



City of Richmond

Report to Council

To: Richmond City Council

Date: April 11, 2019

From: Cecilia Achiam
General Manager, Community Safety

File: 12-8060-02-01/2019-Vol 01

Re: **Nuisance Structures at 10280 Springmont Drive and 10140/10160 Cornerbrook Crescent**

Staff Recommendation

1. That the existing structures at 10280 Springmont Drive are declared a nuisance and the owner be required to demolish all structures within 60 days of the date this motion is passed by Council; and
2. That the existing structures at 10140 and 10160 Cornerbrook Crescent are declared a nuisance and the owner be required to demolish all structures within 60 days of the date this motion is passed by Council.

Cecilia Achiam
General Manager, Community Safety
(604-276-4122)

Att. 2

REPORT CONCURRENCE	
ROUTED TO:	CONCURRENCE
Law	<input checked="" type="checkbox"/>
Fire Rescue	<input checked="" type="checkbox"/>
Building Approvals	<input checked="" type="checkbox"/>
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: GJ
APPROVED BY CAO 	

**CNCL - 3
(Special)**

Staff Report

Origin

The City of Richmond is receiving an increasing number of complaints and is devoting significant resources to manage nuisance properties left unattended and vacant. In addition to bylaw changes, staff have identified that section 74 of the *Community Charter* grants City Councils the authority to declare certain structures a nuisance and impose remedial action requirements. Such remedial action requirements may include an order for structures to be demolished and removed. This authority cannot be delegated to staff and must be declared in a specific motion from City Council.

This report describes two vacant properties and recommends that City Council exercise the authority granted under the *Community Charter* to declare the structures on those properties a nuisance and order the demolition of such structures. Demolition ordered through this process does not exempt the owners from obtaining permits and complying with all City bylaws.

Analysis

10280 Springmont Drive

Staff have been receiving on-going complaints about a vacant home and the deteriorating condition of the property at 10280 Springmont Drive since March 2017. The first complaints received were about a vacant house that was closed, but not adequately secured or boarded up. Once the house was boarded up, the complaints continued about garbage, long grass and discarded materials on the property. The City also received complaints about squatters in the vacant house and has confirmed that the RCMP have been involved in dealing with calls for service to this property. During this time, Community Bylaws has received seven complaints and inspected the site 16 times. Pictures of the house at this property are shown in Attachment 1.

Research of the file related to this property shows that while the owner did obtain a demolition and building permit in 2017 both were subsequently cancelled later in the same year. In the meantime, the house on this property is uninhabitable and the property continues to draw complaints from residents in the area and requires the attention of the RCMP, RFR and bylaw enforcement staff.

In consideration of the history of this file, it is recommended that the vacant house on this property be declared a nuisance as it interferes with the public's reasonable use of the neighbourhood and is of such condition as to be offensive to the community. Staff recommend that the owner be ordered to demolish the structure within 60 days of Council's order. Should the owner ignore the order or not complete the work within 60 days, the City will undertake the work at the owner's expense. The timeline of 60 days has been chosen to give the owner adequate time to obtain permits and contractors to perform the work.

In order to provide an opportunity to address the issues ahead of further enforcement action, the owner of this property, Ka Lei, has been notified that a motion to declare the house a nuisance, and order its demolition, is being presented to Council. Notification, and providing the owner an

opportunity to address Council, are both statutory requirements in the *Community Charter* related to Council's authority to declare a nuisance.

10140/10160 Cornerbrook Crescent

The property at 10140/10160 Cornerbrook Crescent contains a duplex that has been vacant since there was a fatal fire in the structure in 2015. Since that time, there have been no repairs to the structure and there are no permits or plans to redevelop the property on file. The house on this property is uninhabitable and the property continues to draw complaints from residents in the area and requires the attention of the RCMP, RFR and bylaw enforcement staff. Staff have responded to six complaints regarding long grass, weeds, garbage, fencing and squatters and inspected the property 26 times. Pictures of the house are shown in Attachment 2.

In consideration of the history of this file, it is recommended that the vacant house on this property be declared a nuisance as it interferes with the public's reasonable use of the neighbourhood and is of such condition as to be offensive to the community. Staff recommend that the owner be ordered to demolish the structure within 60 days of Council's order. Should the owner ignore the order or not complete the work within 60 days, the City will undertake the work at the owner's expense. The timeline of 60 days has been chosen to give the owner adequate time to obtain permits and contractors to perform the work.

In order to provide an opportunity to address the issues ahead of further enforcement action, the owners of this property, Leslie Glen Cohen and Leila and Nizar Bhimani, have been notified that a motion to declare the house a nuisance, and order its demolition, is being presented to Council. Notification, and providing the owners an opportunity to address Council, are both statutory requirements in the *Community Charter* related to Council's authority to declare a nuisance.

Financial Impact

None.

Conclusion

This report proposes that Council pass motions declaring the vacant homes at 10280 Springmont Drive and 10140/10160 Cornerbrook Crescent nuisances and ordering them to be demolished to utilize the authorities granted to City Councils under provisions of the *Community Charter*. Demolition ordered through this process does not exempt the owners from obtaining permits and complying with all City bylaws.



Carli Williams, P.Eng.
Manager, Community Bylaws and Licencing
(604-276-4136)

- Att. 1: Pictures of vacant house at 10280 Springmont Drive
- 2: Pictures of vacant house at 10140/10160 Cornerbrook Crescent



10280 Springmont Drive – Photos taken April 12, 2019



10280 Springmont Drive – Photos taken April 12, 2019



10280 Springmont Drive – Photos taken April 12, 2019



10280 Springmont Drive – Photos taken April 12, 2019



Pictures Taken April 24, 2019

**CNCL - 10
(Special)**



**CNCL - 11
(Special)**