Appendix A – SUMMARY OF AMENDMENTS TO THE VACANT BUILDING BY-LAW 79/2010

Administrative Report: Strategy to Address Problematic Vacant Buildings

Problem	Proposed Solution / Options	Benefits
• **Applicable to all owners of vacant buildings:** • **Amendments affecting all Vacant Buildings – Schedule A or B**		
1. Conditions related to security and safety that could be improved at <u>all</u> vacant buildings: a. Vehicles stored on the property are subject to squatting b. Vehicles stored on the property are subject to fire-related events b. Storage of combustible materials on the exterior yards or accessory buildings are subject to fire-related events.	• **Prohibit the storage of combustible materials anywhere on a VB Property.** • Amend Schedule A to prohibit the storage of combustible materials anywhere, including on the exterior yards or other accessory structures.	• Minimize or eliminate possible fire/arson risks

	• **Prohibit the overnight parking or storage of any vehicle on the VB Property**
	  • Vehicles that are not derelict will no longer be allowed to be parked or stored.
	  • No 30-day requirements like NLB
		• Minimize opportunity for arson risk or other activities

Problem	**Proposed Solution / Options**	**Benefits**
• **Applicable to the owners of Problematic Vacant Buildings that have been subject to two or more security breaches or one fire event.** • **Amendments affecting Problematic Vacant Buildings – Schedule B Part 3**		
2. Conditions related to security and safety that could be improved at problematic vacant buildings only: a. Building conditions may have deteriorated to effectively secure the building. b. Existing boarding specifications in ***Part 2 of Schedule B – Security Requirements*** of the VBB are inadequate and are breached by external parties. c. Squatting or loitering of unauthorized individuals on the property causes for an increase in calls to WPS and may also lead to fire-related events or other by-law violations d. Owners are not engaged in the security responsibilities of their property which allow for problems to occur undetected for long periods of time. **e.** Heavy reliance on enforcement and emergency services to respond to and correct security breaches to the vacant building instead of maintaining their building on their own.	• **Introduction of second level of enhanced boarding specifications** ○ Increase thickness of Boards, use of 2x4 bracing, use of torx and hex screws.	• Improves physical security of a vacant building

	• **Requirement to conduct foot security patrols**
	  ○ For each patrol, it will be expected to walk the full perimeter of the property, checking the security fence (if installed), structure, and property in general to identify and remedy any security or by-law issues.
	  ○ Produce any documentation to demonstrate compliance with this requirement upon request of an enforcement officer.
		• Makes it abundantly clear and verifiable that the owner must be engaged with the security of their property.
		• Improves early identification of issues and time for owners to correct.

	• **Requirement to install a security fence** ○ Where there are circumstances that make it difficult to effectively secure a vacant building, a security fence may be ordered to create an added layer of security.	• Creates an additional security barrier between the vacant building and public access • Makes it abundantly clear that access is restricted

	• **Requirement to install security cameras**
	  ○ Requirement to install Security Cameras to deter activity at high-priority locations
	  ○ Assist in identifying individuals for potential criminal action.
		• May capture images of individuals that may have committed a criminal act such as arson that may aid in any criminal investigation.

	• **Requirement to install motion sensor flood lighting** ○ Requirement to install motion sensor flood lighting to deter activity at high-priority locations.	• Additional deterrent factor. • Increase community monitoring capacity.

	• **Prohibit unapproved entry and continued occupancy on the property of a VB**
	  ○ Prohibit entry onto the property or continuing to allow the presence of individuals, other than the owner, on the property.
	  ○ Includes the requirement to install signage to this effect.
		• Police can enforce a city compliance order in the absence of a complainant or a property occupant
		• Minimize any risks related to trespassers at a VB property.