



## THE PROPERTY STANDARD

FALL 2018

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# ***PRESIDENT'S MESSAGE***

Dear Members:

As your recently elected President I am truly honoured and grateful for this opportunity to represent the Ontario Association of Property Standards Officers. My career has been based on enforcement and prosecutions and I believe in the importance of each of our roles that we play and the work that we do. This Association is made up of professional individuals that hold positions in many disciplines of enforcement. We have members that are in Building Services, Property Standards, Licensing, Parking Control and Animal Services, just to name a few. With these varying enforcement disciplines OAPSO has always taken pride in being recognized as the leader in Property Standards enforcement training and is the only association with a legislated mandate to provide certification to its officers in the form of the "Certified Property Standards Officer" (C.P.S.O) designation.

OAPSO is made up of a large and diverse membership with just over 2000 members, 888 of which are "Certified Property Standards Officers". In addition to our supportive membership we have a group of hard-working dedicated individuals that make up your Board. This Board of Directors contributes countless hours of their personal time to ensure that this Association runs smoothly and performs at the highest level possible. These individuals along with your team of instructors are the reason that OAPSO continues to be the leader in Property Standards training. These individuals facilitate opportunities to expand the Association, and because of that dedication and commitment I want to send out a genuine thank you and appreciation for all of their efforts.

In the past three months, I am pleased to report that there has been an extraordinary demand for dedicated training this year. In keeping in line with my vision to do our best to accommodate the required training of our membership, the Education Committee led by Director James Lefebvre in cooperation with the City of Vaughan and the City of Brampton have been working hard to facilitate extra Dedicated Training within their jurisdictions. We now have 3 separate sessions for Parts 1, 2 and 3 in November that are available for registration.

As your President I am excited to see OAPSO continue on its current path. OAPSO continues to reach out to all municipalities, especially those that will be impacted by the new direction of enforcement and will make every effort possible to ensure training is available throughout Ontario to meet the needs of those municipalities. We are working hard to deliver the best possible training, networking and resources for all officers in Ontario and I look forward to the new accomplishments expected in 2018/2019.

Respectfully,

Philip Cassata

# ***IN MEMORIUM .....***

It is with regret that OAPSO announces the passing of Brian Allick.



Brian Allick was a Life Member of the Association. As you know Life Membership may be granted, by the Board, as ratified by Membership, to a member who has rendered outstanding service to the Association. Brian was passionate about the Association and everything it stood for and was so deserving of this title.

Brian became President of OAPSO in 1980. Brian always felt that Property Standards Officers should be recognized by the Government for the work that they carried out. To that end, he was part of the Board of

Directors that lobbied the Provincial Government to have a Bill passed to certify Property Standards Officers.

On June 25, 1992, the Provincial Government, passed Bill Pr22, An Act respecting the Ontario Association of Property Standard Officers, legislation that allowed certification of its members.

Brian was heavily involved in training and put on Regional area training for Property Standards Officers in between the yearly training.

In his younger life Brian had been a member of the Royal Signals Motorcycle Display Team (RSMDT), also known as the White Helmets, which was a group of serving soldiers from the Royal Corps of Signals of the British Army, who gave public displays of motorcycling skills, acrobatics and stunt riding.

Brian immigrated to Canada from Yorkshire England in 1967 landed in Quebec City and then headed right to Hamilton and never looked back.

Brian was a carpenter by trade and worked for Mohawk College on his arrival in Hamilton.

Brian started work with the City of Hamilton in 1972 and got a position with the City as a Building Inspector and prior to his retirement, was the Director of Inspections.

Brian had a love of the law and certainly had the wit where he could respond and be quick on his feet in court. During his time with the City of Hamilton he worked with the Hamilton Police and the then Ministry of Consumer and Commercial Relations on numerous occasions to have charges laid against "Granny Scammers". These were contractors that took advantage of senior citizens.

Brian was also the Chair of the Regional Trade Licence Board. This Board licensed building repair, plumbing, HVAC, electrical and drain contractors. There were numerous times that contractors were brought before the Licensing Committee to show cause why

they should be allowed to continue to keep their licence when complaints had been received about either their workmanship or overcharging.

Brian was heavily involved with the police regarding the investigation of fraud with the installation of insulation during the CHIP program.

In 1994 Brian was part of an application by the City of Hamilton for special legislation to allow the city to make the offences under the zoning bylaw, the property standards bylaw, the interim control bylaw and the site plan control bylaw offences under those bylaws.

This allowed the municipality to collect the fines for prosecutions brought under those by-laws.

Brian was involved with the OBOA and sat on the board and did training as well.

Brian was respected by not only his staff but by Council members, police, lawyers and the citizens of Hamilton and was always willing to help in any way he could. He was a mentor to so many.

