

Attachment 3: Summary of Compliance Analysis Study Findings

Findings for Integrated Cooling Systems

Capital and operating costs:

- Dwelling unit-level capital costs for integrated cooling systems range from ~\$16,000-\$36,000. See Attachment 4 for a summary of capital cost findings.
- Paying off the capital cost of integrated cooling systems could translate to a cost of \$200 - \$350 per dwelling unit per month for a rental housing provider (depending on electrical upgrades and the size of dwelling units).
- The operating costs for integrated cooling systems are between \$100 - \$200 per dwelling unit per year. These systems can reasonably be expected to last for 20 years.

Installation timelines:

- Installation timelines for integrated cooling systems vary greatly, largely depending on whether power upgrades are needed.
- In scenarios where power upgrades are not needed in a building, the expected timeframe for installing an integrated cooling system throughout a building (after the time it takes to finance, procure and ship equipment, subject to market availability) is estimated to be between 3 – 5 years.
- In scenarios where a power upgrade is needed in a building however, the expected timeline for installation extends to approximately seven to ten years (after the same additional time inputs).
- Due to bottlenecks in the electrical upgrade process for integrated cooling options at an individual building level, widespread electrical upgrades across multiple buildings could push these timelines significantly longer.

Table 1: Integrated Cooling System Costing by Building Archetype

Building Archetype	Cost per Building	Cost per Dwelling Unit
Single-family home	~\$16,000 - \$21,000	~\$16,000 - \$21,000
Low-rise multi-unit residential building (40 dwelling units)	~\$888,000 - \$1,459,000	~\$22,000 - \$36,000
High-rise multi-unit residential building (150 dwelling units)	~\$2,846,000 – \$4,379,000	~\$19,000 - \$29,000

Attachments to Follow Up on 2026.EX31.2: Framework for Implementing a Maximum Indoor Temperature By-Law

Findings for Individual ACs

Individual AC units are not expected to provide full cooling to a rental unit when installed in only one room. They can generally keep that one room from overheating, but attached rooms can still overheat. However, individual AC units can be installed quickly, and can act as a stop-gap solution for a longer phased installation of full cooling. Cooling even one room provides important health benefits.

Capital and operating costs:

- Dwelling unit-level capital costs of individual AC units are an estimated ~\$1,000¹ when installed in one room. See Attachment 4 for a summary of capital cost findings.
- Considering individual AC units, the study found that paying off the capital cost of individual AC units could translate into a cost of \$11 per AC unit per month for rental housing providers, assuming a 10-year amortization and 5% interest rate.
- This cost would scale up linearly depending on the number of AC units installed in a dwelling unit (e.g., installing two AC units would double the capital cost per dwelling unit). For an owner of several buildings, this one-time expense could cost into the millions.
- The operating costs for individual AC units is between \$100 - \$200 per dwelling unit per year. These systems can reasonably be expected to last for 10 years.

Installation timelines:

- Installation timelines for individual ACs were not analyzed in detail through the study, as these are expected to be straightforward (they do not require design, permitting, or skilled labour to install).
- When individual AC units are installed in each room in a dwelling unit, in scenarios where an electrical upgrade is needed, potential timelines could be two to three years.

Table 2: Individual AC Costing by Building Archetype²

Building Archetype	1 AC Unit per Dwelling Unit		1 AC Unit per Room in Dwelling Unit	
	Cost per Building	Cost per Dwelling Unit	Cost per Building	Cost per Dwelling Unit
Single-family home	~\$1,000	~\$1,000	~\$3,000 - \$4,000	~\$3,000 - \$4,000

¹ The City's cost for supply and installation of portable air conditioners under the Air Conditioner Assistance Program is approximately \$550 per unit, excluding taxes. This pricing was achieved through a competitive, multi-year bulk procurement process that secured both equipment and installation services from a qualified vendor. As a result, the City was able to obtain pricing that may not otherwise be available to individual homeowners purchasing and arranging installation on their own.

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Building Archetype	1 AC Unit per Dwelling Unit		1 AC Unit per Room in Dwelling Unit	
	Cost per Building	Cost per Dwelling Unit	Cost per Building	Cost per Dwelling Unit
Low-rise multi-unit residential building (40 dwelling units)	~\$40,000 - \$46,000	~\$1,000	~\$108,000 - \$124,000	~\$3,000
High-rise multi-unit residential building (150 dwelling units)	~\$150,000 - \$173,000	~\$1,000	~\$405,000 - \$466,000	~\$3,000

For full Compliance Analysis Study Results (prepared by third-party vendor, Introba), please refer to Attachment 2 of the report.