

Date: November 1, 2024

To: **Mayor and Council.**

Name and title: Eric Depenau, Director, Administrative Services

Subject: Nuisance Abatement - 1105 Vancouver Street

Attachment(s): None

Recommendation(s):

1. THAT, pursuant to section 3.2(a) of City of Prince George Nuisance Abatement Bylaw 8940, 2018, Council DIRECTS, by way of written ORDER, that Jarnanak Singh Manhas, Mohinder Kaur Manhas, Ram Singh Manhas and Sudershan Kumari Manhas (collectively the “Owners”), being the registered owners of the property with the civic address of 1105 Vancouver Street, Prince George BC and legally described as PID: 008-929-246, Lot 11 Block 208 District Lot 343 Cariboo District Plan 1268 and PID: 008-929-262, Lot 12 Block 208 District Lot 343 Cariboo District Plan 1268 (collectively the “Property”), immediately cease causing, or allowing to be caused, the following nuisance activities on the Property:
 - a) The discarding of waste and debris, including mattresses, garbage and cardboard outdoors;
 - b) Yelling, shouting, screaming and fighting;
 - c) The lighting of outdoor fires.
2. AND THAT Council DIRECTS that administration deliver to the Owners a copy of the written order regarding the Property together with a notice that if a nuisance activity prohibited by the order is abated or caused to be abated by the City under section 3.3 of the City of Prince George Nuisance Abatement Bylaw 8940, 2018, then the cost of such abatement may be recovered from the Owners pursuant to sections 4.1 to 4.3 and Schedule “A” of that bylaw.

Purpose:

To recommend that Council issue an order that certain nuisance activities stop at the residence located at 1105 Vancouver Street. If the nuisance activities do not stop despite the order, the City may recover the cost of abating the nuisance, or causing the nuisance to be abated, under the City of Prince George Nuisance Abatement Bylaw 8940, 2018.

Background:

Bylaw Services, RCMP and Prince George Fire Rescue have attended the residence at 1105 Vancouver Street numerous times since 2018, often in response to calls from neighbours. The Property contains a single-family residence. The frequency of problems emanating from the Property appears to be related to the use of the Property for illegal drug sales and consumption. These problems appear to be continuing despite changes in the tenants and occupants over the years. 1105 Vancouver Street is owned by Jarnanak Singh Manhas, Mohinder Kaur Manhas, Ram Singh Manhas and Sudershan Kumari Manhas and there are no registered chargeholders on title. It appears that the tenants or other occupants of the Property are involved in criminal activity that generates repeat nuisance activity.

Below is a sampling of the calls for service that have been recorded, note this does not include every call but is intended as an illustration:

1. January 26, 2020 – **Prince George Fire Rescue** attended for a reported burning complaint. Arrived on scene to find a resident burning plastic.
2. May 22, 2020 – 2 separate complaints of unsightly property made by a neighbor. Report of cars with smashed out windows on the front lawn, excessive garbage and a camper parked on the back/side lawn that had people living in it. Bylaw Officers attended and confirmed the complaint. The complainant commented that they believed the Property was a “drug house”. At the direction of City staff, the Property owner was able to clean up the Property in this instance, but it quickly deteriorated again.
3. November 1, 2020 – **Prince George Fire Rescue** responded to the Property for a reported fire in the yard. Upon arrival, there was a large column of grey smoke rising from the back yard of 1105 Vancouver Street. The occupants of this address were burning a pile of backyard debris.
4. December 6, 2020 – **Prince George Fire Rescue** responded to a call regarding a Structure Fire at 1105 Vancouver Street. On arrival Fire Rescue found people using a barrel to burn Cardboard/Paper material.
5. December 7, 2020 – The City received multiple complaints in relation to this Property from various neighbors. The neighbours complained that it was an unsightly premise. The neighbours also expressed concern that the house had become a well-known “crack shack” in the words of the complainant. These calls resulted from a highly visible raid that was conducted by the RCMP a few days prior.

Neighbors had safety concerns, were concerned about the proximity of the residence to Duchess Park High School and were tired of the lack of a permanent solution. Over the next year the Property owners made efforts to clean up the Property and again evicted tenants.

6. April 26, 2024 – The City once again received complaints from neighbors. Bylaw Services confirmed that the backyard was again a mess and scattered with waste and debris,

including mattresses, garbage and cardboard. Over the next 3 months the Property was cleaned up.

7. July 19, 2024 – Complaint from neighbor that this Property is unsightly with a broken window, two broken down vehicles, and garbage. Bylaw Officers attended and spoke to tenants again. Garbage and derelict trucks in the driveway were removed from the Property by August 6, 2024.
8. August 13, 2024 – The Prince George RCMP reported to Bylaw Services that this residence had deteriorated once again, and they were attending frequently. The RCMP confirmed drug activity and stated it was an issue for the neighborhood.

RCMP reported that many of the calls were in response to reports of fighting, yelling, shouting and screaming emanating from the Property. In multiple cases, the RCMP's confirmation of the complaint prompted the commencement of criminal investigations, including various firearm offences, assault with a weapon, aggravated assault and domestic assault.

Bylaw Services seek to break the cycle of nuisance problems going on at this residence since 2018. It is hoped that this action will motivate the Property owner to take steps to ensure that tenants and other occupants of 1105 Vancouver Street do not continue the nuisance activities that have been going on for years.

Contact with Owners:

On **August 20, 2024**, Bylaw Officer Hammond spoke to Jaranak Manhas. He stated that he had served the tenants' eviction notices on July 15, 2024, and he was actively trying to get them off the Property and to clean it up.

On **August 21, 2024**, Bylaw Officer Hammond attended 1105 Vancouver Street and spoke to Ram Manhas and explained that he had 1 month to abate everything that was occurring to cause repeated attendance by Bylaw Services and the RCMP. Manhas attributed these visits to his tenants. A letter confirming and explaining the Nuisance Abatement process was delivered to Manhas at this time.

On **August 29, 2024** Bylaw Officer Hammond spoke to Kap Manhas, the son of Ram Manhas. At that time Manhas stated that his intention is to tear down the house or do a complete renovation. He also stated that in future there would be better screening done of potential tenants.

On **September 22, 2024** Bylaw Officer Hammond attended to do an inspection at 1105 Vancouver Street. At that time, the house was boarded up and there was a sign posted that the contents of the building had been thrown away and anyone found trespassing would be arrested.

On **November 4, 2024**, letters were delivered to Kap and Ram Manhas along with a copy of this Report to Council advising them that they could come to the November 18, 2024, meeting of Mayor and Council to speak directly to this issue.

Summary and conclusion:

The circumstances described at 1105 Vancouver Street provide a strong example of why the Nuisance Abatement Bylaw was introduced in 2018. The Property is a rental property that has generated repeated calls to Bylaw Services, the RCMP and Prince George Fire Rescue to respond to nuisance activities that also impact the health and safety of the neighborhood. The Nuisance Abatement Bylaw enables Council to formally order a cessation of those activities. Such an order is strengthened by the City's ability to recover certain abatement costs if the nuisance activities continue.

Respectfully submitted:

Eric Depenau, Director of Administrative Services

Prepared by Charlotte Peters, Manager Bylaw Services

Approved:

Walter Babicz, City Manager

Meeting date: 2024-11-18