

Problem Properties: Vehicle Enforcement

RECOMMENDATION(S):

1. That the Community Development Committee forwards this Report to the 2022 June 7 Combined Meeting of Council to allow for the required advertising.
2. That the Community Development Committee recommends that Council give three readings to the proposed bylaw for amendments to the Community Standards Bylaw 5M2004; and,
3. That the Community Development Committee recommends that Council give three readings to the proposed bylaw for amendments to the Land Use Bylaw 1P2007.

HIGHLIGHTS

- The problem properties project is planning to report to Council in stages over the next year. This first report seeks Council approval on proposed amendments to transfer vehicle enforcement from the Land Use Bylaw to the Community Standards Bylaw related to recreational vehicles, trailers, and parking on front lawns to enable The City to address related problem property vehicle challenges more effectively.
- **What does this mean to Calgarians?** Problem properties can pose safety risks, impact livability to residents and/or neighbours, and are often associated with negative social or community issues that require a significant draw on City and stakeholder resources. Making improvements to bylaws will help The City better address issues associated with problem properties.
- **Why does it matter?** Vehicles parked on residential properties are often linked to community concerns and regulation would be more appropriate in the Community Standards Bylaw which addresses concerns related to problem properties rather than the Land Use Bylaw which outlines rules and regulations for the development of land. Transferring the bylaw sections and enforcement responsibility of vehicles to community peace officers will improve service delivery to Calgarians with more enforcement resources available to respond to these concerns.
- Problem properties cannot be addressed solely by enforcement and require a multi-faceted approach to address root causes that may include mental health challenges, absentee landlords, and criminal activity. Addressing these issues requires enhanced coordination and collaboration between agencies and The City.
- On 2021 July 26, Council directed Administration through a Notice of Motion to address concerns associated with problem properties and report back in stages as the work is completed, with the final report due no later than Q2 2023.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods
- Background and Previous Council Direction are included as Attachment 1.

DISCUSSION

The work described in this report is part of a larger initiative and is the first of a staged report back on the work for problem properties. There are some properties in the city that have become unsafe and/or uninhabitable, either by neglect, ongoing construction activity or non-compliant land use resulting in significant community issues and bylaw infractions. A multi-stakeholder project team, including internal and external partners (such as Alberta Health Services, Carya, and Distress Centre), is working to define and understand problem properties

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and develop a collaborative and timely approach to properties that are posing risks to occupants, neighbours, and community. These core agencies and partners have directed the strategy and defined key deliverables that need to be addressed to create an improved and holistic approach to addressing problem properties in Calgary.

A review of City bylaws to identify improvements related to addressing problem properties is an important deliverable for this project; an overview of bylaws being reviewed can be found in Attachment 4. Other bylaws under review include the Land Use Bylaw, Fire Operations & Fees Bylaw, Streets Bylaw, Traffic Bylaw, and the Bylaw Enforcement Officer Appointment Bylaw. The first of the proposed bylaw amendments (Attachments 2 and 3) would move existing regulations related to recreational vehicles, trailers, and parking on front lawns from the Land Use Bylaw to the Community Standards Bylaw. This change will improve how The City addresses vehicles when they are contributing to problem properties by transferring enforcement of the regulations to Community Peace Officers, allowing them to respond to community concerns in a more comprehensive and timely manner.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Public Engagement was undertaken
- Public Communication or Engagement was not required
- Public/Stakeholders were informed
- Stakeholder dialogue/relations were undertaken

Some property owners have obtained Development Permits to park their recreational vehicles and trailers on their property. These property owners have been informed through regular mail that Administration is recommending the regulations be transferred to the Community Standards Bylaw and that there will be no change to their existing Permits.

As Administration looks to improve other aspects of the Community Standards Bylaw and other City bylaws that are linked to addressing problem properties there is potential for community and stakeholder engagement.

IMPLICATIONS

Social

Vacant, derelict, neglected or nuisance properties have a negative influence on occupants, neighbours, and surrounding community. These negative influences can include a multitude of safety and nuisance issues. Addressing the causes of problem properties requires a multifaceted and holistic approach to managing the unique challenges which will connect the occupants, landlord, and/or neighbours with the right programs/services to improve their standard of living and quality of life.

Alignment is being explored with the following policies and strategies: Corporate Affordable Housing Strategy, Social Wellbeing Policy, Seniors Age-Friendly Strategy (community support and housing pillars), and Gender Equity, Diversity and Inclusion Strategy.

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Environmental

There are often environmental concerns with problem properties, particularly as it relates to accumulated materials. This can cause sanitary and safety concerns for the occupant and neighbours.

Economic

Problem properties can often lower the value of surrounding real estate, businesses, and properties due to their unsightly conditions and the negative spillover effects. They also require extensive resources to respond to issues, impacting operations and capacity to respond to other high priority safety concerns.

Service and Financial Implications

Existing operating funding - base

There are no current operating budget impacts associated with this report. If Council approves the recommendation, additional costs associated with bylaw enforcement would be absorbed into the existing operating budget.

Administration may request additional resources during the 2023-2026 Service Plans and Budget deliberations to implement future recommendations related to problem properties.

RISK

Not making the proposed bylaw amendments will mean continued limitations to respond to bylaw infractions, resulting in slow response times and unnecessary additional work across City business units. Administration has assessed the risk and there is no risk to moving the sections from the Land Use Bylaw to the Community Standards Bylaw.

ATTACHMENT(S)

1. Background and Previous Council Direction
2. Proposed Amendments to Community Standards Bylaw 5M2004
3. Proposed Amendments to Land Use Bylaw 1P2007
4. Exploration of Potential Bylaw Amendments

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalgleish	Planning & Development	Approve
Jill Floen	Law & Legislative Services	Consult
Michael Thompson	Utilities & Environmental Protection	Inform
Chris Arthurs	Deputy City Manager's Office	Inform