

**“8-year old boy suffers accident
at infill site as Edmonton
ploughs through with infill”**

**“If only emergency
response could have
accessed the road easier”**

**“ ‘We told them from the
beginning!’ Edmonton
residents raised concerns
about multifamily housing not
meeting National Building
Code standards”**



January 28, 2025
311, OHS, and
Councillor Knack
notified of 8 year old
accessing
the unmanned open
straight-cut excavation
site at the future 16-unit
dwelling
@ 14132 & 14134 98 Ave



**Lack of secure fencing
all around the
entire property**

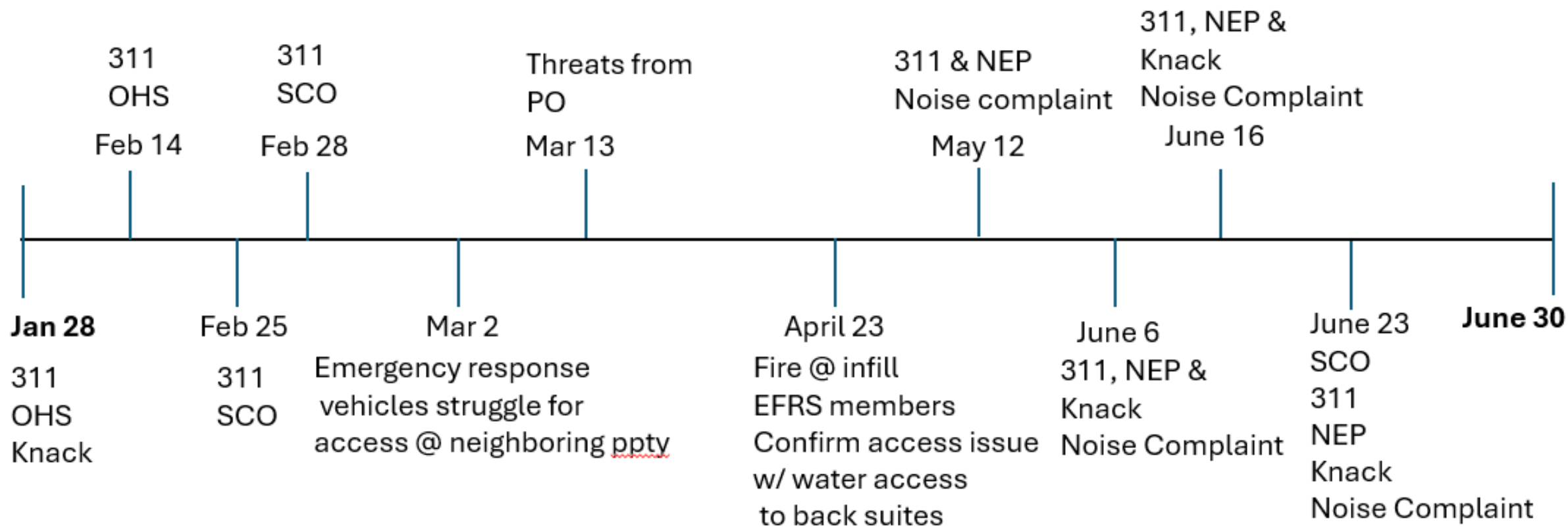


**Hedges from
neighboring
property being
used as fence**



**Same property, same day
No fencing in sight to secure the
straight-cut excavation.**

**What do you think an appropriate
response time to this is from 311,
OHS, and the builder?**



311 > NEP > 311 > NEP > 311 etc

Over the coming weeks and months, multiple calls are made to:

Jan 28: 311 Ref# 8026665443 and 8026668010

Complaint of non-secure fencing, and complaint of a child on the site.

- I never received follow up or a witness statement from bylaw.
- Feb 14 – called 311 to follow up and learn that this ticket is “completed.”
- No completion date or actions noted.
- **OHS complaint filed**

Feb 14: 311 Ref #8026711713 and 8026677330

Complaint that fencing around this same property is still open.

