

COMMITTEE OF THE WHOLE - MAY 12, 2009

PROPERTY STANDARD ISSUES – 33 CHIARA – WARD 1

Recommendation

The Director of Enforcement Services recommends:

1. That Council direct staff to cause the necessary work to be carried out to remediate all Property Standards matters on the property municipally known as 33 Chiara Drive, pursuant to Section 2.4 of the Property Standards By-law 409-99.

Economic Impact

The cost of a contractor to remediate the property listed will be approximately \$10,000. This cost will be invoiced to the property owner. In the event that the invoice is not paid, the amount will be added to the Tax Roll of the property.

Communications Plan

Not applicable.

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

Section 2.4 of By-law 409.99 (Property Standards) provides the municipality with the authority to demolish or repair problem properties and place the cost of the demolition or repairs on the tax roll for the property. Prior to any work being performed, Council must provide direction to staff to cause the work to be done.

A protocol for when to deploy this action was developed in March 2008. The criteria used is as follows:

1. An outstanding Property Standards Order; and
2. A minimum of two prior convictions for related by-law offences; and
3. A consistent pattern of enforcement action over the past two years.

The property at 33 Chiara Drive has been a chronic problem since 2002. There have been numerous Zoning Notices, Property Standards Orders, and Encroachment Notices issued to the property over the past five years.

The issues on the property have ranged from erecting structures on the property contrary to the Zoning By-law, the overall condition of the property, including derelict vehicles filled with debris on the driveway, garbage and construction debris covering both the front and rear yards; and the placement of materials on City property at the front of the property.

This residence is part of a semi-detached structure and impacts neighbours on all sides of the property.

There has been a previous conviction for a property standards matter in 2003. There is currently an outstanding Property Standards Order on the property that expired on May 7, 2009. The photographs attached to the report depict the condition of the property. There is no compliance with the property Standards Order.

There is continual resistance by the property owner to comply with City of Vaughan by-laws. The property is a blight on the community and surrounding residents are suffering because of the condition of the property. Although this action represents a significant escalation in efforts to obtain compliance, this property stands out as one of the worst in the City.

This property meets two of the three established guidelines for bringing this escalation strategy to Council. The criteria is short one conviction, however, the severe impact on the community should be factored in to the decision on whether or not to order the work.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the Vaughan Vision in that it:

1. Enhances and ensures community safety, health and wellness;
2. Pursues excellence in service delivery.

Regional Implications

Not applicable.

Conclusion

This property owner has chronically violated City of Vaughan By-laws and is creating a negative impact to the surrounding residents. An escalation of enforcement tactics is warranted in this case.

Attachments

1. Photographs

Report prepared by:

Tony Thompson

Respectfully submitted,

Tony Thompson
Director of Enforcement Services

Janice Atwood-Petkovski
Commissioner of Legal & Administrative
Services and City Solicitor

