

Apartment Building Standards and Maintenance Pilot Program



Background



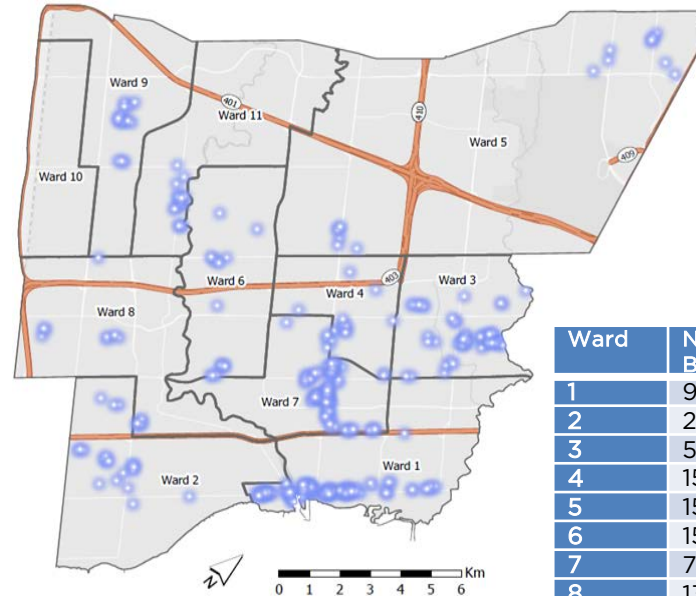
Scope

In Scope:

- **337 buildings (30,322 units)**
- Buildings with two stories and six or more units
- Includes Peel Living - 28 buildings (3,087 units)

Out of Scope:

- Secondary suites
- Lodging houses
- Condominiums
- Long-term care homes and retirement homes
- Co-operatives and residential buildings registered as Peel Condominium Corporations



Ward	Number of Buildings	Total Units
1	99	4639
2	20	1948
3	51	5778
4	15	3339
5	15	1401
6	15	1391
7	78	7175
8	13	1670
9	15	2521
10	0	0
11	16	460
Total	337	30,322

RentSafeTO



- Bylaw enforcement program **established in 2017** to ensure building maintenance and access to information for tenants
- Dedicated team of **35 staff**, including 28 Municipal Law Enforcement Officers.
- Annual Program Budget of **\$5,181,500**:
 - Funded **65%** through fees and **35%** through tax base
 - The registration and renewal fee is **\$11.24** per residential unit
- **3,500 apartment buildings (315,000 units)**
- Buildings with **3 or more storeys** and **10 or more units**
- Buildings are subject to an **evaluation at least once every 3 years**, and the lowest-scoring buildings are subject to a more intensive **building audit**
- Evaluation results are **publicly shared** through an interactive map

Stakeholder Engagement



Mississauga Community
Legal Services



Advocacy Centre
for Tenants Ontario | Tenant Duty
Counsel Program

- 2x Virtual Engagement Sessions with Tenants
- 1x Virtual Engagement Session with Landlords
- 1x Virtual Engagement Session with Advocacy Groups
- 1x Online Survey: 144 Participants

Project Objectives

Promote consistent maintenance standards

Conserve rental stock

Ensure tenant health and safety

Enhance tenant engagement

Support housing choice

Align with Housing Strategy

Making Room for the Middle:
A Housing Strategy for Mississauga



Program Overview

Bylaw

- Standards
- Annual registration



Proactive Inspections

- Dedicated team
- Evaluation and audits







Education and Awareness

- Tenant engagement
- Information sharing



Building Standards

				
Cleaning Plan	Waste Management Plan	Pest Management Plan	Tenant Service Request Response Plan	Electrical Maintenance Plan
				
Vital Services Disruption Plan	Use of Certified Contractors	Tenant Notification Board	Forecast for Capital Repair	Recordkeeping for building operations

Program Cycle

Initial Evaluation

- Q1: Staff Hiring
- Q1/2: Program Development
- Q2/3: Building Registration
- Q3/4: Conduct 1/3 of initial building evaluations

2022

- Process renewal and new registrations
- Conduct 2/3 of initial building evaluations
- Conduct initial building audit
- **Report to General Committee: Status Update**

2023

Re-inspection and Audit

- Re-evaluate lowest-tier scoring buildings
- Conduct building audit for buildings that failed re-evaluation
- Monitor and refine program operations

