

Analysis and Options

NO.	CURRENT STATE	RECOMMENDATION	INTENDED IMPACT
1	<p>The City has a Property Standards By-law which covers a wide range of property maintenance standards, including requirements for landlords to provide heating systems and drinkable water for tenants.</p> <p>The By-law also provides for the City to issue orders to comply and for a system to appeal such orders through the Property Standards Appeal Committee (PSAC).</p>	<p>To establish a separate “Vital Services By-law” that defines which vital services must be provided and to what degree. The by-law is intended to expedite the path to compliance, and also includes a system of administrative penalties.</p> <p>“Vital Services” under the proposed new by-law will include heating, cooling, hot and cold drinkable water, electricity, and gas.</p>	<p>To help ensure that the City’s tenant-residents have adequate heating, cooling, drinkable water, and energy, and that when these are not provided, the City can issue orders and penalties to landlords to obtain compliance in a timely manner.</p>
2	<p>The Property Standards By-law states that landlords must have a heating system that is capable of heating the air to 21 degrees Celsius but does not currently have provisions with respect to cooling systems.</p> <p>Many buildings have systems that can only provide heating or cooling, but not both to individual units; these building-wide systems must be set to one or the other. In such buildings, changing from heating to cooling, or vice versa, is a process that takes time and is most often accomplished through a contractor. Therefore, in these buildings, it is not possible to adapt to sudden and extreme temperature fluctuations.</p>	<p>To introduce provisions, through the Vital Services By-law, that would require multi-residential buildings to either provide cooling, through a capable system, that maintains temperatures in dwellings to no more than 26 degrees Celsius, or a “cooling room” for residents, that can be maintained at that or a cooler temperature.</p> <p>The by-law is proposed to give tenants the ability to heat their units to the minimum temperature of 21 degrees, between September 16th and May 14th, and to cool their units to a temperature not to exceed 26 degrees, between May 15th and September 15th.</p>	<p>To help ensure that residents have access to cooling, at the recommended temperatures, either through a centralized system that regulates their units, or through access to a “cooling room”. The proposed provisions are intended, in particular, to protect those who are most vulnerable to extreme temperatures.</p>

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3	The introduction of a Vital Services By-law would create some redundancies in the Property Standards By-law that would have to be addressed.	Amend the Property Standards By-law to eliminate redundancies by dealing with the provision of vital services under the proposed by-law and maintenance matters under the former, including explicit language requiring cooling systems, where they exist, to be maintained and capable of providing the maximum temperature of 26 degrees.	To ensure authorities for enforcement are clear when dealing with matters concerning the maintenance of mechanical systems and the provision of vital services.