

THE REGIONAL MUNICIPALITY OF YORK

Housing York Inc.
April 12, 2006
Report of the
General Manager

HOUSING YORK INC. EMERGENCY POWER PLAN ANNUAL REPORT

1. RECOMMENDATION

It is recommended that:

1. The following report be received for information.

2. PURPOSE

The purpose of this report is to provide information to the Board on the progress that has been made with respect to the Emergency Power Plan Proposal that was approved by the Board on December 8, 2004. *Attachment 1* provides a detailed list of recommended emergency power upgrades.

3. BACKGROUND

The wide spread power outage that occurred in August 2003 provided an opportunity to examine the operation of the Housing York Inc. (HYI) housing portfolio in a long-term power outage situation. While all the buildings complied with existing regulatory requirements, the long term power outage created situations that seriously challenged residents, particularly senior citizens and those who were frail and/or physically challenged. As a result, the Board approved a number of recommendations that would result in improved performance during local or wide-spread power outages.

The recommendations were as follows:

- All buildings be equipped to have the capacity to operate the emergency lighting and fire exit signage for a minimum of one hour.
- Any building over four stories be equipped with emergency generator power to operate the emergency lighting, fire alarm system and permit at least one elevator to operate on a continuing basis during a power outage.
- In circumstances where buildings of four stories or less house a significant portion of residents designated as frail, elderly, or physically challenged, the elevators should also have the capacity of being powered on an ongoing basis by an emergency generator.

4. ANALYSIS AND OPTIONS

In 2005, the first stage of the upgrade was completed with the upgrading of the emergency lighting battery packs in seven buildings, including:

- North View Court, 37 North Street, Sutton
- Oxford Village, 84 Oakridge Court, Holland Landing
- Fairy Lake Gardens, 474 Eagle Street, Newmarket
- Orchard Heights Place, 55 Orchard Heights, Aurora
- Nobleview Pines, 48 Wilsen Road, Nobleton
- Kingview Court, 90 Dew Street, King City
- 275 Woodbridge Avenue, Woodbridge

The coupling of this initiative with the installation of energy saving LED exit lighting in these locations permitted many of the buildings to exceed the one hour expectation.

Five other buildings were scheduled to have the battery capacity upgraded in tandem with the modifications to accommodate hook ups for portable emergency power generators. These buildings are scheduled to have the modifications made over the next four years with completion expected in 2010.

The emergency power installation schedule presented in December 2004 planned for 2006 upgrades for Keswick Gardens (43 The Queensway, Keswick) and Maplewood Place (71 Dunlop Street, Richmond Hill). The specifications for the installation of a fixed generator at 43 The Queensway, Keswick and the upgrading of an existing fixed generator at 71 Dunlop Street, Richmond Hill have been commissioned with the expectation that tenders will be issued in the summer of 2006. Once completed, these HYI buildings will each have at least one elevator equipped to run on emergency power in addition to the fire safety systems, emergency lighting and a power supply to a designated place of refuge.

5. FINANCIAL IMPLICATIONS

In the December 2004 Board report, it was explained that this type of work falls outside of the definition of appropriate capital costs. Therefore support was received to utilize retained earnings to fund upgrades. The cost of the work completed to date is \$14,980 and the tender estimates for the 2006 planned upgrades are \$179,000.

Based on the above, expenditures are within the original budget estimate.

6. LOCAL MUNICIPAL IMPACT

The improvements to the emergency lighting and emergency power upgrades as identified in the original report will result in all the fire safety systems within the HYI apartment portfolio exceeding Ontario Fire Code, Ontario Building Code and local by-law requirements.

7. CONCLUSION

As a result of the power outage that occurred in August 2003, HYI has undertaken a series of upgrades designed to improve systems to meet the needs of our residents. The five-year program to upgrade emergency power at the 21 HYI apartment complexes is proceeding, as planned, within budget estimates.

The Senior Management Group has reviewed this report.

Prepared by:

Kevin McCann
Program Manager, Technical Services

Reviewed by:

Doug Manson
Manager, Housing York Inc.

Sylvia Patterson
Assistant General Manager

Recommended by:

Approved for Submission:

Joann Simmons
General Manager

Michael R. Garrett
President

March 28, 2006

Attachment - 1
KM/sd

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