

About Apartment Building Evaluation

Background information and overview of the issue

To guarantee that owners and operators of apartment buildings with three or more stories or ten units abide by building maintenance requirements, RentSafeTO: Apartment Building Standards was formed in 2017.

For properties registered with RentSafeTO, the building evaluation scores are included in the used dataset. Evaluations of buildings must be done at least every three years. Law enforcement officers examine parking lots, external grounds, mechanical and security systems, and shared spaces during assessments. Each item is reviewed and scored between one and five, with five representing the greatest score. The score for an item will be displayed in the dataset as blank if it does not apply to the building at the time of evaluation.

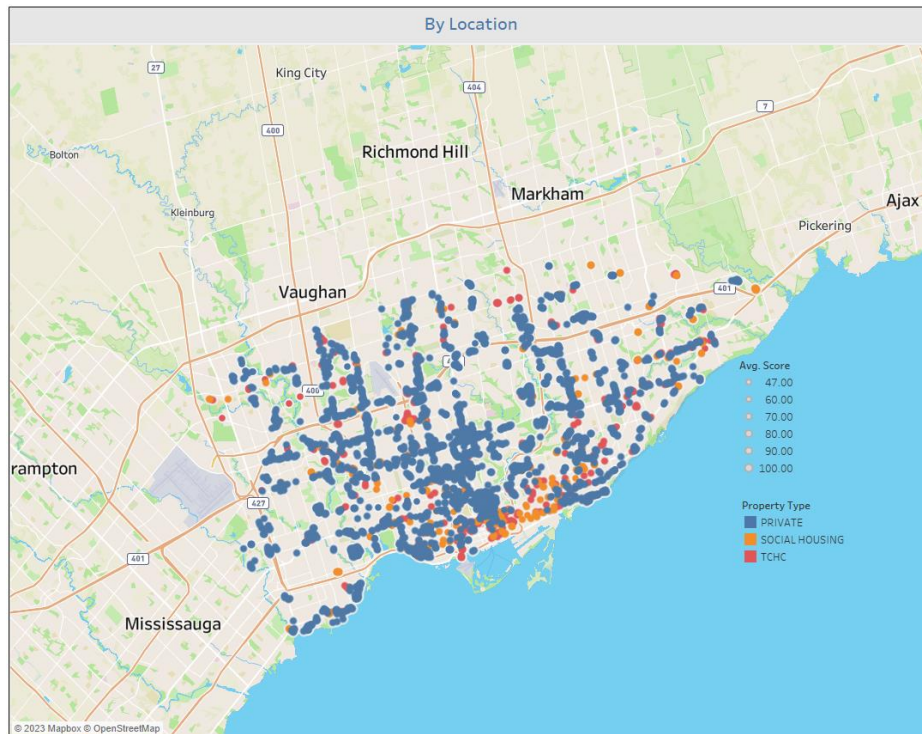
Buildings that receive a score of 50 or less on the evaluation must go through a thorough audit and inspection of all common spaces. During audits, the staff also interacts with tenants and records concerns about unit-level property standards.

