



Heritage Downtown Brampton



Peel Village

***Background to Presentation to Brampton City Council
Heritage Downtown Brampton and Peel Village Groups***

**Illegal housing
Owner/Tenant Disregard for City By-Law Standards
(Noise, Parking, Property Upkeep, Speeding)**

Thursday, November 23, 2022

OVERVIEW

- **Issues**
- **Community Actions to Date**
- **Petition (Heritage Downtown Brampton and Peel Village)**
- **City of Brampton:**
 - **In the Headlines**
 - **Secondary Unit Program**
 - **Efforts to Educate the Public**
 - **Request for Legislative Changes**
- **Peel Regional Police**
- **Ottawa –Recommendations and Initiatives**
- **Recommendations and Next Steps**

Illegal Housing

Owner/Tenant Disregard for City By-Law Standards

- **Illegal overcrowded homes/legal secondary units functioning as illegal rooming houses**
- **Noise (loud music, car doors slamming all night, partying at all hours outside the home)**
- **Parking (illegal parking on the street, lawn, overhanging curb or sidewalk; parking beyond 3 hours/overnight)**
- **Property Upkeep: uncut/unraked grass, garbage/litter on property, no snow removal on sidewalk)**
- **Speeding**

COMMUNITY ACTIONS TO DATE

- **Many small and large community/neighbourhood meetings with City and Regional Councillors and City Staff**
- **Heritage Downtown Brampton and Peel Village Groups –Sharing of concerns and strategies, education of its members re by-laws, 311**
- **Zoom meeting with Minister Prabmeet Sarkaria, August 20, 2021
(No follow up meeting as was committed by the Minister)**
- **Petition “Let’s Keep Our Community Clean and Safe!” – over 400 signatures**

Petition Initiated Over 400 Signatures

Let's keep our community clean, quiet and safe!!

Created by Lindsay



Sign the Petition

First name*	Last name*
Email*	
Zip	

I agree to Rally Starter's [Terms of Use](#) and [Privacy Policy](#)

Sign Now

We want action to be done around illegal housing, owner/tenant disregard of property upkeep, noise, speeding and parking etc. Our neighbourhood and community are upset at the lack of enforcement on these issues, we need to see change asap!

We value our neighbourhood and want to keep it safe, peaceful and clean.

The Issues are Not New to Brampton City Council



The image is a screenshot of a news article from the Toronto Star website. At the top, there is a blue banner with the "TORONTO STAR" logo in white. To the right of the logo, there is a "Special Offer" button that says "Only \$0.50/week" and a "Sign up" button. Below the banner, there is a navigation menu with links for "HOME", "GTA", "CANADA", "POLITICS", "WORLD", "OPINION", "LIFE", "SPORTS", "ENTERTAINMENT", "BUSINESS", and "INVESTIGATIONS". There are also links for "Newsletters", "Today's paper", and "Real Estate Readers' Choice Awards". The main headline of the article is "With two fatal fires since 2016, Brampton cracks down on illegal basement apartments". Below the headline, there is a sub-headline: "Landlords urged to register their dwelling after two people have died in 32 fires have occurred in illegal basement apartments in Brampton in the last three years." The author's name is "By Pam Douglas Brampton Guardian". The date and time are "Tue., April 30, 2019 | 4 min. read". There is a small "PD" icon next to the author's name. The page number "6" is visible in the bottom right corner.

TORONTO STAR

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Real Estate Readers' Choice Awards

GTA

With two fatal fires since 2016, Brampton cracks down on illegal basement apartments

Landlords urged to register their dwelling after two people have died in 32 fires have occurred in illegal basement apartments in Brampton in the last three years.

By **Pam Douglas** Brampton Guardian
▲ Tue., April 30, 2019 | 4 min. read

6

NEWS

ANALYSIS: How big is Brampton's overcrowded housing and illegal second unit problem?

City officials say the number of illegal dwellings in Brampton has risen dramatically in recent years

By [Graeme Frisque](#)  Brampton Guardian

Monday, July 6, 2020



Illegal second units and rooming houses have been a long-standing and difficult issue to address in Brampton.

