

Review of Re: TD1.3 Indoor Temperature Standards

**Tenant Issues Committee
City Hall, Committee Room 2**

Thursday June 18, 2015

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Manager, Policy and Planning
Municipal Licensing & Standards**

- City Council directed a review of the date ranges between which landlords must provide heating and air-conditioning (where provided) in residential rental units:
 - Turn heat off May 15 instead of June 1
 - Turn air-conditioning on May 16 instead of June 2
- ML&S, Councillor's offices and the Mayor's Office have received complaints from tenants that heat was on in apartments on unusually warm days in May, or that there was no heat during cold snaps in June

Residential Tenancies Act, 2006

- Minimum temperature of 20°C shall be maintained between September 1 and June 15

Toronto Municipal Code Chapter 497, Heating

- Shall provide heat and maintain a minimum temperature of 21°C between September 15 and June 1

Toronto Municipal Code Chapter 629, Property Standards

- Where air-conditioning systems are provided, they shall be operated from June 2 to September 14 to maintain a maximum temperature of no more than 26°C

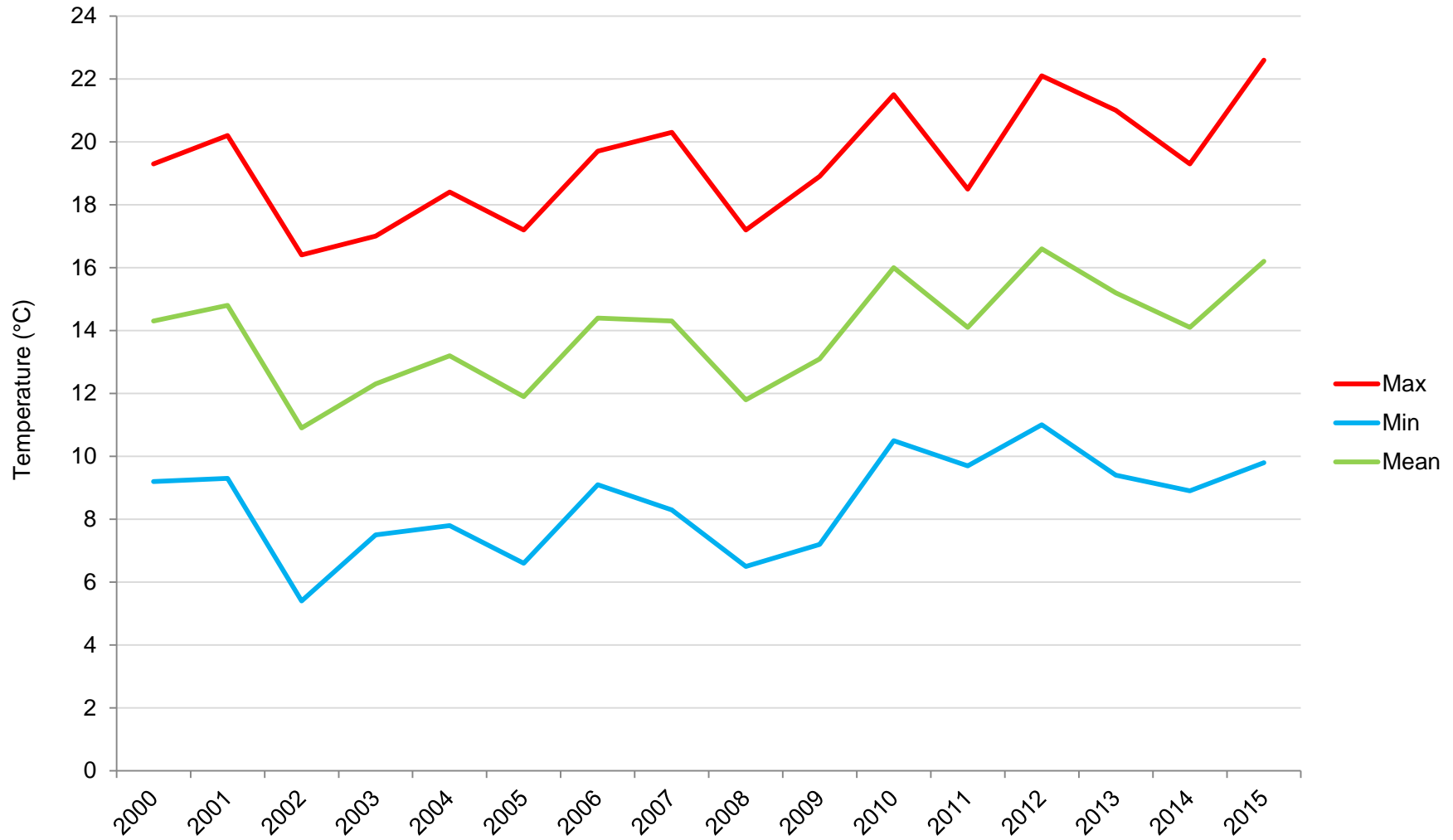
ML&S Report to June 26, 2014

Licensing and Standards Committee

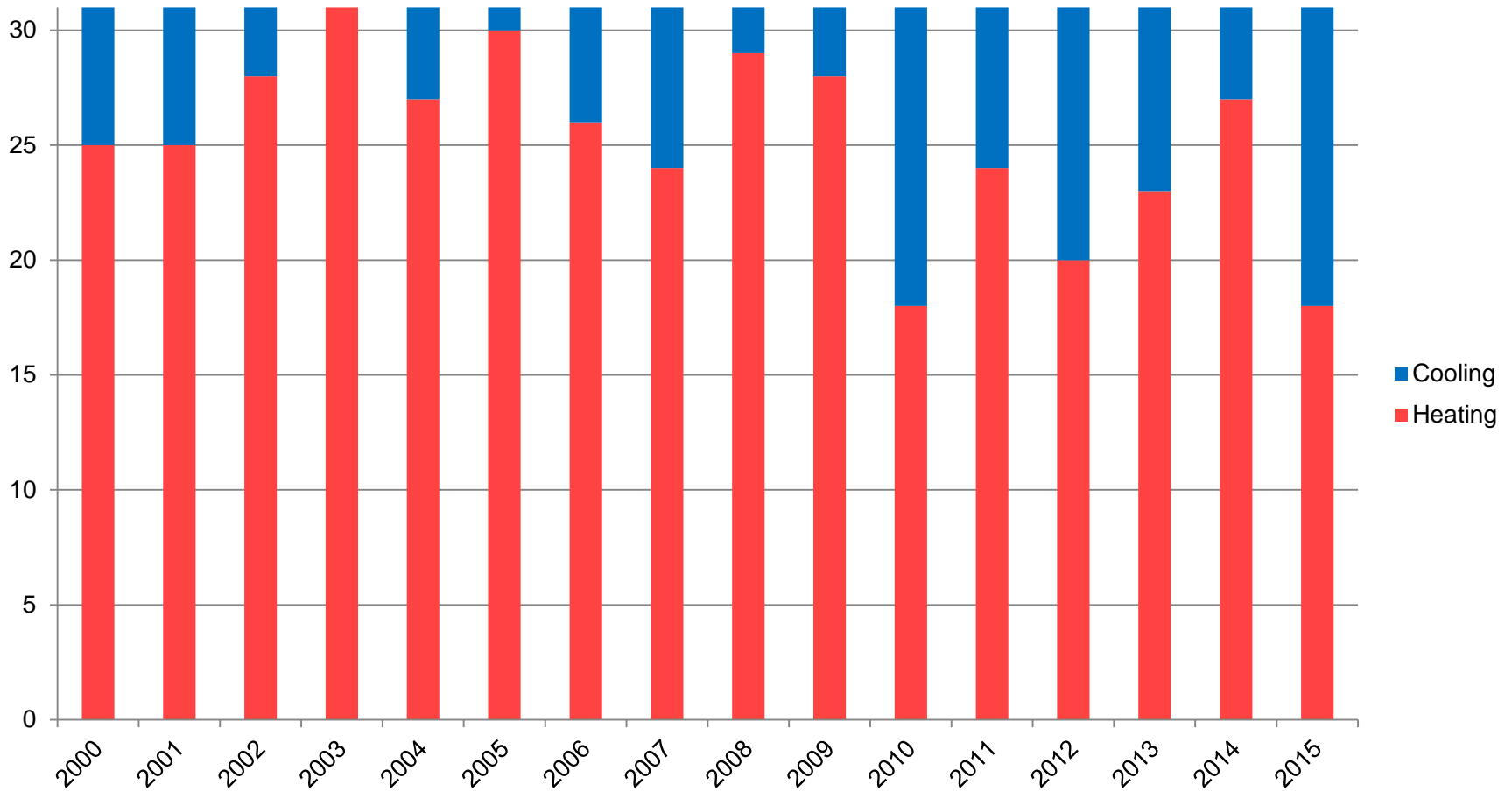
- In the report, staff did not recommend bylaw changes because of the generally low temperatures experienced in May and the considerable variance between temperatures experienced
- Staff acknowledged the complexity of heating and cooling systems in large multi-residential buildings and the difficulty in turning them on and off

