

City of Yorkton Community Safety and Well-Being Initiatives –Dilapidated Buildings and Graffiti Project Final Report

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**All supporting research and report documentation can be found in the Site Review Image Report & Appendix A - H, following this report.*

Part A: Dilapidated Buildings

ISSUE

In cities and towns of all sizes across Saskatchewan, municipal officials point to dilapidated buildings as a challenge in their efforts to promote the highest possible quality of life and bring economic growth to their communities. The failure of offending property owners to repair or demolish dilapidated structures also places a financial drain on community resources and shifts the cost of abating violations from the responsible party to all taxpayers.

A dilapidated building is a building which has an unsightly appearance due to neglect, disrepair, defacement or damage, particularly compared to its surroundings. It is not possible to have an all-encompassing criteria that can apply to all dilapidated buildings in all situations. However, some examples of specific conditions that may cause a building to be considered dilapidated include:

- broken windows, or major damage to window screens/external window frames
- significant damage to roofs, roof coverings or guttering
- significant damage to exterior building surfaces (for example peeling paint)
- broken exterior doors or major damage to exterior door frames
- partially completed or partially demolished buildings or
- excessive graffiti

Dilapidated properties negatively impact neighbourhoods and individuals by becoming dilapidated, causing hazards, becoming unsightly, becoming infested with pests, attracting trespassers, impacting streetscapes and overall community standards. Properties can become dilapidated for several different reasons which include family estate issues, financing issues, tenant vacancy, or simply abandonment. Despite a property becoming dilapidated, it is expected that the required work is undertaken to ensure the property is maintained in accordance with municipal by-laws.

The City of Yorkton Bylaw and Safety Services Division becomes involved on a regular basis with properties that have fallen into dereliction, and which are subject to complaints from the neighbourhood in which they are impacting. Some of these properties have been left vacant and unattended for prolonged periods of time, and have subsequently fallen into disrepair and become hazardous. Dilapidated and vacant properties, especially those that have fallen into disrepair, have significant impacts on the community around them and pose dangers to the health and safety of the community.

BACKGROUND

For the past 3-4 years, the Bylaw Services and Safety Division of the City of Yorkton has witnessed an increase in dilapidated buildings throughout the community. These issues are also occurring simultaneously with an increase in the number of property tax liens and eventual enactment of the Tax Enforcement Act to recover unpaid property taxes through the sale of properties. The properties are in varying states of disrepair and structurally hazardous due to vacancy/abandonment, absentee landlords and owners, and/or criminal activity. The properties represent a liability for the City and also require an extensive amount of City resources to manage. The increase in dilapidated buildings and are also occurring congruently to an increase in other intersecting social issues in the City such as mental health, substance use, precarious housing, homelessness, poverty, and criminal activity associated with property crime and gang activity.

In past years (i.e., 2008-2010 canola crush plant boom), the City enacted stronger bylaw enforcement measures to manage building code violations however it was reported by City officials that the City had more capacity through staffing resources (i.e., building officials) to manage the situation using a proactive rather than reactive management strategy.

In April 2023, the City of Yorkton released a Expression of Interest (EOI) seeking a research project consultant to assist the City with a Community Safety and Well-Being project focused investigating and creating “custom fit” plans to address two concerns in the Yorkton community – dilapidated buildings and graffiti. The goals of the project were focused on developing management strategies that could:

- Mitigate individual and community impacts arising from dilapidated buildings and graffiti.
- Increase the effectiveness and efficiency of the dilapidated buildings and graffiti management processes in the community.
- Recover City costs associated with the two safety and well-being issues.

The contract was awarded to Ray Gosselin Architect Ltd. and on May 16th 2023, the City of Yorkton released a notice to proceed initiating the start of the project.

PROJECT OVERVIEW

The project was broken into 3 phases: 1.) research & review; 2.) stakeholder engagement & consultation; and, 3.) report development. All three phases were completed for each community issue. Although dilapidated buildings and graffiti can both be categorized as community safety and well-being issues, the complexity of the issues, comparative research, jurisdictional management approaches/strategies, and stakeholder groups & feedback were significantly different leading to the decision to separate this final report into two sections dedicated to each community safety and well-being issue.

The research phase of the dilapidated buildings project focus included a national and provincial jurisdictional scan of cities across Canada and Saskatchewan to better understand the operations and strategies of larger city centres and similar municipalities in terms of size and demographics. In addition to the national and provincial jurisdictional scans, research was conducted on safety and well-being issues associated with dilapidated and vacant buildings, factors contributing to dilapidated and vacant buildings, and a review of the most common management strategies.

During the stakeholder engagement and consultation phase, the consultants facilitated two engagement sessions with community stakeholders for both dilapidated buildings and graffiti. Feedback was collected directly from the following key stakeholders for dilapidated buildings:

- RCMP
- Protective Services Committee
- City of Yorkton Building Services
- Fire Protection Services
- Yorkton Tribal Council (YTC)
- Society for the Involvement of Good Neighbours (SIGN)
- Bruno's Place
- A local home builder

All data from the stakeholder engagement session was recorded, coded into main themes, and compiled into summary results table formats. Phase 3 of the project was focused on developing this final project report with recommendations for dilapidated building management strategies “custom built” for the City of Yorkton.

RESEARCH & JURISDICTIONAL SCAN

Based on the jurisdictional scan, the majority of the municipalities reviewed followed the applicable provincial legislation while also adopting varying additional measures. A large number of Saskatchewan municipalities were investigated as they are bound by the same provincial legislation for enforcement as set out in The Cities Act which allows for more easily adopted changes. The scan revealed that reliance on the Act is common, with varying additional measures set out for managing property maintenance issues including dilapidated vacant, abandoned, unsecured, boarded or fire damaged structures. The additional measures adopted or proposed by Saskatchewan municipalities examined include the following initiatives:

- Expanded definition of a nuisance property to include boarded-up and unoccupied homes.
- Amendments to Property Maintenance and Nuisance bylaw.
- Formulation of a derelict and vacant building strategy.
- Development of a taskforce/committee made up of the fire chief, City director of protective services, and planning department.
- Change existing method for inspections and response by designating boarded buildings as priority one, and inspections that would allow for analysis of why the buildings are boarded up.
- Develop comprehensive regulatory approach requiring property owners to have a permit by implementing a permitting regime to include fees, inspections, and enforcement.
- Enactment of a new bylaw to regulate vacant and boarded buildings.
- Changes to housing standard bylaw to remove 15-day period in which property owners can appeal to secure properties as quickly as possible.
- Encourage new construction on vacant lots and beautification of properties by offering grants of up to \$50,000 or five year property tax breaks to property owners in designated areas.



Safety & Well–Being Issues Associated with Dilapidated & Vacant Buildings

Based on the research conducted during this project, a number of safety and well-being issue associated with dilapidated and vacant buildings emerged. These issues were often referenced as high priority depending on the level of interconnectedness and concurrence to the prevalence of dilapidated and vacant buildings.

Blight, Crime, and Fear

Abandoned properties contribute to a self-perpetuating cycle of blight: tenants and building owners will not rehabilitate the property when fear and crime exist, and the municipality cannot reduce fear and crime when the neighborhood is beset by abandoned properties. The properties are indicators of blight that symbolize no one cares about the neighborhood; the message to onlookers is that the area is ungovernable, no one is willing to challenge another's behavior, and the risk of being caught is low. Fear of victimization in areas beset by dilapidated and vacant buildings leads residents to exercise outdoors less frequently, which affects their physical and psychosocial health and increases their feelings of isolation. The elderly are particularly fearful when their environment contains vacant buildings. Serious violent crimes such as murder, robbery, and sexual assault sometimes occur in or around abandoned buildings and lots.

Arson and Accidental Fire

Fires may be set deliberately by property owners facing mortgage problems, youth engaging in mischief, or accidentally by squatters, drug users, or homeless who are cooking or keeping warm. Fires in dilapidated and vacant buildings may be fueled by abandoned vehicles or accumulated trash and are aggravated by dry, overgrown landscape. Fire threatens the surrounding environment and legitimate adjacent properties through the density of structures and is a direct risk to responding RCMP and firefighters.

Burglary and Theft

In a process known as “house stripping,” “scavenging,” or “urban mining,” offenders steal and then sell building components. The problem is facilitated by scrap-metal buyers and second-hand dealers. A common practice in order to sell raw wire for scrap is to burn away the outer coating. This open burning releases airborne pollutants and poses a direct threat to property, air quality, and health. Thieves also risk arrest and injury, particularly electrocution, when dismantling electrical components. When a structure's doors and windows are stolen, it is further exposed to inclement weather and quicker deterioration, which devalues the property.

Pet Displacement

Owners who lose their homes may no longer be able to care for their pets, or their new housing arrangements may not allow pets; consequently, they abandon them. If the animal dies, the owner may be subject to cruelty charges, and the decaying carcass poses a health hazard.

Property Values

Property values decline through disinvestment and reduced commerce, tourism, and aesthetic appeal. Lower property values command lower property tax revenue, which reduces funding for government services.

Public Health

Public health is threatened by feces, illegal dumping, asbestos, lead particles, hazardous waste discharge, and airborne mold. Standing water in pools, hot tubs, and discarded tires breeds mosquitoes and other insects and also poses a drowning risk. Overgrown and undeveloped landscapes harbor mice, rats, stray animals, and other vermin. Mosquitoes and vermin are vectors for disease, particularly West Nile Virus, rabies, and various parasites. Public health is indirectly threatened by infectious diseases when the property is used for illicit sex and drug use involving needle sharing.

Squatting

A squatter is “a person who settles on property without any legal claim or title”. Squatters pose several risks by: 1) illegally connecting existing utilities (water, gas, electricity, and cable), or stealing them from a nearby legitimate property; 2) not having access to sanitary facilities or running water; 3) starting fires to keep warm and to cook; 4) engaging in criminal activity; 5) not paying rent or local property taxes; 6) subjecting themselves to arrest for trespassing or other offenses; 7) provoking encounters with nearby residents who object to their presence and unconventional lifestyle; and, 8) physically resisting authorities who try to evict them.

Tenant Displacement

Legitimate tenants may become homeless when a property owner abandons their property. Children are particularly vulnerable to the stress and instability created by displacement, which affects their friendships, health, and education.

Trespassing

Trespassing is a precursor to burglary that occurs when the property is unprotected. Trespassers view unprotected property—both buildings and lots—as available for their use as a shortcut, a hang out, or a place to engage in criminal activity. Unprotected property is also inviting to curious children, who use it as a playground, and homeless people, who use it to establish encampments. Trespassers, particularly children, risk injury and victimization and may generate noise or invade the neighbors' privacy.

Vandalism

Graffiti and broken windows are common acts of vandalism plaguing abandoned buildings. Gangs will “tag” an abandoned building with spray paint to signal it is their territory. Whether malicious or mischievous, vandalism is illegal, devalues the property, induces fear and ruins neighborhood aesthetics.



Factors Contributing to Dilapidated & Vacant Buildings

Understanding the factors that contribute to the safety and well-being issue of dilapidated and vacant buildings has helped frame this safety and well-being projects local analysis, determine good effectiveness measures, recognize key intervention points, and recommend appropriate responses. There are several reasons why properties are abandoned; however, it should be noted that economic factors are the leading explanation.

Rising Cost of Living, Property Taxes, and Tax Delinquency

As the costs of living increase and/or property taxes increase, property owners may invest less in repairs and improvements. As the rise continues, property owners may consider defaulting on the mortgage and abandoning the property. For property owners, when the current mortgage exceeds the property's value, it's more likely the owner will abandon the property.

Large Senior Population

According to research analysis from the real estate market, the aging baby boomer generation is choosing to stay in their homes for longer than expected. With the post-pandemic rising costs in building materials and supplies, baby boomers are staying in homes that they may not have the financial means to maintain or upgrade. Another issue in a municipality with a large senior population is the transfer of buildings in estate settlements to family members that may not live in the community or have the means to maintain or upgrade the building.

Job Loss and Population Loss

The incidents of abandoned properties increase when homeowners lose their jobs. Unemployed individuals without a transportable or marketable skill are more likely to suffer foreclosure. Some unemployed workers may follow jobs out of a municipality as employment patterns shift. As the population begins to decline, the need for housing units decreases, fewer new units are built, and existing units may be abandoned.

Older Housing Stock

If an old building has historical or architectural value, its age plays a role in preserving the City's character. But if a building is simply old, it may be rendered obsolete by features that limit its functionality and marketability, such as: 1) no off-street parking; 2) small footprint by contemporary standards, fewer bathrooms, and no garage; 3) a small or nonconforming lot; 4) too expensive to rehabilitate or remediate (e.g., lead paint and asbestos abatement; seismic upgrades); 5) too close to an adjacent house; or 6) situated in a mixed-use area among factories, warehouses, junkyards, or stores and subjected to noise, smoke, particulates, and vibration.

Absentee Owners/Landlords

Absentee owners do not live in the building they own. They typically collect rent, but fail to invest in property maintenance, install upgrades, or control tenants' behavior. Full occupancy overrides safety and order; owners do not exercise control over the space and do not screen tenants before renting to them. As the building deteriorates, respectable tenants move out. The building begins to command lower rent, less desirable tenants move in, and crime and disorder follow. These conditions tend to spread to adjacent areas, which supports the beliefs that "slumlords" contribute to neighborhood decline and initial blight that is left unattended can have adverse consequences on the existing housing market.

Real Estate Speculators

As portions of a city gentrify, speculators may purchase abandoned buildings and, instead of filling them with low- or moderate-income tenants, purposely leave them empty with the hope of renting to high-income tenants in the future or selling the buildings for a large profit. Although the properties are abandoned, the government has little mitigation recourse if the property taxes are current and the properties are maintained. Speculators may treat levied fines as the cost of doing business and feel unconcerned that these costs are passed along to future renters or buyers.



Effective Response Strategies

The following response strategies provide a foundation of ideas for addressing dilapidated and vacant buildings. These strategies are drawn from a variety of research studies. The strategies can be used interchangeably tailored fit the needs and circumstances in the City of Yorkton. It is also critical for the City to be able to justify each response based on reliable analysis. In most cases, the most effective strategy will involve implementing several different responses.

Preventing, Managing, and Reusing Dilapidated & Vacant Buildings

These three components outline the basic strategy for a policy dealing with dilapidated and vacant buildings. A comprehensive approach should incorporate at least some of these complementary measures. Prevention strategies are aimed at motivating the current owner to maintain the property and remain in the house. Management strategies are aimed at taking appropriate enforcement action: seizing the property, or conveying it to a new owner who can manage it according to the law while working to restore it as a productive tax-generating parcel. Reuse strategies are aimed at restoring the property as a productive community asset by creating a market for it and collecting property taxes.

Streamlining and Coordinating Local Bureaucracy, Reporting Mechanisms, and Infrastructure

Lack of coordination, fragmentation, a reactive posture, intermittent attention, little information sharing, and little cross-training among agencies are obstacles to effective responses. This strategy involves assessing how the City of Yorkton can co-locate resources and share information to avoid redundancy, and identify a single coordinator to drive a proactive and comprehensive strategy involving as many agencies as possible beyond the local police to address all the dimensions of the problem such as a Dilapidated & Vacant building Task Force. Each partner in Dilapidated & Vacant building Task Force task force brings a unique perspective and certain organizational limitations to the response. Task force members must know each partner's assets and limitations, have access to accurate and timely information about the problem, and must know what responses have and have not been effective in the past.

Physically Securing Vacant Buildings

Mandating that property owners erect fencing around vacant buildings and install barriers to unsecured buildings can make it harder for homeless to establish encampments in vacant lots and for offenders to enter the property. Fencing and other barriers keep offenders off not only the property, but out of the immediate neighborhood. If property owners do not comply, the municipality may have to secure the property and recoup costs through litigation. Controlling access, however, also makes it harder for officials to reach an encampment, get inside a property to conduct an inspection, or respond to a crime or fire.

Aggressively Enforcing Building Bylaws

Dilapidated and vacant buildings are subject to a citation for bylaw violations. Citations may result in fines or court-ordered remediation. Bylaw enforcement works best when coupled with an organized property-maintenance campaign and a system that allows other property owners to report abandoned buildings and nuisance properties.

Adaptive Reuse Incentives

Although dilapidated and vacant buildings present daunting challenges to their communities, they also offer opportunities — some vacant properties can be repurposed to provide affordable housing while others can be turned into community gardens, adding to a community's green space. This strategy is designed to encourage development of dilapidated or vacant buildings by providing financial and/or tax based incentives to owners of eligible properties.

Acquiring Properties through Tax Foreclosure

Tax-delinquent property is acquired by the government through the foreclosure process. Once the government owns the property, developers, non-profit groups, architects, lenders, and appraisers are engaged to create new, or rehabilitate existing, space for housing units, and to encourage commercial investment. If the market value of the property does not exceed the cost of the legal proceedings, the government may end up with a negative return. And a real estate speculator who purchases the property may not develop/rehabilitate the property as promised, but keep the taxes current and leave it vacant, hoping to sell it for a profit when the market takes an upturn.

Acquiring Properties through an Order of Possession

When a building is deemed abandoned and sound reasons exist that it should be rehabilitated instead of demolished, the government may apply to the court for an order of possession. This entitles the government to acquire control of the building in an effort to rehabilitate it and return it to productive use. Orders of possession may be used to counter “demolition by neglect” cases.

Demolishing Dilapidated & Vacant Buildings

Demolishing dilapidated and vacant buildings, particularly those declared unsafe, removes blight, eliminates the source of crime and disorder conditions, and provides a fresh start for the area. Demolishing buildings is costly and is typically a last resort when the municipality is relatively certain it will not recapture its previous population level and the property can be put to better use. Demolition is best when it is part of a comprehensive redevelopment strategy that includes pursuing funding for neighborhood revitalization. The municipality must be willing to absorb the costs associated with demolition until it can sell the property.

Establishing an Abandoned Property early Warning System

An early warning system is an element of proactive bylaw enforcement. The system should capture these indicators of dilapidated and vacant buildings, which are collected during periodic inspections: 1) previous fires; 2) a history of unpaid taxes; 3) unabated housing bylaw violations; 4) unreleased liens and attachments; 5) building owners who have a history of other dilapidated and vacant buildings; 6) decreasing utility usage; and 7) increasing vacancy in multi-tenant properties.

