement actions and compliance efforts over a seven year period

Background

- ▶ Single Family Dwelling
 - ▶ Two-storey, originally constructed in 1969
 - ▶ Numerous incomplete renovations and modifications
 - ▶ Open roof structure, no structural support for decking
- ▶ Retaining Walls
 - ▶ Three retaining walls non permitted and not engineered

Site Photos



City of Kelowna

Technical Studies

▶ Structural Engineering

- ▶ Read Jones Christofferson Ltd., dated August 4, 2017
- ▶ Stated numerous life safety concerns for the properties occupants, adjacent property owners and general public

▶ Geotechnical Engineering

- ▶ Tetra Tech Canada Inc, dated August 15, 2017
- ▶ Bulging in retaining walls, extreme honeycombing, and weak bonds in aggregate material
- ▶ Recommended workers not be within 2.5m of the wall without further shoring or protection

Recommendation

- ▶ Staff recommend that Council proceed with imposing a remedial action requirement for the Property in the suggested terms
 - ▶ since the above noted progressive enforcement steps have not been effective;
 - ▶ there are ongoing life-safety concerns; and
 - ▶ there is significant impact to the public and adjacent landowners.