

COUNCIL REPORT

M&C No.	2018-315
Report Date	November 26, 2018
Meeting Date	December 03, 2018
Service Area	Growth and Community Development Services

His Worship Mayor Don Darling and Members of Common Council

SUBJECT: Cleanup of Unsightly Property at 94 and 96 Woodhaven Drive

OPEN OR CLOSED SESSION

This matter is to be discussed in open session of Common Council.

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	City Manager
<i>Christopher McKiel</i>	<i>Jacqueline Hamilton / Amy Poffenroth</i>	<i>Neil Jacobsen</i>

RECOMMENDATION

Your City Manager recommends that Common Council direct one or more of the Officers appointed and designated by Council for the enforcement of the *Saint John Unsightly Premises and Dangerous Buildings and Structures By-law*, to arrange for the cleanup of the property at 94 and 96 Woodhaven Drive, PID# 00370288.

EXECUTIVE SUMMARY

The Community Standards pilot program focuses on issues that directly impact the aesthetics, enjoyment and pride of a neighbourhood, including unsightly premises. As part of this program it is sometimes necessary to issue Notices to Comply in cases where owners do not voluntarily remedy the conditions on their property.

The unsightly conditions outlined in the attached Notice have not been remedied within the required time frame. Pursuant to the *Saint John Unsightly Premises and Dangerous Buildings and Structures By-law*, staff is looking for authorization from Council to arrange for the cleanup of the aforementioned property.

PREVIOUS RESOLUTION

N/A

STRATEGIC ALIGNMENT

This report aligns with Council's Vibrant, Safe City priority.

REPORT

As part of the Community Standards pilot program, Growth and Community Development Services has focused on issues that directly impact the aesthetics, enjoyment and pride of a neighbourhood, including unsightly premises. This involves working closely with property owners to achieve voluntary compliance wherever possible. When voluntary compliance cannot be achieved, it is necessary to issue a formal Notice to Comply.

Property Requiring Further Enforcement Action

The subject property was involved in a previous unsightly premises case which resulted in the owner cleaning up the property to the satisfaction of Growth and Community Development Services in 2016. Since that time there has been a significant accumulation of unsightly items on the subject property. On June 28th, 2018 a Notice to Comply was issued for the unsightly conditions after efforts to gain voluntary compliance did not come to fruition. A copy of the Notice to Comply, an aerial photo and site photos has been attached to this report.

SERVICE AND FINANCIAL OUTCOMES

As is written in the *Local Governance Act* that a municipality must commence in the proceedings of remedial action, approval of Common Council is required prior to starting cleanup activities at these properties.

Where possible, staff will use internal resources for the cleanup of unsightly properties and the cost will be billed to the property owners. If the use of internal resources is not possible, staff will seek competitive bidding in accordance with the City's purchasing policy and the cost of the work will be billed to the property owners. If the bill is left unpaid, it will be submitted to the Province with a request for reimbursement.

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS

The City Solicitor's Office provided ownership verification by obtaining the Certificate of Registered Ownership for the property.

ATTACHMENTS

Notice to Comply and Inspection Report
Affidavit of Service - Notice to Comply
Aerial Photo of Property
Photos