Feb 15: Local media outlet confirms that although my 8 year-old son accessing the unfenced infill construction site is horrific and wrong, **they are sitting on the story until closer to elections – anticipating for it to be a hot issue.**

Feb 25: 311 Ref #8026735751 and 8026735784

Complaint that excavation site is still open.

Developer gets first site visit from Safety Codes Compliance officer, Scott Kuefler

***almost 30 days from the initial complaint.**

Feb 28: Follow up with Safety Codes Compliance officer that the fencing is still incomplete.

- Scott confirms he is the ONLY Safety Codes Compliance officer with the City to have this role at this time,

Mar 2: Due to cars parked on both sides of the road, as they will be when the 16 dwellings are completed at the infill site, Emergency Response Vehicles have difficulty getting vehicle access through the residential streets to Respond to a critical event that occurred at the home of the elderly neighbor immediately beside the infill property

Mar 13: PO Tyson Turton ECP # 298 threatens to ticket and tow vehicles of neighbors who are legally parked on the road near the infill site.
Andrew Knack is made aware of this

April 23: early morning fire at one of the infill dwellings at 14134 98 Avenue. Fire Rescue Services speak with neighbors and confirm
That once the infill dwellings are complete here that it will be tricky to access some entrances with a fire hose either from a fire hydrant
And/or the fire truck parked on the road

May 12: Reports to 311@ 5:30pm regarding blaring heavy metal music at the construction site after attempts at respectful requests from the builders to turn the music down have failed.

311 says since it's human-generated noise and not construction machinery generated noise that it is not a 311 issue, it's a non-emergency police issue.

Non-Emergency Police receive the same complaint about heavy metal music blasting at the construction site and say it's a 311 issue.

June 16: More noise complaints to 311 at 9:30am due to heavy metal music blaring louder than the construction tools. 311 > NEP > 311 > NEP > 311 etc.

June 23: Safety Codes Compliance officer Scott Kuefler and his supervisor, John Bale are sent videos of the roofers without harnesses or other safety equipment on the roof of 14134 98 Ave. We are told it is not a building codes safety issue, rather an OHS issue. And that only owners of adjacent properties can report.

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**Revolving door of no accountability and incompetence between:
the developer**

311

Non-Emergency Police line

OHS

Safety Codes Officer who was emailed and texted with videos of the events

Councillor Knack who was emailed and texted with videos of the events

Scott Kuefler

to me, john.bale ▾

Jun 23, 2025, 8:28 AM (6 days ago) ☆ ↩

Hi Kim,

Thank you for reaching out, unfortunately the noise complaint and worker safety is outside of my jurisdiction as I am only able to enforce building codes related items. The unprotected workers on the roof is an Alberta OH&S item and the noise would be a bylaw item. Unfortunately they will only take complaints from the owners of adjacent properties so if you could please direct the unsafe workers concern to 1-866-415-8690 and the bylaw noise complaint can be directed to bylaw via #311 if it hasn't been directed to them already.

I will continue to monitor any National Building Code regulated items.



