

Improving the Effectiveness of the Standards of Maintenance By-law

June 2024



"Improving the Effectiveness of the Standards of Maintenance By-law" motion:

- Address non-compliance
- Consider raising the minimum and maximum fines
- Consider shortening the period of time in which the City can carry out necessary work
- Consider measures to prevent harms caused by heat waves
- Consider the impact of these measures on building closure

Staff memos:

- "Updates to Extreme Heat Response Plans for 2022."
- "Improving the Effectiveness of the Standards of Maintenance By-law."

- Stakeholders consulted:
 - Private and non-profit SRO owners and operators;
 - Rental market owners and developers;
 - Tenant support advocacy groups;
 - Vancouver Coastal Health; and
 - Residential Tenancy Branch.

- Jurisdictional scan:
 - Toronto
 - Montreal
 - Victoria
 - New Westminster
 - Seattle
 - San Francisco
 - New York City

- Increase maximum fines a court could impose from \$10,000 to \$50,000 for SOM offences
- Increase the minimum fines a court could impose from \$500 to \$1,000 for life-safety SOM offences
- Make life-safety SOM offences ticketable, enabling Property Use Inspectors to issue Municipal Ticketing Informations (MTIs)
- Reduce the number of days upon which the City may step in to carry out the necessary work at the expense of the owner from 60 days to 30 days

- Request that Council ask the Province of British Columbia to amend the *Vancouver Charter* to allow regulation of maximum indoor air temperature
- Require lodging houses post a notice of the nearest accessible cooling centre
- Ensure that openable windows remain operable
- Require snow to be removed from accessible parking stalls



THANK YOU