Early identification alerts local police, firefighters, and bylaw enforcement officers to potential dangers in the building, encourages vigorous monitoring by bylaw enforcement, and stimulates public awareness of the problem. It requires a commitment to keep the database current, which is labor intensive. 20.

Educating Owners/Landlords

Owners and landlords may not be fully aware of their responsibilities, especially with municipal bylaw governing property use and land management. Many people who purchase investment properties do not know the applicable laws or how to comply with them. Training may include how to screen tenants, how to spot signs of disorder, the eviction process, and other rights and responsibilities that are explained when property is transferred, new managers are hired, or crime and disorder conditions arise. Police, fire, health, and code enforcement must work together so the training materials are complementary.

Public Education Campaign

The public should be informed about three critical issues: prevention, management, and reuse. The message should be: 1) how and where to report abandoned properties and suspicious activity (many calls go to the local police who do not have the means to address them); 2) what properties are currently for sale and detailed procedures to acquire them; and 3) the risks and consequences for abandoning a property and how to prevent it. This works best when using multiple media sources (e.g., television, radio, direct mail, Internet, telephone, newspapers, direct solicitations, billboards, and public meetings) in an organized manner with links to different reporting forms, applications, and instructions. A public education campaign can be costly; public service announcements (PSA) are generally free, but coverage may be limited.

Establishing Capital Rehabilitation Program

People of lower income may not have the financial means to make needed repairs to their house. Ignoring a structural problem or responding with makeshift repairs leads to risky living (i.e., increased risk of fires from using space heaters) and further deterioration. As problems grow worse and the property value declines, the prospect of abandoning the property becomes more appealing. This strategy involves the municipality developing grants and loan programs to rehabilitate buildings.

Affordable Home Ownership

Municipalities can create affordable housing opportunities through community partnership. The government acquires foreclosed or abandoned properties, and then, working with local housing authority and community-based organizations, makes the properties available to those looking for housing. The housing is offered at or below market value along with nominal funding to rehabilitate the property with the intent of restoring property tax revenue. The new owners agree to occupy the home for a specified period of time and not to sell the property for profit. The government retains the title and has the first right to purchase the property at the cost/investment price instead of market value should the owner decide to sell.

Offering Property–Tax Incentives

Property-tax incentives are offered to owners and developers who promise to rehabilitate the property. The government may offer different property-tax options such as abatements or a two-tier system that taxes the land at a higher rate and taxes the improvements at a lower or no rate to relieve some of the financial burden. Developers may have to sign a “statement of intent,” which legally binds them to submit a written plan including milestones for development, or face fines, litigation, and property forfeiture. If the property is not developed within a specified time, then the parcel reverts to the municipality.



STAKEHOLDER & COMMUNITY ENGAGEMENT AND CONSULTATION

Significant feedback from the community was collected during the course of this project that was used to develop the recommendations provided in this report. The consultants engaged stakeholders through structured focus group feedback sessions. The sessions were guided by a series of City approved questions focused on the current state of the issues, intersecting factors, management strategies moving forward, and how the community can work collaboratively together in the future. In addition, a public survey was developed and posted on the City website and promoted through social media for a two week period to ensure that community members had the opportunity to provide feedback.

The verbatim comments and coded data from the stakeholder sessions and public survey are detailed in the appendices of this report however a few themes should be noted here (see Appendix The general feedback on dilapidated buildings from the stakeholder feedback sessions is that the properties are a serious safety and well-being concern that requires a streamlined, multifaceted, and coordinated management strategy. There was also a considerable amount of discussion and focus on the issue of dilapidated building being associated with an increase in correlating social issues in the City such as economic hardship due to rising costs of living, increased homelessness, and an increase in people struggling with addictions. Lastly, when discussing management strategies, stakeholders felt that financial incentives (i.e., low interest loans, tax abatements, and expanding the façade improvement program) could encourage building owners to make home/builder improvements.

The public survey also revealed that the general public felt that dilapidated buildings are a serious safety and well-being concern. In addition, the public feedback also stressed the negative impact that dilapidated buildings have on civic pride and the external perception of the community. The public survey revealed that community members were mostly concerned with the impact that dilapidated buildings have on their property values and community economic development in general. The public’s feedback on management strategies were focused on financial incentives, strengthening bylaws and bylaw enforcement, and solutions that would attract new populations and businesses to the City thereby bolstering the overall economic health of the municipality.

The “Root” Causes

Throughout the stakeholder engagement, it was clear that stakeholders have grown increasingly concerned with the “root causes” of dilapidated and vacant buildings in the community. Many stakeholder stressed the increase in addictions issues and homelessness as key issues either leading to an increase in dilapidated and vacant buildings or exacerbating the safety and well-being issues associated with dilapidated and vacant buildings.

According to a 2022 Parliament of Canada publication titled “The Opioid Crisis in Canada”, almost 23,000 Canadians died due to apparent opioid toxicity between January 2016 and March 2021. Many other people faced lifethreatening medical emergencies or other harms. These harms have been linked to many causes, including opioidprescribing practices and the presence of very potent opioids such as fentanyl and fentanyl analogues in the drug supply. The COVID19 pandemic has further worsened outcomes. The opioid crisis has touched Canadians from all walks of life, although it has not done so equally: people with certain identities, including men and Indigenous people, have been disproportionately harmed.

Opioid toxicity deaths have not been equally distributed across the country. Western Canada has been the most affected region since 2016, although rates of opioid toxicity deaths have climbed in other parts of the country, including in Ontario. In 2020, British Columbia, Alberta and Saskatchewan experienced the highest rates of apparent opioid toxicity deaths per 100,000 population.

The rapid rise in opioids in Saskatchewan communities also directly coincided with the COVID-19 pandemic, which meant the shutdown of treatment centres, narcotics anonymous meetings and access to support and counselling services. Communities across the province saw opioid overdose rates double or triple during the pandemic, while support and services were shut down or drastically limited. Medical professionals have also highlighted the significant shift in access to the safe supply of opioids during the pandemic. Limiting access to safe supply resulted in increasing numbers of people turning to street drugs, fentanyl in many cases, resulted in a significant increase of overdose events and deaths.

Given that addictions services are a chronically underfunded area of healthcare, the effects of the pandemic on the infrastructure of healthcare, healthcare workers, and public health services in general has driven more inequity and created an even greater divide for those who are vulnerable and marginalized in communities across Saskatchewan.

The opioid public health crisis is particularly interconnected with the lack of safe, affordable, and adequate housing. Individuals that are unstably housed are both susceptible to increased use of opioids and overdoses. Precariously housed individuals who use opioids are also more likely to utilize emergency services, which impacts both their individual health and wellness while having significant economic and social costs on society.

It is recommended that the City of Yorkton conduct an analysis of the gravity of these social issues in the community including an environmental scan of all available programs and services in the community to determine if there are gaps in the community service delivery model. Based on those findings, the City can then determine whether a community response strategy is required. This additional work should also include a jurisdictional scan of other municipal response strategies.

CURRENT APPROACH

According to section 17 “Enforcement” in the Building Bylaw, once a building is deemed unsafe due to faulty construction, dilapidated state, abandonment, open or unguarded condition or any other reason, a Building Official has the legal authority take appropriate measures as outlined in The Construction Codes Act. These measure include but are not limited to issuing notices to owners that order actions to be taken within a prescribed time period, eliminating unsafe conditions, and complete ordered actions when an owner refuses to comply with the expenses incurred for such work added to the tax payable on the property. The City of Yorkton also enacts “Part 4: Exterior Building Standards” of the Property Standards Bylaw relating to the exterior maintenance and aesthetics conditions of properties. The City of Yorkton Fire & Building Services Division is mainly responsible for the enforcement of issues relating to dilapidated and vacant buildings. For the purposes of this report, enforcement personnel could include Fire Officials, Buildings Officials, Bylaw officers, or Community Safety Officers.

Dilapidated/vacant properties are also managed through the City of Yorkton Fire Prevention Bylaw. Under the bylaw, the Fire Chief has the legislative authority, pursuant to The Cities Act and The Fire Safety Act, to mitigate imminent public safety hazards and to close a building where it is deemed the conditions of and within a building subjects the occupants or potential occupants to harm.

Currently, if the City receives complaints about a dilapidated property, a City Bylaw Officer is sent to investigate and may send notice to the owner indicating a failure to adhere to required regulations. If the owner does not comply with these regulations, the City of Yorkton will issue an order. If an owner still does not comply, the City may undertake the necessary work, including: securing the building, maintaining the yard, and removing waste. The cost of this work is recovered through the property tax roll.

As detailed above, although the City has some enforcement tools under Yorkton Municipal Code, dilapidated properties remain an issue in neighbourhoods across the City. Often, these properties can result in complaints to the City and local councillors, where issues are often complicated, such as those related to ownership and accountability, which can result in prolonged processes to resolve.

RECOMMENDATIONS

Dealing with these unsafe commercial and residential structures is a challenging task that requires officials to consider and carefully balance the rights of the offending property owners with rights of the owners of adjacent properties and the community at large. Because of the wide array of situations encountered and sensitivity of the property rights issue, municipalities must have a variety of tools that can be selected and effectively applied to the specific circumstances of each code enforcement case. The purpose of the Community Safety and Well-Being Initiatives –Dilapidated Buildings and Graffiti Project is to develop a dilapidated buildings management plan that will provide tools and a process by which the City of Yorkton can manage and resolve the impacts of these issues

Option 1 - Strengthened Bylaw Enforcement through Bylaw Amendments & Increased Division Capacity

Bylaw Services has an integral role to play in the creation of safe spaces for residents through the enforcement of bylaws that ensure the safety, health, and welfare of the people in the neighbourhood, people's use and enjoyment of their property, and the amenity of the neighbourhood. The primary services provided by the branch are related to property maintenance and minimum standards but also provide links to services, share knowledge, create a sense of community and pride in the neighbourhoods they serve, advocating with our partners to create positive change. Bylaw Enforcement Officers (BEO) work to improve the housing stock throughout the community, providing education and awareness on specifications for residential properties to property owners.

This options recommends more responsibility and stronger bylaw enforcement on housing standards and other related bylaw enforcement issues. Responsibility for a portion of these recommendations falls within the scope of Bylaw Services to ensure that properties are secured and maintained to minimize the risk of recurring neighbourhood issues.

In addition to the implementation of bylaw amendments, service levels could be improved across the City with the addition of fulltime BEOs. Additional BEOs would allow the branch to better divide the workload among officers while also improving the level of service provided across the community. As there are cases that are both labour and time intensive, this would allow for the BEOs to focus on complex cases while also attending to less serious infractions. Further, should the branch be required to pursue prosecution, BEOs would then have more resources to collect and prepare evidence more effectively, likely resulting in more positive outcomes for the City.

Advantages:

- More effective and streamlined processes
- Strengthened overall safety and well-being of the community and encourage the collaboration of services
- Stronger bylaw enforcement

Disadvantages:

- The addition of these positions to the Bylaw Enforcement Branch would add additional budget costs for salary, benefits, and other related costs such as uniforms and kilometre reimbursement.

Option 2 – Strengthened Inspection System

This option proposes a major reform to the City's current approach to managing dilapidated and vacant buildings. The first component of this option would entail maintaining a list of dilapidated properties in the community. Once a property is identified as dilapidated, it will be subject to a regular review process. As part of the review process, Bylaw Services would determine the status of the property, determine frequency of inspections to ensure appropriate maintenance of the property, assess the overall condition of the property, and review the efforts made to resolve the dilapidation. Inspection fees would be applied and directly relate to the frequency and detailed nature of the inspections.

A more robust inspection system would allow for analysis of the reasons for which the building has become dilapidated or vacant. Inspections would be conducted by Bylaw Services however based on the jurisdictional review, this option would best be implemented with the corresponding development of a collaborative working group/enforcement team comprised of City bylaw services, City Building Services, RCMP, and Fire Protection Services.

After inspection, existing tools and bylaws may be available to deal with the underlying issues. For example, all dilapidated and vacant homes in the community would be inspected and orders to remedy would result in building improvements or in some cases, demolition. This option would allow for some flexibility in dealing with the dilapidated and vacant buildings. The goal of a strengthened inspection system, is to focus on the reason for the vacant building and the use of existing tools to encourage the repair of the building.

A final component of this option would include deploying additional enforcement tools where properties cause significant safety risks and/or community impacts.

Advantages:

- Quickly identify and address boarded-up structures.
- A reduction in the numbers of boarded buildings as files are investigated and closed.
- Motivate property owners to repair structures.

Disadvantages:

- Potential impact to fire prevention inspections.
- Demolition of non-compliant structures

Option 3 - Priority System for Enforcement Cases

This options recommends the adoption of a priority system fort enforcement cases. Currently service requests received by the Bylaw Services Branch, regardless of the severity or location of the concern, are dealt with on a first in/first out basis. In the absence of a priority system, violations that pose a risk to public safety may be treated the same as aesthetic violations.

The implementation of a priority system would result in the City adjusting the existing inspection model to designate dilapidated and vacant buildings priority 1, priority 2, or priority 3 (see below Table 1: Priority Levels). Priority levels are determined based on the severity, impact to the community, and/or risk to public safety.

Priority Level	Enforcement Activity
Priority 1	Complaints that present a direct risk exposing the public to an unacceptable risk of injury.
Priority 2	Complaints that present a limited risk of injury to persons or related to a building exposed to an unacceptable risk to cause damage.
Priority 3	Complaints that present a negligible risk of injury to persons or causing damage to a building but otherwise create a nuisance.

As indicated in the jurisdictional review, this option would best be implemented with the corresponding development of a collaborative working group/enforcement team comprised of City bylaw services, City Building Services, RCMP, and Fire Protection Services.

Advantages:

- Optimize the effectiveness of the existing resources.
- Addressing the breadth of resident concerns citywide.
- faster response times

Disadvantages:

- May require additional staffing resources and associated fees

Option 4 – Permit System

This options also proposes implementing a permitting regime to include fees, inspections, and enforcement. To implement this option, the City would require the enactment of a new bylaw to regulate dilapidated and vacant buildings. As with other jurisdictions this option would allow for the continuance of dilapidated and vacant buildings, but would require the owner to have a permit. A regime to accept, review, process and monitor vacant buildings would need to be created. Additional resources will be needed to facilitate the management of a permit system including application acceptance, corresponding with applicants and permit holders, and fire inspections of vacant buildings.

Advantages:

- Increased accuracy on number of vacant and boarded buildings.

Disadvantages:

- Will require additional staffing resources for Bylaw Compliance and/or the Department.
- Increased landlord administration.
- May not address the vacancy of the building.
- Permit fees will offset only a portion of the costs, thereby requiring ongoing operating funding to support the program.

Option 5 – Incentive System

This option proposes that the City of Yorkton expand its incentive options to encourage development on existing dilapidated or vacant buildings by providing financial and/or tax based incentives to owners of eligible properties. The City can offer maximum incentive amounts, equivalent to the increment between the existing property taxes (City portion) and the taxes paid upon completion, multiplied by five years. The City could also encourage new construction/development and beautification of properties by combining tax breaks with a redevelopment grants program for major property improvements. This option has been highly successful in other municipalities that reported seeing an increase in City revitalization projects

Advantages:

- Increased City revitalization & beautification.
- Increased development/redevelopment.

Disadvantages:

- Will require sufficient budget allocations for grants program.
- May require additional City staff to manage incentives program.

CONCLUSION

As outlined in this report, significant resources are required to manage issues created when properties become dilapidated and vacant. These issues may be mitigated and prevented through one or a combination of the recommendations provided in this report. Any consideration must take into account the significant strain on resources that managing the dilapidated and vacant buildings has on City resources that could be better used in other areas. A recommended starting point for the City is to begin conducting regular reviews of problematic properties and enhancing bylaw enforcement efforts that will both contribute to positive outcomes in the community while maximizing resources for all groups.

While conducting a tour of the City, the project lead and Bylaw Officer identified four priority areas that contribute to neighbourhood issues: dilapidated buildings, unsecured structures, vacant buildings, and abandoned properties. By working cooperatively with internal and external agencies and community partners to proactively manage these priority areas, the Bylaw Services Branch will support the reduction of recurring neighbourhood issues associated with the dilapidated buildings. The operational changes, in collaboration with bylaw amendments, will work to strengthen the Branch's ability to ensure that neighbourhood issues are addressed within a shorter timeframe.

Understanding that additional resources to manage issues may not be financially possible, the consultants recommend that the Bylaw Services Branch work to realign the strategic direction and focus on the identified priority issues. It is recommended that proposed solutions and strategies are implemented using different approaches before the introduction of a costly regulatory regime. One such approach could include the use of Key Performance Indicators (KPIs) to measure success, which will allow staff to manage cases in a more efficient manner, while also maintaining a level of service throughout the community without the requirement of a more complex program and increased costs.

Part B: Graffiti

ISSUE

The management of graffiti vandalism is a complex issue since people often have polarized opinions on the impact graffiti has on community space. For some, graffiti suggests high levels of crime and antisocial behaviour, while others consider graffiti an expressive art form that contributes to the vibrancy of a community.

Applying unsanctioned graffiti is illegal in Canada, and police enforce the Criminal Code and prosecute those found to be breaking the law. However, graffiti is also more than just a police issue: graffiti management involves law enforcement, the justice system, City staff, utility companies, communities, non-profits, business improvement associations, and individuals. Municipalities are often the leaders in graffiti management and they have taken on the responsibility of bringing stakeholders together, coordinating action, and providing resources for various initiatives.

The influence of the Broken Windows Theory (Kelling and Cole, 1996) has informed a zero tolerance approach of regulating public space, which has resulted in the framing of graffiti as a social problem requiring strict policing. However, due to resistance from graffiti advocates and others over the past couple of decades, graffiti management has moved beyond being perceived as an issue for law enforcement uniquely.

Municipal officials have the skills to define and analyse complex and contentious issues, and bylaw and safety departments, as central places with multi-faceted roles, are ideal places to begin to examine and evaluate graffiti management programs. Graffiti management is a complex issue that requires savvy management, including the consideration of stakeholder interests, political environments, and realistic constraints like budgets and funding.

BACKGROUND

According to the city of Yorkton Property Standards Bylaw, “Graffiti” means a form of unwanted vandalism that includes any drawing, inscription, writing or other mark that disfigures or defaces any building, accessory building, privacy wall, fence or other structure.

