

Community Standards Bylaw

Proposed Updates

Overview

- 1. Purpose of Community Standards Bylaw (regarding vacant premises)**
- 2. Why Update? ‘Strengthen the bylaw’ in securing vacant premises**
- 3. Key Bylaw Updates**
- 4. New Bylaw Schedules**
- 5. Next Steps**

Purpose of Community Standards Bylaw

Regarding vacant premises, which include lots & buildings in which lawful occupancy has ceased:

The Community Standards Bylaw seeks to limit/inhibit/prevent:

- trespassing, unauthorized occupancy
- vandalism, property damage
- nuisances, unsightliness
- fires
- illegal dumping
- impacts on adjacent properties

Why Update the Community Standards Bylaw?

The current Bylaw requires 'one or more' of these measures to secure vacant buildings/lots:

- securing window, door & other openings ('boarding up')
- fencing
- security alarm system
- security guard(s)
- exterior lighting
- other measures & devices as required by 'Inspector'
 - *Inspector: Bylaw Enforcement Officer, Chief Building Inspector, Fire Chief, others designated by Council*

Why Update the Community Standards Bylaw?

To better address trespassing, damage & fire concerns, the Bylaw needs to be strengthened to require that vacant premises, with vacant buildings, be:

1.) boarded up and 2.) fenced

The Inspector may also require:

- security alarm & monitoring system
- security guard(s)
- exterior lighting
- other measures & devices as required by the Inspector

Key Bylaw Updates

- **New 'Vacant Premises' & updated 'Inspector' definitions (Section 30)**
- **Updated Section 7: require vacant premises, with vacant buildings, to be 1.) secured & 2.) fenced, among other possible securing methods as directed by the Inspector.**
 - Temporary construction fencing OK for redevelopment properties, for 3 years (chain link is default requirement)
- **New Section 8: require vacant premises, without vacant buildings & to be redeveloped, to be fenced, among other possible securing methods as directed by the Inspector.**
 - Vacant premises without vacant buildings, & not subject to redevelopment, may need to be fenced, as required
- **Schedules A & B: vacant premises securing & fencing requirements (next slide)**
- **Other updates:**
 - 27: City may seek a remedial action to remedy a hazardous condition or declared nuisance under the authority of the *Community Charter*.
 - 13: The Inspector may require unoccupied buildings (to be re-occupied) to be fenced & secured if necessary

Schedule A: Securing Requirements

SCHEDULE A: VACANT PREMISES SECURING REQUIREMENTS

Securing Measures:

- All openings in the basement, first floor doors and windows, and any point of entry accessible from a porch, fire escape or other potential climbing point shall be barricaded with plywood, 2 x 4 braces, carriage bolt sets, and nails. Particle board, wafer board, Masonite, or other similar material shall not be used for purposes of boarding up a building.
- Openings that are 10' from ground level which are not accessible from a porch, fire escape, roof or other climbing point do not need to be secured unless any of the following conditions exists:
 - (a) openings are unlockable, or (b) openings are visibly broken or damaged. Where (a) or (b) are met, the openings may be secured from within the structure with a single piece of plywood.
- Where the structural or environmental conditions exists and it is not safe to secure the opening from the inside, the opening shall be secured from the exterior with the plywood fitted flush and tight to the perimeter, rests snugly against the exterior frame butting up to the siding on wood frame building, or in the case of brick buildings, up to the brick molding edge.
- All secured exterior openings (windows and doors) will be painted flat black in colour, as required by the Inspector.
- The structure shall be posted with a NO TRESPASSING sign at the completion of the board-up.
- Contact the Langley City Fire Rescue Service for an inspection of installed security measures. Inspections can be requested at 604-514-2880 or via email at fireinfo@langleycity.ca, and photographic proof of completion must be provided.