Dashboard explanation

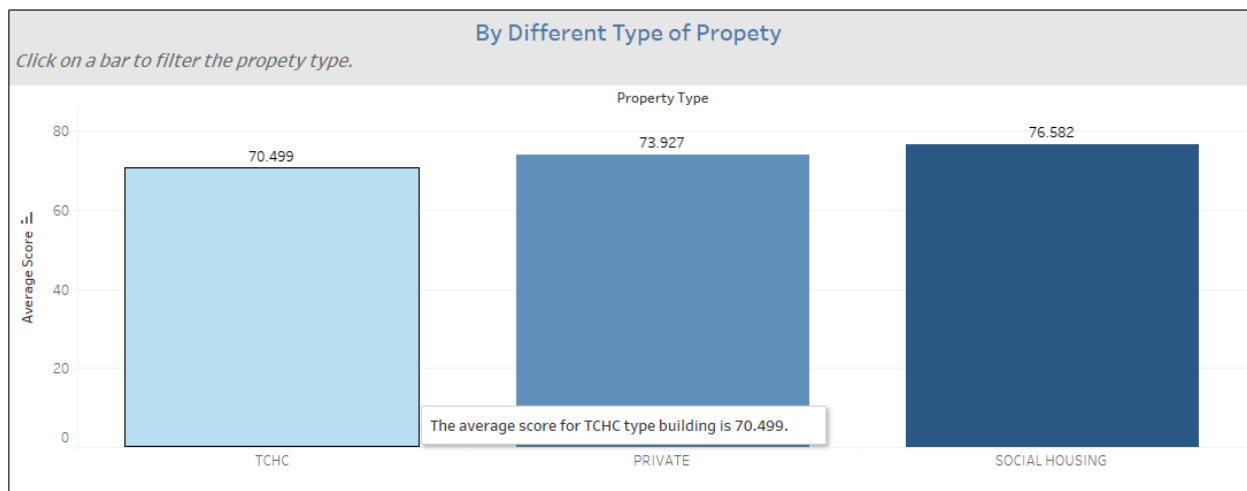
Datasets from The City of Toronto's Open Data Portal that were relevant to the topic of apartment building evaluation were utilized to solve the aforementioned problem. To study the datasets and show the important insights from the datasets, two Tableau dashboards have been created. Because the number of buildings in each category varies greatly, the dashboards used the average score to convey the notion because the total scores would no longer accurately represent the data.

First Dashboard

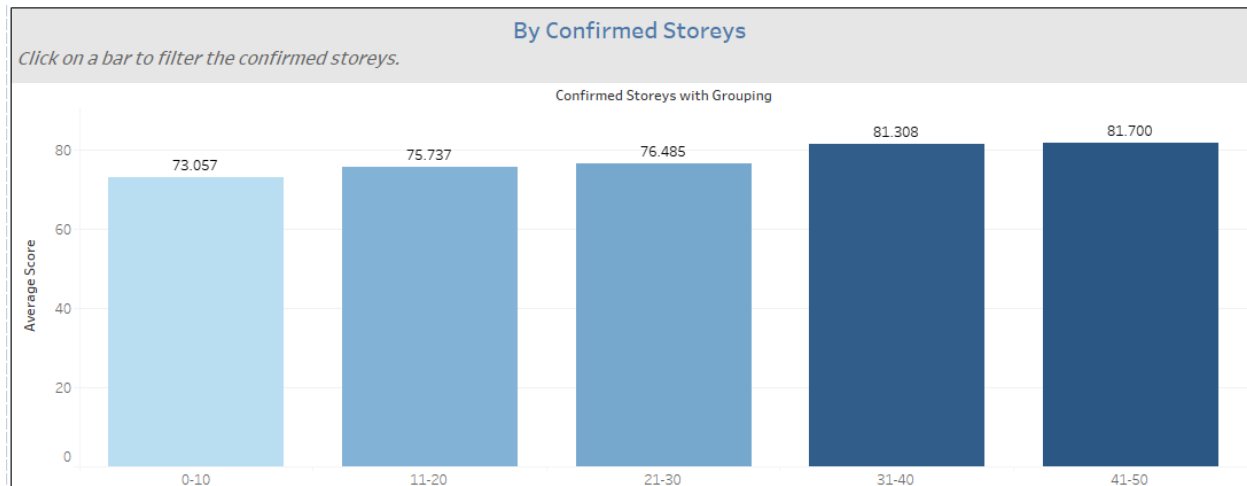
The overview of an apartment building's rating by various locations, property types, and confirmed storeys may be seen on the first dashboard. The database analyzed 11,651 buildings, and the average score for all buildings was 73.77. Since most buildings scored above 50, they are generally in excellent condition and do not need to be inspected frequently.



