

Background and Previous Council Direction

Background

Problem properties pose risks to potential occupants, residents, neighbouring properties, and the surrounding community and create a significant negative impact on community safety, neighbourhood aesthetics, and quality of life for Calgarians. These properties are complex and require extraordinary resourcing and coordination of multiple agencies and social supports to resolve over months or years.

The current Coordinated Safety Response Team originally existed to respond to high-risk vacant and derelict properties and over the last number of years has had to expand its scope to include occupied problematic properties in the areas of residential business, infill construction, and complex social issues and challenges, without additional resourcing and ongoing partnerships to support.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2022 July 26	EC2022-0829	<p>Motion Arising</p> <p>That Council direct Administration to:</p> <ol style="list-style-type: none"> 1. Confirm that Short Term Rentals and other residence-based businesses, regardless of their structures' physical state of repair, are included within the scope of work initiated in response to Notice of Motion - Problem Properties, PFC2021-1113, approved by Council on 2021 July 26 no later than Q3 2022; and 2. As part of 2023-2026 service plans and budget deliberations, bring forward for Council's consideration a funding request for proactive problem property programming and enhanced enforcement.
2022 June 07	CD2022-0469	<p>Problem Properties Vehicle Enforcement Council Report</p> <p>Council gave three readings to the 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.</p>
2021 July 26	PFC2021-1113	<p>Problem Properties Notice of Motion</p> <p>Council approved the Notice of Motion and directed Administration to report back no later than 2023 Q2 with bylaw amendments, recommended advocacy approaches, and operational changes intended to more effectively address concerns related to problem properties.</p>
2011		<p>Coordinated Safety Response Team</p> <p>The Coordinated Safety Response Team was created by Council in 2011 to formalize a multi-agency group committed to identifying issues related to unsafe and derelict buildings, inspecting, or investigating sites where safety has clearly been compromised and rendering safe those identified unsafe conditions through education and enforcement activities.</p> <p>In 2017 Coordinated Safety Response Team expanded its mandate to include occupied problem properties.</p>

Bylaws, Regulations, Council Priorities

There are numerous City bylaws commonly used to address issues related to problem properties.

1. **Business Licence Bylaw 32M98**
Enforced by Business and Building Safety, Business Safety Peace Officers
 - Approval of residential/home-based business licencing including short term rentals and lodging houses.
2. **Community Standards Bylaw 5M2004**
Enforced by Community Safety, Community Peace Officers
 - Noise, weeds, parking of trailers and RV's, untidy property, and accumulation of prohibited materials.
3. **Fire Operations & Fees 55M2014**
Enforced by both Community Safety and Calgary Fire Department
 - Fire pits burning materials when prohibited and burning prohibited materials.
4. **Land Use Bylaw 1P2007**
Enforced by Building Safety Inspection Services, Development Inspectors
 - Rules and regulations for the development of land in Calgary.
5. **Safety Codes Permit Bylaw 39M2018**
Enforced by Development, Business and Building Safety, Safety Codes Officers
 - Ensures compliance to the Safety Codes Act through the issuance of permits (gas, electrical, plumbing, building).
6. **Stormwater Lot Grading Bylaw 37M2005**
Enforced by Water Services
 - Effective eavestroughs or drainage to property.
7. **Street Bylaw 20M88**
Enforced by Community Safety, Community Peace Officers
 - Clearing of snow on sidewalks, overhang of shrub or trees interfering with pedestrian or traffic, tree replacement due to damage or removal during property development, repairs or replacement of sidewalk, curb, or gutter damage due to property development.
8. **Traffic Bylaw 26M96**
Enforced by Calgary Parking Officers and Community Peace Officers
 - Vehicles used for construction material on private property and company vehicles in and on residential areas.
9. **Waste Bylaw 4M2020**
Enforced by Community Safety, Community Peace Officers
 - Regulate and control the storage, collection, and disposal of waste.