It was ironic that computers were introduced to Brian during his working with the City because they were not his best friend. He had difficulty in getting used to working on the computer but, after retirement he got himself a computer and learned to email, use Facebook and Skype with his family in England and do research by using Google.

After his retirement, he continued his interest in OAPSO and researched any changes to legislation that affected property standards or amendments to The Ontario Building Code using his computer!!!

Brian also had a love of sailing and during the summer you could find him on his boat 'Andante' which means 'slow and steady'. Just the way he used to love to sail.

Brian's favourite sayings at work were "govern yourself according ", and "period full stop".

Brian met so many people during his time on the Board and his work with the City of Hamilton and many became lifelong friends.

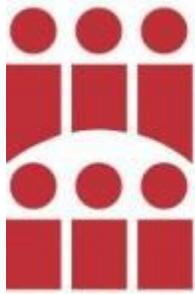
Brian you will be remembered.

"Good work on a life well done "

***Sylvia Bishop Friend and Colleague, City of Hamilton***

*On Behalf of the Ontario Association of Property Standards Officers, we are honoured to present these donations in the amount of \$250.00 each in the name of Mr. Brian Allick to:*

*Sault Area Hospital Foundation Sault Ste. Marie and Firestone Regional Chest Clinic, c/o St. Joseph's Health Care Hamilton.*



# AMCTO

## THE MUNICIPAL EXPERTS

**To:** Mr. Warwick Perrin  
2018

**Date:** May 20th

**Re:** AMCTO's 2018 Municipal Licensing and Law Enforcement Forum

Dear Warwick:

On behalf of the Board of Directors and Staff of AMCTO, thank you for serving as the morning moderator at the 2018 Municipal Licensing & Law Enforcement Forum which was developed and delivered in partnership with MLEOA, OAPSO and PAO. This year, in lieu of a 'thank you' gift, we have chosen to make a donation on your behalf to the AMCTO's 2018 designated conference charity – the Barbara Weider House.

Barbara Weider House offers a place of safety and hope for homeless youth. It's services address the needs of youth in crisis and provide the support to help them master the tasks of adolescence as well as focus on their education and employment possibilities.

Once again, thank you. We could not have done it without you!

Sincerely,

Andy Koopmans CPA, CMA, CMO  
Executive Director

# OMMI

With our 50th member to be awarded their Certified Municipal Manager designation through the Ontario Municipal Manager Institute, OAPSO is proud to congratulate John Mattocks, Supervisor of Parking Control from the Town of Oakville. John received his designation of **CMM III Property Standards Professional** in June of this year, congratulations John!

Be sure to look at the OMMI website and check out their designations and apply!  
OMMI.ON.CA



Ontario Municipal Management Institute



## Property Standards

### CMM Accreditation Enhancements

#### CMM III Property Standards Professional

	Municipality*	Date
Len Creamer	Clarington	11/07
Ken Andrus	Port Hope	11/07
Randy Berg	Niagara on the Lake	05/09
Garry Anderson	Brantford	05/09
Stephen Kinsella	Tecumseth	05/09
Edward VanderWindt	Haldimand	10/09
John Pople	Wasaga Beach	05/08 & 05/09 **
Aaron Sloan	Kawartha Lakes	02/10 & 06/15
Italo Joe Luzi	Toronto	03/17
Linda Mainprize	Whitchurch-Stouffville	03/17
Mark Russell	Thames Centre	10/13, 03/14**,03/17**
Kimberly Coombs	Hamilton	03/18
Andre Gratton	Uxbridge	10/12, 03/18**
John Mattocks	Oakville	06/18

#### CMM II Property Standards Professional

Al Peach	Windsor	05/08
Gerald Spencer	Innisfil	11/07
Christel Meyer	Niagara Falls	10/08
Randy Charlton	Haldimand	10/08
Walt Peacock	King	10/08
Catherine Goddard	Brampton	05/11
Jennifer Nichols	Tay	05/12
Todd Wilkinson	Markham	05/12
Daniel Vincent	Markham	05/12
Kevin Narraway	Whitby	03/13
Rudy Puyo	Milton	06/14
Annette Lees-Bauml	Kingston	02/15
Derek Hill	East Gwillimbury	03/16
Andrew Eldridge	Brantford	06/14, 06/16*
Philip Cassata	Guelph	11/16
Mary Beth Mitchell	Milton	03/17
Warren Zeigler	Cambridge	06/17
Malcolm McRae	New Tecumseth	11/17
Craig Genesse	Pelham	03/18