NEWS

Brampton council needs province's help to tackle illegal 2nd unit and lodging house problem

Mayor Patrick Brown says the city facing uphill battle in lobbying the Ford government for needed changes to building code

By [Graeme Frisque](#)  Brampton Guardian

Wednesday, October 14, 2020

NEWS

International students are being exploited in Peel and they're dying, say advocates

Peel Regional council hears about financial hardship, housing issues, sexual exploitation and mental health crisis facing young people who come to study

By [Alexandra Heck](#)  Brampton Guardian

Saturday, September 11, 2021



Report
Committee of Council
The Corporation of the City of Brampton
2019-09-18

Date: 2019-05-28
Subject: Second Unit Enforcement
Contact: Paul Morrison, Director, Enforcement and By-Law Services,
905.458.3524

- ***Excellent Report and Recommendations***
- ***Report should be repeated with updated data, status of the issues, actions/successes to date***

Is it Legal? Check the Registry

<https://www.brampton.ca/EN/residents/Building-Permits/second-dwelling/Pages/TwoUnitMap.aspx>

BRAMPTON Residents Business Arts, Culture, Tourism City Hall Online Services 3-1-1

Building

Registered Two-Unit Dwellings

Below is an interactive map that lists all of the registered Two-Unit Dwellings in Brampton. While second units are permitted in many homes, they must be registered with the City in order to be legal. For more information contact Zoning Services at ZoningInquiries@brampton.ca.

Disclaimer: The information contained on this site is provided for your convenience only. Every effort is made to ensure that the information contained herein is correct, but the City of Brampton cannot certify or warrant the accuracy of the information, and accepts no responsibility for any errors, omissions or inaccuracies.

Registered Two-Unit Dwellings

EFFORTS TO EDUCATE THE PUBLIC



City of Brampton – Your Local Government

26K followers • 32 following

Sign Up

Following

Message

QUICK AND EASY WAYS TO REACH 311 BRAMPTON:

- Download the **311Brampton** app
- Visit 311Brampton.ca
- Call 311 within city limits
(905.874.2000 outside city limits)

Download on the App Store | GET IT ON Google Play | **BRAMPTON**

Do your part.

Be a courteous neighbour. Do not park your vehicle on the street between the hours of 2 am and 6 am or for more than three hours at a time.



Learn more at brampton.ca

 **BRAMPTON**

KEEP SIDEWALKS CLEAR





City of Brampton – Your Local Government

July 13, 2021

See a garbage bin overflowing, debris on the ground or illegal dumping? Simply call 311.



Refuse and Dumping:

<https://www.brampton.ca/EN/residents/By-Law-Enforcement/Pages/Refuse-and-Dumping.aspx>



City of Brampton – Your Local Government

August 16



Help keep our city clean and green
this season and year round.

The City of Brampton has made strides in educating the public, but primarily using social media (e.g. Facebook) which does not reach a large portion of its citizens.

**Do your part.
Be a courteous neighbour,
keep the excessive noise down.**



Brampton City Council passed .. By-law to curb *persistent and recurring noise* that lasts longer than ten days, usually from a machine or other mechanical equipment. The By-law specifically prohibits noises such as:

- A dog barking daily and excessively
- Someone playing a loud stereo or musical equipment regularly
- Someone operating construction equipment daily

Noise bylaw and reporting package: <https://www.brampton.ca/en/residents/by-law-enforcement/pages/noise.aspx>



**Billboards –
another means
to communicate
to the public.**



2 Wellington St W
Brampton ON
L6Y4R2

T 905.874.2600
F 905.874.2620
TTY 905.874.2130



MAYOR PATRICK BROWN

December 7, 2020 – Letter from Mayor Patrick Brown to The Honourable Doug Ford and Steve Clark

- **Requested expanded rights of entry to inspect secondary units and illegal multi-unit dwellings**
- **Recommended changes/amendments to the Building Code Act, Planning Act and Ontario Building Code**

Peel Regional Police are Frequently Involved in Escalated Situations

Call [Peel Regional Police](#) to complain about noise from fighting, screaming, shouting, swearing, or someone using insulting or obscene language or other disorderly conduct. These activities **may** be criminal offences. Enforcement Officers may refer complaints about loud parties to the police.

