

DATE OF MEETING MARCH 21, 2024

AUTHORED BY DAVID LABERGE, DIRECTOR, PUBLIC SAFETY

SUBJECT 1050 TERMINAL AVE N – NUISANCE PROPERTY

OVERVIEW

Purpose of Report

To inform Council of ongoing activities at 1050 Terminal Avenue N., which substantially and unreasonably interfere with other persons' use and enjoyment of property, and require repeated calls for police services to abate nuisances.

Recommendation

That Council declare 1050 Terminal Avenue N. a "Nuisance" pursuant to the "Nuisance Abatement and Cost Recovery Bylaw 2019 No. 7250", and to authorize Staff to record and charge for municipal services including police required to abate nuisance activity.

BACKGROUND

1050 Terminal Avenue (The Property) is situated at the intersection of Terminal Avenue N at St. George St. Zoned COR2 (mixed use corridor), the property consists of commercial businesses including the Terminal Canco gas station, convenience store, Cash Money, Terminal Laundromat, residential apartments and a parking lot.

As Council considers potential nuisance designation, it is significant to note that there are broader issues in the immediate neighbourhood relating to homelessness and disorder that are also impactful to The Property. There is a vacant building directly across the highway at 1045 Terminal Avenue which was designated as a Nuisance Property on 2022-JUN-16 which is dilapidated and is frequently breached and occupied. Additionally, The Property backs onto St. George Ravine Park which also experiences a persistent homeless presence. The convenience store and laundromat businesses operate late into the evening hours, making The Property an appealing place to loiter and congregate.

In the period between 2023-JAN-01 and 2024-FEB-12, the Nanaimo RCMP have received two hundred ninety-eight (298) calls for service, of which seventy-two (72) were of a nuisance nature. The general nature of many of these calls involve drug use and trafficking, the display of weapons, disturbances, trespassing and activities which intimidate or obstruct access to the businesses.

Bylaw Services has received eight (8) nuisance-related calls to The Property over the same period, typically involving homeless-related matters, accumulations of garbage, carts, and graffiti.

The Property owners have met with City staff and have been informed of the excessive number of nuisance calls, and the expectation that they take appropriate measures to address activities which are significantly impacting the neighbourhood. The RCMP have focused policing resources to assist in resolving ongoing nuisance issues. |

OPTIONS

1. | That Council declare 1050 Terminal Avenue N. a “Nuisance” pursuant to the “Nuisance Abatement and Cost Recovery Bylaw 2019 No. 7250”, and to authorize Staff to record and charge for municipal services including police required to abate nuisance activity.
2. That Council provide staff with alternative direction. |

SUMMARY POINTS

- 1050 Terminal Ave N is a commercial (COR-3) zoned property consisting of a gas bar, convenience store, laundromat and residential apartments.
- Police have received 298 calls to the property over a 13 month period, 72 of which were of a nuisance nature. Bylaw Services has responded to 8 nuisance-related complaints over the same period.
- Nuisance property designation is recommended, which would authorize Staff to record and charge for municipal services including policing required to abate future nuisance activity.

Submitted by:

David LaBerge
Director, Public Safety |

Concurrence by:

Richard Harding
General Manager, Community Services /
Deputy CAO |