

Community Development and Recreation Committee – Item 6.4

Considered by City Council on June 19, 20 and 22, 2007

CD6.4	AMENDED		Policy	
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Use of Residential Fire Sprinklers in New Housing Projects

City Council Decision

City Council on June 19, 20 and 22, 2007, adopted the following motions:

1. Fire Services staff work with the Toronto Community Housing and other non-profit housing corporations to promote the life safety benefits of residential fire sprinklers and the ability to reduce the potential release of toxic smoke into the air caused by fire.
2. Fire Services explore with Toronto Community Housing the most cost effective method to install Residential Fire Sprinklers.
3. City Council require all new residential housing projects or projects with major renovations which are either funded through the Affordable Housing Program being constructed by the Toronto Community Housing Corporation, including the redevelopment of Regent Park, or have any assistance by the City of Toronto or its Agencies, Boards and Commissions, to have residential sprinklers, and further, the request for including residential fire sprinklers in the design of future City-funded affordable homes be referred to the 2008 Budget process.
4. City Council request the provincial government to pass Bill 2, Home Fire Sprinkler Act, 2005, requiring that fire sprinkler systems be incorporated into the construction of all new residential buildings, as soon as possible, and to strike a Committee with the Toronto Fire Chief to investigate the use of residential fire sprinklers in all new housing in Toronto.
5. Until the Province changes the legislation to mandate fire sprinklers in residential buildings, the Fire Chief be directed to work with the Toronto Building and City Planning Divisions to secure fire sprinklers in private and public residential buildings as applications make their way through the planning process.

6. City Council request the City Solicitor to review whether there are opportunities for the City of Toronto to mandate the use of residential sprinklers in new housing projects and report to the Executive Committee.
7. The Fire Chief and the Director of Affordable Housing Development report back on:
 - a. the projected annual costs in 2008 and beyond of installing fire sprinklers in City funded affordable homes; and
 - b. the results of an analysis of design features which may be changed in order to offset the increased capital cost of including residential sprinklers in affordable housing projects.
8. Fire Services and the Affordable Housing Office research the most cost-effective method to install residential fire sprinklers.

(May 22, 2007) report from Fire Chief, Toronto Fire Services

Committee Recommendations

The Community Development and Recreation Committee recommends that:

1. Fire Services staff work with the Toronto Community Housing and other non-profit housing corporations to promote the life safety benefits of residential fire sprinklers and the ability to reduce the potential release of toxic smoke into the air caused by fire;
2. Fire Services explore with Toronto Community Housing the most cost effective method to install Residential Fire Sprinklers;
3. City Council require all new residential housing projects or projects with major renovations which are either funded through the Affordable Housing Program being constructed by the Toronto Community Housing Corporation, including the redevelopment of Regent Park, or have any assistance by the City of Toronto or its Agencies, Boards and Commissions, to have residential sprinklers;
4. City Council request the provincial government to pass Bill 2, Home Fire Sprinkler Act, 2005, requiring that fire sprinkler systems be incorporated into the construction of all new residential buildings, as soon as possible, and to strike a Committee with the Toronto Fire Chief to investigate the use of residential fire sprinklers in all new housing in Toronto; and
5. until the province changes the legislation to mandate fire sprinklers in residential buildings, the Fire Chief be directed to work with the Toronto Building and City Planning Divisions to secure fire sprinklers in private and public residential buildings as applications make their way through the planning process.

Financial Impact

There are no financial impacts on Toronto Fire Services to advocate the use of residential fire sprinklers to reduce injuries and fatalities by fires in residential buildings.

Summary

Toronto Fire Services is committed to achieving a high level of public safety. Although residential sprinkler systems in residential occupancies will most importantly save many lives, the following additional benefits can be expected:

- significant reductions in property losses;
- reduced impact on the environment due to limited release of toxic and other hazardous combustion products; and
- reduced construction costs due to offsets.

Advocating for their use also provides an opportunity for the City to show leadership on the issue of fire safety.

Background Information

cd6.4

<http://www.toronto.ca/legdocs/mmis/2007/cd/bgrd/backgroundfile-3942.pdf>

Council also considered the following:

- Report (June 15, 2007) from Toronto Fire Services. (CD6.4a)
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Decision Advice and Other Information

The Community Development and Recreation Committee requested:

- a. the Fire Chief and the Director of Affordable Housing Development, in consultation with any other City Divisions, Agencies, Boards and Commissions as may be necessary, to submit a report to City Council on June 19, 2007, on the cost of the housing projects that are on-going right now, how the policy in Committee Recommendation 3. can be achieved and the requirements of the additional funding that may be needed; and
- b. the Fire Chief, in consultation with the Chief Building Official/Executive Director, Toronto Building, and the Chief Planner and Executive Director, City Planning, to submit a report to City Council on June 19, 2007, on Committee Recommendation 5.