



CCOC Non-Smoking Policy

Background

CCOC recognizes that many tenants would like to live in non-smoking buildings. Exposure to second hand smoke is a recognized health concern. As public policy shifts to support a right to live in a smoke-free environment, CCOC seeks to be at the forefront by providing non-smoking properties to tenants.

At the Annual General Meeting of May 20, 2010, CCOC's membership adopted the following resolution: "That as a first step in developing a non-smoking policy, CCOC designate all of the buildings and the common grounds of the Beaver Barracks development as non-smoking..."

Policy

As a landlord, CCOC has the legal authority to regulate, control, authorize and prohibit certain activities on its property by adding reasonable conditions to tenant leases.

CCOC designates all of the properties in the following list as non-smoking properties:

- 160 Argyle Street
- 464 Metcalfe Street
- 111 Catherine Street
- 100-200 Victory Gardens Private
- 143-153 Arlington Avenue
- 90 James (building only*)
- 283 Arlington

*Until 92 James signs on to a non-smoking policy, CCOC will only enforce the policy inside the building.

Upon turnover, CCOC designates apartments in the following buildings as non-smoking until the entire building is part of the non-smoking policy:

- 455 Lisgar Street

Leases for these properties will prohibit anyone from vaping, smoking or holding lit tobacco, or lit cannabis in any form, vaping liquid inside the building, including inside private residential units, on balconies and patios or anywhere else on the property. This policy includes all tenants, household members, occupants, guests and any person on the property.

Extending the policy to additional CCOC buildings:

New Development

Any new buildings (both redevelopment and new construction) will be designated part of this policy from the start.

Conversion of Existing Buildings

The Rental Department will reach out to specific buildings periodically to invite them to consider a non-smoking policy at their building. If one or more tenant-champions of a non-smoking policy come forward from a building, we will set up a work plan based on the specifics of that building in order to gather data on whether there is enough support from tenants at the building to proceed. We define “enough support from tenants” as at least a 60% response rate to a tenant survey with at least 75% of respondents supporting moving forward with a non-smoking policy.

If there are no tenant-champions who come forward or if the survey results do not show enough support from tenants, the Rental Department will document the feedback and will not move forward with a policy.

The Rental Department can invite buildings to consider a non-smoking policy again after at least 2 years have passed since a decision not to move forward with a non-smoking policy. Our guiding principle is that buildings will be designated non-smoking where and when there is tenant desire to do so.