#### CMM I Property Standards Professional

Noreen Knight	Caledon	05/08
Kimberly Thompson	Pickering	10/08
Robert Scruton	Innisfil	05/10
Cameron Castator	Wasaga Beach	02/11
Andrew Loch	Wellesley	02/12 & 10/12
Jesse Edsall	Durham	10/13
Mike Coe	New Tecumseth	03/14
Matt Richardson	Fort Erie	06/14
Brent Lee	Bradford West Gwillimbury	06/15
Matthew Gill	Newmarket	06/15
Patrick Briere	Fort Frances	06/16
Teresa Hector	Whithchurch-Stouffville	03/17
Sean Elliott	Haldimand	03/17
James Cerminara	Niagara Falls	06/17

#### CMM Property Standards Professional

Deb McCulloch	East Gwillimbury	02/10
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#### CMM Property Standards Specialist

Ross Molinaro	St. Thomas	02/15
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50 Awards/ 39 Municipalities

\* Municipality at Award c  
\*\*CMM r  
June

# 2018 ATS....THAT'S A WRAP!

The wrap up of the 2018 Niagara on the Lake Annual Training has now begun. With marks being sent out by Director James Lefebvre to all the students who participated and wrote the exams for Part 1, 2 and 3, as well as the Part 4 Certificates by Director Stephen Jamieson, for all those who attended the full week's continuing education sessions for Part 4.



A huge thank you goes out to the staff and caterers at both the Niagara on the Lake Residence and Campus. The service they provided was second to none, and we look forward to our return in a few years to come.



As the week's events continued, we couldn't be prouder of our Associations membership, as we were able to raise a total of \$1500.00 for the Niagara on the Lake Habitat for Humanity, which was presented in person at the Presidents Dinner.



Thank you to all the members and speakers who partook in the weeks training and events and their continued feedback. Any and all comments and ideas are always helpful in making our training week a success. Please feel free to contact me at [ckbickers@hotmail.com](mailto:ckbickers@hotmail.com).

Also, be sure to check out our pictures of the 2018 ATS on our website @ <https://www.oapso.ca/atphotos>

For those of you who have completed your 3 Part certification training, please ensure that you look at our Certification information and get your applications in today.



# HERE WE GO AGAIN....2019 ATS



University  
of Windsor

Welcome to the University of Windsor our 2019 ATS venue. Full of character and history, the city of Windsor itself, holds many opportunities to explore and sites to take in. We are excited to begin the planning process for this ATS and look forward to seeing our members come out between the dates of May 27 and May 31, 2019.

As a way to ensure that our students and membership receive the best instruction in the field of Property Standards, our 2019 class sizes have been limited to 35 students per class. We would urge all of members to register early to ensure their attendance for next year.

Registration for our 2019 ATS will begin shortly. Please keep an eye on the website and facebook for the release of the application form.

*Kristen Bickers*

OAPSO Vice President/2019 ATS Chair



## LEGISLATION

Following the Provincial election this summer, Ontario has a new Minister of Municipal Affairs and Housing. His name is Steve Clark and he represents the riding of Leeds—Grenville—



Thousand Islands and Rideau Lakes. Mr. Clark is an 8 year veteran of Queens Park.

In 1982 at age 22, Clark became Canada's youngest mayor when elected in Brockville. He is a former president of the Association of Municipalities of Ontario and for a brief period before being elected MPP, he was the chief administrative officer with the Township of Leeds and the Thousand Islands.



The Maintenance Standards provisions (O. Reg. 517/06) of the Residential Tenancies Act, 2006 took effect on July 1, 2018. The legislation will require all Ontario municipalities to enforce residential rental maintenance standards. With this requirement, approximately 145 municipalities have been affected by this change and will require training.

*Len Creamer*

Director of Legislation

# The Other Side of “Broken Windows”

*What if vacant property received the attention that, for decades, has been showered on petty crime?*



By [Eric Klinenberg](#)  
August 23, 2018

*Recent research on crime rates in Philadelphia points toward a new approach to crime prevention, focussed on the restoration of abandoned spaces.*

Photograph by Mark Makela / NYT / Redux

In the nineteenth century, British researchers began studying the variation in crime rates between and within cities. Some of these studies offered relatively simple accounts of the variance, in which concentrated poverty led to higher crime. Others went further, asking what explained the disparities in crime rates among poor neighborhoods. Most of this work “offered theories,” the University of Pennsylvania criminologist John MacDonald wrote in a recent paper, “but did not attempt to provide guidance on how to curb crime.” He compared this tradition, unfavorably, with the work of British health scholars, most notably John Snow, whose research on cholera “noted the importance of the spatial environment,” and who “suggested the separation of sewers and drinking water wells to prevent water-borne diseases.”

Of course, social scientists have long influenced crime policies. Consider the “broken windows” theory, which the Harvard

political scientist James Q. Wilson and the Rutgers criminologist George Kelling introduced, in a piece in the *Atlantic*, in 1982. According to Wilson and Kelling, criminals perceive broken windows and other forms of disorder as signs of weak social control; in turn, they assume that crimes committed there are unlikely to be checked. “Though it is not inevitable,” Wilson and Kelling argue, “it is more likely that here, rather than in places where people are confident they can regulate public behavior by informal controls, drugs will change hands, prostitutes will solicit, and cars will be stripped.”