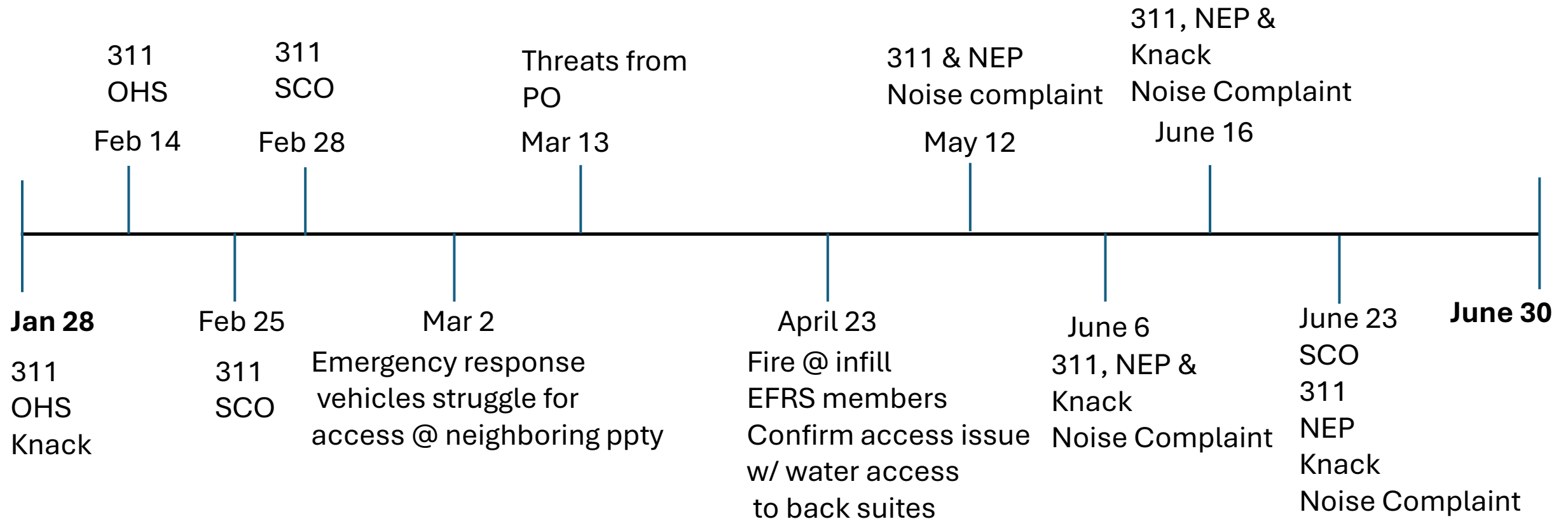
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Scott Kuefler
Building Safety Codes Officer II
SAFETY CODES PERMITS & INSPECTIONS
DEVELOPMENT SERVICES
URBAN PLANNING & ECONOMY

Safety Codes Officer says bylaw noise complaint is a 311 issue.
311 says human-generated noise complaint is a Non-Emergency Police issue.
Non-Emergency Police say it's a 311 issue.

No action is taken against the builder who has consistently put the community and its workers at risk since January



Project Implementation Plan - Guide

Accompanying Letter of Commitment

INTRODUCTION	2
What is a Project Implementation Plan?	2
Why is a Project Implementation Plan necessary?	2
Who is the Project Implementation Plan, Guide and Letter of Commitment for?	2
When is a Project Implementation Plan required?	3
PLAN	4
1 SITE OBSERVATIONS	4
2 ADJACENT PUBLIC PROPERTY	5
3 ADJACENT and ADJOINING PRIVATE PROPERTY	5
PREPARE	8
4 NOTIFICATION	8
5 PERMISSION	9
6 PERMITS, APPROVALS and LICENCES	10
CONSTRUCTION FIRE SAFETY PLAN AND TANK PERMIT	12
PROCEED	13
7 DEMOLITION	13
8 EXCAVATION	14
9 CONSTRUCTION SAFETY CONTROLS AND MEASURES	17

It is intended that this practical Project Implementation Plan Guide be interpreted in the context of each site's unique conditions. Common regulatory requirements that may apply to activities associated with building construction, alteration or demolition are included in this Guide, but the list is not exhaustive. Legal advice should be sought to ensure that all relevant legislation is identified when a specific regulatory issue arises. Use of this Guide does not exempt owners or contractors from their responsibilities under applicable legislation. In case of inconsistency between this Guide and legislation, the legislation shall prevail. In case of similarity between various legislated requirements, the most stringent legislated requirement shall prevail.

