

City Council

Notice of Motion

MM33.6	ACTION			Ward:All
--------	--------	--	--	----------

Amending the Municipal Code regarding air conditioning requirements - by Councillor Joe Mihevc, seconded by Councillor Josh Matlow

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Licensing and Standards Committee. A two thirds vote is required to waive referral.*

Recommendations

Councillor Joe Mihevc, seconded by Councillor Josh Matlow, recommends that:

1. City Council direct the Executive Director, Municipal Licensing and Planning to review Section 38 of Municipal Code Chapter 629 "Property Standards" and report back to the Licensing and Standards Committee by July 2013 on amending it and any other relevant by-laws with the aim to require that all air conditioning systems be turned on by May 16 and until September 30, so as to maintain an indoor temperature of not more than 26 degrees Celsius.

Summary

In Toronto, we are experiencing warmer temperatures earlier and later in the year. This change in weather is having an impact on tenants, who are forced to swelter in hot apartments because a city bylaw only requires air conditioning systems be turned on from June 2 to September 14.

Currently, the City's Municipal Code Chapter 629 Section 38 requires "All air-conditioning systems shall be operated from June 2 to September 14 so as to maintain an indoor temperature of not more than 26 degrees Celsius," even though we experience hot temperatures before June 2 and after September 14.

This Motion seeks to revise the Municipal Code to require all air conditioning systems be turned on as of May 16 and until September 30, so as to maintain an indoor temperature of not more than 26 degrees Celsius. Extending the timeframe in the code by two weeks at the start and end of the warmer months would bring relief to many tenants who face sweltering apartments during this timeframe.

I understand the City Manager is currently reviewing the effectiveness of amending Municipal Code Chapter 497 with respect to setting an earlier date to which landlords may stop heating rental units. This Motion is focused specifically on changing the timeframe to turn on air conditioning systems.

(Submitted to City Council on May 7 and 8, 2013 as MM33.6)

Background Information (City Council)

Member Motion MM33.6