“Broken Windows” is one of the most cited articles in the history of criminology; it’s sometimes called the Bible of policing. Since the nineteen-eighties, cities throughout the world have used Wilson and Kelling’s ideas as motivation for “zero tolerance” policing, wherein officers monitor petty crimes, such as graffiti, loitering, public intoxication, and even panhandling, and courts severely punish those convicted of committing them. “If you take care of the little things, then you can prevent a lot of the big things,” the former Los Angeles and New York City police chief William J. Bratton has said. (Bratton has also applied the theory in overseas consulting work.) In practice, this meant stopping, frisking, and arresting more people, particularly those who live in high-crime areas. It also meant a spike in reports that police were unfairly targeting minorities, particularly black men.

Broken-windows theory always worked better as an idea than as a description of the real world. The problems with the theory, which include the fact that perceptions of disorder generally have more to do with the racial composition of a neighborhood than with the number of broken windows or amount of graffiti in the area, are numerous and well documented. But more interesting than the theory’s flaws is the way that it was framed and interpreted. Consider the authors’ famous evocation of how disorder begins:

A piece of property is abandoned, weeds grow up, a window is smashed. Adults stop scolding rowdy children; the children, emboldened, become more rowdy. Families move out, unattached adults move in. Teenagers gather in front of the corner store. The merchant asks them to move; they refuse. Fights occur. Litter accumulates.

People start drinking in front of the grocery; in time, an inebriate slumps to the sidewalk and is allowed to sleep it off. Pedestrians are approached by panhandlers.

Things get worse from there. But what's curious is how the first two steps of this cycle—"A piece of property is abandoned, weeds grow up"—have disappeared in the public imagination. The third step—"a window is smashed"—inspired the article's catchy title and took center stage. Debates about the theory ignored the two problems at the root of its story, jumping straight to the criminal behavior. We got "broken windows," not "abandoned property," and a very different policy response ensued.

But what if the authors—and the policymakers who heeded them—had taken another tack? What if vacant property had received the attention that, for thirty years, was instead showered on petty criminals?

A few years ago, John MacDonald, the Penn criminologist, and Charles Branas, the chair of epidemiology at Columbia University, began one of the most exciting research experiments in social science. Branas is a leading scholar of gun violence, having become interested in the subject while working as a paramedic. He met MacDonald in the aughts, when they were both working at the University of Pennsylvania, in a seminar on gun violence at the medical school's trauma center. Both were frustrated by the science that linked crime to neighborhood disorder. "A lot of it, from 'broken windows' on, was just descriptive," Branas told me. "You didn't know exactly what counted as disorder. And it wasn't actionable. Outside of policing, which was obviously complicated, there wasn't much you could do about it."

The two began meeting on campus. While they were brainstorming, Branas was invited to discuss his research at a conference in Philadelphia. During his presentation, he briefly mentioned his interest in running an experiment on the physical factors related to gun violence. "When I finished, someone from the Pennsylvania Horticultural Society approached me," Branas recalled. That person was convinced that vacant properties—Philadelphia had tens of thousands of empty lots—were driving up violent crime in poor neighborhoods. The Pennsylvania Horticultural Society, or P.H.S.,

had incredible data, and offered to help. Branas and MacDonald were excited about the idea. There was, after all, an established literature on the relationship between abandoned properties and crime. In 1993, the criminologist William Spelman published a paper showing that, in Austin, "crime rates on blocks with open abandoned buildings were twice as high as rates on matched blocks without open buildings." In 2005, the sociologist Lance Hannon showed that, in New York City's high-poverty areas, the number of abandoned houses in a given census tract correlated with homicide levels. But Branas and MacDonald wanted to draw from an even deeper study, which required collecting an enormous amount of data and designing an experiment. They invited more scientists to join them: a health economist, a professor from Penn's Department of Emergency Medicine, and a medical anthropologist.

One of the team's first research projects involved two natural experiments in Philadelphia. In one, they examined violent crime around 2,356 abandoned buildings that had been in violation of Philadelphia's anti-bligh ordinance. A set of six hundred and seventy-six buildings had been remediated by the owners, which meant they had been "treated" with replacement doors and windows; the rest had not. Every month, for a three-year period between 2010 and 2013, the researchers compared violent-crime levels around the treated buildings with violent-crime levels around a randomly selected, geographically matched group of buildings that remained in disrepair.

