

COMMITTEE OF THE WHOLE - MAY 14, 2007

PROPERTY STANDARDS ISSUES

Recommendation

The Commissioner of Legal and Administrative Services and the Senior Manager, Enforcement Services recommends:

That Council direct staff to cause the necessary work to be carried out to remediate all property Standards matters on the property of 269 Arnold Avenue as per Section 2.4 of By-law 409-99.

Economic Impact

The estimated cost of the contractor to remediate the property is approximately \$20,000. The cost will be charged back to property as a priority lien.

Communications Plan

N/A

Purpose

This report is to provide information regarding a property with chronic property standard problems, and to seek authority to cause the necessary remediation work to be carried out and charged to the property taxes.

Background - Analysis and Options

Pursuant to Section 15 of Building Code Act, Section 2.4 of By-law 409-99 (Property Standards) provides authority for the municipality to carry out work to bring property into compliance with property standards at the cost of the property owner. Pursuant to the Bylaw, Council must provide direction to staff to cause the work to be done.

Due to the serious nature of the intervention, such direction is only sought in the most extreme of cases where other attempts to achieve compliance have proven unsuccessful, typically, where several convictions and escalating fines have not achieved compliance.

269 Arnold Avenue

Enforcement Services have received 25 complaints resulting in 89 inspections dating back to 1996. These calls range from long grass, to basement apartment, to synagogue, to fire damage. There have been 6 bylaw charges laid resulting in 5 convictions by Enforcement Services. Building Standards and the Vaughan Fire and Rescue Service have also been involved in investigating problems under their purview. There is a recent conviction with sentencing set for May 7, 2007.

An inspection of each property on March 30, 2007 showed the property in worsening condition despite a recent conviction in court.

The outstanding issues at 269 Arnold Avenue include:

- burned out shell of a garage that is beyond repair
- scattered paper/plastic waste throughout the lot
- the ditch/watercourse is littered with garbage/debris, not being maintained
- scattered patio chairs and table at rear of lot
- pieces of fallen/broken tree branches/limbs thereof (interior side yard – west side, front and rear yards), roof shingles, and fallen trees (dead and decaying – interior side yard, west side and part of rear yard)
- food products at the side of the home, west side

Other municipalities that use this process have indicated that it is only used once every few years.

Relationship to Vaughan Vision 2007

This report is in keeping with the Vaughan Vision in that it speaks to providing effective and efficient delivery of services.

Regional Implications

N/A

Conclusion

Due to the lack of compliance and lack of response to escalated enforcement activity, and the unsightly state of repair, it is appropriate that Council direct staff to have remediation work carried out to bring 269 Arnold Avenue into compliance with the Property Standards Bylaw

Attachments

Photos of each property taken March 30, 2007.

Report prepared by:

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Respectfully submitted,

Janice Atwood-Petkovski
Commissioner of Legal & Administrative Services

Tony Thompson
Senior Manager, Enforcement Services











