

DATE OF MEETING SEPTEMBER 26, 2024  
AUTHORED BY DAVID LABERGE, DIRECTOR PUBLIC SAFETY  
SUBJECT **NUISANCE PROPERTY ABATEMENT – 454 WATFIELD AVENUE**

## **OVERVIEW**

### **Purpose of Report**

To inform Council of ongoing activities at 454 Watfield Avenue which substantially and unreasonably interfere with other persons' use and enjoyment of property resulting in repeated calls for bylaw, animal control and police services to abate nuisances.

### **Recommendation**

That Council declare 454 Watfield Avenue a "Nuisance" pursuant to *Nuisance Abatement and Cost Recovery Bylaw 2019 No. 7250* and to authorize Staff to record and charge for municipal services including policing required to abate nuisance activity.

## **BACKGROUND**

Nanaimo RCMP advise that twenty eight (28) calls for police service have been associated to the property at 454 Watfield Avenue since 2022-JUL-01, seven of which were nuisance-related. The details of these calls are egregious, with repeated incidents of large parties, intoxication, weapons and fighting resulting in arrests, injuries and substantial disruption to the neighbourhood.

The Bylaw department started receiving multiple complaints in August, 2020 from neighbours reporting that 454 Watfield Avenue had been a nuisance for more than a year with late night parties, music, fighting and people living in RV's parked on the property. Numerous contraventions of Property Maintenance and Standards Bylaw 2017 No. 7242 were found on the property including numerous derelict vehicles, discarded mattresses, garbage and graffiti. The residents ordered city staff to leave the property when inspections were conducted, and violently assaulted a bylaw officer resulting in injury and arrests. Recurring complaints regarding derelict vehicles, graffiti, accumulations of garbage, vermin, noise and persons living in RV's have been continuous in recent years.

The City Animal Control Contractor has attended to this property sixteen (16) times since 2020, with eleven (11) calls for dogs running at large, three (3) unlicensed dogs and complaints of barking, failing to remove excrement and aggressive dogs.

City Staff and contractors have protocols to have additional personnel when attending calls because the residents are aggressive and violent.

## **OPTIONS**

1. That Council declare 454 Watfield Avenue a “Nuisance” pursuant to *Nuisance Abatement and Cost Recovery Bylaw 2019 No. 7250* and to authorize Staff to record and charge for municipal services including policing required to abate nuisance activity.
  
2. That Council provide alternate direction. |

## **SUMMARY POINTS**

- The RCMP, Bylaw Department and Animal Control Service receive frequent complaints about nuisance activities at 454 Watfield Avenue.
- The peace and enjoyment of the neighbourhood is frequently disrupted by parties, fights, loud music and disturbances from persons living in the residence and in RV’s parked on the property.
- The residents are violent and aggressive and pose a hazard to City Staff.
- Nuisance property designation is recommended.

### **Submitted by:**

David LaBerge  
Director, Public Safety |

### **Concurrence by:**

Richard Harding  
General Manager, Development Services &  
Deputy CAO |