

Authority: Planning and Transportation Committee Report No. 4, Clauses Nos. 1 and 5,  
as adopted by City of Toronto Council on June 22, 23 and 24, 2004  
Enacted by Council: June 24, 2004

**CITY OF TORONTO**

**BY-LAW No. 559-2004**

**To amend Municipal Code Chapter 629, Property Standards, to revise front yard landscaping requirements and make amendments identified by enforcement experience, and to repeal former City of Toronto Municipal Code Chapter 15l, Buildings, Vacant.**

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Chapter 629, Property Standards, of The City of Toronto Municipal Code is amended as follows:
  - A. By adding the following:

**§ 629-5.1 Emergency contact sign.**

    - A. The owner of a multiple-dwelling shall cause a sign to be posted and maintained in a prominent place in the front lobby or entrance of the building.
    - B. The sign shall indicate, in lettering not less than 12.7 millimetres in height, the current name, address and telephone number of the owner, manager or other person responsible for the property and the name and telephone number of the authorized person to contact in the case of an emergency on a twenty-four hour basis.
    - C. The telephone numbers listed on the sign shall be numbers that do not result in a charge back fee on the telephone bill for the telephone service used to call the listed telephone number.
    - D. If there is a change in the information displayed on the sign, the sign shall be revised to reflect the change within one week of the change.
  - B. Section 629-11 is amended as follows:
    - (1) By amending Subsection A by deleting “provided with” and substituting “have”.
    - (2) By adding the following:
      - A.1. Despite Subsection A, the front yard of a residential property, other than a multiple-dwelling or a mixed-use building, shall be maintained as follows:
        - (1) Graded so as to prevent recurrent ponding of water and direct the surface water away from the building.

- (2) Not used or maintained for parking purposes, except for the areas required or permitted to be used for parking under any applicable zoning by-law or permitted to be used for parking by a minor variance to a zoning by-law or an agreement with the City.
  - (3) Landscaped, so as to prevent unstable soil conditions or erosion, with any combination of the following:
    - (a) Trees, shrubs, grass or flowers;
    - (b) Decorative stonework, walkways or screening; and
    - (c) Any other horticultural or landscape-architectural elements.
  - (4) If paving is permitted as landscaping under the provisions of a zoning by-law, any hard surface paved area must be separated from adjacent driveways and walkways with a physical barrier, not less than 150 millimetres above grade.
- C. Section 629-21B is deleted and the following substituted:
- B. All windows in a dwelling unit that are capable of being opened shall be fitted and equipped with screens that are maintained in good repair and free from defects and missing components.
- D. Section 629-22 is amended as follows:
- (1) Section 629-22C is amended by deleting “be provided with” and substituting “have”.
  - (2) Section 629-22D is amended by deleting “provided” and substituting “equipped”.
  - (3) Section 629-22E is amended by deleting “provided” and substituting “installed”.
- E. Section 629-29 is amended as follows:
- (1) Section 629-29A(1) is amended by deleting “provided” and substituting “equipped”.
  - (2) Section 629-29C is deleted and the following substituted:
    - C. If exit doors are used as an exit from a multiple-dwelling containing 10 or more dwelling units, the doors shall be so arranged as to be readily opened without the use of a key in the direction of exit travel, and the exit doors shall be of a type easily identified and operated even in darkness.
  - (3) Section 629-29H is amended by deleting “be provided with a door and” and substituting “have a door that is”.

- F. Section 629-30C is amended by deleting “be provided with” and substituting “have”.
- G. Section 629-33A is deleted and the following substituted:
- A. Every dwelling unit shall have a separate and secure mail box or mail receptacle that is maintained in good repair at all times.
- H. Section 629-34 is amended as follows:
- (1) Section 629-34B is amended by deleting “provided with” and substituting “connected to”.
- (2) Section 629-34C is amended by deleting “be provided with” and substituting “have”.
- I. Section 629-35B is amended by deleting “provided” and substituting “installed”.
- J. Section 629-36A, B and C are deleted and the following substituted:
- A. Adequate artificial light required to maintain the level of illumination shall be provided at all times.
- B. For the purposes of this chapter, the following levels of illumination shall apply:
- (1) For interior lighting of a building area, the level of illumination specified for the area in the Ontario Building Code.
- (2) For exterior lighting for parking lots, walkways, stairs, porches, verandas, loading docks, ramps or other similar areas, a minimum level of illumination of 10 lux, (0.90 foot-candle) at ground or tread level and at angles and intersections at changes of level where there are stairs or ramps.
- K. Section 629-37 is amended as follows:
- (1) Section 629-37A is deleted and the following substituted:
- A. All plumbing systems shall be maintained so that:
- (1) All drain, waste and vent piping, plumbing fixtures and appurtenances contained in the plumbing system are connected to a sanitary sewage system;
- (2) All water piping is connected to the municipal water service system; and

- (3) The plumbing system is kept in good working order, free from leaks or defects, protected from freezing and kept in a clean and sanitary condition.
- (2) Section 629-37B is amended by deleting “be provided with” and substituting “have”.
- (3) Section 629-37C is deleted and the following substituted:
- C. In every dwelling unit, all hot water shall be supplied at a temperature of not less than 45 degrees Celsius and not more than 60 degrees Celsius.
- (4) Section 329-37D is amended by deleting “be provided with” and substituting “have”.
- (5) Section 329-37H is amended by deleting “be provided with” and substituting “have”.
- L. Section 629-38B is amended by deleting “be provided with” and substituting “have”.
- M. Section 629-40B(2) is repealed and the following substituted:
- (2) The remaining portion of the wall and the column from floor level to a height of 60 centimetres shall be painted black.
- N. Section 629-41D(2) is amended by deleting “be provided with” and substituting “have”.
- O. Section 629-42G is deleted and the following substituted
- G. A safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one metre on both sides of the frame and to a height of three metres above the floor or to the soffit above the bulkhead over the door, shall be coloured green to match the colour indicated by number 14193 in Federal Standard 595B COLORS, dated July 1994, 7690-01-162-2210 Fan Deck.
2. Chapter 15I, Buildings, Vacant, of the former City of Toronto Municipal Code is repealed.

ENACTED AND PASSED this 24th day of June, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)