



City of Port Moody

Report/Recommendation to Council

Date: July 16, 2020

Submitted by: Planning and Development Department – Building, Bylaw, and Licensing Division

Subject: 3338 Dewdney Trunk Road – Remedial Action Order Progress

Purpose

To update Council on the Remedial Action Order for the fire damaged home at 3338 Dewdney Trunk Road.

Recommended Resolution(s)

THAT the time limit of the Remedial Order for 3338 Dewdney Trunk Road be extended to December 31, 2020 as recommended in the report dated July 16, 2020 from the Planning and Development Department – Building, Bylaw, and Licensing Division regarding 3338 Dewdney Trunk Road – Remedial Action Order Progress.

Background

At the May 26, 2020 Regular Council meeting, Council passed the following resolution and approved the Remedial Action Order for the fire damaged home at 3338 Dewdney Trunk Road to address community concerns raised about the state of the structure, the exterior of which had not been repaired since a 2016 fire:

RC20/217

THAT, by the authority provided in section 74 of the *Community Charter*, and based on photographs of the property at 3338 Dewdney Trunk Road, (legally described as LOT 3, PLAN LMP12304, DISTRICT LOT 233, NEW WEST DISTRICT) included as Attachment 1 in the report dated April 3, 2020 from the Planning and Development Department – Building, Bylaw, and Licensing Division regarding Remedial Action Order for the Demolition of the Fire-Damaged Structure at 3338 Dewdney Trunk Road, which demonstrate that the structures are so dilapidated or unclean as to be offensive to the community, the fire-damaged structure and accessory structures at 3338 Dewdney Trunk Road be declared a nuisance that requires remedial action;

AND THAT a remedial action order be imposed upon the registered property owner, Morgan Crest Development Corporation of Surrey, BC, in respect of the structures located at 3338 Dewdney Trunk Road, to demolish the fire-damaged structures;

AND THAT the time limit for compliance with the Remedial Action Order detailed above be set at 30 days commencing on May 26, 2020;

AND THAT the time limit for a Notice to Request that Council Reconsider the Remedial Action Order detailed above be set at 14 days commencing on May 26, 2020;

AND THAT staff be authorized to take all appropriate actions, including building demolition and site clean-up, in accordance with section 17 [Municipal Action at Defaulter's Expense] of the *Community Charter* to ensure the property is brought into compliance with the Remedial Action Order specified above subject to the following: a. the property owner has not fully complied with the Remedial Action Order on or before the compliance date specified by Council; and b. that all costs incurred by the City to bring the property into compliance shall be at the expense of the property owner and, per section 17 of the *Community Charter*, these costs shall be treated as a debt owed to the City.

On June 9, 2020, the property owner, Mr. Arian Soheili (Morgan Crest Development Corp), made a submission to Council and provided a letter (**Attachment 1**) requesting more time to complete the restoration. At the Special Council meeting held on June 23, 2020, the owner appeared a delegation and gave a presentation on the progress.

Discussion

Staff have been monitoring work on the property to ensure the necessary building repairs were being initiated to bring the structure (home) back into a standard in keeping with the surrounding neighbourhood.

During the most recent site visit by staff on July 15, 2020, it appears as though substantial work has already occurred on the exterior of the home and property to remove or replace fire-damaged windows, siding, roof, gutters, fascia, and other features. The property has also been cleared of building debris and miscellaneous rubbish. This has eliminated the obvious evidence of the fire that occurred there nearly four years ago.

Photos taken in mid-May (**Attachment 2**) and one taken on July 15, 2020 (**Attachment 3**) clearly demonstrate the contrast between the conditions of the property from less than two months ago. The City's Building Department confirms that a Fire Restoration Permit was issued on June 9, 2020 to allow for this work to occur, and that work has clearly begun to address the most egregious esthetic issues with the home and property. Third party vector abatement has also been confirmed on the property.

Staff recommend extending the deadline of the Remedial Order. Given earlier delays regarding action on the part of the owner, staff are of the opinion that it would be premature to rescind the Order at this time; however, as remedial work is now underway, Council may also choose to formally withdraw the Remedial Action Order entirely.

Other Option(s)

1. THAT the report dated July 10 2020 from the Planning and Development Department – Building, Bylaw, and Licensing Division regarding Remedial Action Order for the fire damaged home at 3338 Dewdney Trunk Road – Remedial Action Order Progress be received for information.
2. THAT the Remedial Order for 3338 Dewdney Trunk Road be rescinded.

Financial Implications

There are no financial implications associated with this report.

Communications and Civic Engagement Initiatives

Internal and external communication and civic engagement initiatives are not required.

Council Strategic Plan Objectives

This is in line with Council's strategic objectives of encouraging liveable communities.

Attachment(s)

1. Letter dated June 6, 2020 from Morgan Crest Development Corp.
2. Photo of 3338 Dewdney Trunk Road from April 2020.
3. Photo of 3338 Dewdney Trunk Road from July 2020.

Report Author

Patrik Kolby

Senior Bylaw Enforcement Officer

Report Approval Details

Document Title:	3338 Dewdney Trunk Road - Remedial Action Order Update.docx
Attachments:	Attachment 1 - Letter dated June 6, 2020 from Morgan Crest Development Corp.pdf Attachment 2 - Photo of 3338 Dewdney Trunk road from April 2020.jpg Attachment 3 - Photo of 3338 Dewdney Trunk Road from July 2020.jpg
Final Approval Date:	Jul 20, 2020

This report and all of its attachments were approved and signed as outlined below:

Robyn MacLeod, Manager of Building, Bylaws, and Licensing - Jul 15, 2020 - 5:27 PM

André Boel, General Manager of Planning and Development - Jul 15, 2020 - 5:33 PM

Dorothy Shermer, Corporate Officer - Jul 16, 2020 - 9:34 PM

Rosemary Lodge, Manager of Communications and Engagement - Jul 17, 2020 - 11:53 AM

Paul Rockwood, General Manager of Finance and Technology - Jul 17, 2020 - 12:07 PM

Tim Savoie, City Manager - Jul 20, 2020 - 10:52 AM