Graffiti management touches many facets of City life and it has profound implications for citizens and the public realm. There are a number of reasons why graffiti has been flagged as a priority community safety & well-being issue in Yorkton:

- Graffiti can be associated with gang-related activity and can also be considered vulgar, highly offensive or hate speech.
- Through the Municipal Cultural Plan (2009) Yorkton has imperatives to enhance cultural vitality.
- Not managing graffiti is a missed opportunity for economic development, place-making, and community engagement.
- Graffiti costs taxpayers through the maintenance of public facilities and lands and the enforcement of laws. Graffiti costs property owners through maintenance costs and fines.
- Through this project, there is momentum from community members for sanctioned graffiti-based art space and corresponding programming.

In the past 12-18 months, the Bylaw Services and Safety Division of the City of Yorkton has witnessed an increase in graffiti throughout the community. Graffiti can be found in back alleys and on buildings, fences, signs, utility boxes, and other structures throughout the City. The graffiti encompasses a wide variety of forms that includes tags, artistic pieces, stencils, and others. Currently the City of Yorkton has not developed a formal graffiti management strategy, and although Bylaw Services, RCMP, and property owners deal with graffiti in some way, there is no overarching coordination, measurement, or clear goal.

In April 2023, the City of Yorkton released a Expression of Interest (EOI) seeking a research project consultant to assist the City with a Community Safety and Well-Being project focused on investigating and creating “custom fit” plans to address two concerns in the Yorkton community – dilapidated buildings and graffiti. The goals of the project were focused on developing management strategies that could:

- Mitigate individual and community safety and well-being impacts arising from dilapidated buildings and graffiti.
- Increase the effectiveness and efficiency of the dilapidated buildings and graffiti management processes in the community.
- Recover City costs associated with the two safety and well-being issues.

The contract was awarded to Ray Gosselin Architect Ltd. and on May 16th 2023, the City of Yorkton released a notice to proceed initiating the start of the project.

PROJECT OVERVIEW

The project was broken into 3 phases: 1.) research & review; 2.) stakeholder engagement & consultation; and, 3.) report development. All three phases were completed for each community issue. Although dilapidated buildings and graffiti can both be categorized as community safety and well-being issues, the complexity of the issues, comparative research, jurisdictional management approaches/strategies, and stakeholder groups & feedback were significantly different leading to the decision to separate this final report into two sections dedicated to each community safety and well-being issue.

The research phase of the graffiti project focused on a jurisdictional scan of cities across Canada and Saskatchewan to better understand the operations and strategies of larger city centres and similar municipalities in terms of size and demographics.

During the stakeholder engagement and consultation phase, the consultants facilitated two engagement sessions with community stakeholders for both dilapidated buildings and graffiti. Feedback was collected directly from the following key stakeholders for dilapidated buildings:

- RCMP
- Protective Services Committee
- Yorkton Business Improvement District (YBID)
- Yorkton Chamber of Commerce
- Yorkton Tribal Council (YTC)
- Society for the Involvement of Good Neighbours (SIGN)
- Yorkton Arts Council (YAC)
- Business Liaison (City of Yorkton)
- Aquatic and Youth Coordinator (City of Yorkton)
- Marketing Coordinator (City of Yorkton)
- Boys and Girls Club of Yorkton (BGC)
- Big Brothers Big Sisters Yorkton (BBBS)

All data from the stakeholder engagement sessions were recorded, coded into main themes, and compiled into summary results table formats. Phase 3 of the project was focused on developing this final project report with recommendations for graffiti management strategies “custom built” for the City of Yorkton community.

RESEARCH & JURISDICTIONAL SCAN

The purpose of the jurisdictional scan is to situate how municipalities respond to graffiti in order to answer two main questions:

- What tools are available to Canadian municipalities to manage graffiti?
- How are these tools being used by Canadian municipalities?

This information will help to identify key elements that could assist the City of Yorkton in developing a strategy and alternatives to address its graffiti ‘problem’.

From the research, three main approaches to graffiti management emerged:

The Zero Tolerance Approach:

- Emphasis on removal and criminalization
- Goal is eradication of graffiti

This is the most prevalent approach taken by Canadian municipalities. This approach is strongly focused on removal and criminalization strategies as graffiti deterrence measure. Municipalities that have adopted this approach, are proactive about removal on public assets and issuing notices for removal on private property. In order to clean up graffiti on all assets, this approach is often combined with establishing partnerships with law enforcement and a variety of community partners, including utility companies and Canada Post.

The Creative City Approach:

- Combination of removal, criminalisation, education/awareness and some elements of acceptance
- Goal is artistic excellence
- Expansive mural program with a graffiti permit system

This approach takes a unique stance on graffiti by making a distinction between ‘graffiti art’ and ‘graffiti vandalism’ in their bylaws. In addition to the distinction, a property owner may apply for an un-commissioned piece to be ‘regularized’, or exempted from mandatory removal, as long as it is deemed ‘graffiti art’ by a committee made up of members of the arts community. The committee is responsible for assessing the ‘aesthetic enhancement’ of the piece in question. The regularization system allows property owners to maintain their property as they see fit, without the threat of fines.

This approach often also includes a coordinated mural program that offers small grants to groups interested in creating mural on public or private property (with the property owners’ permission). The goal of mural programs are focused on creating vibrant streets and enhancing the quality of the visual realm by bringing art to the streets. These programs turns cities into galleries as walls become canvases for both local and internationally-renowned artists.

Lastly this approach emphasized partnership between local police and the municipality working to reduce ‘graffiti vandalism’. These partnerships are often focused on maintaining databases of taggers, working with community partners to reduce graffiti, providing education to community agencies, and diverting youth from the court system through the restorative justice programs.

The Community–Based Approach

- Strong emphasis on acceptance and education/awareness
- Graffiti is seen as a form of acceptance
- Youth-focused programs

The Community-Based Approach incorporates a variety of community and youth programs with a focus on engagement and community development. Municipalities that have adopted this approach, provide opportunities for expression, including through the medium of graffiti on surfaces, such as City property, bus walls, phone booths, bus shelters, and mailboxes. These images can have a social, political, religious, advertising or decorative purpose, and are considered urban art.

Based on the jurisdictional scan of municipal graffiti management strategies, listed below are the **14 most common graffiti management strategy components** being used across the province and country. The below options can be used interchangeably and are not meant to be rigid, but to explore the possibilities of a “custom fit” graffiti management strategy for the City of Yorkton.

The 14 most common components of graffiti management strategies are as follows:

Removal on Public Property:

All Canadian cities studied have processes and procedures in place for removing graffiti from City-owned assets. Although not all public assets are the responsibility of the City, to some degree the responsibility falls to other City departments who are responsible for property, including parks, recreational facilities, and real estate.

It is important to note that property that belongs to utilities companies, telecommunications companies, and Canada Post in the public right-of-way are frequent graffiti targets. These include mailboxes, telephone boxes, electrical boxes, and others. These are not the responsibility of municipalities, but in some cases, the City will partner with these companies to expedite removal from those assets.

Removal on Private Property Required:

Across the country, by-laws are in place that require the removal of graffiti from private property. This requirement is usually legislated through a property standards by-law or sometimes through an ad hoc graffiti policy. Bylaw enforcement officers are responsible for issuing notices to property owners.

When property owners are non-compliant to orders to remove graffiti, the majority of municipalities analysed take on responsibility the clean up and charge the property owners to their property tax bill. In addition, some cities may issue additional fines to property owners for failure to remove graffiti after receiving notice. Many municipalities prefer the fines because it reinforces the importance of quick removal, which deters spread onto surrounding properties.

Paint Vouchers / Graffiti Kits:

In order to help property owners maintain their buildings, Canadian municipalities may provide financial and material help to property owners. They may partner with hardware stores to provide low-cost paint supplies to property owners, or provide clean up kits with chemical removers and other materials for no cost.

Community Paint Outs:

Paint outs are community-led, municipally-supported events where graffiti is removed from a neighbourhood or area by teams of volunteers. Often, municipalities will provide supplies, expertise and, in some cases, funds for non-profit organisations that take on clean up projects. 'Adopt-a-Street' programs or community 'Clean Up' events are other examples of this kind of approach. Most municipalities analyzed offered some type of support, coordination or information for this type of project.

Anti – Graffiti Coatings:

Anti-graffiti coatings are expensive, but serve to make any marks made on a surface easy to wipe off. Municipalities support programs that print utility boxes, signal boxes, or bus stops with a decorative 'wraps' that make removing markers or spray paint easy, beautify urban space, and showcase local artists.

Hotlines/Apps/Online Forms:

Municipalities may provide services for easy reporting and recording. These services allow property owners or citizens too quickly and easily report graffiti. This strategy also allows the municipality to collect data on the number of complaints and their geographic locations. Online forms allow photographic documentation to be collected, which may be compiled and used to prosecute offenders. These programs offer a central place for reporting graffiti regardless of who owns the asset. Reports are forwarded on to the entity, such as Canada Post or a utility company, responsible for that asset.

Fines for Graffiti Writing:

In some Canadian cities, bylaws have been enacted to fine people caught writing graffiti. These fines are in addition to any punishments ordered by the police or court system.

Controlling Graffiti Tools:

A few municipalities have passed by-laws prohibiting the sale of spray paint or markers to persons under 18 years of age. These municipalities have enacted by-laws that will fine businesses caught selling controlled implements.

Public Information on Removal:

Educational programs for property owners are meant to raise awareness about the importance of quick removal as a deterrent. Also, municipalities provide information about removal techniques and other preventative measures for property owners. The majority of municipalities analysed act as central sources of information for property owners and communities about graffiti reporting, recording, and removal, and provide brochures and websites to inform.

Youth Engagement Programs:

Youth engagement programs are usually deterrence programs targeted at young people. Municipal-run graffiti programs, often in partnership with local police, give talks at schools about the implications of breaking the law, who the victims of graffiti are, and the effects of graffiti on the community.

Restorative Justice Programs:

In partnership with law enforcement or non-profits, restorative justice programs match at-risk youth or youth who have been caught doing graffiti with legal graffiti artists.

Murals:

Mural programs serve multiple purposes including graffiti-deterrence and city beautification. The majority of municipalities analysed are involved with the full or partial funding and/or coordination of mural projects. Other municipalities have mural permitting processes in place to support those interested in creating murals for graffiti deterrence.

Sanctioned Walls / Designated Areas:

Also known as 'free walls' or 'legal walls', these are spaces where the municipality has sanctioned writing and painting in a limited area. City staff monitors the spaces and vulgar or profane messages are buffed.

Graffiti Instruction:

This component provides support for instructional classes in graffiti technique. The goal is to support graffiti as a form of artistic expression. This is usually combined with community education on graffiti focused on educating community members about aerosol art as an art form decrease misunderstandings about graffiti.



STAKEHOLDER & COMMUNITY ENGAGEMENT AND CONSULTATION

Significant feedback from the community was collected during the course of this project that was used to develop the recommendations provided in this report. The consultants engaged stakeholders through structured focus group feedback sessions. The sessions were guided by a series of City approved questions focused on the current state of the issues, intersecting factors, management strategies moving forward, and how the community can work collaboratively together in the future. In addition, a public survey was developed and posted on the City website and promoted through social media for a two week period to ensure that community members had the opportunity to provide feedback.

The verbatim comments and coded data from the stakeholder sessions and public survey are detailed in the appendices of this report however a few themes should be noted here. Generally the stakeholder engagements sessions and the public survey revealed that the community does not feel that Yorkton had a major issue with graffiti but reported that they felt the problem was increasing throughout the community. Stakeholder participants identified graffiti as both art and vandalism and acknowledged that some forms of graffiti can impact the community's perceptions of personal safety and well-being which required different response strategies based on the type of graffiti.

Most stakeholders were unaware of any current graffiti management strategy/plan in the community but communicated that the City would benefit from developing a more robust and streamlined graffiti management plan. Furthermore, both stakeholder groups identified opportunities for cooperation and partnerships, the importance of prevention, education and increased awareness, graffiti-based art initiatives that would celebrate graffiti as an art form, and the need for programs that divert youth away from graffiti activity. A majority of the feedback regarding graffiti-based art initiatives, also stressed the need for the provision of legal spaces where people could safely graffiti without fear of the law.

As demonstrated in the stakeholders engagement and consultation findings, there are many different reactions to graffiti. Some people reported little concern and did not identify graffiti as a major problem, as they considered it an important form of art expression, which enhanced the culture of the City. While for others, it impacted their perceptions of safety and well-being. It is clear that the way forward will depend on the level of contributions made not only by the City of Yorkton but also by the exploration of alternative non-punitive projects and the formation of key partnerships and collaborations to develop and carry out those projects in order to work towards any meaningful improvements in the management of graffiti in the City.



CURRENT APPROACH

The removal and reporting of illegal graffiti is currently governed through the City of Yorkton's 2017 Property Standards Bylaw. As stated in the Bylaw, if an Inspector concludes that a community member is in violation of the Bylaw, they may issue a written order that requires the building's owner or occupant to remedy the situation. The orders include a deadline for compliance as well as what actions are required to remedy the violation. The owner or occupant has 15 days to submit a written appeal of the order. If the owner/occupant fails to comply with the order, the City may proceed to have the work done at the owner's expense.



RECOMMENDATIONS

This report recommends that the City of Yorkton develop a formal and coordinated graffiti strategy that is:

- Coordinated and inclusive to stakeholders including the cultural and arts community to create knowledge sharing and partnership opportunities; and,
- Multifaceted in order to satisfy the range and diversity of stakeholder interests, including the arts & cultural community, RCMP, and City departments.

As with many municipalities across Canada and Saskatchewan, it is recommended that the City of Yorkton not adopt one single approach, but as recommended above, use a coordinated and inclusive process to develop strategies from a combination of component categories that will satisfy the range and diversity of stakeholder interests in the community.

Based on the feedback received from the stakeholder engagement and consultation, it is recommended that the city of Yorkton develop a graffiti management strategy that combines components of the zero-tolerance approach with some components of both the creative city & community-based approaches. The key features of the strategy should include:

- Establishing a coordinating body for graffiti management activities.
- Support and recognition for permitted graffiti and street art, including investment in programming that encourages the development of local artistic talent.
- Support for victims of graffiti vandalism.
- Ongoing enforcement against illegal tagging.

The zero-tolerance approach is highly recommended for any graffiti that is considered derogatory, vulgar, or offensive. It is also recommended that the City continue to utilize removal from public and private property as a strategy but combine it with an education program & resources to raise awareness about graffiti prevention, the importance of quick removal, and removal techniques and other preventative measures for property owners. It is also recommended that the City work in partnership with local schools and RCMP/Bylaw to discourage graffiti activity by increasing education and awareness among youth. This could be accomplished by RCMP/Bylaw school guest speaker events.

Another effective removal incentive and support for victims of graffiti vandalism strategy is the adoption of a paint vouchers/graffiti removal kits and/or sponsored community paint out events. There would be a budget cost to providing vouchers/kits and sponsoring such events however it is important to note that although they cannot be qualified, the community engagement and increase in civic pride that these incentives provide could outweigh the additional budget costs.

Lastly, using the creative city and community-based approaches, it is recommended that the City of Yorkton spearhead the development of partnerships with local schools, community-based organizations, the art and culture community, and other groups to identify a sanctioned wall/designated area suitable site(s) for a legal and safe graffiti free wall/space. This could also be combined with a mural program component that will both serve to deter graffiti and contribute to city beautification.

CONCLUSION

Graffiti management is an urban planning issue that touches many facets of urban places: citizen engagement, street life, cultural vibrancy, and economic resiliency. It is an important issue that has fundamental implications for public space and merits consideration from municipal planners, community groups, politicians, and citizens. Through coordinated local action in the City of Yorkton, there is the both the capacity and the potential to build more vibrant and colorful places for everybody.

APPENDICES

1. CSWB PROJECT SITE REVIEW
2. **APPENDIX A** - DILAPIDATED BUILDINGS JURISDICTIONAL REVIEW
3. **APPENDIX B** - DILAPIDATED BUILDINGS JURISDICTIONAL SCAN
4. **APPENDIX C** - GRAFFITI JURISDICTIONAL SCAN
5. **APPENDIX D** - DILAPIDATED BUILDINGS STAKEHOLDER ENGAGEMENT SUMMARY (SESSION 1)
6. **APPENDIX E** - DILAPIDATED BUILDINGS STAKEHOLDER ENGAGEMENT SUMMARY (SESSION 2)
7. **APPENDIX F** - GRAFFITI STAKEHOLDER ENGAGEMENT SUMMARY (SESSION 1 & 2)
8. **APPENDIX G** - PUBLIC SURVEY SUMMARY RESULTS (DILAPIDATED BUILDINGS)
9. **APPENDIX H** - PUBLIC SURVEY SUMMARY RESULTS (GRAFFITI)

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CITY OF YORKTON COMMUNITY SAFETY & WELL-BEING PROJECT: DILAPIDATED BUILDINGS & GRAFFITI JUNE 14, 2023 SITE VISIT & IMAGE REPORT



IMAGE 1.1

Notes: Broadway Lodge Hotel - Closed to disrepair, sits empty and is cause for health and safety concerns.



IMAGE 1.2

Notes: Broadway Lodge Hotel - evidence of dangerous debris and inhabitable conditions.



IMAGE 1.3

Notes: Apartment Building destroyed by fire has sat cordoned off, but unremoved for several months, risk of health and safety concerns.



IMAGE 1.4

Notes: Residential property identified to be in need of foundation repair. Various debris surrounding property which could pose health and safety risk.



IMAGE 1.5

Notes: Residential property in disrepair, though the property has no occupants, boarded properties often attract unwanted activity.

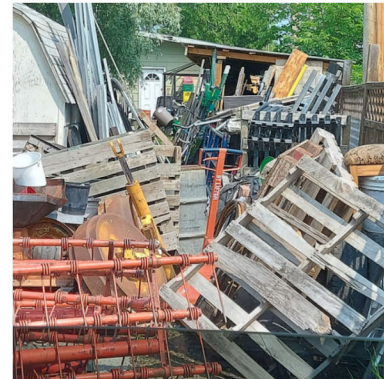


IMAGE 1.6

Notes: Residential property with an accumulation of old equipment, supplies, etc. Cause for concern to health and safety of residents, neighbouring properties and any public servicing organizations that may require access to the property.



IMAGE 1.7

Notes: As noted in the engagement sessions, highly graffitied areas behind commercial properties can impact the general public's perception of safety and can attract unwanted activity.



IMAGE 1.8

Notes: Commercial property identified to demonstrate tagging or graffiti with no artistic purpose or art form.



