

**DRAFTING INSTRUCTIONS**  
**AMENDMENTS TO**  
**PROPERTY STANDARDS BY-LAW (2013-416, as amended)**  
**and**  
**GRAFFITI MANAGEMENT BY-LAW (2008-1, as amended)**

**Property Standards By-law**

**1. Lighting**

- a) Add the following definition: “neighbouring property” means a property that is next to, very near or within close proximity to another property.
- b) Amend subsection (12) of Section 6 to replace the term “abutting residential properties” with “neighbouring residential properties” and include at the end of the subsection: “unless the lighting is required for public health and safety”.
- c) Amend subsection (11) of section 40 to replace the term “abutting residential properties” with “neighbouring residential properties” and include at the end of the subsection: “unless the lighting is required for public health and safety”.

**2. Graffiti**

- a) Repeal the definition of “graffiti”.
- b) Amend subsection (2) of section 10 to repeal “including graffiti”.
- c) Amend subsection (4) of section 17 to repeal “including graffiti”.
- d) Amend subsection (2) of section 44 to repeal “including graffiti”.
- e) Amend subsection (4) of section 51 to repeal “including graffiti”.
- f) Amend subsection (2) of section 74 to repeal “including graffiti”.
- g) Amend subsection (4) of section 78 to repeal “including graffiti”.
- h) Amend subsection (2) of section 84 to repeal “including graffiti”.

- i) Amend subsection (4) of section 88 to repeal “including graffiti”.

### 3. Housekeeping

- a) Amend the definition of “yard” to:  
“yard” means the land, other than publically owned land, around and appurtenant to the building and used, intended or capable of being used in connection with the building, including but not limited to a porch, balcony or patio.
- b) Amend subsection (4) of section 22 to specify that where provided, mechanical ventilation shall be maintained in operable condition and turned on in an elevator.
- c) Amend subsection (7) of section 36 to include the word “unit” immediately before “dwellings”.
- d) Amend subsection (9) of section 36 to specify that all systems of mechanical ventilation or air conditioning shall be maintained in good working order and turned on.
- e) Repeal subsection (6) of section 63 and replace with the following:  
“Each restroom shall be provided with toilet paper, soap and individual towels or other means of drying”.
- f) Amend section 65 to add the following new subsections immediately following subsection (2):

Whenever walls or other portions of structures are facing and located less than 91 cm (3ft) from a window, such a window shall not be,

- (a) deemed to face directly to the outside; and
- (b) included as contributing to the required minimum window area of the room.

Whenever window wells are used, only the part of the window, which is above a forty-five (45) degree line projected downwards from the top of the window well, shall be used in calculating the required light transmitting area.

- g) Amend section 66 to add the following new subsection immediately following subsection (6):

All systems of mechanical ventilation or air conditioning shall be maintained in good working order and turned on.

## **Graffiti Management By-law**

### **4. Graffiti Prohibited**

- a) Amend section 5 to add the following clause: Where graffiti is removed pursuant to clause (a), such removal shall restore the surface as nearly as possible to its original condition, including colour.

### **5. Authorize the Manager, By-law & Regulatory Services, or designate, to make:**

- a) minor housekeeping adjustments to the by-laws identified herein to adjust definitions and relevant sections, including position titles, department names and other elements of a similar nature, as required to reflect organizational and other changes;
- b) any administrative changes, including renumbering, minor re-wording; and,
- c) amendments to Section number references throughout the by-law, as necessary.