Minutes – Executive Policy Committee – July 9, 2024

REPORTS

Item No. 25 Vacant Buildings Fee Structure

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee recommended to Council:

1. That the enhanced standard of boarding, as outlined in the Vacant Buildings By-law No. 79/2010, become the new single standard for boarding in order to better secure all vacant buildings.

2. That the fee structure for Schedule A inspections be amended as follows:

    A. First Schedule A inspection (compliant with the By-Law) – No Change – $685.00

    B. Subsequent Schedule A inspections (compliant with the By-Law) add an escalator fee of $500.00 per inspection.

    C. First Schedule A inspection (non-compliant with the By Law) – increase fee from $1,355.00 to $1,685.00.

    D. Subsequent Schedule A inspections (non-compliant with the By Law) – increase by $1,000.00 per inspection.

3. That the fee structure for Empty Building Fees be increased from the current rate of 1% of most recent assessed property value at time of invoice, to 2% of most recent assessed property value.

4. That the timeline for imposing an Empty Building Fees be expedited from the current five or more Schedule A inspections, to three or more Schedule A inspections.

5. That the Director of Legal Services be directed to amend the relevant By-Laws and fee schedules, in accordance with Recommendations 1-4, and bring same directly to Council by way of communication within 30 days for all three readings.

6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Carried

The Chairperson called Councillor Lukes to the Chair in order to move the following motion:

Moved by His Worship Mayor Gillingham,

WHEREAS arson related fires in vacant buildings continue to occur causing concern and risk in various communities;

AND WHEREAS fires in vacant buildings pose a serious risk for all involved, including the individual who started the fire, community members, and city staff who attend to the blaze;

AND WHEREAS the number of vacant buildings continue to increase resulting in blight in various neighborhoods;

AND WHEREAS police resources are burdened with having to respond to repeated break-ins of vacant buildings;

AND WHEREAS bylaw enforcement resources continue to be utilized to inspect vacant buildings to identify deficiencies within these properties on an ongoing basis;

AND WHEREAS affordable housing continues to be a challenge;

THEREFORE BE IT RESOLVED:

1. That the enhanced standard of boarding, as outlined in the Vacant Buildings By-law No. 79/2010, become the new single standard for boarding in order to better secure all vacant buildings.

2. That the fee structure for Schedule A inspections be amended as follows:

    A. First Schedule A inspection (compliant with the By-Law) – No Change – $685.00

    B. Subsequent Schedule A inspections (compliant with the By-Law) add an escalator fee of $500.00 per inspection.

DECISION MAKING HISTORY (continued):

C. First Schedule A inspection (non-compliant with the By Law) – increase fee from $1,355.00 to $1,685.00.

D. Subsequent Schedule A inspections (non-compliant with the By Law) – increase by $1,000.00 per inspection.

3. That the fee structure for Empty Building Fees be increased from the current rate of 1% of most recent assessed property value at time of invoice, to 2% of most recent assessed property value.

4. That the timeline for imposing an Empty Building Fees be expedited from the current five or more Schedule A inspections, to three or more Schedule A inspections.

5. That the Director of Legal Services be directed to amend the relevant By-Laws and fee schedules, in accordance with Recommendations 1-4, and bring same directly to Council by way of communication within 30 days for all three readings.

6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

and forwarded to Council.

Carried

His Worship Mayor Gillingham resumed the Chair.