IMAGE 1.9

Notes: Existing graffiti throughout the city was identified as untouched for further marking - meaning that existing art or murals were left alone from additional markings or tagging.

APPENDIX A: Dilapidated Buildings Jurisdictional Scan (Saskatchewan)

Municipality	Media Content Analysis	Bylaw
Prince Albert	<ul style="list-style-type: none"> ➤ In 2015 the City of Prince Albert Councillors made it easier for bylaw officers to address boarded-up buildings by voting to expand the definition of a nuisance property to include boarded-up and unoccupied homes. ➤ Bylaw officers follow a series of steps to get homes into compliance with a bylaw, starting with a written warning, and ending with an order to comply with the objective being to give property owners the opportunity to self-remedy the nuisance over a reasonable period of time with rehabilitation being the ultimate goal. ➤ In 2021 the city took ownership of multiple derelict properties due to unpaid taxes or abandonment by owners after fires to the buildings on the property with plans to demolish the properties to make way for new development. The city also cited increased criminal activity on the properties as a justification for the decision. ➤ Prior to demolitions, city bylaw officers conduct property inspections. Inspections are also done by the fire department and health department to determine if a home is habitable. 	<p>Section 6 Dilapidated Buildings & Section 7 Unoccupied Buildings in Part II Nuisances in the City of Prince Albert Property Amenities Bylaw states:</p> <p>6. Dilapidated Buildings</p> <p>Notwithstanding the generality of Section 5, no person shall cause or permit a building or structure to deteriorate into a ruinous or dilapidated state such that the building or structure:</p> <ul style="list-style-type: none"> (a) is deemed a danger to the public's health or safety; or, Notwithstanding the generality of Section 5, no person shall cause or permit any land or buildings to become untidy and unsightly due to graffiti or the accumulation of new or used lumber, cardboard, paper, newspapers, appliances, tires, cans, barrels, scrap metal or other waste materials, sharp or dangerous materials or junk. (b) substantially depreciates the value of other land or improvements in the neighbourhood. <p>7. Unoccupied Buildings</p> <p>Notwithstanding the generality of Section 5, no person shall cause or permit an unoccupied building to become damaged or to deteriorate into a state of disrepair such that the</p>

APPENDIX A: Dilapidated Buildings Jurisdictional Scan (Saskatchewan)

	<ul style="list-style-type: none"> ➤ Cleaning up derelict properties or tearing them down has been an area of focus for the city since the city took over bylaw from the police department in 2020. ➤ The city also leases vacant lots to adjacent land owners for storage, parking, yard and garden space. ➤ The River Bank Development Corporation (RBDC) has purchased 30 - 40 properties from the city since its inception in 1998 as part of the Saskatchewan Government's Neighbourhood Development Organization Program to provide affordable housing for the public. 	<p>building is or shall become an imminent danger to public safety.</p> <p>Enforcement, offences, and penalties are detailed in Section 4 of the City of Prince albert Property Amenities Bylaw.</p>
Moose Jaw	<ul style="list-style-type: none"> ➤ On June 26th 2023 Councillor Kim Robinson brought a motion during the regular meeting of Moose Jaw City Council to look for ways to increase enforcement and penalties on the 'blight' of unmaintained, often abandoned buildings in the city. ➤ Robinson moved that an amendment or replacement of Bylaw No. 5484, Property Maintenance and Nuisance bylaw, be brought forward for consideration. ➤ The council hopes to formulate a derelict and vacant building strategy that includes a permitting component, inspection component, monitoring, and minimum regulated security regulations, as well as liability insurance by the owners. 	<p>Section 7 Dilapidated Buildings & Section 8 Unoccupied Buildings in Part II Nuisances in the City of Moose Jaw Property Maintenance and Nuisance Bylaw states:</p> <p>Dilapidated Buildings</p> <p>7 No owner shall cause or permit a building or structure to deteriorate into a ruinous or dilapidated state such that the building or structure:</p> <ul style="list-style-type: none"> (1) is dangerous to the public's safety; (2) substantially depreciates the value of other land or improvements in the neighbourhood; or (3) is substantially detrimental to the amenities of the neighbourhood. <p>Unoccupied Buildings</p> <p>8 No owner shall cause or permit an unoccupied building to become damaged or to deteriorate into a state of disrepair</p>

APPENDIX A: Dilapidated Buildings Jurisdictional Scan (Saskatchewan)

	<ul style="list-style-type: none"> ➤ The motion passed unanimously, with similar opinions expressed by other members of city council. ➤ City administrators are now responsible for drafting a report with ideas on how the bylaw can be made more specific and enforceable, and whether penalties for neglect can be increased effectively. 	<p>such that the building is an imminent danger to public safety.</p> <p>Enforcement, Offences, and Penalties are detailed in Section 4 of the City of Moose Jaw Property Maintenance and Nuisance Bylaw.</p>
North Battleford	<ul style="list-style-type: none"> ➤ As of March 2023, the City of North Battleford is continuing to develop strategies to respond to the growing number of unsafe derelict buildings by focusing on the course on derelict properties, and ensuring that the city is enforcing safety standards in the community while dealing with the properties in an appropriate way. ➤ The city has developed a committee made up of the fire chief, city director of protective services, and the city's planning department to tackle the initiative by examining the properties and evaluating the circumstances. ➤ The committee is focused on the properties proceeding to demolition orders, properties involved in a fire and burned beyond repair, and properties where the property owner has failed to comply with repair orders for extended periods of time. ➤ It currently takes on average 105 days to demolish a property under the Nuisance Abatement Bylaw which in some cases has been reduced that to about two months, 	<p>Section 6 Dilapidated Buildings & Section 7 Unoccupied Buildings in Part II Nuisances in the City of North Battleford Property Maintenance and Abate Nuisance Bylaw states:</p> <p>Dilapidated Buildings</p> <p>6. Notwithstanding the generality of Section 5, no person shall cause or permit a building or structure to deteriorate into a ruinous or dilapidated state such that the building or structure: a) is dangerous to the public health or safety; or b) substantially depreciates the value of other land or improvements in the neighbourhood.</p> <p>Unoccupied Buildings</p> <p>7. Notwithstanding the generality of Section 5, no person shall cause or permit an unoccupied building to become damaged or to deteriorate into a state of disrepair such that the building is an imminent danger to public health or safety.</p>

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	as long as the owners don't take any steps to repair the building, and don't make any appeals to council. If the property owners do go through the appeal process, then the city can remove the building after that period is over.	Offences, and Penalties are detailed in Section 19 of the Standards Bylaw .
Lloydminster	➤ None	<p>Section 4 Unsightly Premises and Dangers to Public Safety and Section 5 Unoccupied Buildings states:</p> <p>4. Unsightly Premises and Danger to Public Safety</p> <p>4.1 The Owner or Occupant of a Property shall not permit unsightly premises or a danger to public safety on the Property.</p> <p>4.2 For the purposes of this Bylaw, unsightly premises or a danger to public safety means a condition that, in the opinion of the Designated Officer, indicates a serious disregard for general maintenance or upkeep, a disregard for the standards contained in this Bylaw, or a danger to public safety or Property. (See link below for examples of unsightly premises or danger to public safety).</p> <p>5. Unoccupied Buildings</p> <p>5.1 If a building normally intended for human habitation is unoccupied then any door or window opening in the building may be covered with a solid piece of wood (or similar suitable material) but only if it is:</p> <p>a. Installed from the exterior and fitted within the frame of the opening in a watertight manner;</p>

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		<ul style="list-style-type: none"> b. Of a thickness sufficient to prevent unauthorized entry into the building; c. Secured in a manner sufficient to prevent unauthorized entry into the building; and d. Coated with an opaque protective finish that matches or compliments the existing exterior finish in a manner that is not detrimental to the surrounding area. <p>Offences, and Penalties are detailed in Section 19 of the Standards Bylaw.</p>
Estevan	➤ None	<p>Section 26 Dilapidated Buildings & Section 27 Unoccupied Buildings of the City of Estevan Property Maintenance Bylaw states:</p> <p>26. Dilapidated Buildings</p> <p>(1) No person shall cause or permit a building or structure to become damaged or to deteriorate into a ruinous or dilapidated state of disrepair such that the building or structure:</p> <ul style="list-style-type: none"> a.) is dangerous to the public health or safety; or b) Substantially depreciate the value of other land or improvements in the neighborhood. <p>27. Unoccupied</p> <p>(1) No person shall cause or permit an unoccupied building to become damaged or to deteriorate into a state of</p>

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		<p>disrepair such that the building is an imminent danger to public safety.</p> <p>(2) Unoccupied buildings shall be securely closed to prevent unauthorized entry.</p> <p>Enforcement, Offences, and Penalties are detailed in Section 80 of the City of Estevan Property Maintenance Bylaw.</p>
Swift Current	➤ None	<p>Section 6 Dilapidated Buildings & Section 7 Unoccupied Buildings of the City of Swift Current Nuisance Abatement Bylaw states:</p> <p>6.0 Dilapidated Buildings</p> <p>6.1 Notwithstanding the generality of Section 5.0, no person shall cause or permit a building or structure to deteriorate into a ruinous or dilapidated state such that the building or structure:</p> <p>6.1.1 is dangerous to the public health or safety; or</p> <p>6.1.2 substantially depreciates the value of other land or improvements in the neighborhood.</p> <p>7.0 Unoccupied Buildings</p>

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		<p>7.1 Notwithstanding the generality of Section 5.0, no person shall cause or permit an unoccupied building to become damaged or to deteriorate into a state of disrepair such that the building is an imminent danger to public safety.</p> <p>Enforcement of Bylaw is detailed in Section 15 and Offences is detailed in Section 23 of the Community Standards Bylaw.</p>
Warman	➤ None	<p>Section 6 Dilapidated Buildings & Section 7 Unoccupied Buildings of the City of Warman Nuisance Abatement Bylaw states:</p> <p>Dilapidated Buildings</p> <p>6. Notwithstanding the generality of Section 5, no person shall cause or permit a building or structure to deteriorate into a ruinous or dilapidated state such that the building or structure:</p> <ul style="list-style-type: none"> a) is dangerous to the public health or safety; b) substantially depreciates the value of other land or improvements in the neighbourhood; or c) is substantially detrimental to the amenities of the neighbourhood. <p>Unoccupied Buildings</p> <p>7. Notwithstanding the generality of Section 5, no person shall cause or permit an unoccupied building to become damaged or to deteriorate into a state of disrepair such that the building is an imminent danger to public safety.</p>

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		Offences and Penalties are detailed in Section 32-36 of the Nuisance Abatement Bylaw.
Saskatoon	<ul style="list-style-type: none"> ➤ In 2020, the City's planning committee was tasked with addressing the issue of boarded up buildings. ➤ The committee was presented with a report from the Saskatoon Fire Department detailing two options for how to deal with the issue of boarded buildings. ➤ Option one recommended changing the existing method for inspections and response by designating boarded buildings as priority one, and inspections that would allow for analysis of why the buildings are boarded up. ➤ This option allows for some flexibility in dealing with the vacant and boarded buildings with the goal being to focus on the reason for the vacant building and the use of existing tools to encourage the repair of the building. ➤ The other option is a more comprehensive regulatory approach requiring the owner to have a permit by implementing a permitting regime to include fees, inspections, and enforcement. ➤ To implement this option, the City would require the enactment of a new bylaw to regulate vacant and boarded buildings. 	<p>Vacant Lot & Adaptive Reuse Incentive Program:</p> <ul style="list-style-type: none"> ➤ Created in 2011, the city's Vacant Lot & Adaptive Reuse Incentive Program was adjusted in 2018 and 2019 to facilitate projects in the downtown core. It offers a tax abatement linked to the change in value as an incentive for developers to revitalize sites. Components of the strategy include vacant lot garden incentive, a vacant lot inventory, and a Brownfield Renewal Strategy. ➤ The Vacant Lot & Adaptive Reuse Incentive Program is designed to encourage development on existing vacant or brownfield sites, and the reuse of vacant buildings in established areas of the city, including the City Centre, by providing financial and/or tax based incentives to owners of eligible properties. ➤ Under the Vacant Lot & Adaptive Reuse Incentive Program, a Maximum Incentive Amount will be determined, equivalent to the increment between the existing property taxes (city portion) and the taxes paid upon completion, multiplied by five years. ➤ The amount of the final incentive, or Earned Incentive Amount is determined through an

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	<ul style="list-style-type: none"> ➤ As with other jurisdictions this option would allow for the continuance of vacant and boarded buildings, but would require the owner to have a permit. ➤ The fire department recommended the first option as it focuses on the reason the buildings are boarded up and does not include any new financial, environmental or legal implications. 	<p>evaluation system, based on points linked to policy objectives identified in the City's Official Community Plan. The points are used to determine what percentage of the total Maximum Incentive Amount may be available to the applicant. Under the Program, applicants are given a choice of a five-year incremental tax abatement, or a cash grant determined by the Earned Incentive Amount.</p> <ul style="list-style-type: none"> ➤ The evaluation system is based on points out of 100. For instance, a score of 60 points earns 60% payout (upon completion) of the Maximum Incentive Amount <p>Vacant Lot Inventory:</p> <ul style="list-style-type: none"> ➤ As part of the Vacant Lot & Adaptive Reuse Strategy, the City of Saskatoon maintains a comprehensive inventory of undeveloped land, which also includes surface parking lots. All lands that fall into these "undeveloped" categories are considered vacant. ➤ The inventory includes the following information about vacant sites: <ul style="list-style-type: none"> • Civic Address • Site Area • Neighbourhood • Zoning Designation • Legal Land Description
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		<ul style="list-style-type: none">➤ The inventory only includes properties within the VLAR Program boundary, and excludes any sites that are considered to be undevelopable (e.g. walkways, right-of-ways, and other residual parcels). The inventory excludes ownership information of non-City-owned sites to ensure compliance with federal and provincial privacy legislation. <p>Brownfield Renewal Strategy:</p> <ul style="list-style-type: none">➤ The Brownfield Renewal Strategy is essential to Corridor Growth. This initiative aims to assess and prioritize redevelopment potential of abandoned, vacant, derelict, or underutilized properties along Saskatoon’s major corridors that may have or do have perceptions of contamination. The overall goal of the Brownfield Renewal Strategy is to reduce the number of brownfields in the city by increasing development potential within targeted areas of the city. The Strategy is developing with the Corridor Growth and Bus Rapid Transit initiatives. <p>Section 6 Dilapidated Buildings & Section 7 Unoccupied Buildings of the City of Saskatoon the Property Maintenance & Nuisance Abatement Bylaw states:</p> <p>Dilapidated Buildings</p> <p>6. Notwithstanding the generality of section 5, no person shall cause or permit a building or structure to deteriorate</p>
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		<p>into a ruinous or dilapidated state such that the building or structure:</p> <p>(a) is dangerous to the public health or safety; or (b) substantially depreciates the value of other land or improvements in the neighbourhood.</p> <p>Unoccupied Buildings</p> <p>7. Notwithstanding the generality of section 5, no person shall cause or permit an unoccupied building to become damaged or to deteriorate into a state of disrepair such that the building is an imminent danger to public safety.</p> <p>Enforcement, Offences and Penalties are detailed in Section 4 of the Property Maintenance & Nuisance Abatement Bylaw.</p>
Regina	<ul style="list-style-type: none"> ➤ In July 2023 The City of Regina announced that it was exploring making changes to its housing standard bylaw focused on addressing abandoned buildings in the City, many of which are targets for arson and squatting. ➤ The recommendation was instigated by a follow up report from the Regina Police Service, which urged the City administration to take more responsibility in addressing the properties by stronger bylaw enforcement measures. ➤ The change would allow the bylaw officers to board up unsafe buildings within the safe day of the notice. This 	<p>Section 6 Placarded Building & Section 7 Unsecured Buildings of the City of Regina Community Standards Bylaw states:</p> <p>Placarded Buildings</p> <p>6 Any building or structure that has been placarded for a period exceeding 90 calendar days is deemed to be a nuisance.</p> <p>Unsecured Buildings</p>

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	<p>could result in bylaw enforcement officers issuing as many as 175 unsecured structure violations per year.</p> <ul style="list-style-type: none"> ➤ The change also would include the introduction of new fines for housing standard violations, beginning at \$1,500 for the first offence and scaling up to \$3,500 for a third offence. ➤ The goal of the bylaw changes is to dissuade property owners from allowing buildings to deteriorate into a state that poses a safety risk or requires the City to step in with a demolition order. ➤ Regina is also taking steps to reduce the growing number of abandoned buildings and vacant lots in inner city neighbourhoods by offering cash incentives and tax breaks for major property improvements. ➤ To encourage new construction on vacant lots and beautification of properties, the City is offering grants of up to \$50,000 or five year property tax breaks to property owners in the heritage, north central and downtown neighbourhoods. ➤ In July 2023, city Councillor Andrew Stevens sounded the alarm on the growing issue of derelict properties in the city. ➤ There has been significant progress on getting rid of these properties within the past few years, partially due 	<p>7(1) Where the exterior doors, windows, or other exterior openings of an unoccupied building are damaged, broken, or otherwise in disrepair, a designated officer may order the property owner to board up all exterior openings to the building as an interim measure to prevent unauthorized entry to the building.</p> <p>(2) Boarding as ordered under subsection 7(1) shall comply with the following requirements:</p> <ul style="list-style-type: none"> (a) all boards used shall be made of plywood or oriented strand board with a minimum thickness of 1.5 centimeters and fastened to the structure using screws with a minimum length of 5 centimeters that are spaced a maximum of 25 centimeters apart; (b) all boards used shall be properly fitted to the size of the exterior opening and securely fastened to the building; and (c) all boards shall be painted or otherwise treated so that the colour is compatible with the surrounding building exterior. <p>(2.1) Where an unsecured building cannot be boarded due to structural issues, a designated officer may order the property owner to install a temporary fence around the unsecured building.</p>
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	to new leadership and more co-ordination among bylaw enforcement and other departments.	<p>(2.2) The height restrictions under clause 13.1(a) do not apply to fences required to be installed pursuant to subsection (2.1).</p> <p>(3) After an unoccupied building is boarded up for 90 calendar days or fenced as required under subsection 7(2.1) for a period of 90 calendar days, the owner shall on the expiry of the 90 calendar days ensure that all boards and temporary fencing are removed and that all windows and doors are replaced or repaired to the Minimum Standards prescribed in Schedule "A" of this Bylaw.</p> <p>Enforcement, Offences and Penalties are detailed in Section 4 of the Community Standards Bylaw.</p>
Martensville	<ul style="list-style-type: none"> ➤ Changes to the city's nuisance bylaw to allow for fines and increased bylaw compliance ➤ Tax liens for contracted clean-up work 	<ul style="list-style-type: none"> ➤ In 2023, Martensville City Council introduced changes to the city's nuisance bylaw that would allow tickets to be issued to residents who violate the rules and to better manage compliance with the current bylaw. ➤ Under the bylaw changes which match the traffic and fire prevention bylaws, the first offence would cost \$250, the second \$500 and a third offence would run \$750. ➤ Under the new bylaw changes, Residents with "unsightly" property "due to graffiti or the accumulation of new or used lumber, cardboard, paper, newspapers, appliances, tires, cans, barrels,

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		<p>scrap metal or other waste materials or junk" or overgrown lawns in excess of 20 centimetres could be fined.</p> <p>➤ The process for the current bylaw has the city doing a clean-up of the yard and charging residents for the work. If people don't comply then the city hires a contractor to rectify the problem and bills the property owner for the work completed. If residents do not pay the bill for contracted work, the costs are included in their taxes.</p>
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Municipality	Management Strategy Focus	Key Findings
Montreal	<ul style="list-style-type: none">➤ Introduction of new rules/bylaws focused on vacant & heritage buildings and stricter fines	<ul style="list-style-type: none">➤ May 2023 Montreal proposed new rules/bylaws for residential & commercial (within city limits) building maintenance with an emphasis on vacant and heritage buildings and stricter fines.➤ New bylaw is in response to efforts to increase compliance for residents who let buildings fall into disrepair and update municipal rules on building maintenance that have not been updated since 2007.➤ New bylaw will force owners to maintain the exterior, the plumbing and structural elements of their buildings in addition to norms, such as the minimum temperature inside a building (10 C), the installation of outdoor lighting for a building's access points as well as rules for the materials that can be used to barricade a building and how long it can be boarded up.➤ Owners will also be forced to pay an annual fee to register vacant properties (cost to be determined), allowing the city to better keep track of those buildings. While registering, they will need to provide a description of the overall state of the building.➤ Penalties for letting heritage buildings run down will range from \$2,000 to \$250,000. For structures that are not considered heritage buildings, fines will range from \$1,000 to \$10,000 for first infractions and up to \$40,000 for repeat offenders.➤ The city is scheduled to hold consultations on the new rules in June/July 2023. The bylaw could take effect as early as the end of 2023.

