

DECISION/DIRECTION NOTE

Title: Closure Order for Dwelling at 434 Allandale Road

Date Prepared: October 30, 2019

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ian Froude, Transportation and Regulatory Services & Sustainability

Ward: Ward 4

Decision/Direction Required: For Council to consider the dwelling at 434 Allandale Road a nuisance and issue an order to vacate under section 375 of the City Act.

Discussion – Background and Current Status: The Division of Regulatory Services has been involved in the enforcement of property standards at 434 Allandale Road. There are several issues with the property which include building, electrical, and plumbing deficiencies. Currently the property does not have hot or cold running water.

There has been no action taken thus far to remedy the property's deficiencies, in particular the lack of running water. Therefore, the Division of Regulatory Services is applying to Council to judge the dwelling to be a nuisance under section 375 of the City of St. John's Act. Under this section "council may judge the building to be a nuisance and may make a written order prescribing the disposition, alteration, or regulation of the building or vacation, demolition, and removal of the building that the council considers necessary". In this particular case, as the dwelling lacks hot and cold running water, Regulatory Services is recommending an order to vacate.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable
2. Partners or Other Stakeholders: Not Applicable
3. Alignment with Strategic Directions/Adopted Plans: Not Applicable
4. Legal or Policy Implications: Not Applicable
5. Privacy Implications: Not Applicable
6. Engagement and Communications Considerations: Not Applicable

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7. Human Resource Implications: Not Applicable
8. Procurement Implications: Not Applicable
9. Information Technology Implications: Not Applicable
10. Other Implications: Not Applicable

Recommendation:

That Council consider the dwelling to be a nuisance under section 375 of the City of St. John's Act and issue an order to vacate.

Prepared by:

Randy Carew, CET, Manager – Regulatory Services
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng, MBA Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Closure Order for Dwelling at 434 Allandale Road.docx
Attachments:	
Final Approval Date:	Mar 31, 2021

This report and all of its attachments were approved and signed as outlined below:

Randy Carew - Mar 31, 2021 - 2:59 PM

No Signature found

Cheryl Mullett - Mar 31, 2021 - 4:05 PM

Jason Sinyard - Mar 31, 2021 - 4:13 PM