

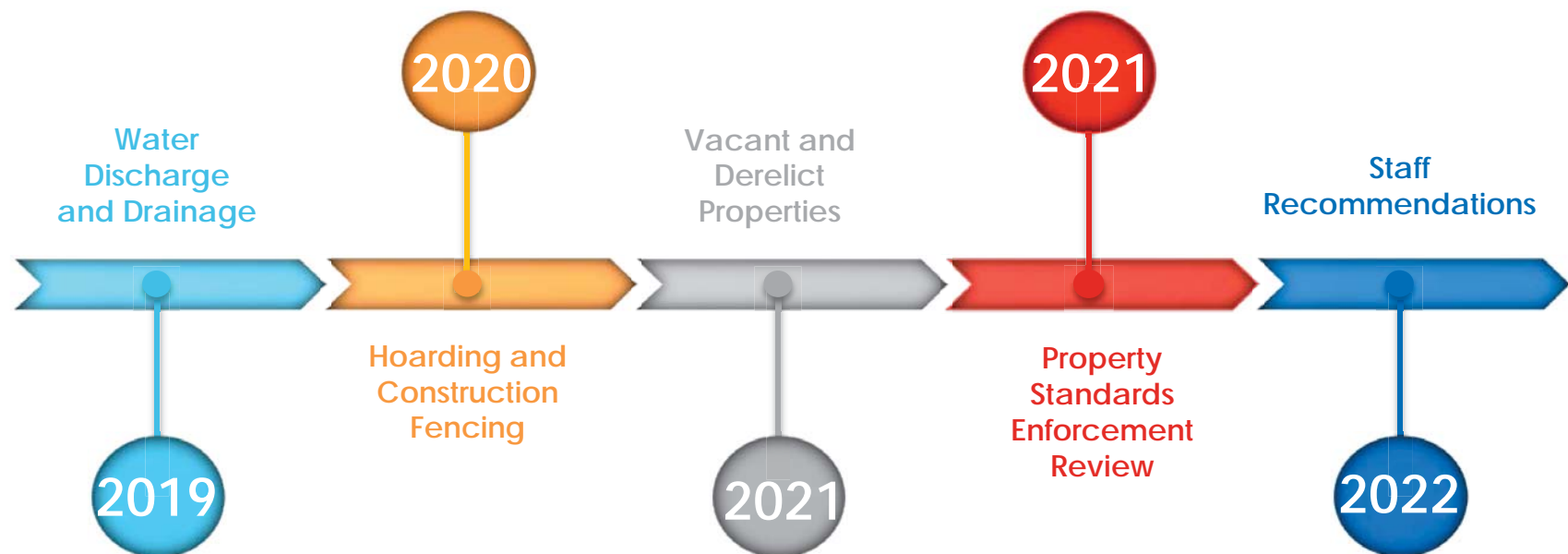
Property Standards By-law Enforcement Update

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Background:

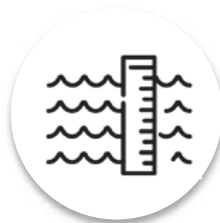


Recommendation: By-law Amendments

Drainage

Sump pumps to be discharged to prevent flooding of neighbouring properties

Catch basins to be properly maintained and free of obstructions

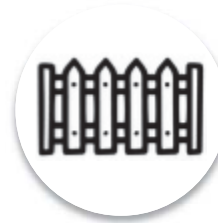
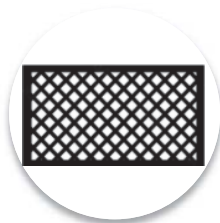


Vacant Land

30 day timeframe to clear land after demolition activities have taken place

Hoarding

Be of uniform construction and prevent litter and debris from being blown onto adjoining land



Fencing

Be of uniform construction and maintained to perform its intended function

Require fencing of vacant properties to prevent illegal dumping and entry

Enhanced Enforcement: Existing Standards

Enforcement will use existing regulations to implement a directed enforcement strategy to address:

Derelict buildings and structures

- Require all derelict buildings to be finished in an acceptable manner within one year, in accordance with all applicable laws (s. 14)

Boarded vacant buildings

- Require permanent repairs to be undertaken after a building has been boarded for six months (s.14.1)

