

**COMMUNITY AND PROTECTIVE  
SERVICES COMMITTEE  
REPORT 26  
MAY 26, 2022**

**COMITÉ DES SERVICES  
COMMUNAUTAIRES ET DE  
PROTECTION RAPPORT 26  
LE 26 MAY 2022**

**EXTRACT OF DRAFT MINUTES 26  
COMMUNITY AND PROTECTIVE  
SERVICES COMMITTEE  
MAY 19, 2022**

**EXTRAIT DE L'ÉBAUCHE  
DU PROCÈS-VERBAL 26  
COMITÉ DES SERVICES  
COMMUNAUTAIRES ET DE  
PROTECTION  
LE 19 MAI 2022**

1. VACANT PROPERTY BY-LAW

ACS2022-EPS-PPD-0001

CITY WIDE

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**REPORT RECOMMENDATIONS**

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

- 1. The proposed Vacant Property By-law as described in this report and in the general form set out in Document 1, and 2 full-time equivalents in By-law and Regulatory Services to enforce and administer the Vacant Property By-law, to be funded on a cost-recovery basis from permit fees, as further described in this report; and,**
- 2. Amendments to the Property Standards By-law (By-law 2013-416, as amended) to address pest control, grading and drainage, and foliage standards for vacant properties, as further described in this report and in the general form of Document 2.**
- 3. Amendments to the Board Up By-law (By-law 2010-211) to address the unauthorized occupancy of accessory structures, as further described in this report and in the general form of Document 3.**

The Committee received four written submissions from the following list of representatives, and copies are filed with the Office of the City Clerk:

- Linda Hoad – Heritage Ottawa

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- Cheryl Parrott and Wayne Rodney – Hintonburg Community Association
- Jason Burggraaf – Greater Ottawa Home Builder’s Association
- Catherine Boucher – Dalhousie Community Association

The following delegates spoke before the Committee and provided comments on the report recommendations:

- Cheryl Parrott – Hintonburg Community Association
- Jason Burggraaf – Greater Ottawa Home Builder’s Association
- Lorrie Marlow – Mechanicsville Community Association
- Salma Al-Shehabi
- Linda Hoad – Heritage Ottawa

The delegates were thanked for their comments and answered questions from the Committee.

Ryan Perrault, Associate General Manager, Emergency & Protective Services, Valérie Bietlot, Manager, Public Policy Development, and Jerrod Riley, Specialist, By-law Review, presented an overview of the report and answered questions from the Committee.

A copy of the slide presentation is filed with the Office of the City Clerk.

Presenters were thanked for their presentation and received questions and comments on the report from Councillors M. Fleury, K. Egli, S. Menard, T. Kavanagh, C. McKenney, and D. Deans. The report recommendations were then put to Committee.

CARRIED, as amended by the following motions:

**Motion No CPS 2022-26/1**

Moved by Councillor M. Fleury

**WHEREAS the proposed Vacant Property By-law, attached as Document 1 to the Vacant Property By-law Report, includes an exemption for two years**

from the recommended permit fee for an owner whose property has become vacant due to the owner being in care in a hospital, hospice, or similar facility;

AND WHEREAS it is necessary to specify that this exemption from the permit fee should only apply where the vacant property in question was the owner's principal residence immediately prior to moving in-care, and that this fee exemption would not apply to any other vacant property of the said owner, such as vacant investment properties,

THEREFORE BE IT RESOLVED that clause (c) of Subsection 7(2) of the proposed Vacant Property By-law be replaced with the following:

(c) When a building has become vacant due to the owner being in care in a hospital, hospice, long-term care facility, assisted living residence, or home for special care, and such building was the principal residence of the owner immediately prior to being in care, the owner shall be exempt from the permit fee, as specified in Schedule A, for a maximum period of two (2) years following the commencement of vacancy.

CARRIED

Motion No CPS 2022-26/2

Moved by Councillor M. Fleury

WHEREAS the proposed Vacant Property By-law serves a number of key purposes, including identification of vacant properties to ensure compliance with property standards requirements, among others prescribed in the draft by-law; and,

WHEREAS some vacant properties may have been subject to damage by fire or other means such that the civic address numbers have been removed or are illegible, making accurate identification either not possible or challenging for purposes of enforcement;

THEREFORE BE IT RESOLVED that the proposed Vacant Property By-law be amended to require the owner to maintain civic numbering on the

vacant building or vacant land in accordance with the requirements of the Addressing By-law, by:

1. adding the following definition to Section 1 of the proposed by-law;  
“Addressing By-law” means the Addressing By-law of the City of Ottawa (By-law No. 2014-78), as amended, or any successor by-law thereto; and
2. adding to Section 18 of the proposed by-law, the following subsection:  
(4) No owner shall fail to maintain civic numbering on the vacant building or vacant land in accordance with the Addressing By-law.

CARRIED

Motion No CPS 2022-26/3

Moved by Councillor E. El-Chantiry

BE IT RESOLVED that the proposed Vacant Property By-law be amended by:

1. Adding the following subsection to Section 4 with respect to permits for vacant property in registered plans of subdivision:  
(5) Notwithstanding subsection (1), the owner of more than one vacant block or lot on a plan of subdivision registered on or after January 1, 2001, may obtain one permit for all vacant lots and blocks owned by that owner within that subdivision, other than those lots and blocks for which an occupancy permit has been issued.
2. Adding the following item to Schedule “A” of the by-law:

|                                   |                       |               |
|-----------------------------------|-----------------------|---------------|
| <u>Additional subdivision lot</u> | <u>\$25 per block</u> | <u>1 year</u> |
| <u>or block fee</u>               | <u>or lot</u>         |               |

CARRIED

**Motion No CPS 2022-26/4**

Moved by Councillor E. El-Chantiry

**BE IT RESOLVED THAT:**

- 1. The proposed Vacant Property By-law be amended by adding an exclusion in subsection 7(1) for lands located in a plan of subdivision that are reserved as future school sites or park locations.**

CARRIED

**DIRECTION TO STAFF**

Councillor M. Fleury

That staff consider a review of the Demolition Control by law for non-heritage buildings, so as to not leave properties with a vacant building while awaiting development, building code, zoning, and financial approvals.