The second experiment compared violent crime around vacant lots. According to the team's research, there were 49,690 such lots in Philadelphia. P.H.S. had remediated at least 4,436 of them, which meant it had cleared trash and debris, graded the land, planted grass and trees to create a parklike setting, and installed low fences with walk-in openings to facilitate recreational use and deter illegal dumping. Again, Branas and his colleagues compared the treated sites with a set of randomly selected, geographically matched properties. In this study, they measured crime annually, over a full decade, from 1999 to 2008.

On a warm and windy day in September, I visited Philadelphia to observe the sites that

P.H.S. had remediated. Keith Green, a P.H.S. employee with a salt-and-pepper beard, picked me up in his blue Ford pickup truck, and told me that we'd begin by driving to West Philadelphia, where P.H.S. maintains 2.3 million square feet of vacant land. Green, who grew up in a part of Philadelphia that's so gray it's known as "the concrete city," started working at P.H.S. twenty-one years ago, first as an intern and then on community-garden projects. "I never thought I'd be doing this for so long," he told me. "But I found my niche when we started fixing up abandoned property."

As we drove, Green told me about one of his first jobs. "The city asked us to clean up a two-block area in North Philadelphia where there was a flea infestation. We got there, and it was like the entire area had turned into a jungle. Weeds, tall grass, messed-up trees. People were using it as a dumping ground." The team ended up treating a hundred and twenty-five empty lots. "It was a horrible job, but when we finished you could tell that the neighborhood was going to be different," he said. "And people were so happy. I'd have kids running up to my truck, yelling, 'Mr. Keith! Mr. Keith! Can you come back tomorrow?' They treated me like I was Mister Softee."

Green drove slowly up Fortieth Street, on the west side of the city. "You're gonna want to keep your eyes open," he said. The area looked a lot like Englewood and North Lawndale, neighborhoods I'd studied in Chicago, where row houses and apartment buildings, some empty, some well-kept, sat adjacent to large, open lots that were thick with weeds, debris, and six-foot-high grass. "See that?" He pulled over at a corner lot with a low-lying wooden fence, two benches, trimmed trees, and a neatly cut lawn. "That's one of our treated sites. You can tell because it's so well maintained."

We got out and walked through the pocket park to a vacant house and large lot a few steps away. There, the grass had grown both high and wide, so that it came through the sidewalk and out to the curb. "Now this—this is a disaster," Green said. "It's probably got an owner who wouldn't let us work here, or someone we couldn't track down. If you live here, you've got to deal with all the problems this attracts into the neighborhood: pests, insects, garbage, crime. And you know it's gonna make it hard for new development to

work here. People see that and they want to run."

We crossed the narrow street to look at another property. Loretta, a woman in her late twenties, out for some exercise, was walking briskly toward us. I paused and asked if she lived there. "No," she replied. "But I walk around this neighborhood all the time."

"Have you noticed all the little parks with small fences?" I asked.

"Not really." She looked around, took them in. "They're nice, though."

"What about the abandoned lots with all the weeds and garbage?"

"Um, yeah," Loretta answered, cracking a little smile. "Why do you think I'm walking on the other side of the street?" She paused for a beat, then looked over at the lot. "Those places are scary. You don't know what's going on in that mess, who's around. There's a lot of places like that around here, and I just try to keep away."

Green and I headed up the road again before turning onto Westminster Street. He pointed to a large remediated lot that residents had converted into a community park, with picnic tables and a small garden. "A guy who owns a store a few blocks away helped fix up this block," Green explained. "He just wanted the neighborhood to look nice, to get more people out on the sidewalks and gardens. We see a lot of that. If we maintain things, residents go a little further, and put in what they like."

We crossed over to a set of three row houses that had pocket parks on either side. As we approached, a man with gray hair, sunglasses, and a wooden cane was sitting on a picnic table and talking on a flip phone. He stood up, nodded, and introduced himself as Micky. Green asked if the park made the neighborhood better. "Oh, you know it does," he replied. He pointed to the front porch of the row house next door, where a woman named Joyce, in sandals and a white T-shirt, was relaxing on a rocking chair. "Ask her. She knows."

Joyce was nodding. "I've been staying here ten, twelve years now. Those lots were bad when I first got here. Drugs and all that. Kids up to no good. People would let their dogs run

all around them, too—oh, did it smell!” She grimaced and shivered a little. “But they fixed it up pretty soon after I got here. Put them tables in—big umbrellas, too. Kids started coming around. We got the garden going. Before, everybody would avoid this block. It was ugly, and dangerous, ’cause you didn’t know who was gonna jump out of those bushes. Now it’s a lot better.”

Green and his colleagues at P.H.S. suspected that fixing up the empty lots and buildings was improving Philadelphia’s poor neighborhoods, but they weren’t certain. Branas and MacDonald had a more specific hypothesis: that remediation would reduce violent crime nearby. “It’s not simply that they are signs of disorder,” Branas told me. “It’s that the places themselves create opportunities for gun violence; they take what might just be a poor neighborhood and make it poor and dangerous.”