Current State: Complaint Investigations

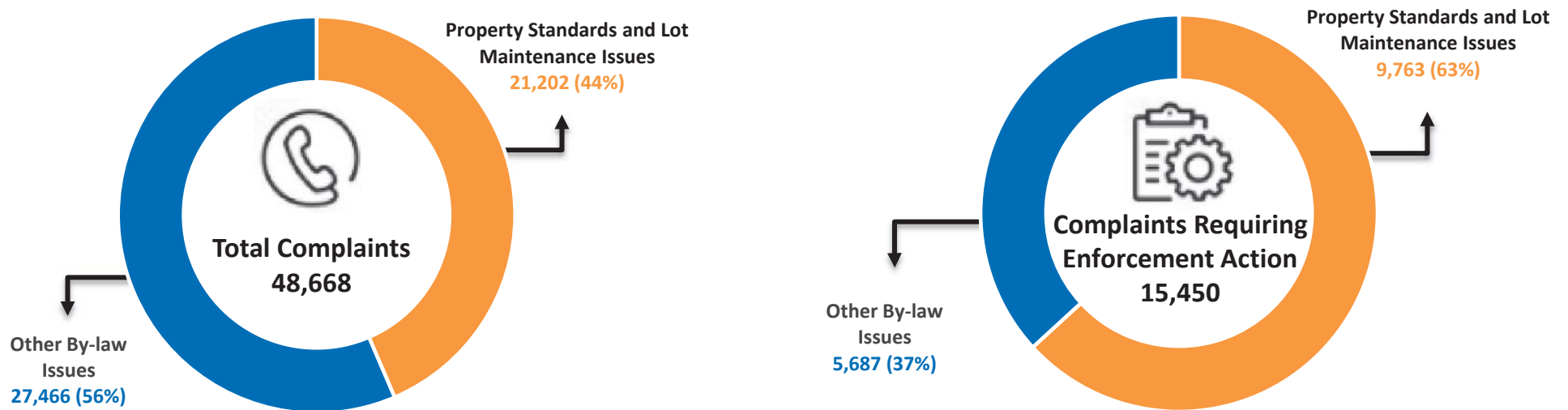
All complaints are investigated reactively; however, staff receive ongoing requests for proactive inspections.

Where a violation is identified, it may result in the issuance of a notice or order to comply

A significant portion of investigations may take multiple 'failed' re-inspections prior to achieving compliance and furthermore, may result in the City undertaking remedial work

The additional resources required for the continued enforcement of non-compliant properties are funded by the general tax base

Enforcement Statistics (2017-2021)



Recommendation: Proactive Pilot Project

In response to ongoing demands for enhanced property standards enforcement, staff propose a three year proactive inspection pilot project to address property standards and lot maintenance issues, beginning in 2022

The pilot project will allow staff to determine:

- costs
- benefits
- the feasibility of implementing a permanent proactive service level

Unreported Property Standards Violations (July-August 2021)



Approach to Proactive Inspections

Deployment Model

- Unfinished, abandoned, vacant and derelict properties;
- Properties with a history of non-compliance;
- Areas where an increased frequency of violations are detected; and
- Other properties as determined by Enforcement

When properties no longer meet the proactive inspection criteria, they will be removed from the inspection list

Frequency

- Perceived public health and/or safety risk;
- Magnitude, nature and duration of the violation; and
- Environmental and community impact

Enhanced tracking mechanisms will be used to evaluate and monitor metrics and trends

Recommendation: New Enforcement Fees



Re-Inspection Fee

- Applied when a notice or order has been issued and compliance has not been achieved
- \$350.00 per failed re-inspection



Administrative Fee

- Applied to property remediation invoices to recover associated costs incurred by the City
- \$430.00 or 15% of the total cost of a remediation invoice, whichever is greater

Jurisdictional Scan: Service Delivery

Municipality	Re-inspection Fee	Administrative Fee	Proactive Property Standards Inspections
Mississauga	✗	✗	✗
Brampton	✓	✓	✓
Burlington	✓	✓	✗
Hamilton	✓	✓	✓
Oakville	✓	✓	✗
Ottawa	✓	✗	✓
Markham	✓	✓	✗
Toronto	✓	✓	✗

Operating Budget Impact

The 2022 forecast for the implementation of new enforcement fees for reactive complaints are:

- Gross operating expenditure: \$119,100
- Fees collected: \$165,100
- Excess revenue of \$46,000 to be transferred to the fiscal stability reserve fund

One permanent Full Time Equivalent Licensing Administrative Clerk is required

Capital Budget Impact

The 2022-2024 forecast for the implementation of a proactive pilot project will be:

- Gross capital budget of \$1,691,600
- Excess revenue from the operating budget in 2023 and 2024 will flow to the proactive pilot project capital cost centre
- Fees collected are projected to offset the capital expenditures and will result in a zero net cost from 2022 to 2024

Six temporary staff are required including, four Municipal Law Enforcement Officers, one Licensing Administrative Clerk and one Business Analyst

Conclusion

The below recommendations are supported by staff for the following reasons:

By-law amendments will:

- maintain regulatory standards that are consistent with other municipalities, and
- help to enhance community standards

New enforcement fees will:

- contribute to the City's financial sustainability, and
- bring the City into alignment with our municipal partners that utilize re-inspection and administrative fees

A proactive pilot project will:

- utilize a directed enforcement approach that is progressive in nature, and
- result in increased compliance

Thank You