

Property Standards By-law Proposals

What We Are Changing	Why We Are Doing This	How We Will Achieve This	Specific Changes	By-Law Section
Speeding up time frame to comply with By-laws	-Looking to decrease time from when Municipal Law Enforcement Officer identifies issue to when corrective action takes place	-Changing from a mandatory two-step process, to one-step: issuing an Order to Remedy (with exceptions).	-Removal of First Notice requirement -Creating an optional seven day Defect Notice, requiring response, to determine owners intentions to repair -Option to go directly to issuing Orders	Old By-Law: Sec 8.04-8.16 New By-Law: Sec 58-64
Addressing unsightliness (ugliness) of properties	-Ensuring that properties conform to community standards in their appearance	-Including a definition of unsightliness in Property Standards By-law	-Including requirements that properties not be unsightly, keeping in the theme of the urban neighbourhood and community	New By-law: Definitions Sec 6 Sec 8 Sec 11-12
Expanding By-law to capture all Code deficiencies for safety, without listing each separately	-Ensure that all safety issues can be addressed by Municipal Law Enforcement Officials -Include operation of elevators so issues can now be addressed by municipal officers	-New addition to By-law for Elevating Devices and all safety related code deficiencies	-Language includes a provision to ensure that all safety related sections of codes can be enforced by Municipal Law Enforcement Officers -By-Law includes section specifically dealing with elevator maintenance and continued functional operation	New By-law: Sec 4(b) Sec 45
Relocation of vacant buildings components from the Property Standards By-law	-Creating new By-Law for vacant buildings, to ensure issues can be dealt with more expeditiously -Ensure the City immediately becomes aware of all vacant buildings to monitor for issues -Deal with security issues quickly, act as a tool to ensure property owners monitor and maintain vacant buildings	-Creation of a new Vacant Buildings By-Law	- New mandatory obligation to register vacant buildings -Require that any buildings vacant for more than 90 days must be registered (some exceptions) -Annual renewals for buildings remaining vacant to include up to date information	New By-Law: Sec 56 New Vacant Buildings By-law
Relocation of minimum heat requirements from the Property Standards By-law	-Make it faster for officers to address issues for tenants who can't get proper heat, when temperatures are throttled by a landlord	-Creation of a new Minimum Heat By-Law	- Creation of a specific Minimum Heat By-Law requiring heat to be provided at a temperature of 21 C	Old By-Law: Sec 4.07 New By-law:

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			-Creates offence, imposed daily fines and system of increasing fines for repeat behaviours	Minimum Heat By-Law