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<p>Cape Breton Regional Municipality (CBRM)</p>	<ul style="list-style-type: none"> ➤ Use of assessment tool for inspection of vacant/derelict buildings using assessment tool, demolition orders, and tax liens for demolition costs ➤ Annual budget for demolitions costs 	<ul style="list-style-type: none"> ➤ CBRM receives roughly 700 property complaints a year related to problems at vacant homes. ➤ All vacant/derelict buildings inspections are conducted using an assessment that was developed by building officials, inspectors and the former bylaw manager to determine which buildings are in the worst condition. ➤ The assessment focuses on structural issues, as well as the building's general exterior and interior condition. The properties that score the worst on an assessment are the first to be targeted for demolition. ➤ The building, planning and licensing presents the lists of buildings to be demolished to council four times a year. The department also deals with buildings that pose an immediate danger and others damaged by fire. ➤ CBRM has an annual budget of \$120,000 to deal with the demolitions. ➤ Once motions to demolish are passed by council, 30-day demolition orders will be posted on the properties. After receiving the intent to demolish, owners are given a chance to meet with CBRM staff to come up with a plan. ➤ Owners then have 30 days to have the building demolished themselves and, if no action is taken, the CBRM will issue a tender for the demolition. The cost is then placed as a tax lien on the property. ➤ There are roughly 400 vacant buildings in the CBRM most of which are razed are single-home dwellings or duplexes, which cost about \$10,000 each to demolish. Tearing down a commercial building usually begins around \$300,000 due to the complexities of disposing of debris and hazardous material.
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Winnipeg	<ul style="list-style-type: none"> ➤ Collaborative approach between policy, fire, and bylaw ➤ Enhanced boarding and security standards, increased inspection and enforcement, and community engagement ➤ Streamlining and fast-tracking inspection and demolition process 	<ul style="list-style-type: none"> ➤ In summer 2022 City police, fire, and by-law departments began pooling resources and working on a collaborative approach to try to address the issue with each compiling lists of vacant and derelict buildings around the city, tracking and prioritizing that list of problem properties and working with police to identify some as officers attend situations where there is a current criminal element. ➤ In May 2023, city proposed new incentives to increase enforcement and incentivize property owners to comply. ➤ During a press release, the city cited pair of reports that to be reviewed by the city's property and development committee to provide recommendations on enhanced boarding and security standards, increased inspection and enforcement, and community engagement. ➤ The reports also suggest streamlining the process of demolishing derelict buildings, by amending the city's Development Procedures by-law to fast-track demolition of problematic buildings. ➤ City hopes that strategies to streamline the demolition permit process for derelict residential buildings will result in expedited improvements to urban landscape, the prevention of prolonged vacancies, and contribute to the quality of life in communities. <p>City of Winnipeg Vacant Building Administration and Enforcement:</p> <p>Vacant Buildings By-law</p> <p>On July 21, 2010, City Council passed the <u>Vacant Buildings By-law No. 79/2010</u></p>
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		<p>The intent of the Vacant Buildings By-law is to:</p> <ul style="list-style-type: none">➤ reduce the risk of fire➤ reduce safety hazards for firefighters and emergency personnel (i.e., gaping holes in floors, broken steps, etc.)➤ reduce urban blight➤ contribute positively to neighbourhood renewal by discouraging vacant buildings to remain inactive for extended periods of time➤ reduce illegal activities➤ ensure vacant buildings are brought to habitable standards prior to occupancy <p>Vacant and Derelict Buildings Strategy</p> <p>On July 21, 2010, Council approved the 9-Point Vacant and Derelict Buildings Strategy.</p> <p>The Vacant and Derelict Building Strategy is designed to:</p> <ul style="list-style-type: none">➤ streamline vacant <u>residential</u> and <u>commercial</u> property inspections and enhance inspection capacity➤ reduce the maximum time for boarding vacant residential buildings to one year (as opposed to 3 six-month permits allowed within a 5-year period)➤ shorten the <u>Taking Title Without Compensation (TTWC)</u> process➤ strengthen enforcement activities (i.e., fines, no-occupancy orders, and remediation activity including property demolition) <p>Vacant and Derelict Buildings Strategy (May 2023)</p> <ol style="list-style-type: none">1. More Assertive Action on <u>Boarded Buildings</u>2. <u>Direct Remediation</u> Actions
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		<ol style="list-style-type: none"> 3. Enhanced <u>Routine Inspections</u> of Vacant Residential Buildings 4. <u>No-Occupancy Orders</u> and <u>Occupancy Certificates</u> for Residential Buildings 5. New and Increased Fees Based on Cost Recovery and that Owners Who Comply with Property Standards Should Not Subsidize Those Who Do Not <ul style="list-style-type: none"> ○ In addition to fees designed to discourage boarding, new fees will be imposed and existing inspection fees will be increased in order to achieve cost recovery. 6. Shortened <u>Taking Title Without Compensation</u> Process 7. More Consistent and Aggressive Approach to Vacant and Derelict Building By-Law Prosecutions <ul style="list-style-type: none"> ○ <u>Vacant Building By-law</u> prosecutions will be prioritized. ○ Common offence notices (tickets) will be routinely issued to property owners of neglected vacant buildings who fail to comply with orders issued by enforcement officers ○ Once a conviction is obtained the <u>Taking Title Without Compensation</u> process will commence. 8. Continued Community Consultation <ul style="list-style-type: none"> ○ Ongoing meetings with groups such as neighbourhood associations and/or other neighbourhood organizations will continue in order to solicit input, build awareness, and identify priorities. 9. Performance Measurement Plan <ul style="list-style-type: none"> ○ The Public Service will monitor and report performance. ○ Performance measurement indicators are expected to be released commencing April 2011. ○ Permits, Certificates, and Fees <p>Vacant Boarded Building Permit</p>
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		<p>Vacant Residential Boarded Building Permit fees are intended to ensure boarding standards, discourage long term boarding, and through the partial, time-limited refund, encouraged rehabilitation and removal of boards in a timely manner.</p> <ul style="list-style-type: none"> ➤ The Residential Boarded Building Permit fee for a single one-year permit. ➤ A partial amount of this fee is refundable if, before the permit expires, the building is conventionally secured (i.e., secured in a non-boarded fashion such as glazed windows and locked doors) and meets all vacant building standards. ➤ Buildings requiring boarding as a result of a construction process can obtain a <u>Boarded Building Exemption Certificate</u> from the City at no charge.
Edmonton	<ul style="list-style-type: none"> ➤ Collaborative approach through development of the “Community Property Safety Team” (CPST) made up of Fire Rescue Services and Community Standards and Neighbourhoods Branch – Complaints and Investigations section ➤ Escalating model of enforcement to encourage voluntary, owner-initiated demolition or securement ➤ Tax liens for security options 	<ul style="list-style-type: none"> ➤ In 2022, the city introduced the Community Property Safety Team (CPST) 2022 as a new innovative and proactive approach to reducing fire risk in the City of Edmonton. The CPST is a pilot project that was developed to address the worsening problem of fires occurring in unsecured vacant properties. It is a joint initiative between Edmonton Fire Rescue Services and the city’s Community Standards and Neighbourhoods Branch – Complaints and Investigations section. ➤ The CPST follows an escalating model of enforcement (see Figure 1 below). The model includes extremely thorough boarding, fencing, intermittent on-site security and up to 24/7 on-site security, all billed to the non-compliant property owner. If a property owner fails to pay the invoice, the amount owing will be added to their tax roll account. ➤ Property owners have the option of boarding up the properties themselves, which the city will accept as long as rigorous standards are met. If an owner has complied with the order to secure their property, the property will be placed on as monitoring list to ensure that compliance with the order is maintained.

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		<ul style="list-style-type: none"> ➤ In extreme cases (under specific circumstances) and only with approval from the Deputy Fire Chief of Public Safety, the CPST can order demolitions. ➤ The expected result of the escalation model is that voluntary, owner-initiated demolition or securement will become common, as property owners will likely want to avoid the cost-intensive security options. ➤ Utilizing the National Fire Code - Alberta Edition 2019 (Division B Section 2.4.6.1) and the Municipal Government Act, the CPST is responsible for securing and holding landowners accountable for unsecured and vacant buildings that pose a fire risk to the surrounding community. ➤ If owners do not comply with an order issued by an Edmonton Fire Prevention Officer, the work will be carried out on the behalf of the owner with all costs charged to the owner's tax roll. Securement requirements can include robust board-up procedures, fencing, and up to 24/7 security patrols ordered through an escalating model of enforcement. <p>Figure 1: Escalating Model of Enforcement</p> <pre> graph LR P1[Phase 1 Board Up] -- Breach 1 --> P2[Phase 2 Security Fence] P2 -- Breach 2 --> P3[Phase 3 Security Guard (Every 3 Hours)] P3 -- Breach 3 --> P4[Phase 4 Security Guard (24 Hours)] P4 -- Breach 4 --> P5[Phase 5 Security Guard (Additional Full Time)] P5 -- Breach 5 --> P6[Phase 6 Re-Invest / Demolition] </pre>
Metro Vancouver	<ul style="list-style-type: none"> ➤ Vacant property tax for vacant commercial properties 	<ul style="list-style-type: none"> ➤ In response to growing concerns over derelict and vacant commercial spaces, in 2023 New West's council unanimously supported a motion from Campbell to bring a resolution to next month's Lower Mainland Local Government Association, or

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		<p>LMLGA, urging the provincial government “to provide local governments with an option to introduce a vacant property tax applicable to commercial properties.”</p> <ul style="list-style-type: none"> ➤ The intent is not just to penalize commercial property owners but to discourage property owners from holding commercial properties vacant for years at a time, and instead encourage them to do something useful with the property.
Sudbury Ontario	<ul style="list-style-type: none"> ➤ Collaborative approach through development of the “Integrated Municipal Enforcement Team” (IMET) comprised of bylaw officers, police and firefighters ➤ New bylaw officer position focused specifically on property standards bylaw and bylaw enforcement ➤ Brownfield Strategy 	<ul style="list-style-type: none"> ➤ Sault Ste. Marie city council also recently passed a motion to have staff study when the municipality is allowed to legally demolish a dilapidated or abandoned building. ➤ The City has also created what they term the “Integrated Municipal Enforcement Team” (IMET) comprised of bylaw officers, police and firefighters to manage with trouble buildings and problem tenants. ➤ North Bay is also looking to hire a bylaw officer focused on the property standards bylaw. The position will focus on enforcing the rules more consistently but also look at ways to toughen the penalties for property owners that allow their buildings to fall into disrepair. ➤ Greater Sudbury has a range of incentives for re-developing properties that city planner refers to as “opportunities.” One strategy is the Brownfield strategy, which offers incentives for cleaning up properties contaminated by old gas stations or industrial uses. ➤ The Brownfield Strategy and Community Improvement Plan is focused on repurposing vacant commercial and industrial properties – otherwise known as brownfields. Repurposing them improves the environment, stimulates economic development, increases the municipal assessment and tax revenue base and makes our city look better.

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		<p>➤ Urban brownfields are unused properties that were previously used for commercial or industrial work such as old manufacturing sites, gas stations and more. We have four programs to help reduce upfront costs associated with redevelopment of urban brownfields:</p> <ol style="list-style-type: none">1. Tax Assistance Program: defers or cancels 100% of the municipal and education portion of the property tax (education portion subject to Minister of Finance approval) during the rehabilitation period and development period (up to 18 months). The amount of assistance provided under this program varies.2. Landfill Tipping Fee Rebate Program: reduces landfill tipping fees from \$72 to \$36 per metric tonne for impacted soil being removed from a brownfield, as long as it can be used at the City's landfill site. The City will provide approximately \$200,000 in funding under this program annually. The total amount of funding provided to each property is \$40,000.3. Planning and Building Permit Fee Rebate Program: refunds all or part of planning and building permit fees in the redevelopment of a brownfield, after certain performance criteria are met. The City will provide approximately \$350,000 in funding under this program annually. The total amount of funding provided to each property will be \$70,000.4. Tax Increment Equivalent Grant Program: grants 100% of the incremental increase in the municipal portion of the property tax revenue associated with a project for a period of up to five years. The amount of assistance provided under this program varies. <p>These programs can be used along with other incentive programs offered by the city or other levels of government. The total amount of incentives shall not exceed eligible costs. The program won an award, but after being offered to developers for almost a decade, has not been used very much to fix up derelict buildings.</p>
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APPENDIX B: Dilapidated Buildings Jurisdictional Scan (National)

<p>New Westminster</p>	<p>➤ Introduction of bylaw to regulate the maintenance of rental units</p>	<p>➤ Governed by the <i>Community Charter</i>, the <i>Local Government Act</i> and the <i>Interpretation Act</i>, New Westminster introduced a bylaw to regulate rental units in 2004. These pieces of legislation differ from the governance structure found in Saskatchewan, providing the authority to manage bylaws that regulate property management and levy fines against contraventions, including the ability to create a fee-for-service model when resources are consumed, regardless of whether it is voluntary use. This is not available to Saskatchewan municipalities under <i>The Cities Act</i>, which does not have the same legislative authority for these types of issues.</p> <p>➤ The <i>Business Regulations and Licensing (Rental Units) Bylaw</i> aims to manage rental tenancy standards for residential properties and rental units similar to <i>The Community Standards Bylaw</i> and <i>Building Standards Bylaw</i> for any residence larger than a single dwelling unit or single dwelling unit with no more than one secondary suite. Building Inspectors manage violations of this nature under this model. The City of New Westminster requires property owners to obtain a business license to operate the rental unit and provide information about that unit.</p> <p>➤ Corresponding to the rental unit, a tenant register is required to be kept by the owner and produced upon request. Bylaw violations arising at rental properties may result in the revocation of the business license and proactive property management by the City of Westminster. New Westminster has also enacted bylaw language to manage repeat offenders. Under Nuisances, repeat offenders having three or more nuisance service calls for a single residential property within 12 months can be charged an “excessive nuisance abatement fee” for each additional call to the property.</p> <p>➤ Charges are as follows:</p> <ul style="list-style-type: none"> • Police Nuisance Response and Abatement Service Call - \$250/call • City Staff Nuisance Response and Abatement Service Call - \$100/hour
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APPENDIX B: Dilapidated Buildings Jurisdictional Scan (National)

		<ul style="list-style-type: none"> • Administration Fee – 10 per cent on Total Service Call Fees • Plus, any applicable taxes
Brandon	<ul style="list-style-type: none"> ➤ Two-tiered classification system for dilapidated buildings ➤ Vacant Building program to regulate/enforce maintenance ➤ Permit system for boarded/vacant buildings 	<ul style="list-style-type: none"> ➤ The City of Brandon has a similar system to Winnipeg with two classifications for dilapidated buildings. The Bylaw Enforcement Branch manages all exterior issues, and the Building Standards Branch is responsible for ensuring the interior of structures is maintained within the bylaws. ➤ The <i>Vacant Building Program</i> requires owners to maintain habitable properties, including the yard and all buildings on the property, as well as obtain a <i>Vacant Building Certificate</i>. ➤ A <i>Boarded Building Permit</i> is issued to properties that are dilapidated, have structural issues, are placarded or have been found to be at risk of break-ins. ➤ This system was created as part of the downtown revitalization plan and is used to motivate property owners to reoccupy or demolish rundown buildings. ➤ The programs run on a cost-recovery basis and is not meant to be punitive, typically with only one demolition being done each year by the City of Brandon and only three to four complaints being received for boarded buildings across the community. ➤ As above, it is also important to note that <i>The Cities Act</i> does not provide for as prescriptive legislation as is found in <i>The Manitoba Municipalities Act</i>.
Hamilton	<ul style="list-style-type: none"> ➤ Development of bylaw requiring property owners to register vacant buildings and pay associated fees 	<ul style="list-style-type: none"> ➤ The City of Hamilton implemented a bylaw dedicated to managing vacant buildings, including a multi-family dwelling registry for properties with four or more suites. ➤ Properties with less than four suites are not required to be registered with the City of Hamilton when vacant.