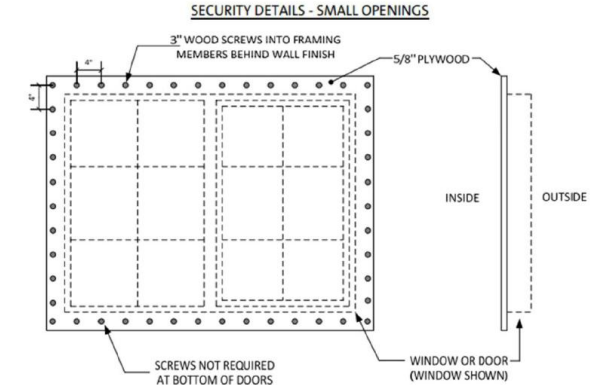
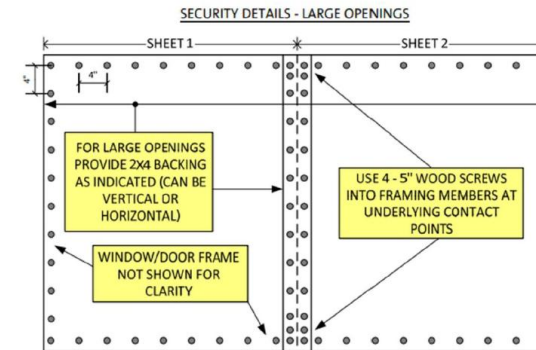
Required Materials:

1. 5/8" plywood.
2. Braces – 2 x 4 lumber.
3. 3" wood screws for securing plywood to building frame.
4. 5" wood screws for securing 2 x 4 bracing to building frame.

Barrier Assembly:

1. Applying barriers is accomplished with carpenters and appropriate tools and supplies.
2. Plywood shall be cut to fit over the window and door openings, so that the outside edges extend past the underlying building framing members.
3. Plywood shall be installed on the interior side of the opening.
4. 2 x 4 braces, when required, shall be cut to fit the horizontal or vertical dimension of the plywood.
5. All plywood edges shall be secured into building framing members with 3" wood screws at 4" on centre.
6. 2 x 4 bracing ends shall be secured into building framing members with 4 - 5" wood screws. For buildings that require access by authorized personnel, a single door that is visible from the street may be secured using a solid core wood or steel door. There shall be no windows or other openings in this door. The door shall be securely locked using a padlock and hasp assembly that is bolted through the door. The lock loop portion of the hasp is attached to the door frame using a minimum of 3-inch-long wood screws.

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Schedule B: Fencing Requirements

SCHEDULE B: VACANT PREMISES FENCING REQUIREMENTS

Security Fencing Requirements:

For premises that are using temporary or chain-link fencing as permitted by this bylaw, the following requirements must be met at installation and maintained throughout the entire time period that the fencing is used to secure the premises from unauthorized entry.

- Fencing shall be a minimum of 6 feet or 1.8 m in height along the entire length of the fencing, and have at least one locked or bolted gate or access point into the premises for maintenance and inspection purposes.
- Fencing shall create a continuous, upright and level barrier that encircles and discourages unauthorized entry to the premises and all structures.
- Fencing shall be placed along applicable property lines wherever possible.
- Temporary fencing panels shall be connected together at a minimum of two points (including the top and midpoint of panels), and fence panels shall be bolted together with nuts mounted on the inside of the fence.
- Cross section fence panels shall be installed between temporary fencing panels or sections of temporary fence panels, located within the fence line and on the subject premises and as required to provide lateral stability, to ensure the fence stays upright and connected during inclement weather or disturbance.
- Chain link fencing shall be installed with concrete fence post foundations.
- A NO TRESPASSING sign(s) shall be posted on each fence segment that fronts a City street or other public right-of-way.
- Contact the Langley City Fire Rescue Service for an inspection of installed fencing. Inspections can be requested at 604-514-2880 or via email at fireinfo@langleycity.ca, and photographic proof of completion must be provided.

Required Fencing Materials:

- Chain link fencing minimum standard is galvanized steel mesh and posts, unless otherwise specified by the Inspector.
- Temporary fencing shall consist of 'see through' steel mesh fence panels. Examples include temporary fencing typically used for securing construction and event sites.



Temporary fence panels shall be connected at the top of fence panels and bolted together at the midpoint, between the top and bottom, of the panels, and cross panels shall be used to provide lateral stability.

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Next Steps

1. **March 23: Introduce proposed draft Community Standards Bylaw updates**
 - **for Council feedback prior to introducing Bylaw for readings**
2. **Further review & refinement, potential supporting docs for redevelopment properties**
3. **Review (& update as required) fines in Municipal Ticket Information System Bylaw**
4. **April: Updated Community Standards Bylaw for 3 readings, adoption (& fines as required)**

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