View of Front Yard – 33 Chiara

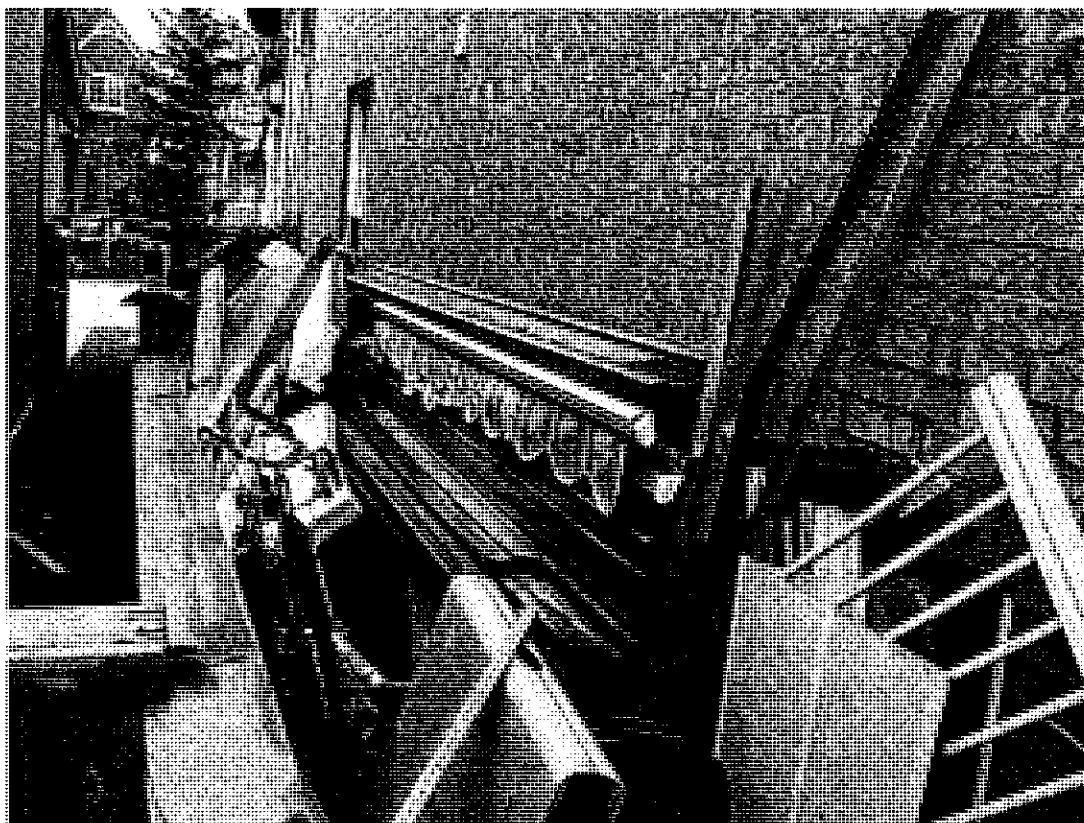


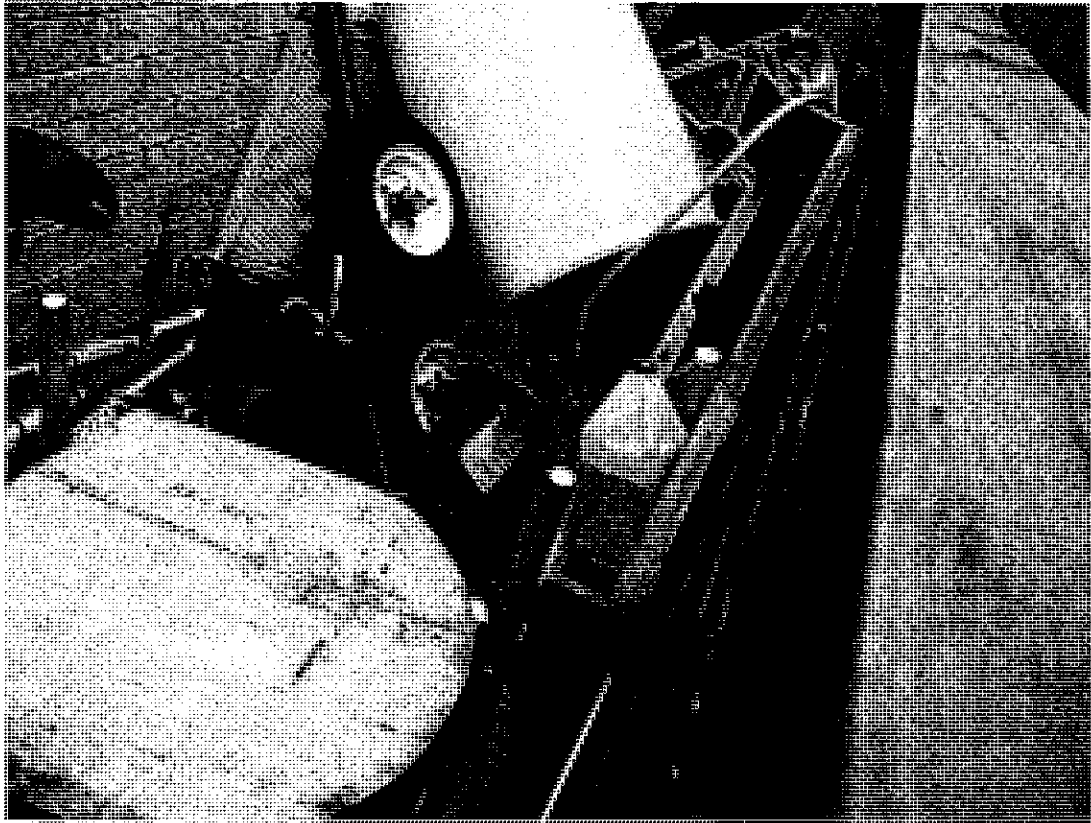
Derelict Vehicle





Side of House







Rear Yard Covered by Debris



Front Yard