APPENDIX B: Dilapidated Buildings Jurisdictional Scan (National)

		<ul style="list-style-type: none">➤ If a property with four or more suites has tenants, they are also not required to register with the City of Hamilton. Owners are required to inform the City of Hamilton if that building is empty and pay associated fees for inspections and administration of the vacant property.➤ Fees include:<ul style="list-style-type: none">• Registration - \$1,082.99• Administration fees = \$283• Yearly inspection fee - \$707.96
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APPENDIX C: Graffiti Jurisdictional Scan (Saskatchewan)

Municipality	Community Initiative	Bylaw
Prince Albert	<ul style="list-style-type: none"> ➤ The Anti-Graffiti Paint Program encourages property owners to help the City of Prince Albert reduce graffiti vandalism by reporting it, recording it and removing it. ➤ Property owners (home, business, & facility) can apply for one free paint kit that allows them to paint over graffiti on the outside of their private property. ➤ Applicants must show proof of ownership (i.e., tax notice). ➤ Renters' can also apply for a kit but are responsible for getting written permission from the property owner to complete the work. ➤ The paint kit contains one gallon of paint tinted to the applicant's choice color, plastic gloves, one paint tray, and one roller / brush. ➤ Program terms and conditions: <ul style="list-style-type: none"> • Recipients can only paint their own personal property. • Recipients cannot paint neighbouring properties, public benches, community facilities, SaskPower boxes, Canada Post mailboxes, etc. • Recipients can only receive one paint kit per address per application. • The program does not include costs to sandblast or remove graffiti in alternative manners. • The program is not retroactive. 	<p>Section 9 (a) Untidy and Unsightly Property of the City of Prince Albert Property Amenities Bylaw states:</p> <p>Notwithstanding the generality of Section 5, no person shall cause or permit any land or buildings to become untidy and unsightly due to graffiti or the accumulation of new or used lumber, cardboard, paper, newspapers, appliances, tires, cans, barrels, scrap metal or other waste materials, sharp or dangerous materials or junk.</p> <p>Enforcement, offences, and penalties are detailed in Section 4 of the City of Prince Albert Property Amenities Bylaw.</p>

APPENDIX C: Graffiti Jurisdictional Scan (Saskatchewan)

	<ul style="list-style-type: none"> Recipients have a maximum of 30 days to complete their work. Our staff will inspect after the deadline to ensure that the work was completed. 	
Moose Jaw	<ul style="list-style-type: none"> Prairie South School Division (PSSD) Project 104 High School Arts Collective Mural Team is a collaboration team of Moose Jaw students, teachers and police officers. By Team removes graffiti and replaces it with youth lead artistic murals which provides highly artistic youth with meaningful opportunities to showcase their creativity. In areas where there has been graffiti vandalism, the parties work with youths to create a dedicated project. The city has designated specific areas Jesse noted graffiti-style paintings are allowed to beautify the area Project was developed after the Police Chief came to the conclusion that there is only two ways to stop graffiti – clean it or replace it with an art piece. Peacock Collegiate Student Support Teacher Corri Saas was one of the main organizers for the group, and believes that “graffiti is made and protected by individuals claiming an area for a message that they believe is meaningful, and that they will do the same for their artwork. The artists and members of community will claim the artwork as apart of their area and protect it's meaning. It will also give youth away to express their creativity and be accepted into a group without defacing someone else's property”. The group has created 15 large murals since 2014, with all the pieces finding a home throughout the city. The 	<p>Section 10 (3) Untidy and Unsightly Property (Accumulation of Materials) in the Property Maintenance and Nuisance Bylaw states:</p> <p>(3) No owner of a property shall allow the following to accumulate on that property so as cause a nuisance:</p> <ul style="list-style-type: none"> (a) loose garbage; (b) graffiti; (c) lumber, cardboard, paper, or newspapers; (d) bottles, cans, barrels, boxes or packaging materials; (e) household furniture, appliances or other household goods; (f) yard or garden implements; (g) automobile parts, including tires; (h) scrap metal; (i) parts of or disassembled machinery or equipment; a and (j) yard waste, including grass, tree and hedge cuttings, but excluding ground cover and the contents of a composting pile <p>Section 13 Graffiti of the the Property Maintenance and Nuisance Bylaw states:</p>

APPENDIX C: Graffiti Jurisdictional Scan (Saskatchewan)

	<p>students spend a year or more developing, creating and completing the projects while an anti-spray paint coating is applied to protect the murals from damage.</p> <ul style="list-style-type: none"> ➤ Recently the Project 104 High School Arts Collective and its graffiti team approached the public art committee recently about installing the panels on the Old Public Comfort Station building adjacent to the splash park. The Moose Jaw Police Service will fund the mural materials and supplies, while city employees will install the artwork once completed. ➤ Each four-foot by two-foot mural image is based on research about Crescent Park that the University of Saskatchewan's history department conducted. Each panel is a different scene, providing a historical look at the bridges that once adorned the park's early history. 	<p>No person shall permit graffiti to remain on any building or structure on property owned by that person.</p>
North Battleford	<ul style="list-style-type: none"> ➤ In 2022 the Canadian Mental Health Association - Battlefords Branch proposed a graffiti cover-up program to City council to address graffiti problems in the city. ➤ The graffiti program would receive data collected by Citizens on Patrol, which logs and takes photos of locations with graffiti. That information will then be forwarded to the RCMP and Community Safety Officers (CSOs). ➤ The CMHA's contact information will then be provided to the property owners to arrange to have the graffiti covered up. ➤ The city's Protective Services Department will supply paint and rollers and brushes to facilitate the cover-up, with the cost to be absorbed by the budget. Completion 	<p>Section 9.1 Untidy and Unsightly Property in the Property Maintenance and Abate Nuisance Bylaw states:</p> <p>Notwithstanding the generality of Section 5, no person shall cause or permit any land, building or structure to become untidy and unsightly due to graffiti or the accumulation of new or used lumber, cardboard, paper, newspapers, appliances, tires, cans, barrels, scrap metal, building materials, other waste materials or junk.</p> <p>Section 13 Graffiti in the Property Maintenance and Abate Nuisance Bylaw states:</p> <p>Notwithstanding the generality of Section 5, no person shall permit graffiti to remain on any building, accessory building,</p>

APPENDIX C: Graffiti Jurisdictional Scan (Saskatchewan)

	<p>of the cover-up would then be reported by CMHA to the CSO department.</p> <ul style="list-style-type: none"> ➤ Funding for project will be provided through the <i>Crime Prevention through Environmental Design</i> funding, and so there will be no costs to taxpayers. ➤ Council passed a resolution to move forward with the graffiti cover-up initiative, and for administration to bring back a report showing how successful it was at the end of the season. 	<p>fence or on any other structure on property owned by that person.</p> <p>Offences, and Penalties are detailed in Section 19 of the Standards Bylaw.</p>
Lloydminster	<ul style="list-style-type: none"> ➤ In 2014 the city piloted a Youth Graffiti Cleanup campaign. ➤ The project was development and is managed by the Family and Community Support Services (FCSS) Lloydminster, the City's Social Programs and Services department. ➤ Throughout the summer months, members of the Lloydminster RCMP Detachment, community members and community-based organizations join a group of youth to beautify specific areas in the city. ➤ The group will clean up the area and then further beautify the area with a community mural chosen by the youth volunteers. ➤ Lloydminster and Behr Paints, and Downtown Area Redevelopment Committee. ➤ In 2020 The Youth Graffiti Cleanup program received the Award of Excellence for its involvement in strengthening ties between youth and community groups while addressing local social needs. 	<p>Section 6 Graffiti of the Standards Bylaw states:</p> <p>6.1 No person shall place Graffiti, or cause or permit Graffiti to be placed, on any Property, notwithstanding the consent of the Owner or Occupant of the Property.</p> <p>6.2 Every Owner and Occupant of a Property shall, within such reasonable time as determined and directed by a Designated Officer, remove, cover, or otherwise permanently conceal from public view, any Graffiti placed on the property.</p> <p>6.3 The provisions of subsections (6.1) and (6.2) shall not apply to any temporary art or advertisement on city Property that has been approved by the City for a special event.</p> <p>Offences, and Penalties are detailed in Section 19 of the Standards Bylaw.</p>

APPENDIX C: Graffiti Jurisdictional Scan (Saskatchewan)

	<ul style="list-style-type: none"> ➤ 2022 partners included the Lloydminster Community Youth Centre, Grace United Church, Lloydminster Youth Council, Slay the Day Youth Group, Lloydminster Community Centre, Home Depot 	
Estevan	<ul style="list-style-type: none"> ➤ None 	<p>Section 25 of the City of Estevan Property Maintenance Bylaw states: No owner shall permit graffiti to remain on any building, accessory building, and fence or any other structure on the property. Enforcement, Offences, and Penalties are detailed in Section 80 of the City of Estevan Property Maintenance Bylaw.</p>
Swift Current	<ul style="list-style-type: none"> ➤ None 	<p>With the exception of Section 5.0 Nuisances Abatement Bylaw (see below), there is no reference to “graffiti” in the city’s bylaws.</p> <p>Section 5.0 Nuisances Prohibited</p> <p>No person shall cause or permit a nuisance to occur on any:</p> <p>5.1.1 property owned by that person; or 5.1.2 on any boulevard, ditch or lane which abuts their property</p>

APPENDIX C: Graffiti Jurisdictional Scan (Saskatchewan)

		Enforcement of Bylaw is detailed in Section 15 and Offences is detailed in Section 23 of the Community Standards Bylaw .
Warman	➤ None	<p>Part 3 – 9(a) & (b) Nuisance, Graffiti of the Community Standards Bylaw states:</p> <p>9. No person shall place or cause Graffiti to be placed on any property. Without limiting the generality of the foregoing:</p> <ul style="list-style-type: none"> (a) Every property owner shall ensure that Graffiti placed on their property is removed, painted over, or otherwise permanently blocked from public view; and (b) In a prosecution for an offence under this Part, the consent of the property owner to place Graffiti on the property shall not be a defense under this bylaw. <p>Enforcement is detailed in Part 6 of the Community Standards Bylaw.</p>
Saskatoon	Internal Reporting system and Tracking Database:	<p>Section 11.1 Graffiti in the Property Maintenance & Nuisance Abatement Bylaw states:</p> <p>Notwithstanding the generality of Section 5, no person shall permit graffiti to remain on any building, accessory building, fence or on any other structure on property owned by that person.</p>

APPENDIX C: Graffiti Jurisdictional Scan (Saskatchewan)

	<ul style="list-style-type: none">➤ The City of Saskatoon removes graffiti from its own property and alerts other external partners through an internal reporting system.➤ The community is encouraged to report graffiti to the City of Saskatoon on all types of utility boxes, schools, parks, Canada Post boxes, dumpsters, signs, bridges, and railways.➤ Residential and commercial property owners are notified through bylaws.➤ The Average turnaround time to process a Graffiti report is 1 or 2 days, including entering it into the tracking database, assigning it to the correct business unit responsible for that piece of property, and/or contacting our external partners.➤ Graffiti report is then prioritized into the system for removal.➤ Obscene, vulgar or hate graffiti is top priority and is responded to first.➤ Business units target graffiti removal within 7 days of it being reported, subject to resources, safety considerations and weather permitting. <p>Community Associations:</p> <p>Community Development provides graffiti removal kits to the Associations, which include paint brushes, tarps, trays and other graffiti removal products to assist with community clean-ups and individuals with less ability to remove graffiti from personal property. Public education and ongoing awareness programs also exist at the community level.</p>	
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APPENDIX C: Graffiti Jurisdictional Scan (Saskatchewan)

	<p>Social Enterprise:</p> <p>Saskatoon Community Youth Arts Project provides a fee for service to clean utility boxes in the business districts, and also design and paint utility boxes through their After School Youth Arts Program.</p> <p>Education and Prevention for Students:</p> <p>The city has developed various materials and resources designed to help educate students about graffiti prevention: Microsoft Word - Classroom Materials 2006.doc (saskatoon.ca)</p>	
Regina	<p>Urban Canvas Public Art Program:</p> <p>In partnership with the City of Regina, Regina Downtown Business Improvement District (RDBID) created the Urban Canvas public art program in 2011 to deepen the sense of community in the downtown neighbourhood and connect the public to local artists. Originally part of downtown Regina's response to unwanted vandalism, this program has grown to fulfill other valuable functions, adding value and vitality to this diverse neighbourhood. In more recent years, RDBID has installed artwork primarily on alley doors and traffic control boxes.</p> <p>Clean Team Regina – Downtown Business Improvement District:</p> <p>The Clean Team promotes a clean and healthy downtown Regina for visitors, residents, and workers to enjoy. The team tackles projects like sidewalk sweeping, litter and debris collection,</p>	<p>Regina's graffiti management program is focused on eliminating graffiti through education, engagement and enforcement.</p> <p>The Regina Community Standards Bylaw requires owners or occupants of property to remove all graffiti from their premises, including buildings, accessory buildings, dwelling units or structures.</p> <p>Section 10 Graffiti of the Community Standards Bylaw states:</p> <p>Notwithstanding the generality of section 5, no person shall suffer, cause or permit graffiti to remain on any building or other structure on property.</p> <p>Community Standards Bylaw Violations</p>

APPENDIX C: Graffiti Jurisdictional Scan (Saskatchewan)

	<p>graffiti removal, needle collection with safe disposal, and being an extra set of eyes to report crime and damaged city infrastructure. The team also provides support and assistance at downtown events. In 2022, the clean team removed 290 graffiti tags.</p>	<p>For the most common property violations such as untidy/unsightly property, graffiti, junked vehicles, overgrown vegetation, etc. the following course of action may be taken:</p> <ol style="list-style-type: none">1. If the violation is on private property, the officer may issue a written or verbal warning with instructions to resolve the problem. The officer may proceed directly to an Order to Comply (Step 2 below) without issuing a warning, depending on the severity of the problem or in cases of a repeat offence.2. If the problem is not resolved following a warning, the officer may issue an Order to Comply giving the owner 15 days to rectify the problem. The period of 15 days is mandated by the <i>Cities Act</i>, which provides property owners the right to appeal an Order before the Regina Appeals Board.3. If an appeal has not been filed after the 15 day deadline, the officer will conduct a follow-up inspection of the property to determine whether the problem has been resolved. If the problem has not been resolved, City crews or contracted personnel will be hired to perform the work required to remedy the problem. The property owner is subsequently invoiced for the cost of performing the work.
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APPENDIX D: Dilapidated Buildings Stakeholder Engagement Session #1 Summary Results

City of Yorkton Community Safety & Well-Being Project Stakeholder Engagement Session #1 Summary Results		
Question 1: What are the major community safety and well-being issues associated with dilapidated buildings in Yorkton? Are there additional issues not directly associated with community safety and well-being that are also important to note (i.e. economic development & growth)?		
Key Themes:	<p>Theme 1: The issue of dilapidated buildings is best understood as an interconnected socio-economic issue.</p> <p>Theme 2: The issue of dilapidated buildings is associated with an increase in correlating social issues in the city such as economic hardship due to rising costs of living, increased homelessness, and increased narcotic trafficking and use.</p> <p>Theme 3: Absentee building owners/landlords and a monopoly on rental properties in the city has led to both market barriers and challenges as well as increased burdens on city departments and other organizations in the community.</p>	<p>Verbatim:</p> <ul style="list-style-type: none"> • This is a much broader issue that needs to include discussions on the “root cause” of the problem. • We need to increase both awareness of the issues & outreach strategies to manage the problems of increased drug use and trafficking in the city • There are correlating links to social issues that are causing an increase dilapidated buildings • There is a lack of financial ability to make renovations/maintain homes • Socio-economic issues are at the root of the problem (i.e., increased drug use and “huge” uptake in homelessness) • We cannot talk about the derelict housing issue without talking about the root causes and correlating social issues • Economic hardship and increased costs of living are leading to cost cutting in other areas (i.e., insurance) • People are moving towards making “critical” repairs to houses rather than building new ones • Absentee landlords/home owners are a big issue

APPENDIX D: Dilapidated Buildings Stakeholder Engagement Session #1 Summary Results

		<ul style="list-style-type: none"> • The extraordinary costs of building materials is making home improvements very difficult, especially for older populations on fixed incomes • We currently have a “Fort McMurray syndrome” (i.e., the two canola plants is taking up temporary housing that drives up the costs of rentals etc.) • Issues of homeless squatters are growing in the city • Bruno’s place is at capacity and cannot handle more homelessness beds • Yorkton does not have a homelessness strategy that addresses correlating social issues
<p>Question 2: What do you feel would be the most effective solutions and/or management strategies for the dilapidated buildings and associated issues in Yorkton?</p> <p>Do you have any additional creative ideas/solutions and/or incentives/opportunities for re-developing these dilapidated properties?</p> <p>Are there any key partnerships or collaborations required for your solutions to be successful?</p>		
Key Themes:	<p>Theme 1: Fiscal incentive programs such as low interest loans, tax abetments, and expanding the façade improvement programs could encourage building owners to make home/builder improvements.</p> <p>Theme 2: More focus should be on prevention focused strategies to flag potentially problematic properties before they become dilapidated and enforce maintenance and upkeep.</p> <p>Theme 3: More partnerships between levels of government, business community, community-based organizations and</p>	<p>Verbatim:</p> <ul style="list-style-type: none"> • Programs that offer low interest loans for home repairs (Provincial programs) • We need to emphasize prevention strategies before the buildings become dilapidated • The community needs incentives • New focus should be on prevention strategies • The hub collaboration = police, mental health, polices restricted, people have access to social services, focus on outreach

APPENDIX D: Dilapidated Buildings Stakeholder Engagement Session #1 Summary Results

	community initiatives are needed to address the issue from a collaborative framework.	<ul style="list-style-type: none"> • Council is very pro-business (i.e., façade development incentive) • Economic development = went from 33 to 13 empty buildings downtown • Owners don't want to fix up buildings because of material costs • There are commercial incentives for exterior • No restrictions on business = adopt incentives model • There is a social housing committee in the city but no larger prevention strategy • There is currently no "available rental list" in city and unsure about housing coordinator in city to help liaison • There is a monopoly on available housing rentals • 90% of rentals are run by one company and they will not rent to "high risks renters" – difficult to access rentals through this company • Façade improvements incentives have been successful = 12 businesses took advantage of tax incentives • We need a "walk able" downtown and/or downtown improvement plan • Up front costs are a barriers to façade improvements • Community initiatives such as clean sweep/clean team & winter shoveling programs work well • Collaborations between business/community/government/etc. would be valued and encouraged • There is opportunity for more collaboration between municipal/provincial/federal government
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APPENDIX D: Dilapidated Buildings Stakeholder Engagement Session #1 Summary Results