The reasons are straightforward. Abandoned houses are good places for people involved in crime to hide when on the run. They’re also good places to store firearms. Untended lots are notoriously useful for drug dealing—in part because most law-abiding residents avoid them, and in part because dealers can hide their products in the weeds and tall grass if the police drive by. For communities, and for the police, they are hard places to monitor and control.

Compelling theories, as critics of broken-windows policing know all too well, are often betrayed by evidence. That’s why Branas was so surprised by the findings from their first study, published in the *American Journal of Public Health*, which showed a thirty-nine-percent reduction in gun violence in and around remediated abandoned buildings and a smaller—but still meaningful—five-percent reduction in gun violence in and around remediated lots. These are extraordinary numbers, at a level of impact one rarely sees in a social-science experiment.

Equally powerful, Branas said, was that there was no evidence that the violence had simply shifted to nearby places. The declines were real. And they lasted from one to nearly four years, making the benefit far more sustainable than those of other crime-reduction programs. “Honestly, it was a bigger effect than we’d expected to find,” he said.

For Branas, the results pointed toward a new approach to crime prevention. Early in his career, he worked on what, in hindsight, he views as a failed experiment—conventional anti-violence research that focussed on the people most likely to commit crimes. “When I started at Penn, we had been working hard to reduce gun crime in Philadelphia. We had the interpreters, the social workers, the community leaders,” he said. “Some of them were amazing, and we had some successes. But they were always short-lived. . . . In the end, it wound up helping only, I don’t know, about fifty kids, just the ones who were there at the time.”

To this day, most policies that aim to reduce crime focus on punishing people rather than improving places. The President has called for a national “stop and frisk” police program; the Attorney General wants more severe sentencing; advocates of “law and order” are resurgent. We invest little in housing and neighborhood amenities like libraries, senior centers, and community gardens, which draw people into the public realm and put more eyes on the street. And we spend even less to address criminal “hot spots”—the empty lots and abandoned buildings that, according to Branas’s team, account for fifteen per cent of city space in America.

What the Philadelphia studies suggest is that place-based interventions are far more likely to succeed than people-based ones. “Tens of millions of vacant and abandoned properties exist in the United States,” Branas and his team wrote. Remediating those properties is simple, cheap, and easily reproducible. What’s more, the programs impose few demands on local residents, and they appear to pay for themselves. “Simple treatments of abandoned buildings and vacant lots returned conservative estimates of between \$5.00 and \$26.00 in net benefits to taxpayers and between \$79.00 and \$333.00 to society at large, for every dollar invested,” the team wrote. It’s not only more dangerous to leave the properties untended—it’s more expensive.

Slowly, word seems to be spreading. After Branas began publishing his findings, cities throughout the U.S. and beyond began similar efforts. “In the last few years we’ve had people here from so many cities,” Keith Green told me. “Detroit, Chicago, Trenton, and Seoul. When the guy from Chicago was here, he kept saying, ‘This is incredible! This is

incredible!’ ” By 2016, the team had raised millions of dollars in federal grants, and blight-remediation projects had been launched in New Orleans; Newark and Camden, New Jersey; Flint, Michigan; and Youngstown, Ohio. Each experiment included, at Branas’s insistence, trained frontline researchers and paid community residents.

These are not new ideas. In 1854, John Snow, the British health researcher, began studying a cholera outbreak on Broad Street, in the Soho section of London. At the time, most people, scientists included, believed that the cause of the epidemic was “miasmata,” or foul air. Snow was a skeptic. He mapped the cases and noticed that they clustered around a single water pump, which he persuaded the local council to disable. That action—which stopped the outbreak, founded the field of epidemiology, and spurred fundamental improvements to the public’s health—came from an attention to the environment, not to the individual. “We’re proud that we’ve been able to employ people in these neighborhoods,” Branas said about his work. “But the bigger, more sustainable effect will come from fixing places.”

*This excerpt is drawn from “Palaces for the People: How Social Infrastructure Can Help Fight Inequality, Polarization, and the Decline of Civic Life,” which will be published this September, by Crown.*

- *Eric Klinenberg (@ericklinenberg) is a professor of sociology and the director of the Institute for Public Knowledge at New York University.*



## ADVERTISING WITH OAPSO....

OAPSO has been offering advertising for many years through our Property Standards newsletter. With the age of social networking and technology, OAPSO now offers a variety of ways to advertise at a very reasonable cost.