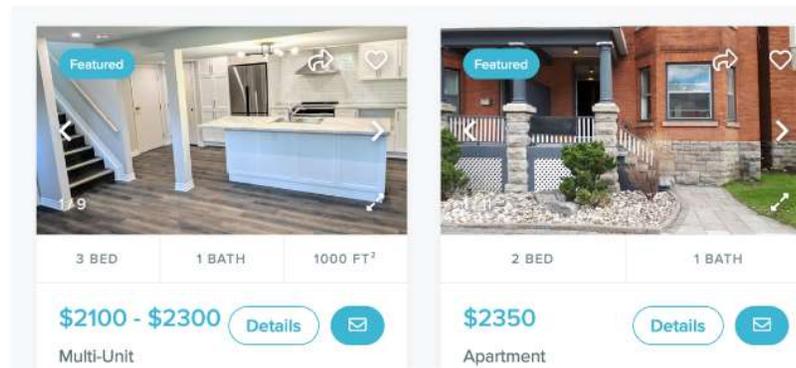
<https://www.brampton.ca/en/residents/by-law-enforcement/pages/noise.aspx>

Useful Peel Regional Police Links:

- a. Report Online: https://www.peelpolice.ca/en/report-it/make-a-report-online.aspx?_mid_=2061
- b. Crime Stats & Crime map: <https://www.peelpolice.ca/en/in-the-community/crime-statistics-and-maps.aspx>
- c. 2021 Crime stats: <https://www.peelpolice.ca/modules/news/index.aspx?newsId=27954442-e637-4046-8c49-b6f72387015f&lang=en>

Has Brampton Looked at Other Jurisdictions? Ottawa?

Regulation of Long-Term Rental Accommodations



Maclaren Municipal Consulting Inc.
September 23, 2019

https://documents.ottawa.ca/sites/documents/files/ras_ltr_acc_en.pdf

Regulation of Long-Term Rental Accommodations –Recommendations

Maclaren Municipal Consulting Inc.

September 23, 2019

- **Proactive enforcement (not just complaints-based)**
- **New ticketing regime (more agile/swifter)**
- **Increased scope for corrective action**
- **Increased transparency (*establishment of a website listing of landlords with by-law violations, similar to that of Public health for restaurants*)**
- **Increased staffing (*funded with increased ticketing and fines*)**
- **Improved service (More by-law officers doing more inspections and issuing more tickets more quickly)**



OTTAWA CITY COUNCIL

Wednesday, 27 November 2019

10:00 am

Andrew S. Haydon Hall, 110 Laurier Avenue W.

MINUTES 24

<https://pub-ottawa.escribemeetings.com/Meeting.aspx?Id=a7c0734c-09ef-21fb-48cd-6319cd50a766&Agenda=PostMinutes&lang=English#393845>

Recommended Regulatory Regime for Rental Housing

<https://pub-ottawa.escribemeetings.com/filestream.ashx?documentid=24360>

Report on Rental Accommodations Study and Regulatory Regime

<https://pub-ottawa.escribemeetings.com/filestream.ashx?documentid=24357>

The City of Ottawa – Excellent Resources

[Home](#) > [Living in Ottawa](#) > [Rental housing](#)

Rental housing

[Landlords - roles and responsibilities](#)

[Tenants - rights and responsibilities](#)