2024

- Re-evaluate middle-tier scoring buildings
- Conduct building audit for buildings that failed re-evaluation
- Monitor and refine program operations

2025

- **Report to General Committee: Program Assessment**

- Re-evaluate top-tier scoring buildings
- Conduct building audit for buildings that failed re-evaluation
- Monitor and refine program operations

2026

- **Budget Committee: Program Recommendations**

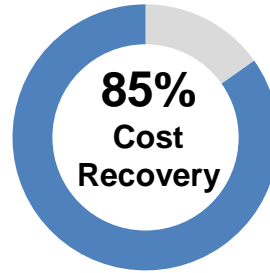
*Complaints will be addressed with enhanced service levels through 3-1-1

Budget

2022



2023

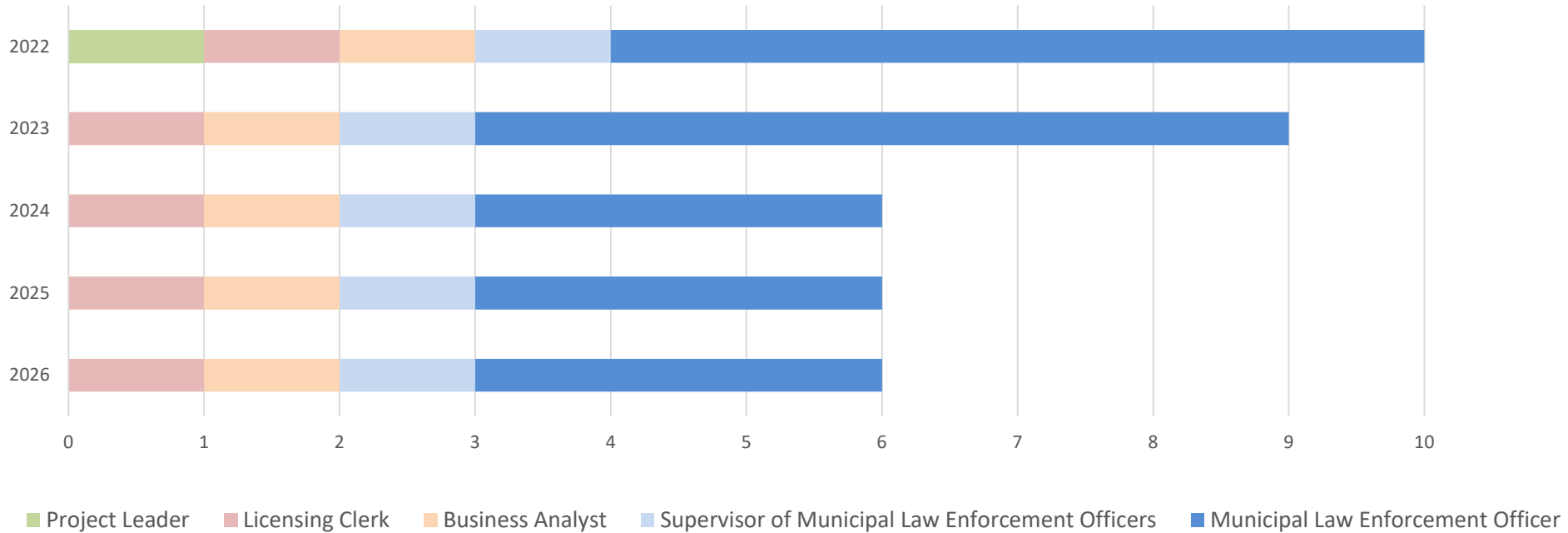


2024-2026



Categories	2022	2023	2024	2025	2026	Total
Total Gross Expenditures	\$ 792,400	\$ 919,000	\$ 653,800	\$ 665,200	\$ 676,900	\$ 3,707,300
Total Fees	\$ 631,400	\$ 779,200	\$ 653,800	\$ 665,200	\$ 676,900	\$ 3,406,500
Net Expenditures	\$ (161,000)	\$ (139,800)	\$ -	\$ -	\$ -	\$ (300,800)
Capital Budget/Reserves Asking	\$ 161,000	\$ 139,800	\$ -	\$ -	\$ -	\$ 300,800

Implementation Plan (Staffing)



Conclusion



Promote
consistent
maintenance
standards



Conserve
rental stock



Ensure tenant
health and
safety



Enhance
tenant
engagement



Support
housing
choice



Align with
Housing
Strategy



Thank you