The cost for an individual, company or municipal corporation to place an advertisement in the Association newsletter shall be as follows:



OAPSO ADVERTISING	Single Issue	Multiple issues
FULL PAGE	\$270.00	\$200.00
HALF PAGE	\$160.00	\$120.00
QUARTER PAGE	\$95.00	\$75.00
EIGHTH PAGE	\$70.00	\$50.00

## Property Standards Appeal Committee Training

**The Ontario Association of Property Standards Officers provides Property Standards Appeal Committee Training.**

Training includes information about the Building Code Act, Property Standards, the investigative process, powers and responsibilities of an officer, duties of the committee, appeal format, powers of the committee, and communicating committee decisions.

For more information about Property Standards Appeal Committee Training, please contact [Director James Lefebvre](#)

# DEDICATED TRAINING OPPORTUNITY



## Part One Training - City of Vaughan

**The City of Vaughan is hosting dedicated Part One Training between Monday, November 5, 2018 and Thursday, November 8, 2018.**

This training program is open to all applicants, however limited space is available. Completed registrations are accepted on a first come, first served basis. The registration deadline for this training program is September 25, 2018.



## Part Two Training - City of Brampton

**The City of Brampton is hosting dedicated Part Two Training between Tuesday, November 13, 2018 and Friday, November 16, 2018.**

This training program is open to all applicants, however limited space is available. Completed registrations are accepted on a first come, first served basis. The registration deadline for this training program is September 25, 2018.

## Part Three Training - City of Brampton

**The City of Brampton is hosting dedicated Part Three Training between Monday, November 26, 2018 and Thursday, November 29, 2018.**

This training program is open to all applicants, however limited space is available. Completed registrations are accepted on a first come, first served basis. The registration deadline for this training program is September 25, 2018.

See [www.oapso.ca](http://www.oapso.ca) for more details

If you have questions about this dedicated training program, please contact [Director James Lefebvre](#).



## How Will Canada's New Cannabis Legislation Affect Our Furry Friends?

As marijuana use becomes increasingly common among Canadians, the health risks for pets are often overlooked.

With the Canadian Government's new cannabis legislation coming into effect this year; the mishandling or improper storage of this product could lead to an increased number of dogs and cats requiring medical attention.

***Cannabis when ingested, can directly affect a dog's neurological system making them very ill.***

**THC** (tetrahydrocannabinol) is the chemical compound in cannabis responsible for a euphoric high and is toxic to dogs, cats, and even horses. If ingested it may cause a dog to drool, stagger, may bring about a state of confusion, crying, howling, and progress into tremors, seizures, coma, and in some rare cases, death. No matter how small an amount of cannabis consumed, veterinary care should be sought immediately. ***It is not safe for pets to ingest human-grade marijuana, period.***

If an animal is in a room with extreme amounts of smoke, inhaling marijuana smoke is not likely to cause intoxication. Some animals however, have very sensitive respiratory systems and smoking marijuana indoors can irritate their lungs, potentially causing a cough or exacerbating existing conditions like asthma.

The **CVMA** (Canadian Veterinary Medical Association) advises that prior to cannabis becoming available to pet owners, further research is required in order to approve and deem it safe to use in treatment for animals. While there are edible treats made from hemp and CBD oil (*Cannabidiol* is a naturally occurring constituent of industrial hemp/cannabis and is the most abundant non-psychoactive cannabinoid), it is recommended to consult with your veterinarian prior to giving your pet any substance for medical conditions.

**Responsible pet ownership is 'key'** to prevention and ensuring our pets are safe and not vulnerable to the lax attitude of some cannabis users. Pet owners should also consider having pet insurance in the event of any emergency, as veterinary care can be quite costly.

Submitted by: Carina Paoletti | [Woofapalooza.ca](http://Woofapalooza.ca)

Reference: Dr. Corrigan, DVM | Thornhill Veterinary Clinic



OAPSO Regional Conference  
November 23<sup>rd</sup> 2018  
Guelph Victoria Road Rec Center, Oak Room  
151 Victoria Road North, Guelph, ON N1E 5H4

- |          |                                                                              |
|----------|------------------------------------------------------------------------------|
| 8-8:45am | Registration                                                                 |
| 9 am     | Mayors welcome<br>OAPSO President - Welcome                                  |
| 9:30 am  | Emily Gibson, MSW, RSW<br>Wellington Guelph Hoarding Response<br>Coordinator |
| 10:30am  | Break                                                                        |
| 11:00 am | Bruce Decker – Asbestos/Lead/Radeon                                          |
| Noon     | Lunch                                                                        |
| 1pm      | Len Bennett BA, FCIP, CRM, Risk Management<br>Assessment & Solutions Manager |
| 2:00 pm  | Break                                                                        |
| 2:30 pm  | OAPSO Panel Discussion                                                       |

Registration to be available at [www.oapso.ca](http://www.oapso.ca) shortly.

