

**EX32.18.1**



March 19, 2018

To: Mayor John Tory  
Members, Executive Committee

From: Daryl Chong, Greater Toronto Apartment Association

Re: **EX32.18 Update on Heat in Apartments**

The Greater Toronto Apartment Association ("GTAA") represents the interests of the multi-family, purpose-built rental housing industry. Our members own and manage more than 150,000 units of multi-family, purpose-built rental housing in the GTA, with the vast majority in the City of Toronto.

GTAA worked with Toronto Public Health for more than a year on heat in apartments. After many meetings and discussions and a thorough review, TPH submitted their report, and on May 17, 2017, the Board of Health approved report HL19.5 Reducing Vulnerability to Extreme Heat in the Community and at Home.

Specifically, the Board of Health approved a set of recommendations, including:

4. Requested the provincial government to expand financial incentives including low-cost loans, and provide guidance to encourage public and private owners of multi-unit residential buildings to undertake retrofits that achieve the following health-related goals and do not place a burden on financially vulnerable tenants:
  - a. reduce summertime indoor temperatures to prevent heat-related illness; and
  - b. improve energy efficiency, decrease the need for air conditioning and lower greenhouse gas emissions.

GTAA continues to work with TPH. In the summer of 2017, GTAA and TPH created a public education campaign for residents in apartment buildings. This included a series of posters and a door hanger. GTAA Members placed over 100,000 door hangers on their residents' doors, and posted information throughout their apartment buildings in lobbies, elevators' laundry rooms and bulletin boards.

GTAA plans to continue this ongoing cooperation with TPH and will investigate pilot-projects recommended by TPH.

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Attached to today's report is MLS's February 9, 2018 "Heat in Apartments" presentation. Slide 13 notes TPH's recent report and slide 17 list next steps.

## Past Decisions

- Toronto Public Health did not recommend a maximum indoor temperature (May 2017 TPH report)
  - Serious financial and infrastructure issues with existing building stock



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## Next Steps

- Further consultation with appropriate City Divisions, building owners and tenant stakeholders
- Determine best regulatory approach
- Conduct landlord education campaign for 2018 spring shoulder season
- Trial Heat Relief Network for 2018 (TPH)
- Report to Licensing and Standards Committee April 10



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TPH's May 2017 report is thorough and identifies many issues that need to be addressed. As a result, TPH did not recommend a maximum indoor temperature. Toronto's Board of Health agreed and approved the recommendations. GTAA continues to work cooperatively with TPH.

The recommendation before you, from the Tenant Issues Committee does not support the approved recommendations from the Board of Health in May 2017.

1. City Council support, in principle, a maximum heat by-law of 26 degrees Celsius with an exemption process for buildings/landlords where there is undue hardship complying with the by-law, such exemption to provide a timeline for compliance with the by-law; and further request Municipal Licensing and Standards staff to consult with tenant and landlord groups on appropriate terms and timelines for implementation.

Respectfully, **please do NOT support setting a maximum heat by-law of 26 degrees Celsius, even in principle**. It will paint you into a corner. TPH thoroughly reviewed the obstacles in collaboration with many stakeholders (including Toronto Hydro, Tower Renewal) and after careful consideration decided against recommending a maximum indoor temperature. This was approved last May, and we ask that the Executive Committee maintain TPH's recommended and approved recommendations.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Daryl Chong'.

Daryl Chong  
President & CEO  
Greater Toronto Apartment Association



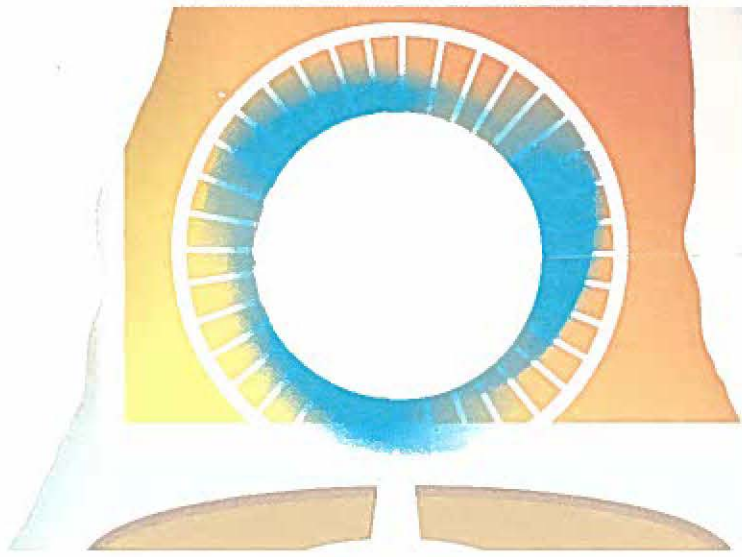
# Protect your health from heat

## Heat illness is preventable

Too much heat can make you sick, and lead to serious health problems or even death. Know the symptoms of heat related illnesses, including: **dizziness**, **feeling sick**, having a **headache** or feeling **very thirsty**. In very hot or humid weather:

- Drink plenty of water even before you feel thirsty
- Take a break from the heat, go to an air-conditioned place like a local library, community centre or shopping mall
- Call or visit family, friends and neighbours (especially older adults living alone) to make sure they are drinking plenty of water and keeping cool
- **Call 911** if you have or someone else has any of the signs of heat stroke:





## In summer, apartments can get hotter than outside. Make a plan to keep your home cool:

- Block out the sun, keep blinds and curtains closed during the day
- Open windows for more air
- Use a fan near an open window to bring in cooler air from outside
- Avoid using the oven or stove, they make your space hotter
- Ask your landlord if there is an air-conditioned common area that residents can visit

## Protect your health from heat visit [toronto.ca/health](https://toronto.ca/health) for information

Protégez-vous de la chaleur, visitez [toronto.ca/health](https://toronto.ca/health) pour de plus amples renseignements

Proteja su salud del calor – visite [toronto.ca/health](https://toronto.ca/health) e infórmese

注意防暑，保護健康 – 訪問 [toronto.ca/health](https://toronto.ca/health) 獲取更多資訊

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گرمی سے اپنی صحت کی حفاظت کریں – مزید معلومات کے لیے [toronto.ca/health](https://toronto.ca/health) ملاحظہ کریں

गरमीથી तमारा आरोग्यनुं रक्षण करे – माहिती माटे [toronto.ca/health](https://toronto.ca/health) नी मुलाकात लो

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