The City of Edmonton does not hold itself out to be an active participant in the day-to-day operations of the site, and involvement through permit issuance, site checks, audits and inspections, and provision of this Guide is not to be misconstrued as exercising project managerial responsibility. Safety codes officers are not responsible for the means and methods of construction by the constructor or subcontractors and assume no responsibility for the work proposed or done which is required to be in accordance with the Safety Codes Act and regulations including National Building Code (Alberta Edition), and Safety Codes Permits Bylaw 15894 and other relevant legislation.

The City of Edmonton, its agents, employees and contractors make no warranties or guarantees as to the completeness or accuracy of this Guide for your specific project and circumstances, and accept no liability for any damages, direct or indirect, arising out of its use. Ensure you reference the correct edition of any Act, code, standard or bylaw as they are updated from time to time. Feedback to: BuildingSafetyCodes@edmonton.ca RE: Project Implementation Plan

INTRODUCTION

What is a Project Implementation Plan?

A Project Implementation Plan ("PIP") outlines and records how the project team will comply with applicable safety laws during a construction project. The project team includes the property owner, the building permit applicant or holder, and the constructor. The project team works together to ensure the project follows applicable laws, regulations, codes, and local rules intended to protect public safety and health, nearby properties, and infrastructure.

Why is a Project Implementation Plan necessary?

The PIP records planning and preparation efforts of the project team regarding their legislated obligations to public safety, health, accessibility, environment, and ensuring that work does not damage adjacent property. The PIP demonstrates the project team's awareness of their obligations, and reminds them of their responsibilities.

The constructor is responsible together with the owner for any construction or work undertaken. The constructor is responsible for ensuring compliance with Alberta's building code, National Building Code (Alberta Edition) ("NBC(AE)") provisions for safety during construction by employing safe means and methods of construction and to ensure precautions are taken to safeguard the public and protect adjacent properties.

The Guide aims to help the project team avoid compliance issues and concerns related to construction sites and activities throughout the lifespan of a project, through promotion of exemplary and compliant construction site activities and practices. Adhering to the Guide's principles will help ensure that public expectations for the use and enjoyment of their properties are met, and that the safety and well-being of the public and adjacent properties are maintained.

8 EXCAVATION

An excavation that is safe for workers per the [OHS Act, regulation and Code](#) contributes directly to the [NBC\(AE\)](#) goals of safety of the public, retention of adjoining property foundation supporting soils, and reduction of risk of damage to adjacent properties and infrastructure. Deeper basements, driven by evolving zoning and housing trends, demand meticulous planning to minimize neighbourhood impacts.

Fencing must be installed before any excavation or construction work commences on a project, typically contained within site property lines. If you don't have permission to enter the neighbour's yard to install

In addition to relevant obligations listed in Sections **1 - 8** above, OHS Code requirements for cutting back excavations, temporary excavation support, or registered professional engineer certification must be considered in order to create and maintain a stable excavation. This applies to a fresh excavation as well as to one resulting from removal of a foundation (basement) following building demolition. A **competent person** must make the excavation assessment per the legislation contained in the [OHS Act, regulation and Code](#) and OHS requirements discussed in these OHS Resource publications:

Construction Site Fire Safety Plan in the PIP

You must establish a fire safety plan per Section 5.6 of Division B of the [National Fire Code \(Alberta Edition\)](#). Measures including emergency planning must be undertaken on construction sites. Review [Fire Rescue Services construction site fire safety planning](#) requirements, and [considerations for work in occupied buildings](#).