# MEMBERSHIPS AND CERTIFICATION

## 2018 Memberships Are Now Due



Your 2018 OAPSO Membership is now due. Please ensure that you apply for or renew your membership as soon as possible so that you can take advantage of membership rates on training through OAPSO and so you can vote at the AGM.

**New for 2018! Purchase or renew Individual, Venerable, and Associate Memberships online!**

## Certification - Certified Property Standards Officer Designation

On June 25, 1992, the Provincial Government, during the 2nd Session of the Legislature, passed Bill Pr22, An Act respecting the Ontario Association of Property Standard Officers, legislation that allows certification of those members who meet the following conditions:

- two years experience in the field as a Property Standards Officer, and successful completion of the multi-stage training course,  
or;
- two years of experience in Property Standards, either in enforcement, administration, or some related field, and successful completion of a challenge exam set and monitored by the Association.

If you meet these qualifications and would like to apply please complete and submit the Certification Application. Members who qualify for certification are permitted use of the designation C.P.S.O. "Certified Property Standards Officer". Visit [www.oapso.ca](http://www.oapso.ca) and check it out!

## Ontario Municipal Management Institute - Property Standards Enhancements

The Ontario Association of Property Standards Officers has a partnership with the Ontario Municipal Management Institute (OMMI). This partnership allows members of OAPSO to obtain an enhanced Certified Municipal Manager (CMM) credential with career specific recognition in Property Standards.

The CMM accreditation program has been designed to develop management capabilities of Ontario's municipal administrators by means of a system of recognition. It provides an administrator with a working framework to assess management skills and provides direction. Over 2,000 local government administrators, from front-line staff to senior managers, possess the CMM credential, representing 30 professions in the local government sector throughout Ontario.

The Property Standards enhancements to the CMM accreditation program will permit OAPSO members who have met the CMM and Property Standards Enhancement requirements to obtain additional career specific recognition and use the legally recognized designation of CMM Property Standards "Specialist" and "Professional"

For further information please visit [www.ommi.on.ca](http://www.ommi.on.ca).



## Application for Certified Property Standards Officer CPSO 2018

Certification is available to any Full Member or Corporate Member in good standing with the Ontario Association of Property Standards Officers (OAPSO) who meets the qualifications. For full details of the qualifications for the CPSO designation please visit [www.oapso.ca](http://www.oapso.ca).

<b>NAME:</b>		
<b>EMAIL:</b>		
<b>TITLE:</b>		
<b>MUNICIPALITY/EMPLOYER:</b>		
<b>MAILING ADDRESS:</b> <i>(PLEASE PROVIDE A COURIER FRIENDLY ADDRESS. NO POST OFFICE BOX)</i>		
<b>CITY:</b>	<b>PROVINCE:</b>	<b>POSTAL CODE:</b>
<b>TELEPHONE NUMBER:</b> (    )		<b>CELL:</b> (    )
<b>SIGNATURE:</b>	<b>DATE:</b>	

### Application Checklist

1. Start date in Property Standards \_\_\_\_\_ (must have 2 years of experience)
  - Letter from your supervisor, HR department, or Municipal Clerk outlining your duties as a Property Standards Officer OR in the field of Property Standards in enforcement, management, or administration.
2. Completed the Multi-Stage Training Courses or Passed the Challenge Exam
  - Successfully completed the multi-stage OAPSO training courses
  - Copies of all certificates or letters indicating successful completion are attached.

Part 1: *(year completed)* \_\_\_\_\_ Part 2: *(year completed)* \_\_\_\_\_ Part 3: *(year completed)* \_\_\_\_\_
- OR**
  - Successfully completed a Challenge Exam administered by OAPSO  
Date of Exam: *(year completed)* \_\_\_\_\_ Name of Proctor: \_\_\_\_\_
  - Copy of the OAPSO certificate indicating that you successfully passed the challenge exam.
3. OAPSO Corporate or Individual Membership in good standing **Y / N** (please circle one)
4. Mail completed application form, documentation and an application fee of **\$127.00** (2018)  
Made payable to: Ontario Association of Property Standards Officers (OAPSO)  
c/o Shelly Kunkel CBCO, CPSO  
Director - Membership and Certification Chair  
City of Brantford, 100 Wellington Square, Brantford, ON N3T 2M2

**Full payment and all required documentation must accompany this application.**



# 2018/2019 BOARD OF DIRECTORS



Top left: Jennifer Therkelsen, Treasurer Derek Petch, Kevin Narraway, James Lefebvre, Trevor De Cristofaro  
Middle left: Len Creamer, Immediate Past President Italo Joe Luzi, Administrative Secretary Craig Calder, Stephen Jamieson  
Bottom Left: Shelly Kunkel, President Philip Cassata and Vice President Kristen Bickers  
Missing Director David Chatwell.