		<ul style="list-style-type: none">• There has been little housing development over the last 5 years• Tax abatements for unused buildings = bringing buildings up to code is very expensive• In 2010 there was a major development but resulted in empty lots and no movement to build• There is not a lot of boarded up buildings but we do know that it takes on average about 6 months for a house to become dilapidated• There is an almost complete lack of property management companies in the city to assist with upkeep and maintenance• If required, fire boards up homes and bills back owners• City bylaw for maintenance & upkeep -- bill back to owner system• Plants will employ around 80 people which represents some economic stimulus but not much• Why do people move to Yorkton? = quality of life, council is instrumental in attracting new populations, increase quality of life attractiveness• There is a lack of strategies or campaigns driving populations to the city• Campaigns spreading awareness about Yorkton would be helpful• Home Builder Comment: We need policy changes to encourage more jobs here. To encourage entrepreneurship and labourers. We need jobs here that are not farm driven. We need to attract young people having families here to replace the aging population. There are many great amenities here in Yorkton – lots of sports and recreation for
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APPENDIX D: Dilapidated Buildings Stakeholder Engagement Session #1 Summary Results

		kids, great place to raise a family, but highest paying jobs here are teachers and nurses. We need more private sector to drive the economy.
Question 3: What are the major challenges and barriers to successfully implementing your suggested solutions, management strategies, creative solutions, or incentives/opportunities for redevelopment?		
Key Themes	<p>Theme 1: There is a lack of strategies or campaigns that could attract new populations and expand the community's economic development opportunities that could lead to job creation, increased entrepreneurship, more people and businesses paying taxes, more productive use of local property, increased professionalism, and more skilled labour force.</p> <p>Theme 3: The city needs a coordinated response strategy/plan to address growing social concerns</p> <p>Theme 2: The city is a centralized hub for surrounding communities with considerable opportunities for growth, development, and collaborative partnerships.</p>	<p>Verbatim:</p> <ul style="list-style-type: none"> • There is a lack of marketing/advertising capacity for economic development and increased population • Newcomer/immigration awareness for businesses • Existing collaborations & relationships (i.e., rcmp, fire, etc.) are working well • There is a lack of harm reduction and wellness/rehabilitation beds & programs • Sacred heart is an opportunity (privately owned) • We have a high % of indigenous populations • YTC has a crisis management team/program that could be used as a blueprint as well as a collaboration builder • Sharing personal health information between organizations poses a big challenge

APPENDIX D: Dilapidated Buildings Stakeholder Engagement Session #1 Summary Results

		<ul style="list-style-type: none">• Crisis response is a challenge and needs to be addressed – it cannot always fall on first responders and needs to be expanded to include social services organizations• There are challenging demographics and belief systems in the city that “live in the past” and “put there heads in the sand”• There are two on-reserve healing lodges in near by communities• There are a strong network of community-based organizations in the city• Indigenous economic prosperity is a YTC priority• There is a robust healthy population that do not see the dilapidated buildings as an issue• There is a pipeline of drugs being trafficked through the city• People move to the city when they retire from smaller surrounding communities to be closer to amenities• Yorkton is a central hub for jobs in surrounding communities• There are allot of employment opportunities in the city and surrounding communities• Yorkton is a centralized health hub• Allot people have circled back to the city for the amenities and close proximity to surrounding lakes• Yorkton is affordable and offers a comfortable lifestyle• Great schools and school programs• Parkland college has great secondary programs• Accessibility to SK events and recreation• Great centralized location and alternative to larger provincial city centers
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APPENDIX D: Dilapidated Buildings Stakeholder Engagement Session #1 Summary Results

		<ul style="list-style-type: none">• There are very little affordable housing/rentals in the city which is a barriers for younger families and newcomer populations there is allot of surround land for sale for folks to build on which is an alternative to building in city• There are too many non-local absentee owners that do not care about the state of the building and only about whether they are collecting rent• Auction houses are working well but not when they are purchased by non-local owner that do not care for or maintain them• Home Builder Comment: There is a lack of professional job opportunities in Yorkton... people think we have a drug problem – we don't.. we have no jobs paying more than 60K a year. We need 80K-100K salaries for people to have expendable income to build/renovate/repair their properties. People here wait for insurance claims to make repairs to properties
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APPENDIX E: Dilapidated Buildings Stakeholder Engagement Session #2 Summary Results

City of Yorkton Community Safety & Well-Being Project Stakeholder Engagement Session #2 Summary Results		
Question 1: What are the major community safety and well-being issues associated with dilapidated buildings in Yorkton? Are there additional issues not directly associated with community safety and well-being that are also important to note (i.e. economic development & growth)?		
Key Themes:	<p>Theme 1: The issue of dilapidated buildings is associated with an increase in correlating social issues in the city; mainly increased drug use and trafficking.</p> <p>Theme 2: Dilapidated buildings are leading to congruent issues such as increased criminal & gang activity.</p> <p>Theme 3: The city could benefit from a harm reduction strategy that includes increased education and awareness and more collaborative partnerships.</p>	<p>Verbatim:</p> <ul style="list-style-type: none"> • The dilapidated buildings turn into “flop houses” and attract criminal activity, fire hazard, squatters, safety risks, increased risks for first responders • There are no large homeless encampments but pockets pop up throughout the city which could turn into larger issue – we need a proactive rather than reactive solution • Houses become overrun with vermin such as rats, skunks, racoons which then falls on bylaw to manage • Code infractions are hard to manage • Infractions and dealing with bylaw is not a good use of both time and budget • Highway system and access drive transient people into city • Edmonton organized crime group known as “dispatch” has moved into city • Cheap house = foot hold for drug traffickers • Province has recently funded new members unit to manage drug trafficking, human trafficking, and arms dealing • Opioids are major issue throughout the region • Drugs are highly accessible; much more than alcohol

APPENDIX E: Dilapidated Buildings Stakeholder Engagement Session #2 Summary Results

		<ul style="list-style-type: none"> • Overdoses are high in the city especially among the 20-35 year old populations • High majority of overdoses are Indigenous population • People are not using narcotics to “party” but to maintain and avoid withdrawal symptoms • Increased narcotics have lead to increased crime and associated issues • Manitoba communities are coming to Yorkton to purchase and traffic drugs leading to extended stays • In some cases it is youth accessing vacant buildings • We need more accessible activities and programs for youth • Yorkton doesn’t have a “hood” area but instead dilapidated buildings are spread throughout the city • Lack of partnerships to manage the growing social issues • Wait times for treatment beds are very high and system is difficult to navigate • There is lack of education/awareness campaigns focused on drug use prevention
<p>Question 2: What do you feel would be the most effective solutions and/or management strategies for the dilapidated buildings and associated issues in Yorkton? Do you have any additional creative ideas/solutions and/or incentives/opportunities for re-developing these dilapidated properties? Are there any key partnerships or collaborations required for your solutions to be successful?</p>		
Key Themes:	<p>Theme 1: Fiscal incentive programs such as low interest loans, tax abetments, and expanding the façade improvement programs could encourage building owners to make home/builder improvements.</p>	<p>Verbatim:</p> <ul style="list-style-type: none"> • A pool of money available for minor home improvements and emergency repairs would be excellent • Low interest loan programs would offer strong incentives

APPENDIX E: Dilapidated Buildings Stakeholder Engagement Session #2 Summary Results

	<p>Theme 2: Collaborative partnerships and community-based initiatives to address both housing stock and maintenance & repairs issues.</p>	<ul style="list-style-type: none"> • Conversion of buildings into multi-family homes that are not up to code but have been grandfathered • There is a lack of affordable adequate housing in the city so attracting social housing collaborations would help • Tax incentives for home builders (i.e., no taxes until house is built) • There is a harm reduction committee that could focus more on increased education, awareness, and prevention strategies in schools etc. • There are “endless opportunities” for our community to generate some powerful collaborations and partnerships
<p>Question 3: What are the major challenges and barriers to successfully implementing your suggested solutions, management strategies, creative solutions, or incentives/opportunities for redevelopment?</p>		
<p>Key Themes</p>	<p>Theme 1: Lack of official coordinated harm reduction strategy to manage current and growing concerns.</p> <p>Theme 2: Lack of streamlined program to address emergency repairs.</p> <p>Theme 3: Lack of available contractors and willing to do small repairs and property maintenance and community initiatives that could fill major gaps in basic building maintenance and repairs.</p>	<p>Verbatim:</p> <ul style="list-style-type: none"> • There is a lack of adequate harm reduction strategies or programs in the city (i.e., isn’t broad enough and lack of harm reduction solutions that go beyond provision of supplies) • City does have needles exchange program but few treatment beds • Contractors do not want to do small jobs and there is a lack of available workers to perform the small renovations = opportunity for community initiative? • We need an easy streamlined process for emergency improvements

APPENDIX E: Dilapidated Buildings Stakeholder Engagement Session #2 Summary Results

		<ul style="list-style-type: none">• It is very long wait for new builds and not great return on in-fills so lack of economic development opportunities• Contractors are building mostly in surrounding areas
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APPENDIX F: Graffiti Stakeholder Engagement Session #1 & #2 Summary Results

City of Yorkton Community Safety & Well-Being Project: Graffiti Stakeholder Engagement Sessions #1 & #2 Summary Results		
Question 1 & 2: Do you feel that the city of Yorkton has a major graffiti issue? Do you think graffiti incidents have increased in recent times?		
Key Themes	<p>Theme 1: Graffiti is an issue in the city but the severity of the issue is directly related to the type of graffiti.</p> <p>Theme 2: The different types of graffiti (i.e., artists vs. derogatory/mischief/gang tagging) in the city require different response strategies.</p> <p>Theme 3: Graffiti is a criminal activity that can serve as a “gateway” to other criminal activity, especially among youth.</p>	<p>Verbatim (Group #1):</p> <ul style="list-style-type: none"> • Graffiti is not being done on community art • I haven’t seen it be a big issue • It doesn’t appear visible everywhere • There was a rash of graffiti 10 years ago and punitive measure were suggested combined with a removal strategy • Kamsack started a new program where they design their fire hydrants and it may have been a response to increased graffiti • We need to distinguish between the different kinds of graffiti; there are graffiti artists and then just derogatory sayings/mischief/gang activity • Graffiti can be an “amazing” art form that is very expressive for youth and younger adults <p>Verbatim (Group #2):</p> <ul style="list-style-type: none"> • Yes graffiti is a problem and increasing • There seems to be an increase in gang/territorial tagging which could lead to additional gang activity

APPENDIX F: Graffiti Stakeholder Engagement Session #1 & #2 Summary Results

		<ul style="list-style-type: none"> • Kinsmen is known as “graffiti alley” • The graffiti is not just concentrated with youth • Youth in the city are bored • Not necessarily increasing in recent years
<p>Question 3 & 4: Are you aware of the City of Yorkton’s current graffiti management strategy? Are you satisfied with the timeliness and efficiency of how Yorkton currently removes graffiti?</p>		
<p>Key Themes:</p>	<p>Theme 1: The city would benefit from developing a more robust graffiti management strategy.</p>	<p>Verbatim (Group #1):</p> <ul style="list-style-type: none"> • There seems to be a shift in different groups coming into the city that leads to additional tagging • There are currently 5-6 murals around the city on business or school sites that were led by either the business, school program, or city • The city does have a formal graffiti management strategy/program; property standard bylaws place the onus on the property owners to remove the graffiti • There are no incentives or partnerships for graffiti management (i.e., graffiti kits)

APPENDIX F: Graffiti Stakeholder Engagement Session #1 & #2 Summary Results

		<ul style="list-style-type: none">• The current strategy is not effective or efficient because there is a lack of resources to efficiently manage the removal process and enforce bylaws• Any removal initiative should prioritize highly offensive graffiti• YTC has a restorative justice program that includes community service agreements that could work together with other organizations to help manage removal of graffiti <p>Verbatim (Group #2):</p> <ul style="list-style-type: none">• No formal graffiti abatement process• Graffiti removal is enforced by bylaw• Cyclical tagging is a issue• Youth are bored and there is not enough “non-structured” costly youth activities/programs• Graffiti could be serving as a location “marker” for youth and drugs• Graffiti can be seen as a “unsafe area” for the community or a “cool hangout” for youth• Utility boxes, library, open areas are being tagged more frequently• In some cases the graffiti seems more random than targeted
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APPENDIX F: Graffiti Stakeholder Engagement Session #1 & #2 Summary Results

Question 5: What are the major community safety and well-being issues associated with graffiti in Yorkton (i.e. graffiti impacts the perception of safety)? Are there additional issues not directly associated with community safety and well-being that are also important to note?		
Key Themes	<p>Theme 1: Graffiti can be associated with criminal activity and therefore can negatively affect the community's perception of safety.</p>	<p>Verbatim (Group #1):</p> <ul style="list-style-type: none"> • Safety is not an issue in the city – people feel safe walking through the street at all times of the day or night • We have allot of “pretend gangsters” in the city and gangs are not a big concern for YTC; youth are mimicking a “gang culture” that they see on social media • YTC does not see any territory wars in Yorkton but does have a Justice Unit that monitors these types of issues among Indigenous youth <p>Verbatim (Group #2):</p> <ul style="list-style-type: none"> • The graffiti is associated with other correlating criminal activity • There is an increase in the gravity of graffiti issues and escalation in level of activity • The graffiti is correlated with “pushing boundaries” in other areas of criminal activity • There seems to be an escalation in gang related behaviours & “gang culture”

APPENDIX F: Graffiti Stakeholder Engagement Session #1 & #2 Summary Results

Question 6: What do you feel would be the most effective solutions and/or management strategies for the graffiti and associated issues in Yorkton? (provide examples) Do you have any additional creative ideas/solutions for graffiti management? Are there any key partnerships or collaborations required for your solutions to be successful?		
Key Themes	<p>Theme 1: Explore developing graffiti-based art initiatives that will celebrate graffiti as an art form.</p> <p>Theme 2: Explore developing partnerships between youth (school or community), the art community, business community, government organizations to strategically coordinate graffiti-based projects.</p> <p>Theme 3: Work in partnership with schools and community-based youth-focused programs to build capacity around graffiti awareness and education campaigns.</p> <p>Theme 4: Explore programs in other municipalities that divert young people from graffiti activity.</p>	<p>Verbatim (Group #1):</p> <ul style="list-style-type: none"> • The underpass is a great opportunity for a public art installation • The development of 3-4 dedicated graffiti spaces • Solutions should appreciate graffiti as a form of art that is recognized and celebrated • Financial support for art programs and partnerships between the arts community/schools/ YTC/ and business community • Designated graffiti spaces & community paint fund (i.e., Saskatoon's designated art community/area) • The business community should be involved in creating graffiti "safe spaces" • The high school arts classes should be engaged • We need to make sure that we have the right programming that matches different demographics of youth • There needs to be spaces for "unsupervised graffiti art" or youth will not buy in • Competition for youth with prizes as an incentive for graffiti art installations • The tone and pitch of any project has to be focused on seeing projects as a "win" for the community (i.e., accompanied by strong awareness & public engagement campaign)

APPENDIX F: Graffiti Stakeholder Engagement Session #1 & #2 Summary Results

		<ul style="list-style-type: none">• YTC building is a potential space• Art installation project that engage and/or are led by youth <p>Verbatim (Group #2):</p> <ul style="list-style-type: none">• Increase graffiti awareness so youth are more aware that it is a criminal offence that has legal consequences• Balance between the 4 different forms of strategies that were reviewed during engagement session – take a “little piece” from each• Back of kinsmen could be a “graffiti safe space”• We need to consider youth’s constructive use of time and still treat negative graffiti with punitive measures• Increase education and awareness around the impact of graffiti on the community and sense of safety• We need to understand what are random tags (i.e., teens pushing boundaries”) and what are gang related tags• Youth and law enforcement collaboration mostly led and guided by youth but seen as a strong partnership• There is a lack of cost effective youth activities in the community to keep youth occupied• Youth do not perceive graffiti as a safety issue• With any project, we need to be able to redirect the “tough nuts to crack” and make them think the project is worthy• With open safe spaces without adult constantly supervising, aspiring youth will create connections among others• When you take the adult supervision out, you can “plants seeds that will grow” among the youth through peer mentorship
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APPENDIX F: Graffiti Stakeholder Engagement Session #1 & #2 Summary Results

		<ul style="list-style-type: none">• There are examples of mentorship/partnership/community collaborations that have been developed through music-led initiatives that could be used as model to create mentorship opportunities through graffiti projects• Use strong relationships with a respected adult mentors to draw them into projects• Showcase graffiti at culture days?• Shift toward graffiti being a positive expressive activity• Money will be needed to assist people with covering tags• Criminal strategies do not lead to restitution; let's look at ways we can come together as a community to support the projects• Look towards "job squad" type initiatives for graffiti cover up projects that will engage youth volunteerism
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APPENDIX G: Dilapidated Buildings Public Survey Results

City of Yorkton Community Safety & Well-Being Project: Dilapidated Buildings Public Survey Summary Results		
Question 1: Do you feel that Yorkton has a major dilapidated building issue?		
Key Themes:	Theme 1: The community feels that dilapidated buildings are a current issue in the city that will worsen in the future.	Verbatim: <ul style="list-style-type: none">• Unfortunately, Yes. We have one across the street from us and it has been a major eyesore for our whole neighborhood.• Yes• Yes• Not major• Yes• Not any more than any other community in the province• I wouldn't say major, but it is starting to become more common.• Yes• Yes• Yes - there are many buildings that are un-used, abandoned and look very uncared for.• Yes

APPENDIX G: Dilapidated Buildings Public Survey Results

Question 2: What are the major community safety and well-being issues associated with dilapidated buildings in Yorkton? Are there additional issues not directly associated with community safety and well-being that are also important to note (i.e. economic development and growth)?