1. Continue monitoring temperatures to assess whether bylaw changes are needed
2. Hold public consultations to receive input from tenants regarding maximum heat standards, heating requirements, cooling rooms, building codes, air conditioning, subsidies and access to cool spaces
3. Prioritize environmentally sustainable options for cooling apartments
4. Assess whether a maximum indoor temperature is needed and, if so, identify appropriate temperature with Toronto's Medical Officer of Health
5. Report back to the Licensing and Standards Committee

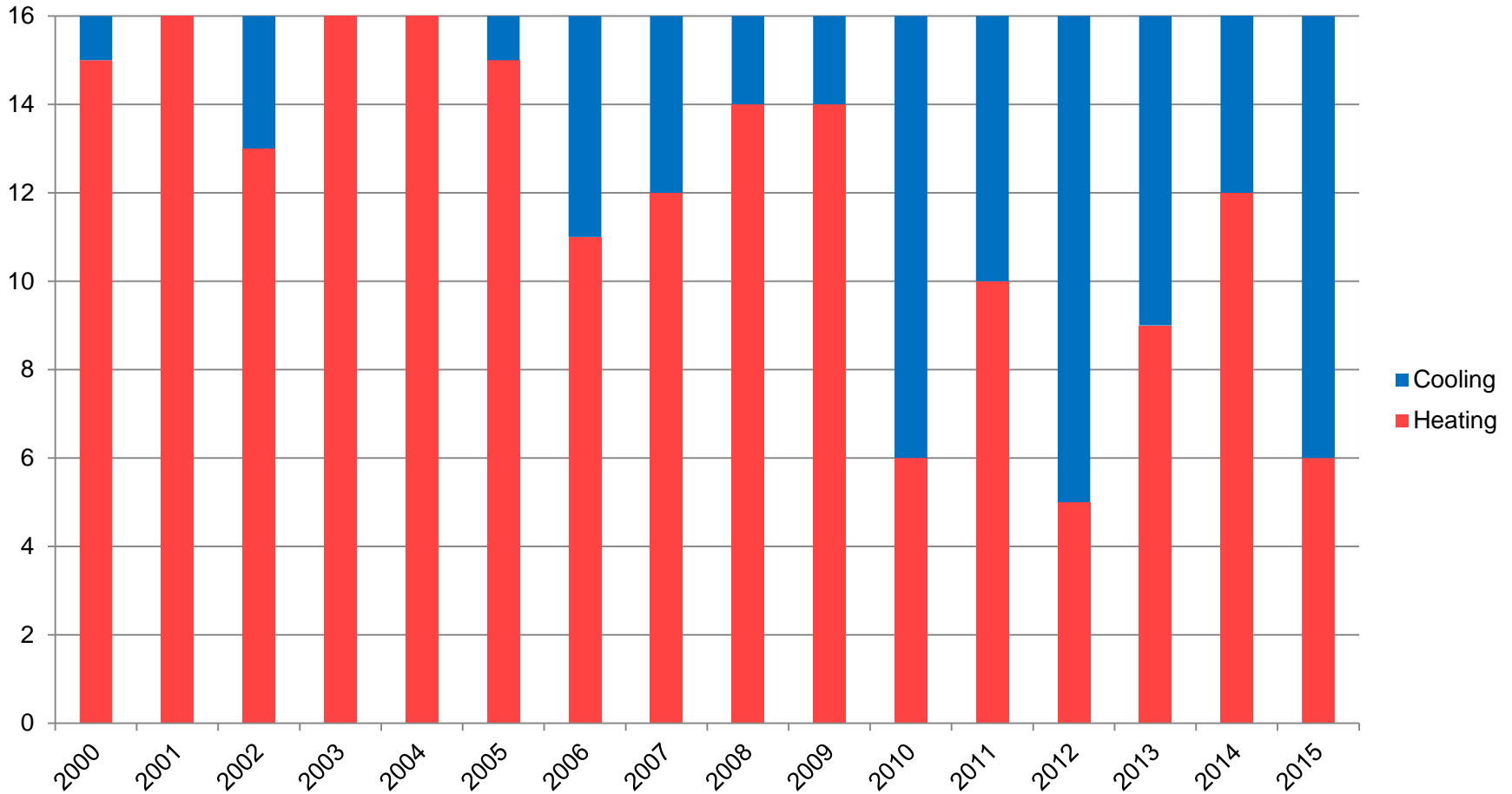
Average Monthly Temperatures for May



Number of Days Requiring Heating or Cooling in May



Number of Days Requiring Heating or Cooling Between May 16th – May 31st



Other Factors Affecting Indoor Temperature

Weather and environmental surroundings

- Sun and shading
- Humidity
- Air circulation
- Green spaces vs. paved areas
- Urban density
- Urban heat island effect

Building characteristics

- Windows
- Ventilation
- Age of building
- Storey
- Dwelling type and size
- Building material
- Central air conditioning
- Building and unit orientation
- Shading (blinds, awnings, etc.)
- Insulation

Internal heat gain and behavioural factors

- Occupants and their activities
- Electronics and appliances
- Lights
- Ventilation routine (opening windows, use of fan, etc.)
- Use of air conditioner

- Held Roundtable on Extreme Heat in Multi-unit Residential Buildings on March 27, 2015 with Toronto Public Health
 - Toronto Public Health are reporting to the June 29, 2015 Board of Health meeting
- The goal was to consider potential strategies to reduce the risk from extreme heat in Toronto's multi-residential buildings
- Participants included: tenant advocacy groups, landlord and property management representatives, architects, engineers, and electricity providers, City divisions

- ML&S held two public consultations:
 - May 13, 2015 at North York Civic Centre
 - May 20, 2015 at Toronto City Hall
- Low turn out at both consultations (16 attendees in total)
- Tenants, property managers, landlord organizations and tenant advocates participated
- More than 20 people have provided feedback directly to staff by telephone and email; majority were tenants

