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Date September 29, 2022 **Report No.** 2022-647

To Chair and Members
Property Standards Committee

From Kane Neuhauser
Municipal Law Enforcement / Property Standards Officer

1.0 Type of Report

Consent Item ☐
Item For Consideration ☒

2.0 Topic **Appeal filed by Meddco Properties Inc., owner of 73 North Park Street, Brantford, ON regarding Property Standards Order #87-22**

3.0 Recommendation

That Property Standards Order #87-22, issued to the owner of 73 North Park Street, Brantford, ON, BE CONFIRMED and UPHOLD by the Property Standards Committee.

4.0 Purpose and Overview

Property Standards Order #87-22 was issued in accordance with Chapter 465 – Property Standards of the City of Brantford Municipal Code (Chapter 465) to the owner of 73 North Park Street, Brantford. An appeal was filed by the owner in accordance with Section 15.3 of the Building Code Act, 1992. Details of the investigation are provided herein to support the issuance and contents of the Property Standards Order for consideration of the Property Standards Committee.

5.0 Background

The City of Brantford Municipal Code Chapter 465 - Property Standards (Chapter 465) is primarily enforced on a reactive basis to complaints received by the Building Department. Upon receiving a complaint, staff will investigate to determine the validity of the complaint. Should violations be observed, efforts are made to contact the owner to gain compliance. When compliance does not result or efforts to comply cease, a Property Standards Order is issued to the owner. A copy of the Order is then sent to all impacted parties with an interest on title. This procedure was followed pursuant to the issuance of Order #87-22, and presently the property remains in non-compliance with Chapter 465.

In this case, on June 9, 2022, I attended the property and observed the following violation of Chapter 465:

- Main entrance door leading to lobby does not close all the way.
- Secured entry door from lobby into building does not lock – latch is broken / malfunctioning.

As is standard practice, a preliminary letter was sent June 10, 2022 to the property owners detailing the requirement to repair the building as required by Chapter 465. The letter included a 14 day compliance date of June 24, 2022. The building in question is a multi-story residential apartment building.

On June 24, 2022 I attended the property and spoke with the building superintendent who requested additional time to comply. At this point there had been no contact from the property owner.

On July 4, 2022 the superintendent requested additional time to comply.

On July 7, 2022 I attended for another unrelated complaint. While present I observed that the secured entry front door still remained in violation. I also found the following additional violations of Chapter 465:

- Paint peeling on the underside of the exterior apartment balconies.
- Deteriorated concrete and exposed rebar visible on the exterior apartment balconies creating concerns relative to structural integrity.

6.0 Corporate Policy Context

The report was reviewed within the context of the Municipal Strategic Plan, Goal #2 – Long Term Desired Outcomes, where Brantford will be recognized as a

safe, healthy community – one that promotes and enables the wellbeing of its citizens.

7.0 Input From Other Sources

The City of Brantford Legal Department assisted in establishing the ownership of the property in question

8.0 Analysis

Due to the property remaining in its current state with no substantial progress towards compliance, it was the decision of the Building Department to proceed to issue the applicable Property Standards Order. A request was then made to the City's Legal and Real Estate Department to undertake a title search to confirm ownership. This information was returned on July 11, 2022 which showed the subject property known municipally as 73 North Park Street, Brantford, ON to be owned by Meddco Properties Inc. of 470 Dundas Street – Suite 106, London, ON.

Accordingly, Property Standards Order #87-22 was issued July 13, 2022 to the registered owner detailing the requirement to repair the building. Prior to August 2, 2022, the property owner submitted a request to appeal. At the time of writing of this report, the property remains in violation of both the issued Property Standards Order and Chapter 465.

9.0 Conclusion

Property Standards Order #87-22, the subject of this appeal, was issued in accordance with Chapter 465. The order remains valid and the property to which the order pertains remains non-compliant with Chapter 465. Staff recommend that Property Standards Order #87-22 issued to the owner of 73 North Park Street, Brantford, ON be CONFIRMED AND UPHeld by the Property Standards Committee.

Attachments (if applicable)

- Photos
- Property Standards Order #87-22
- Appeal Form