

Presentation to Development Services Committee on Internal Property Standards



January 22nd, 2008



Presentation Overview

- Purpose
- Background
- Comparables
- Staff Recommendations



Purpose of Presentation

- September 11, 2007 Council Meeting – request for an initial presentation to subcommittee on Second Suites regarding the possible implementation of *Internal* Property Standards By-law for Markham.
- Clerk to subsequently report to DSC on same.



Background

- Markham regulates exterior property standards via By-law 248-1999 (as amended).
- Markham currently does not regulate internal property standards. Staff was requested to comment on the possibility of doing so.



Background (Cont'd)

- According to the Ministry of Municipal Affairs & Housing (MMAH), of the approximate 400 Ontario municipalities, there are approximately 100 that do not currently regulate internal property standards.



Background (Cont'd)

- Internal inspections by invitation only
- Rental property is usually the only property where internal property standards is undertaken
- Assessment data indicates there are approximately 35 multi-residential buildings in Markham containing 2,748 rental units.



Internal Property Standards Regulation in York Region Context

* **Vaughan** – Statistics are not available regarding internal inspection. Inspections are conducted primarily for rental units.

** **Aurora and Whitchurch-Stouffville** – Statistics regarding the number of inspections per year are not available. The Co-ordinators of By-law Services advise that very few inspections are conducted yearly. In fact, only a handful in the last decade.

Municipality	By-law	Inspections
Markham	No	6
Richmond Hill	Yes	70 - 80
Newmarket	TBD	TBD
Aurora	Yes	** n/a
Georgina	Yes	5 - 10
Whitchurch-Stouffville	No	* n/a
East Gwillimbury	Yes	10
King	TBD	TBD



Internal Property Standards By-law - Pros

- Enactment of an internal Property Standards By-law would:
 - Allow Town to repair deficient properties & charge the cost back to property owner;
 - Allow staff to address “absentee landowners” who are not maintaining their properties;
 - Allow staff to proactively address maintenance issues with existing apartments & multiple buildings that are aging & have not been an issue to-date; &
 - Help ensure the availability of clean & safe affordable rental housing.



Internal Property Standards

By-Law - Pros

- Ensure utilities available
- Ensure proper kitchen and bath facilities
- Ensure free passageway to exterior
- Ensure garbage removed
- Ensure heating available at 21.1 degrees
- Ensure adequate plumbing and no water leakage
- Ensure only one person for every 15 square metres



Internal Property Standards

By-law - Cons

- Will not assist with enforcement of second suites – no right of entry without invitation and cannot use evidence found by the Fire Department or Police Services to secure warrant for entry purposes
- Only six internal property standards complaints received annually. Complaints are currently referred to the MMAH for a site inspection (charge of \$265.00 \$265.00 per inspection)
- If passed, could impact existing enforcement resources.



Staff Recommendations

- That, as recommended by the Second Suites Subcommittee, an internal Property Standards By-law & Licensing By-law be presented to the February 5th DSC for recommendation to Council for enactment.
- Prepare for the future as Markham continues to grow



Conclusion

- Questions?