

## Building and Structure Inventory Data

**Table 1.0 Unsafe Building Statistics**

|              |             |               |      |     |     |     |        |     |     |
|--------------|-------------|---------------|------|-----|-----|-----|--------|-----|-----|
| <b>TOTAL</b> | <b>1783</b> | NEW           | 0    | 0%  | 423 | 24% | NEW    | 0   | 0%  |
|              |             | INVESTIGATION | 9    | 1%  |     |     | ORDER  | 10  | 2%  |
|              |             | CLOSED        | 1765 | 99% |     |     | INTENT | 1   | 0%  |
|              |             |               |      |     |     |     | CLOSED | 410 | 97% |
|              |             |               |      |     |     |     | COURT  | 0   | 0%  |

### Summary:

- 1) For the 6-year period (2018 – 2024) Building Division received 1783 Complaints of UNSAFE Building conditions these include the following type, Building collapse, structural deficiencies, loose exterior metal flashing, sewer back up, missing guards.
- 2) Of these 1783 Complaints 423 resulted in an Order to Comply being issued.
- 3) 97% (404) have been closed for compliance, with 2% (10) files still active and being actioned and 1 file being sent to Legal for potential charges before the Court.

**Table 2.0 Non-Unsafe Building Statistics**

| Non-Unsafe Building Enforcement Statistics - 2018-2024 |                   |               |        |                  |                    |           |        |        |                 |                                    |          |           |        |                 |
|--|-------------------|---------------|--------|------------------|--------------------|-----------|--------|--------|-----------------|------------------------------------|----------|-----------|--------|-----------------|
|  | Complaints (ARBs) |               |        |                  | Order Issued (ENs) |           |        |        |                 | Legal Action - Charges Filed (LAs) |          |           |        |                 |
|  | # of ARBs         | Folder Status | AMOUNT | % of Total ARB's | # of ENs           | % of ARBs | Status | AMOUNT | % of Total EN's | # of LAs                           | % of ENs | Status    | AMOUNT | % of Total LA's |
| <b>TOTAL</b>   | <b>10608</b>      | NEW           | 104    | 1%               | 5984               | 56%       | NEW    | 45     | 1%              | 895                                | 15%      | GUILTY    | 270    | 30%             |
|  |                   | INVESTIGATION | 652    | 6%               |                    |           | ORDER  | 774    | 13%             |                                    |          | WITHDRAWN | 7      | 1%              |
|  |                   | CLOSED        | 9782   | 92%              |                    |           | INTENT | 230    | 4%              |                                    |          | PRE COURT | 9      | 1%              |
|  |                   |               |        |                  |                    |           | CLOSED | 4679   | 78%             |                                    |          | COURT     | 200    | 22%             |
|  |                   |               |        |                  |                    |           | COURT  | 252    | 4%              |                                    |          | CLOSED    | 409    | 46%             |
|  |                   |               |        |                  |                    |           |        |        |                 |                                    |          |           |        |                 |

**Legend:**

ARB = Action Request Building / Complaints Received

EN = Enforcement File / Order Issued

LA = Legal File – Non-compliance with Order to Comply sent to legal for Part 3 Charge or a Part 1 Offence Notice (Ticket)

**Summary:**

- 1) For the 6-year period (2018 – 2024) Building Division received 10,608 Complaints of Non-Unsafe conditions these include the following types, Construction No Permit, Trade License, Fortification, or proactive Not Built to Approved Plans.
- 2) Of these 10,608 complaints, 5,984 resulted in an Order to Comply being issued.
- 3) Building Division then sent 895 files to Prosecution for Charges for non-compliance and have received Guilty verdicts in approximately 70-75% of these files, with 30% (270) still having outstanding fines, and 22% being within the court system awaiting trial or early resolution.

**Table 3.0 Property Standards Complaints**

| Year | Number of Property Standards Complaints | Number of Property Standards Orders Issued | Court Charges for Property Standards Offences | Property Standards Order Appeals |
|------|---|--|---|----------------------------------|
| 2018 | 2276                                    | 404  | 2   | 6                                |
| 2019 | 7907                                    | 410  | 0   | 1                                |
| 2020 | 4013                                    | 248  | 0   | 0                                |
| 2021 | 2528                                    | 357  | 0   | 3                                |
| 2022 | 2452                                    | 620  | 0   | 4                                |
| 2023 | 4151                                    | 681  | 0   | 18                               |
| 2024 | 1058                                    | 137  | 0   | 17                               |

**Summary:**

- 1) For the 6-year period (2018-2024) Licensing and By-law Services Division received 24,385 Property Standards Complaints.
- 2) Of these 24,385 complaints, 2,857 resulted in an Order to Comply being issued.
- 3) Licensing and By-law Services is actively investigating 414 Property Standards complaints, with 36 Orders to Comply issued and 9 Property Standards Orders currently under appeal.

**Table 4.0 Registered Vacant Buildings**

| Year | Number of Registered Vacant Buildings |
|------|---------------------------------------|
| 2018 | 235                                   |
| 2019 | 208                                   |
| 2020 | 200                                   |
| 2021 | 164                                   |
| 2022 | 158                                   |
| 2023 | 193                                   |
| 2024 | 151                                   |

**Table 5.0 Vacant Building Fines**

| <b>Administrative Penalty Notices Issued under Vacant Building By-law No. 17-127 “fail to register a vacant building”</b> |              |     |     |     |     |     |     |     |     |     |     |     |     |
|---|--------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|   | <b>TOTAL</b> | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
| <b>2018</b>   | <b>5</b>     |     |     |     |     |     |     |     |     |     | 3   | 2   | 0   |
| <b>2019</b>   | <b>228</b>   | 25  | 17  | 21  | 21  | 12  | 23  | 24  | 7   | 25  | 35  | 6   | 12  |
| <b>2020</b>   | <b>132</b>   | 28  | 11  | 7   | 0   | 19  | 5   | 5   | 21  | 15  | 3   | 13  | 5   |
| <b>2021</b>   | <b>121</b>   | 6   | 12  | 5   | 8   | 21  | 10  | 14  | 16  | 2   | 12  | 13  | 2   |
| <b>2022</b>   | <b>263</b>   | 9   | 10  | 5   | 21  | 46  | 42  | 8   | 11  | 37  | 47  | 22  | 5   |
| <b>2023</b>   | <b>242</b>   | 32  | 20  | 18  | 12  | 20  | 25  | 15  | 15  | 24  | 31  | 9   | 21  |
| <b>2024</b>   | <b>691</b>   | 26  | 22  | 35  | 67  | 40  | 43  | 78  | 59  | 71  | 114 | 77  | 59  |

**Summary:**

- 1) Currently, there are a total of 273 vacant buildings in the City of Hamilton. Of those 273 vacant buildings, 151 are registered and 122 are unregistered.
- 2) In 2024, 7 vacant buildings were sent to the Building Division to investigate possible unsafe conditions.
- 3) Approximately 1,283 inspections were conducted by two officers at vacant buildings across the City of Hamilton in 2024.