Project Compliance Status Report

- 2009 - NRRHCLC to investigate regulating rental housing
- NRRHCLC recommended proactive pilot for Wards 1 & 8
- Mar 31/10 Council app'd 18 month proactive enforcement pilot for Wards 1 to 8
- Costs (est. $598,000) from Parking Reserve; fees/fines be returned to the Reserve to off-set costs
- 3rd update; regular reporting to assist decision making
Project Compliance Status Report

• mapped complaints/met with Ward Councillors
• established enforcement focus areas for each Ward
• established performance measures for evaluation
• began July 2010
• Clerk & 6 pt-time MLEOs/3 days/wk

1st six months:
• high rate of compliance at early stages of enforcement:
  – 51% of property standards orders
  – 49.5% of yard maintenance orders

• Benefits not anticipated:
  – new partnership with Public Health
  – proactive compliance
  – potential partnership with SISO
WARD 1

- 3 orders - 9 deficiencies
- Remove garbage, debris, and deceased/decayed vegetation
- Repair/replace deteriorated wood on stairway
- Repair/replace rotted eaves ensure vegetation removed from eaves
- 7 bins required to remove debris
WARD 1

- courtesy letter re: one specific issue with rental house
- owner complied with issue plus new siding installed on exterior walls, new windows, handrails, rear deck, front porch and repaired rear fence
- Estimate $20,000 worth of work

WARD 2

- 1 order - 14 deficiencies
- New siding on exterior walls, windows, roof, fascia/soffit, eaves troughs, guardrail and handrail
- Brick work repaired
- Estimate $30,000 in repairs
WARD 2

- 1 order 30+ deficiencies
- Repaired fascia/soffit over balcony
- Secured access to roof
- Removed vegetation growth from wall/brick
- Exterior light fixtures in good working condition
- Waterproofed downspouts/eavestroughs painted wooden support columns
- Repaired exterior stairway & landing, handrails & guardrails surrounding front porch, stone knee wall repaired free from holes and/or cracks
- Repaired cracked bricks

WARD 3

- 1 order – 9 deficiencies
- New siding on the exterior walls/windows
- New front porch and steps installed with handrail/guardrails
- Repaired eavestrough
- Repaired cracks in foundation
- Estimate $10,000 to $15,000 in repairs
WARD 3

- Multi-residential building - 140 unit high rise - 40 units vacant
- Audit Feb 15/11 - MLEOs/Public Health
- OTCs to:
  - repair exterior balconies
  - repair parking garage (re-enforcing bars exposed)
  - require engineers report
- Health - many tenants experiencing bed bugs/mice infestation
- many units don’t have kitchen/bathroom ventilation
- sliding doors of many units not working

WARD 4

- 38 bachelor suites – currently unlicensed lodging home
- repaired leaky foundation & roof
- repaired driveway
- new doors and windows
- replaced hallway carpets
- re-wired entire building
- repaired mechanical vents in washroom
- repair drywall and paint; stairs & risers
- installed screens on the exterior vents
- owner re-applied for Lodging Home License
- Estimate a minimum of $100,000 repairs
WARD 5

- multi-residential building – 192 units
- 35 units inspected October 2010; 33 tenants declined inspection; 115 DNA; 9 units vacant
- 26 PS Orders for individual apartments (85 deficiencies)
  - windows, broken floor tiles, water leaks, cracks, windows, rotted cabinets, mould, electrical & mechanical vents, doors & hardware; infestation with mice/bed bugs
- 4 PS orders for exterior/interior violations
  - painting balcony faces; repair cracked pavement; repair holes in ceilings, broken floor tiles, stairs; paint common area walls/ceilings; replace hallway carpeting

WARD 8

- 1 order - 6 deficiencies
- zoning violation - illegal lodging home
- repaired rear deck
- provided screens on all windows
- repaired ceiling on main level entrance
- repaired missing kitchen floor tiles
- installed handrail on staircase from main to 2nd level
WARD 3

- Lot adjacent to playground; rats reported
- 1 order to remove garbage/debris – including mattresses, bricks, TV, wood skids, toys, propane tanks, tires, microwaves, etc.

Summary of Results

- 465 properties visited
- 406 property standard orders with deficiencies
- 255 property maintenance orders
- 1,900+ deficiencies identified
- 50% voluntarily complied
- 17 properties contractor required
- 39 by-law charges laid
Economic impact:

• 17 properties required contractor to complete work – $43,300 charged to the tax roll
• Estimate roughly a min $150,000 spent by property owners identified in this presentation
  – if owner spends min $1000 to bring property into compliance (i.e. 406 PS Orders) ~ a min of $406,000 to local stores, contractors, suppliers
• Positive impact to property assessment
• Positive impact to neighbourhood which may result in others improving their property

Project Compliance Status Report Summary

• pilot successful at achieving one key objective:

  "to advance the City's strategic goals related to a safe and healthy Community by proactively identifying property standards and maintenance issues and seeking compliance by property owners"

• net operating cost (from Reserve) = $217,037•
  – fee/line revenues = $23,072
  – expenditures = $240,109

  "start-up" costs included by-law charges still before Courts
PROJECT COMPLIANCE TEAM

THANKS