



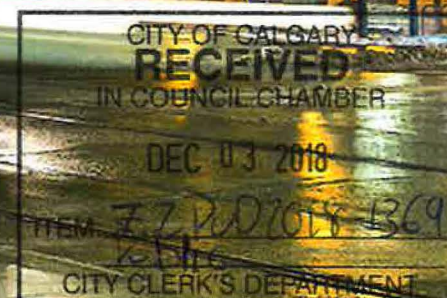
Calgary



Standing Policy Committee on Planning and Urban Development Building Maintenance Bylaw Update

PUD2018-1369

December 3, 2018



March 19, 2018 Council Direction

- Consult with industry representatives and advocacy organizations
- Evaluate expanding the scope of the Building Maintenance Bylaw to include maintenance of building structures; and
- Return 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.

Stakeholder Consultation Results

- Building owners, managers and operators
 - Early on in the implementation of the Building Maintenance Bylaw
 - Structural review would better protect the building, but would be costly
 - Evaluating a building is highly specialized work, understanding the risk factors is critical in order to properly evaluate a building
 - A risk matrix for use by non-technical people could cause confusion

Stakeholder Consultation Results

- Tenants & Tenants Rights Groups – Listen & Learn
 - Tenants do not have safety information made available to them for their own building
 - Participants were not aware of the Building Maintenance Bylaw
 - Evacuation event was well managed, but more streamlined communication is needed for occupants post evacuation
 - A staggered evacuation or re-entry plan would have helped tenants gather more belongings

Conclusion

- Data collection and analysis is required to determine what changes are required for the Building Maintenance Bylaw
- Stakeholders support evaluating the effectiveness of the bylaw, in collaboration with Administration, over the full bylaw implementation period (2018-2021)
- Simple, easily understood information on building safety needs to be available for existing and potential occupants
- Tenants and the public play an important role in reporting concerns to The City

Recommendation

- 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.