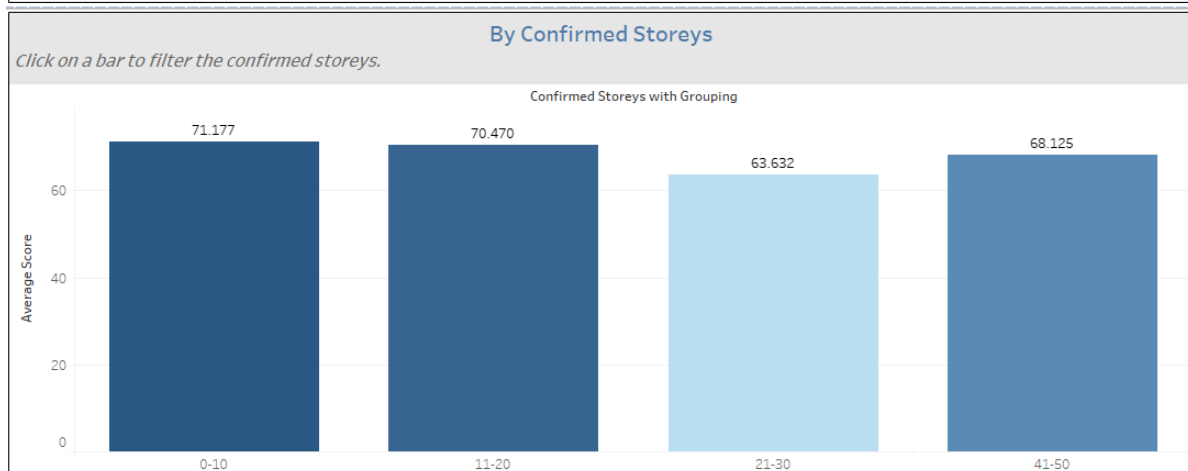
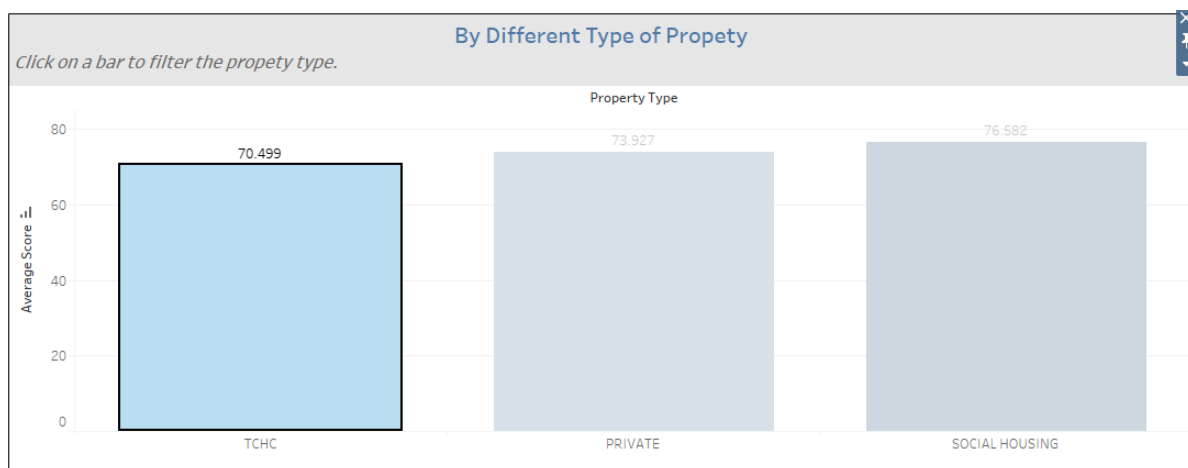
The distribution of the average score of the evaluated buildings by type of property was displayed on the map. The most evaluated and highly rated buildings were in the downtown area. The least number of evaluated buildings were in the Don Valley West region. The most common type of property is a private structure. As a result, more building inspection is needed in the Don Valley Western Region.



