

Previous Council Direction and Background

Previous Council Direction

On 2018 March 19, a Notice of Motion was moved by Councillor Farrell (seconded by Councillor Carra). That with respect to Notice of Motion C2018-0300, the following be adopted:

NOW THEREFORE BE IT RESOLVED That City Council directs City Administration, through consultation with industry representatives and advocacy organizations, to evaluate expanding the scope of the Building Maintenance Bylaw to include maintenance of building structures; AND FURTHER BE IT RESOLVED that City Administration returns to City Council through the Standing Policy Committee on Planning and Urban Development, with a scoping report and risk matrix, no later than the end of Q4 2018.

PUD2018-1369 report was prepared and the 2018 December 3 SPC on Planning and Urban Development minutes state:

Moved by Councillor Farrell

That with respect to Report PUD2018-1369, the following be approved:

That the Standing Policy Committee on Planning and Urban Development recommends that Council:

Allow sufficient time for Administration to review the effectiveness of the Building Maintenance Bylaw and direct Administration to provide a monitoring report to Council through the SPC on Planning and Urban Development no later than Q3 2020 and a final evaluation report with a scoping report, risk matrix and amendments if required through the SPC on Planning and Urban Development no later than Q1 2022.

This report was then on the consent agenda of the 2018 December 17 Regular Meeting of Council and the motion was carried.

Background

The purpose of this monitoring report is to provide an update on the implementation progress of the Building Maintenance Bylaw. The bylaw came into effect on 2017 January 1. The intent is to establish an acceptable minimum level of safety which can be applied to all tall buildings. The bylaw needed to be something building owners could comply with and show value in protecting the public by avoiding high consequence events related to material falling off of buildings.

The bylaw applies to buildings that are five storeys or greater and over 10 years old. These buildings require visual assessments on exterior walls and roofs for necessary repairs every five years. A phased approach was used to implement the bylaw, where the oldest buildings must complete their visual assessments first, since these are typically a higher risk:

Program Year	Due date of completed assessments	Building age as of 2016 January 1	Number of buildings in this category
1	2018 January 1	> 45 years old	289
2	2019 January 1	> 25 years old and up to 45 years old	215
3	2020 January 1	> 15 year old and up to 25 years old	36
4	2021 January 1	> 10 years old and up to 15 years old	46
5	Starting 2022 January 1 on the 10 th anniversary of the occupancy permit issuance	Up to 10 years old	88
Total:			674