- Consolidate heating bylaw into property standards bylaw so that indoor temperature standards are in one place
- Bylaws need to be updated in response to warmer and more extreme weather resulting from climate change
- Indoor temperatures are much warmer than outdoor temperatures
 - Tenants reported temperatures around 30°C in their units in May 2015
- Tenants are uncomfortable and have experienced health issues related to high indoor temperatures
- There is a need to move towards a maximum temperature standard and/or cooling options for apartments

Use a date range

- Gives assurance as to when heating and cooling will be provided
- Tenants do not like having to contact their landlord or the City to report that heating or cooling needs to be turned on
- Rigid dates are easier for bigger buildings (scheduling HVAC appointments and difficulty in switching between heating and cooling systems)

Remove date range

- Allows flexibility to better respond to variable weather
- Different buildings have different needs

Change date range

- Turn heat off (and switch to air conditioning where provided):
 - April 30
 - May 1
 - May 15
- Have air conditioning on later than September 15

Do not change date range

- Ensure heating is still provided on cool days in May and at the end of September

Heating Bylaw

- Keep at 21°C: the current standard is fine
- Change to 20°C: harmonize with the provincial standard in the *Residential Tenancies Act*
- Change to above 21°C: increase temperature to compensate for drafts in apartments and provide greater comfort for less mobile tenants
- Use a variable standard that is lower in May and September
- Need to have a maximum temperature standard

Property Standards Bylaw (provision of air conditioning)

- The current standard of 26°C may be too hot, particularly when there is humidity

- ML&S is developing an online survey to gather more feedback from tenants, property managers/landlords and resident groups
- ML&S will continue to work with Toronto Public Health, Tower Renewal, Environment Office, other stakeholders on a maximum indoor temperature standard
- ML&S will continue researching other municipalities around the world
- ML&S will report back to Licensing and Standards Committee later in 2015

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