

FIFE ROAD CO-OPERATIVE HOMES, INC.

SMOKING POLICY

PHASE I

Approved by the Board of Directors: July 2023
Presented to the Members Meeting: March 2024

SMOKING POLICY PHASE 1

Purpose

Fife Road Co-operative Homes, Inc. is introducing a Smoking Policy to address the issue of smoke odours and damage to units within the co-op. It aims to reduce the additional costs of refurbishing the units of smokers.

Scope

This Policy applies to all members, visitors and long-term guests of members of the co-op.

Policy

Tobacco and Cannabis smoking is prohibited inside all units, vestibules, and the community centre (including the laundry room).

In those areas where smoking is permitted, all smoking materials must be properly extinguished and disposed of in proper smoking disposal units.

Cigarettes and other tobacco and cannabis products may not be flushed down the toilets.

Smoking materials may not be discarded on the ground, over balconies or in landscaping around the building.

If smoking outdoors in the common areas, smokers must be at least 9 feet from the playground.

Medical marijuana users who choose to smoke must smoke in the designated areas for their unit type.

Members who smoke are responsible for any damages or expenses incurred in or around their unit.

Smoking on the stairs or landing of the vestibule doors is prohibited as it is a shared common entry for members and children.

At 190 Fife Road, smoking is allowed in the following locations at member units:

1. In lower, even numbered units, smoking is permitted in the backyards
2. In upper, odd numbered units, smoking is permitted on the balcony off of the living room
3. In the one-bedroom units, smoking is permitted on the only balcony present.

At 186 Fife Road, smoking is allowed in the following locations at member units:

1. backyard of each unit.

Disciplinary Action

If, upon inspection of a unit, it is determined that smoking has taken place within the unit or an improper disposal of smoking products has taken place, a warning letter from the Board of Directors will be sent with an invoice of chargebacks for costs associated with any damage to the unit.