



Property Standards Bylaw- Vacant and Heritage Properties

By: Anastasia Abrazhevich, Assistant
Heritage Planner, City of Brampton

Vacant Heritage Property Standards Bylaw

- ▶ Every vacant, unoccupied or damaged building shall be protected against risk of fire and to prevent entrance to unauthorized persons.
- ▶ This includes:
 - ▶ Boarding - ½ inch plywood
 - ▶ All boarding used on windows and doors shall be painted using exterior grade paint in matte black
 - ▶ Interior doors fixed ajar at least 4 inches to allow air to circulate or alternate measures to secure openings.
 - ▶ The exterior should be maintained to prevent moisture penetration and damage from elements that may have an adverse impact on the Heritage Attributes.
 - ▶ Ensure all utilities are disconnected
 - ▶ (1) Post a “no trespassing” sign on all exterior elevations including all points of access to the Property
 - ▶ (2) Post a heritage notice that complies with City planning application graphics and signage standards.

Additional Security Measures

- ▶ (1) Lock all doors and windows and ensure ongoing maintenance
- ▶ (2) Close all basement hatches, openings, windows and walkways
- ▶ (3) Remove ladders, tools and equipment
- ▶ (4) remove rubbish, garbage, parts of vehicles and other equipment, discarded furniture , appliances, machinery and debris for inside building and structures around property.
- ▶ (5) All floors on first floor must be rendered inaccessible
- ▶ (6) Significant trees, plantings, grass, lawns, flower beds, bushes, vines and other vegetation on grounds surrounding vacant heritage buildings and structures shall be maintained and protected at all times.
- ▶ (7) Chain off driveways and all other direct means of vehicular access to the property while still permitting authorized vehicular and emergency access when necessary.
- ▶ (8) Temporary metal security fencing may be required around the perimeter of a vacant heritage property (shall be 2 meters in height above grade).



Heritage Property Standards Bylaw

▶ Alterations of Heritage Attributes

- ▶ No Owner shall alter the Property or permit the alteration of the property if alteration is likely to affect the property's heritage attributes unless the Owner has acquired a heritage permit or other form of written consent from the city.

▶ Repair or Replacement of Heritage Attributes

- ▶ To maintain heritage attributes repair is always preferable to removal or replacement the Heritage attributes shall be repaired in a way that:
 - ▶ (1) minimizes damage to Heritage attributes
 - ▶ (2) maintains the design, finish, form, appearance, colour, texture, grain, and other distinctive features and qualities of heritage attributes
 - ▶ (3) is consistent with recognized conservation standards, best practices and processes for the conservation of built heritage resources.

Heritage Attributes

- ▶ Property Standards Bylaw
- ▶ 46.1 In addition to all the requirements and minimum standards for the maintenance, and security of Property set out in this Part IX and elsewhere in this By-law, the Owner of a Heritage Property shall:
 - ▶ (1) maintain, preserve and protect the Heritage Attributes to maintain the heritage character, visual and structural heritage integrity of the Building or structure;
 - ▶ and (2) maintain the Property in a manner that will ensure the ongoing protection and preservation of the existing Heritage Attributes.

Current Initiatives regarding Property Standards for Designated Properties

- ▶ The Heritage Tax Incentive Program, Heritage Permit, Designated Heritage Incentive Grant Programs are current initiatives that the Heritage department is promoting to assist with the upkeep of designated heritage properties and to ensure compliance with the Property Standards Bylaw.
- ▶ The Designated Property Standards Review will be an annual exercise to review all designated heritage properties in Brampton and ensure that property standards are maintained, and properties are being kept in good condition.

Conclusion

- ▶ The Property Standards review exercise for all designated Heritage Properties in Brampton is necessary to ensure compliance with Property Standards bylaw and to prevent demolition by neglect.
- ▶ From our findings, about 4-6% of the designated properties in Brampton have notable property standards deficiencies.
- ▶ A report to the Brampton Heritage Board on these deficiencies including a list of vacant heritage properties will be provided at a future date.