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SANDY HILL – PROPERTY STANDARDS, WASTE AND OTHER MATTERS

RIDEAU-VANIER (12)

ACS2017-CCS-CPS-0004

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## **REPORT RECOMMENDATIONS**

**That the Community and Protective Services Committee recommend that Council:**

- 1. Approve amendments to the Property Maintenance By-law (2005-208, as amended) and the Property Standards By-law (2013-416) as set out in Document 2 and described in this report, as part of a pilot project to commence upon enactment of the amendments and end on July 12, 2019, and direct staff to provide an evaluation of the results of this pilot project and any associated recommendations following the conclusion of the project;**
- 2. Delegate the authority to the Manager, By-law & Regulatory Services to finalize and make minor adjustments to the amending by-laws described in Recommendation 1 to give effect to the intent of Council for the duration of the pilot project;**
- 3. Approve that the Solid Waste Collection Design Guidelines will apply to all residential development within Area “A” shown on Document 1, as described in this report;**
- 4. Direct the General Manager, Public Works and Environmental Services to undertake a study to determine the means by which the number of waste and recycling containers stored and placed at curbside in Area “A”, shown**

**on Document 1, can be minimized, with the results of the study and any associated recommendations to be submitted in the next term of Council;**

- 5. Direct Planning, Infrastructure and Economic Development staff to consider the issues identified in this report as part of their review of the R4 zone within Area A, Document 1, as outlined in this report.**

Councillor Fleury gave a brief summary of his report and the importance in trying this pilot program in Sandy Hill. He stated that there were 253 properties on list of non-compliance with different garbage issues and the challenge is the inability of By-law to respond. These amendments are a 'pilot' that can be looked at in different parts of city. Sandy Hill has seen a proliferation of infill 'bunkhouses'. Their uses are not restricted; six bedrooms, 4 units, 24 bedrooms in area that was once single-family house. There are mounds of garbage that wind up being stored.

Following the summary, the Committee heard from the following public delegations:

All delegations that appeared before the Committee were in favour of the report.

1. \* Gisele Bouvier – ACORN – In support of the report. Would like to see notices of violation for multi-unit buildings posted on city of Ottawa website. There should be a way to inform new owners/tenants of responsibilities. Low income tenants should not live in squalor, bedbugs, roaches, inadequate heat, faulty elevators, etc. Want to see city go further and have landlord licencing program.
2. John Dickie – Eastern Ontario Landlord Association – In support of report. It must be noted that not just some landlords but tenants too that are the problem. EOLO does not support landlords who fail to comply with obligations.
3. \* Lawrence Newman – Resident of Sandy Hill – Spoke to a PowerPoint that showed the amount of garbage in some housing units. Supports report.
4. Thierry Harris – Sandy Hill Resident - Effective garbage disposal can help reduce security risks. Provides bylaw staff with tools they require. Holds tenants and homeowners to account. Need to educate transient residents, university students and tenants on requirements.
5. \* Robert Forbes – Sandy Hill Town & Gown Committee – He showed visual

reference to garbage; mattresses, etc. and the quantities of garbage. Sometimes tenants put out garbage on wrong days; mistakes made, but rodents get into, especially if large quantities of garbage. Visitors to Ottawa left with bad impression.

6. Chad Rollins – President, Action Sandy Hill – Supports the report. Many of the so called Bunk Houses (residential properties that used to house 4 or 5 people now house up to 24) are causing problems. By-law officers need the tools to counter these problems.
7. Judy Rinfret – Resident – Supports report. Garbage isn't sexy. By-laws need to be upheld.
8. Jan Finlay - In the last 8 years her block has seen 5 bunkhouses go up; 120 residents and the street is filthy. Supports the report.

[ \* All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk. ]

Following the delegations Committee members had questions for staff and Councillor Fleury.

- Staff are concerned with the enforceability of the report recommendations but do support the community and realize the issues.
- The Planning Departments R4 review still needs to be completed <http://ottawa.ca/en/city-hall/public-engagement/planning-and-infrastructure/residential-fourth-density-r4-zoning-review>
- There is one full-time officer for Sandy Hill. He has received over 400 service requests this year when other areas receive 300-500 complaints per year. The officer will receive over 1,000 calls; not manageable. There is a summer student dedicated to sandy hill community.
- Any dwelling has to meet property standards bylaw; no zoning provision that limits number of bedrooms per dwelling. One is entitled to have as many bedrooms per dwelling as one wishes.

- This pilot project will not be done at the expense of other neighbourhoods.
- 25% of calls to By-law services are from Sandy Hill.

Councillor Fleury thanked staff and all who worked so hard to put the report together and thanked the Committee for its consideration.

The report recommendation was put before Committee and was “Carried”, on a division of eight “YEAS” to zero “NAYS”, as outlined below:

CARRIED, on a division of 8 YEAS and 0 NAY, as follows:

YEAS (8): Councillors R. Chiarelli, G. Darouze, K. Egli, M. Fleury, J. Mitic,  
T. Nussbaum, M. Qaqish, R. Brockington

NAYS (0):