The Toronto Community Housing (TCHC) received a score of 70.499, while social housing received a score of 76.582. This indicates that TCHC needs to improve the quality of buildings.



The confirmed storeys had been grouped, and more confirmed storeys scored higher. The building with 0-10 storeys needs attention for the safety measure.



The average score distribution for confirmed storeys of THCH is a bit strange, the 0-10 confirmed storeys scored highest, so it needs to take further inspection to understand what cause this difference.

Second Dashboard

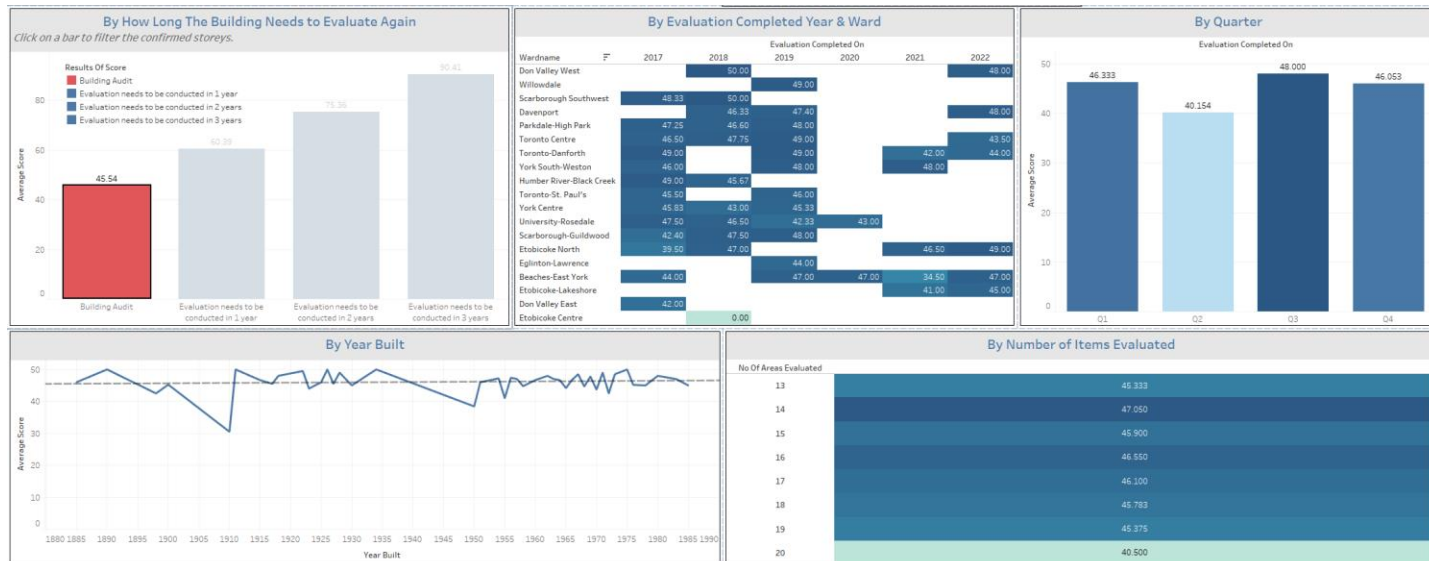
The second dashboard focused on the buildings that need audits. 117 buildings that score below 50, the average score is 45.54, and is 1.00% of all evaluated buildings. All the building evaluated data was from 07/31/2017 to 01/31/2023.