Key Themes:	<p>Theme 1: The dilapidated buildings in Yorkton are a health and safety risk and attract criminal activity.</p> <p>Theme 2: The dilapidated buildings in Yorkton negatively impact civic pride and the external perception of the city.</p> <p>Theme 3: The dilapidated buildings in Yorkton negatively impact property values and economic development in general.</p>	<p>Verbatim:</p> <ul style="list-style-type: none"> • We have tried to sell our home 3 times in the past 5 years. To put it into perspective how these homes are affecting house sales/economic growth. We were told by potential buyers as well as real estate agents that people didn't want to buy our home and look out their front door to that. This building, has no power or heat and getting the grass cut and trees trimmed is constantly a battle. I have pictures to prove this there have been RCMP officers visiting of teens breaking in and partying, and there is a tarp over the one top windows. We have lived here for 8 going on 9 years and there has been 0 maintenance or care given. Other neighbour's have offered to buy the house because they too are sick of it and were declined. We are all at a loss. Ask anyone on the 90s block of Fourth Avenue North how they feel about this house, or take a walk down the back alley behind there. You will see the eyesore we have to look at every day. • The Broadway hotel is an eyesore and makes Yorkton look run down when you drive into town. • I would love to see more businesses utilize the numerous empty buildings downtown.
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APPENDIX G: Dilapidated Buildings Public Survey Results

		<ul style="list-style-type: none"> • Invitation for squatters - animal and human. Can be dangerous and a fire hazard as well as unsightly. Does not inspire a feeling of pride in our community. • People breaking in, eyesore, missed economic opportunity (i.e. hotel corner of Broadway). • Squatters who take up residence in abandoned buildings. I know this happened in Melville with an abandoned house. A homeless couple evicted from a house for not paying rent took up residence in an abandoned house. So it very likely happens in Yorkton - children or teenagers exploring the buildings could be injured or could cause mischief and possibly burn down the buildings accidentally or on purpose. - Animal problems such as mice or other rodents taking up residence in the buildings and then infesting neighborhoods - unkempt yards/lots of abandoned buildings, overgrowth of shrubs, trees, grass - reduces value of surrounding properties in area – • The attraction of people to break a window and then use an abandoned house as a place to meet to drink or do drugs. From an economic point of view, it doesn't present a good image to people passing through the city when they see boarded up businesses or businesses obviously in poor repair. I am starting to hear "Who would want to live in Yorkton?".....more commonly than I used to. Unkempt and junky yards are not adding to the image of Yorkton becoming a place where people want to live. • These buildings pose safety issues as they are falling apart, could have harmful materials in them and we don't want people to be at risk for injury or health problems. These
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APPENDIX G: Dilapidated Buildings Public Survey Results

		<p>buildings are also taking up space where a new build could be.</p> <ul style="list-style-type: none"> • Safety hazard and looks terrible, nobody want to live and work near that • It gives off a sense of an unsafe place, an unprosperous place, and an unloved place. It impacts not only well-being and the economy but also reduces civic pride and the amount of care people will take of that place too may result in more littering, graffiti, etc. etc... It's well-researched that this does have an impact on people's overall well-being emotionally, spiritually and physically. Unused and underutilized places tend to be poorly lit. Unused and underutilized places may be a magnet for criminal and antisocial activities - such as graffiti. They impact people's perception and experience of safety. They set a low standard which may encourage others to follow suit. Many abandoned buildings spread throughout the city making the design and function of a place feel unplanned and chaotic. No point of focus or central business district. It acts as an example of wasted resources and land. It lacks creativity • Fire hazards and squatting • Safety and Wellbeing issues – can range from a wide variety of things, old buildings can become targets for fire bugs/vandals, empty buildings that are empty for a long time and are not monitored by anyone and can result in a person going in and injuring themselves or death and nobody would even know. Squatters can take over old buildings and sometimes results in fires....fires that can damage neighboring structures, risk to neighbors life, risk of
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APPENDIX G: Dilapidated Buildings Public Survey Results

		<p>power loss in that area (in winter that could be bad), risk to firefighters, ultimately an old structure can result in great cost to a city and various organizations and put a strain on resources. With old run down structures in an area, they offer no curb appeal and can affect the whole area.</p> <ul style="list-style-type: none"> Issues with dilapidated buildings mainly is a result of poor ownership and tenant issues. Poor ownership leads to the downfall of the building. When the wrong type of individual takes over a building, safety concerns will arise like drug use, gang related activity and other criminal issues that the area could face with one building that is run down.
<p>Question 3: What do you feel would be the most effective solutions and/or management strategies for the dilapidated buildings and associated issues in Yorkton? Do you have any additional creative ideas/solutions and/or incentives/opportunities for re-developing these dilapidated properties? Are there any key partnerships or collaborations required for your solutions to be successful?</p>		
Key Themes	<p>Theme 1: Incentive focused solutions.</p> <p>Theme 2: Strengthen bylaws and increase bylaw enforcement capacity.</p> <p>Theme 3: Use dilapidated building management strategy to attract new populations and expand the community's economic development opportunities.</p>	<p>Verbatim:</p> <ul style="list-style-type: none"> If someone cannot afford to fix these, and has been given a timeline to do so they should be turned over to the city and auctioned off to be refurbished or demolished. These properties are no longer assets, but safety liabilities to the city and everyone who has to live around them. I would not like to see shelters/rental drug houses in our residential neighborhoods with young children and seniors walking our block daily. More incentives to open and operate businesses.

APPENDIX G: Dilapidated Buildings Public Survey Results

		<ul style="list-style-type: none">• Owner responsibility! Many need to be torn down but I don't have any solutions for this that would be cost effective.• Old hotel could be used for low income/ homeless populations• I have no awareness of what the solutions are. It seems to me that the owners would have to pay to have them demolished and removed. Or else the city would do it and charge it to the owner, or the city would have to eat the cost through taxpayer moneys. I am aware that is what happened to flooded houses along the now gone street where the skate park is now. Owners were stuck with the bill from the city who demolished their flooded houses. However other than that, I have no creative solutions.• I am assuming that at least some of the dilapidated buildings also have taxes owing? If so....try auctioning them. In my neighborhood, one house was a total eyesore. It was auctioned and sold with conditions to restore by a certain date. The house has been beautifully redone and adds to the neighborhood rather than detracting from it.• If they pose health risks they need to be taken down. If they are fixable then they need to be made livable as there is a big problem with homelessness and affordable housing.• Through a systemic approach: understand why businesses abandon buildings or let them become dilapidated in the first place and then try to find thoughtful ways to intervene - don't penalize the small business if there are systemic changes that need to be made first - create the environment for businesses to thrive in the world we are living in today
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APPENDIX G: Dilapidated Buildings Public Survey Results

		<p>and into the future. - are there any incentives for businesses to repair rather than rebuild? How well-publicized are these incentives? How easy is it for people to find out about this information - do they know it exists? - are there any opportunities for the City to reduce red tape? - Can the city target businesses that need a facelift and work with them to do this - or make sure they know about any incentives, support or funding to do so? - tax cuts for businesses that keep their buildings at an A level, - Have a shopfront upgrade program where you get businesses to apply and be part of a program where they can access someone with shopfront design expertise and financial incentives or some funding to make repairs to their buildings. - Have a program where the city temporarily rents spaces for public programs, pop up services, pop-up window exhibitions, large-scale murals, projection festivals, etc... - Work with developers or owners to incentivize short-term leases to small businesses, artist studios, and co-working spaces. In return having a utilized space helps to show the value of the property - better than a vacant dead space. - A long-term solution is to develop a place strategy for built environment wellbeing strategy.</p> <ul style="list-style-type: none">• Task force including members from YBID, Chamber, City & SIGN• My own thoughts – This city needs to invest in enforcement. Back in 1980 the start of the bylaw department, it consisted of one person. Since then this department has gone from 1.5 person to 2 full time and the work load has gone up exponentially, other cities this size have far more staff and
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APPENDIX G: Dilapidated Buildings Public Survey Results

		<p>better support/assistance for their departments (admin, legal etc.). The pace we are at now cannot be maintained. Dilapidated buildings, is plain demo at present, as the city tried before - you will not get a contractor to repair structures due to availability and cost and they don't want the negative press from the owner. The City of Yorkton doesn't hold people accountable anymore. A few staff have stated in meetings: we don't do enforcement, we pester people and hope they eventually comply and where has that gotten us? Outside agencies like the RCMP or public health have no stake in the matter, it's the city council and senior management that should be deciding how they want their city to look and if they don't like the way it is going then they should be implementing measures to correct it. The city needs to make strong, legally based bylaws and be prepared to hold the public accountable, otherwise the city will just continue to deteriorate. In enforcement, the customer is not always right and we don't need to try and accommodate everyone (stuff will need to be demolished, things will need to be removed). The Cities Act Emergency section needs to be implemented to deal with squatter type situations, just based on the risks alone. If a property owner never checks their property or doesn't care what's going on with it, then it should cost them.</p> <ul style="list-style-type: none">• Home Builder Comment: We need policy changes to encourage more jobs here. To encourage entrepreneurship and labourers. We need jobs here that are not farm driven. We need to attract young people having families here to replace the aging population. There are many great
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APPENDIX G: Dilapidated Buildings Public Survey Results

		<p>amenities here in Yorkton – lots of sports and recreation for kids, great place to raise a family, but highest paying jobs here are teachers and nurses. We need more private sector to drive the economy.</p> <ul style="list-style-type: none"> • I feel the most effective thing that could be done is by trying to salvage what is left of the rundown buildings and make an attempt to repair them to a livable and safe condition that attracts new home buyers or honest landlords for an investment. If the building is run down to a point where it is deemed unlivable then destroy it and either start again with a new building or turn it into something like a garden for public, playground area, park area or other community related things
<p>Question 4: Is there anything else you would like to share with us regarding dilapidated buildings in Yorkton?</p>		
<p>Key Themes</p>	<p>Theme 1: The community would like to see more marketing campaigns that could attract new populations and expand the community's economic development opportunities.</p> <p>Theme 2: Strengthen bylaws and increase bylaw enforcement capacity.</p>	<p>Verbatim:</p> <ul style="list-style-type: none"> • Just thankful and hopeful that something will finally be getting done so that homeowners who are trying to work on and take pride in our homes can enjoy our neighborhoods again • I would like Yorkton to promote itself as an art oasis on the prairies. An affordable community in which artists can create and promote their work. Yorkton needs to reinvent itself like so many Nova Scotia communities have done. • It seems to me that communities just leave the dilapidated buildings standing and rotting for years, or decades. Nothing

APPENDIX G: Dilapidated Buildings Public Survey Results

		<p>is ever done. Unless a developer comes along and buys the lot and destroys them and rebuilds new</p> <ul style="list-style-type: none">• If they are dilapidated beyond reasonable repair, then they should be removed• Some suggestions on engagement: I wonder if you could increase quality participation by reducing barriers to participation. There is an assumption that the person who takes this quiz understands and can discuss the issues the way they are framed in this survey - the wording here is actually aimed at experts or corporate individuals - it is taken straight from the brief. People may need more background information on some of the key terms to be able to engage thoughtfully - making sure everyone is very clear on what they are being asked to give input on. For example, how often do your average community member sit around and talk about dilapidated buildings or graffiti? That does not mean they don't experience it, are not impacted by it or don't have a valuable perspective or solution to offer. Perhaps next time give a definition of what dilapidated (or other key words are) when talking about technical issues it can be good to give people statements that they can rate/scale on their level of agreement. There is a really helpful and free survey guideline here to help make surveys more accessible to more people and build better engagement into your projects: https://capire.com.au/publications/surveyguideline/• Need to pay attention to social issues leading to squatting. understandably, solutions are very complex
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APPENDIX G: Dilapidated Buildings Public Survey Results

		<ul style="list-style-type: none">Home Builder Comment: There is a lack of professional job opportunities in Yorkton... people think we have a drug problem – we don't. We have no jobs paying more than 60K a year. We need 80K-100K salaries for people to have expendable income to build/renovate/repair their properties. People here wait for insurance claims to make repairs to properties
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APPENDIX H: Graffiti Buildings Public Survey Results

City of Yorkton Community Safety & Well-Being Project: Graffiti Public Survey Summary Results		
Question 1: Do you feel that Yorkton has a major graffiti issue?		
Key Themes:	Theme 1: The community does not see graffiti as a major issue in Yorkton.	Verbatim: <ul style="list-style-type: none"> • Depends on the part of the city. Some parts of the city need better control over graffiti while other parts have little to no problems. • No • No • No not at all. I have barely ever noticed it. • Not more than any other city • I think if the art work isn't offensive or in inappropriate spots it doesn't bother me. • I wouldn't classify it as major yet, however it has become more increasingly noticed in various areas of the city (not one specific location) • Yes, summer seems worse for noticing an increase • No, not at all compared to other cities. I suppose if my house or business was tagged, I would say different though. But it's really not that bad here I would say. • No • Yes and no. some are entirely creative but some are derogatory and unnecessary. • Not as serious as in the past

APPENDIX H: Graffiti Buildings Public Survey Results

Question 2: What are the major community safety and well-being issues associated with graffiti in Yorkton (i.e. graffiti impacts the perception of safety)? Are there additional issues not directly associated with community safety and well-being that are also important to note?

Key Themes:	<p>Theme 1: Graffiti can be associated with criminal activity and therefore can negatively affect the community's perception of safety.</p> <p>Theme 2: The different types of graffiti (i.e., artists vs. derogatory/mischief/gang tagging) in the city require different response strategies.</p> <p>Theme 3: Explore developing graffiti-based art initiatives that will celebrate graffiti as an art form.</p>	<p>Verbatim:</p> <ul style="list-style-type: none"> • Graffiti can show gang symbols that have made me and likely other people feel unsafe in the area. Seeing graffiti at night can make a person scared of a gang presence. • Only issue is when it's used inappropriately or has gang references. • I think graffiti done well can look amazing - it's art! But most of the time it just makes buildings that are run down look worse • I am much more concerned with the needles I continually keep finding down town and in the back alleys near homes • Graffiti doesn't affect the safety of people. Graffiti is harmless to people, it only affects property and the appearance of the community. • If you look at many of the walls painted in the back allies, people love taking photos with them. I think there should be some collaboration and having business owners or parks allow artwork to be made to make more of these areas. • I think it can be alarming when there is vulgar or offensive language or imagery being used. I think it's a disrespect to owners of the property. However if a platform is given where graffiti is welcomed within specific guidelines to promote art that would be okay, but it would require
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APPENDIX H: Graffiti Buildings Public Survey Results

		<p>monitoring and strictly associated to designated areas which I do not believe the city has the resources available to support that type of initiative.</p> <ul style="list-style-type: none"> • Racist and defamatory comments, disgusting, upsetting to think it is youth likely doing this • You hear things like, gangs graffiti areas to tag them as their territory. So if that's the case in Yorkton then the only safety issue would be it's a sign of gang activity. Another safety issue would be if someone catches the graffiti people in the act, and scolds them, would that be a safety hazard for the person who owns that property or caught them. When I think of graffiti, I don't think of safety. I think of a nuisance to the owner of the building that was vandalized. I think of an eye sore. • young people not having enough to do - not enough places - places that don't look well maintained will not be well respected - not enough opportunities for diverse representation of community public art/community expression and visual representation • children seeing slurs or derogatory terms and learning that or teens thinking it's okay or cool to ruin it • graffiti should always be removed ASAP
<p>Question 3: What do you feel would be the most effective solutions and/or management strategies for the graffiti and associated issues in Yorkton? Do you have any additional creative ideas/solutions for graffiti management? Are there any key partnerships or collaborations required for your solutions to be successful?</p>		

APPENDIX H: Graffiti Buildings Public Survey Results

<p>Key Themes</p>	<p>Theme 1: Explore developing graffiti-based art initiatives that will celebrate graffiti as an art form.</p> <p>Theme 2: Explore developing partnerships between youth (school or community), the art community, business community, government organizations to strategically coordinate graffiti-based projects.</p> <p>Theme 3: Work in partnership with schools and community-based youth-focused programs to build capacity around graffiti awareness and education campaigns.</p>	<p>Verbatim:</p> <ul style="list-style-type: none"> • When graffiti is reported the city should offer to clean it up for free whether it be on public or private property (with agreement of the owner of the private property). I would also encourage a safe use of graffiti to show the people doing it that the art they make can be used for something beautiful (spray painting a mural) and to give them opportunities to do so. • Create a space where graffiti can be expressed! • Graffiti is art. Unless it's on a business that is not welcome to it, then it isn't hurting anyone. It is literally the least of Yorkton issues. How about we fix the broken streets where kids play, from all the water main breaks then think of graffiti • A publicly endorsed, free to use, graffiti wall would give taggers a place to go without damaging private property. I do understand and appreciate people's desire to have their property and buildings remain graffiti free, others would consider it art. A place to practice their art free from reprisal, would likely seem quite appealing to taggers. • Please see my comment to the previous question. I would have to think on a resolution but involving the individuals (whom may be youth) to collaborate and problem solve together may identify the root cause to this type of behaviour and alternate solutions. • To be able to report it easily, maybe you can on the city website. Be aware if a target for graffiti
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		<ul style="list-style-type: none"> • A co-design session with diverse stakeholders including young people (maybe even people who have been charged with graffiti/vandalism) and decision makers to better understand the problem and discuss ways to manage. - look at the work of Candy Chang, make public spaces for community expression - celebrate and fund public murals - find more ways for community to engage and influence the use of abandoned/temporarily abandoned spaces - put a blank board along the fence line at the skate park, encourage public expression in designated areas. Quick response to vandalism when it is committed so that there is less glory for offender. - viable short term leases on unused buildings - walkable city strategy/active transport strategy (more people in spaces deters vandalism) - place making strategy and consultation for under-utilized spaces - develop an urban design strategy for long term planning to ensure the city grows in a way that is firstly beneficial to wellbeing, secondly to revenue raising • Maybe age restrictions on paint used for graffiti. Or more cameras in known areas of graffiti. • Fund YBID to organize a crew through SIGN or the Abilities Council to remove graffiti
Question 4: Is there anything else you would like to share with us regarding graffiti in Yorkton?		
Key Themes	Theme 1: The community appreciates the city's movement to respond to the issue.	Verbatim: <ul style="list-style-type: none"> • No

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		<ul style="list-style-type: none">• No it's a non-issue There is some pretty bad graffiti near cook drive. in the area where there's no houses built• It appears to be more noticeable in back allies or areas that are not regularly patrolled by law enforcement. Is there other solutions to cover these areas to determine a better monitoring system?• Was pleased to see some covered up just days after we noticed it in York Heights• There is some pretty bad graffiti near cook drive. in the area where there's no houses built
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