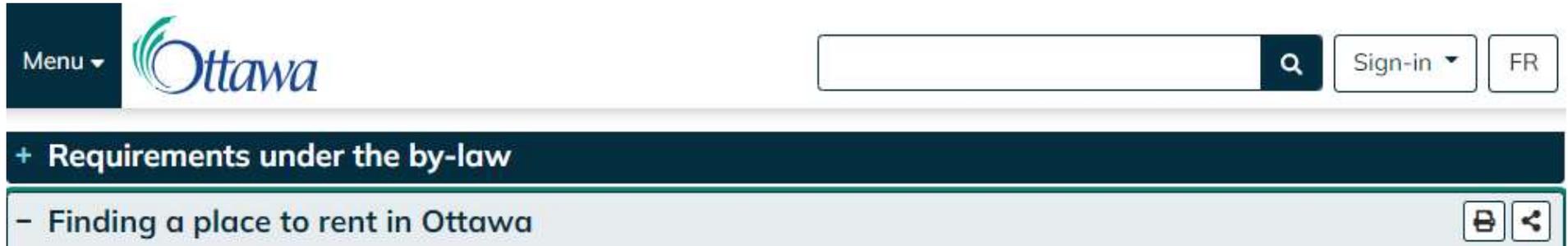
<https://ottawa.ca/en/living-ottawa/rental-housing>

Rental Housing Property Management (By-law No. 2020-255)

<https://ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/laws-z/rental-housing-property-management-law-no-2020-255#>

Tenants - rights and responsibilities

<https://ottawa.ca/en/living-ottawa/rental-housing/tenants-rights-and-responsibilities#section-fa644c59-6ec6-4950-a104-dec003f8357c>



Tenants can find rental housing listings published

Social housing, emergency shelter, or homelessness initiatives

******City of Ottawa property standards search tool - Under development!
Search a property address online and retrieve a history of any violations, allowing tenants to make an informed decision about where to rent.***

[Tenants - rights and responsibilities | City of Ottawa](#)



Rental Housing Property Management By-law

A guide for tenants

- ▲ Capital maintenance plans
- ▲ Tenant service requests
- ▲ Tenant support registry
- ▲ Information for tenants
- ▲ Pest management

June 2021



Tenant Rights and Responsibilities Brochure.

https://documents.ottawa.ca/sites/documents/files/tenantguide_en.pdf

Suggestions in Addition to Those in the McLaren Report, September 2019, for Ottawa Rental Properties

- The owner of a rental property must have a lease with the tenants. This should be available, upon request, to the By-Law Officer to confirm the number of individuals legally occupying a unit.

According to the Residential Tenancies Act, 2006, landlords of most private residential rental units must use this lease when they enter into a tenancy agreement with a tenant.

As of March 1, 2021, all landlords must use the updated version of the standard lease for their tenancy agreement.

<https://www.ontario.ca/page/guide-ontarios-standard-lease>

- The homeowner and tenants must each have home/content insurance.
- Residential homes should not be able to be purchased by numbered companies.
- Clarify the responsibility of the owner for the behaviour of their tenants.

RECOMMENDATIONS TO ADDRESS PARKING ISSUES AND SPEEDING

- **14-day parking considerations should be printed, dated, timed and visible on the dash of the vehicle, just like the City's "pay and display" ticket. *(Citizens should not have to call 311 every day just to be told each day that the vehicle has a parking consideration.)***
- **Match the 14-day parking consideration permit with not only the license plate of the car, but also the individual's home address and allow for only 14 days/year per household/address.**
- **Introduce speed bumps in residential areas (recently installed in some).**
- **Reduce speed limits in all residential areas to 30 – 40 km/hr (see Toronto).**



RECOMMENDED NEXT STEPS

- 1. Mayor Brown request a meeting of Brampton MPPs, City and Regional Councillors and representatives of the Heritage Downtown Group and the Peel Village Group to discuss the issues under Provincial jurisdiction.**
- 2. Staff prepare an updated report on secondary units, as well as all by-law infractions in Brampton, actions, successes and barriers.**
- 3. Staff review and follow up on the recommendations outlined in this presentation and explore possible successes in other jurisdictions.**
- 4. Elicit recommendations from By-law officers who know the challenges, issues and barriers to tackling the issues and potential solutions.**
- 5. Staff create a group with stakeholder input to report back to council.**