By Evaluation Completed Year & Ward							
Wardname	Evaluation Completed On						
	2017	2018	2019	2020	2021	2022	2023
Scarborough North	77.00	70.00	88.67	78.50		92.38	
Don Valley North	71.52	66.67	87.02	85.29	79.24	92.78	
Scarborough-Agincourt	73.53	65.00	84.14	82.63	72.14	86.71	
Willowdale	67.30	82.43	82.31	82.20	82.56	90.45	
Don Valley West	69.77	77.14	82.01	81.83	79.68	86.64	
Don Valley East	68.08	70.04	83.31	82.28	75.11	83.65	
Spadina-Fort York	68.73	71.26	78.50	81.50	79.63	83.14	100.00
Scarborough-Rouge Park	67.68	75.44	76.83	79.78	78.50	89.86	
Scarborough Centre	68.43	63.15	77.09	77.89	80.55	84.70	
Toronto-St. Paul's	67.20	66.67	77.11	76.68	77.68	81.83	92.75
Scarborough-Guildwood	65.07	64.48	74.26	79.26	77.08	86.70	
Toronto-Danforth	65.43	73.19	76.59	80.47	76.33	79.86	
Scarborough Southwest	63.16	67.60	76.86	75.45	77.85	80.68	83.00
Etobicoke Centre	63.24	66.48	76.80	78.41	78.43	81.23	
Beaches-East York	67.64	69.17	75.76	73.35	75.55	78.08	
Eglinton-Lawrence	63.90	64.25	74.78	77.91	77.87	80.09	
Toronto Centre	65.11	67.61	74.62	74.89	78.12	80.08	86.67
University-Rosedale	64.37	67.24	74.10	79.53	76.30	80.96	99.00
Etobicoke-Lakeshore	64.09	66.76	73.40	78.32	77.04	79.20	99.00
York Centre	64.60	69.22	73.62	77.59	73.68	79.53	
York South-Weston	62.26	68.31	72.60	75.32	77.07	78.78	
Parkdale-High Park	63.88	64.20	70.25	74.47	74.49	78.17	98.00
Davenport	64.12	59.53	69.39	77.64	73.90	74.51	73.00
Etobicoke North	62.71	67.98	75.19	73.75	68.84	72.53	
Humber River-Black Creek	63.63	66.88	70.33	72.78	72.37	77.80	85.00

The highlighted table showed the building's condition had become better every year, and building at the Scarborough North scored highest, and the building at Humber River-Black Creek scored lowest.

By Number of Items Evaluated	
No Of Areas Evaluated	
13	45.333
14	47.050
15	45.900
16	46.550
17	46.100
18	45.783
19	45.375
20	40.500

The greater number of items that were evaluated during a single evaluation, the higher score is. So, the reason that some buildings score low is that they inspected too few items, so more inspection needs to take place to evaluate the buildings fairly.



When filtered as Building Audit, the newly built buildings do not necessarily have a significant advantage over old buildings. Additionally, the building that was evaluated in Beaches-East York in 2021 scored the lowest. Interestingly, the building's score was even lower when considered in the second quarter. With more assessed areas, the building score decreased, which is unusual and goes against the typical trend of buildings improving their score as they undergo more evaluations.

Overall, this analysis suggests that the building in question may have significant issues that need to be addressed, and more evaluations may be necessary to identify and address these issues. Additionally, the findings suggest that it is not fair to assume that newly built buildings are inherently better than old buildings, as their audit scores depend on various factors beyond just age.

Conclusion

In summary, with the average score regarding the RentSafeTO standard, the two dashboards provide an understanding of how location, property type and other factors affect the condition of a building, the buildings that are labelled audit are required specific attention. The actions below can take place.

1. Conduct a detailed investigation of the building labelled audit to identify the reasons behind its low score. This could involve assessing the building's maintenance history, conducting a structural inspection, or consulting with building occupants to identify potential issues.
2. Develop a maintenance plan for the buildings that could be performing better. The plan should include regular inspections, repairs, and upgrades to improve the building's condition.
3. Share the analysis results with the building occupants to increase their awareness of the building's condition and encourage them to take action to maintain it.
4. Identify the factors that are contributing to the success of the building that scores above 90, such as its maintenance plan, building materials, or management practices, and consider implementing these practices in other buildings.

5. Consider conducting a broader analysis of all buildings within the same area or region to identify trends and patterns in building conditions and maintenance practices. This could help to identify areas where improvements are needed and inform targeted interventions.