Fencing and Access Control

- Fencing must be installed **before** any excavation or construction work commences on a project. The fencing and access control configuration must not conflict with the Public Tree Permit anti-compaction measures--thus possibly restricting site access.
- If you don't have permission to enter the neighbour's yard to install the fence, you must manage it from your side. If you don't have a Hoarding Building Permit, the fence must be located off the road right-of-way, within the site property lines..
- A minimum 1.8m high continuous construction site fence around the perimeter of the project site, including gate(s) which are to be secured closed when the site is not active or workers are not on site, is intended to prevent inadvertent access to the site. Fences can be open or panels removed to accommodate work activities, so long as workers on site are trained to be attentive and to intervene to restrict site access of any member of the public reasonably expected to come near.
- Gates are not to swing into the line of pedestrian or vehicular traffic, and the fence/gates are to be secured when the site is unattended.
- Fencing is to remain in place, upright and maintained until
 - Lockup: all openings into the structure within 3m of ground level are appropriately secured
 - The site is backfilled and rough-graded with no open excavations on the site
 - All debris and garbage is removed

What will it take for the City of Edmonton to be more accountable to ensure:

Compliance of builders in a gold-rush time of development?

More Safety Codes Compliance Officers to be employed and ready to enforce action against non-compliant developers to ensure public safety in the neighborhoods these developments are being forced in to?



Fencing complaints are our most common complaints of any job site and they have the ability to be tricky to enforce. For me to enforce an infraction a Safety Codes Officer must physically confirm the infraction on site. Once confirmed, I give direction to correct the matter.

- fencing that has been secured to a neighboring fence without permission.

I have reviewed all documents and the site and there is nothing I have that supports this claim.

- trespassing on neighbors properties to attempt to set up shoddy fencing

This is a criminal matter that is enforced by EPS.

- having the child of the excavator operator on site where there is a straight cut excavation hole (Friday, Feb 21)

This is Alberta OHS jurisdiction.

- emissions complaints from the generator on site

This is not a Safety Codes issue, thus have no input.

- complaints about that same excavator driving around the block on Tuesday this week. I can provide videos if need be.

This is Park and Roads jurisdiction, and they have been out to site and were unable to confirm the above complaints..

Yesterday I called to follow up with 311 about the witness statement forms I was supposed to receive to my email - nothing has ever been sent to me by the COE for witness signing (not even to my junk mail). And somehow all the tickets that were open from complaints made since January have been closed. 311 is an entirely different entity than Safety Codes as such I have no ability to follow up with them.

I would like to know how you and the City of Edmonton plan to hold Eight Block, with continuous infractions such as these, accountable? It would seem that Eight Block is unbound by regulations to responsibly develop as there have appeared to be no ramifications for their many infractions.

I can only enforce issues under the Safety Codes Act. I cannot speak to or comment on the actions and enforcement levels of other counterparts.

**Direct conversation
w/
Safety Codes
Officer
results in
no meaningful
action
against a
non-compliant
builder**

What is it going to take to enforce compliance?

What headline are you allowing to happen as you “achieve” prescribed densification?

16,500+ permits for multifamily homes were approved in 2024.

That’s 8+ dwellings per day that are permitted, now with many being auto-approved.

Meaningful examples of PIP and CAP being followed compliantly, or enforced for non-compliance.

Councillor Knack has been able to confirm through the COE that the developer in question in this Presentation has not experienced fines for their lack of compliance and ensuring safety.

**City Council - When builders are demolishing homes without demo permits because the \$1,000 fine isn’t enough
Of a deterrent who is at fault?**

What will you do to protect your residents, tax payers, and possible infill casualties?

Bottom Line:

I support Councillor Cartmell's motion to pause multi-family infill in the RS zone to allow
For reflection about the program's goals, and, importantly, how to involve communities
Meaningfully in the process.

During this pause, I ask the city to re-introduce a mature neighborhood overlay to ensure
Important context is respected (such as road widths for emergency vehicle access, and
NBC AE fire safety is implemented without question into these builds).

I also ask for the city to mandate enforcement of bylaw against non-compliant builders and
developers. I propose more Safety Codes Officers, more Community Standards Officers,
and more Peace Officers,

**I call for a clear pathway of enforcement where 311, NEP, SCO, and Community Standards officers each have
A clear designation to enforce against non-compliance against residential infill construction to ensure public safety.**

Together, this approach will ensure the city moves toward its density goals in partnership
with all residents, including "every day Edmontonians."