

Date: 2022-12-28

Subject: **Property Standards for Vacant Heritage Properties**

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Report Number: Planning, Bld & Growth Mgt-2023-047

Recommendations:

1. That the report titled: Property Standards for Vacant Heritage Properties to the Brampton Heritage Board Meeting of January 23, 2023, be received and accepted.

Overview:

- **The Official Plan for the Corporation of the City of Brampton includes conditions of maintenance and occupancy of properties.**
- **The *Building Code Act, 1992* provides that a by-law may be passed requiring a Property that does not conform with the standards to be repaired and maintained according to standards or cleared of all Buildings, structures, debris or Refuse and left in graded and leveled condition.**
- **The City of Brampton and their representative, under Property Standard By-law 165-2022, has the authority to administer and enforce the provisions of this by-law.**
- **The *Municipal Act, 2001* authorizes a municipality to impose fees or charges for services and activities carried out under this By-law.**
- **The City has several heritage properties which are vacant and unattended throughout the year. This creates a serious threat to its heritage attributes and the property at large if Property Standards are not complied with under the said By-law.**

Background:

Over the past several years the City has lost heritage properties, both designated and listed, under circumstances of neglect and lack of adherence to existing Property Standards. The City staff has been proactively working with By-law Enforcement, Legal, Building and other staff to enforce minimum property standards on Heritage Properties. This is achieved either by contacting the owners directly, reaching out to the family members or other interested parties and, as a last resort, issuing a Property Standard Order.

Over the past 3-4 years it has been common practice that new subdivisions integrate existing heritage properties and undertake any required restoration, relocation and/or rehabilitation work. This, at a minimum, provides assurance that the heritage property will be safe and well secured. Similarly, several City-owned heritage properties are updated and maintained periodically under the supervision of Facilities Management. The process of maintaining and conserving heritage resources is important especially under direction of the *Ontario Heritage Act*. Several provisions under the *Provincial Policy Statement*, the *Planning Act*, *Region Official Plan* and *Brampton Official Plan* directs/recommends minimum property standards for all heritage properties.

City of Brampton Property Standard By-law 165-2022 – Part X explicitly addresses provisions for Heritage Buildings. Whereas Section 45 elaborates provisions for Vacant Heritage properties. The City has issued several notices in the past years where the property owners have not met the standard under the By-law; invariably most of these properties are vacant.

Current Situation:

The By-law Enforcement team in consultation with City heritage staff have recently issued Property Standard Orders to a few owners of vacant heritage properties. All these properties are located in greenfield areas of the City and had failed to comply with minimum property standards. This report is to inform the Board about the current situation and staff's approach to avoid or at least minimize the anticipated loss to the heritage resource. A summary of Property Standard Orders from the previous year is attached as Appendix A to this report.

Corporate Implications:

Financial Implications:

There are no financial implications resulting from the adoption of the recommendations in this report.

Other Implications:

Not applicable.

Term of Council Priorities:

This report aligns with a ‘City of Opportunities’, supporting the creation of complete communities by supporting the diversity and distinctiveness of the City through the preservation and conservation of its cultural heritage resources.

Living the Mosaic – 2040 Vision:

The report also aligns with Vision 5 of *Living the Mosaic*: in 2040, Brampton will be a rich mosaic of cultures and lifestyle, coexisting in social responsibility, respect, enjoyment and justice.

Conclusion:

Heritage planning staff shall continue to work with property owners and monitor the status of work undertaken. If required, the vacant heritage properties will be restored to meet minimum property standards and the costs will be levied on the property tax bill.

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Attachments:

Appendix A – Summary of Property Standard Orders - 2022

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