



June 23, 2026

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

CC42.12 - Follow Up on 2026.EX31.2: Framework for Implementing a Maximum Indoor Temperature By-law

To Toronto City Council:

Established in Thorncliffe Park in the 1980s, the Leaside Towers Tenants Association of Thorncliffe Park (LTTA) is a volunteer, resident-led group that represents over 2,500 Torontonians residing at 85 and 95 Thorncliffe Park Drive on concerns relating to their rental apartment tenancies, as well as matters of broader importance to the community.

The LTTA encourages Toronto City Council to urgently pass a Maximum Indoor Temperature By-law.

Leaside Towers tenants are fortunate to have central air conditioning in our units, a feature that was a “perk,” not a requirement for having a good quality of life in a Toronto apartment building when our home opened in 1970.

For the age of our buildings, Leaside Towers is unusual in Thorncliffe Park, and in most other apartment communities in the City of Toronto that were built without air conditioning.

Leaside Towers has 996 apartment units, representing 17.4% of the total apartment units in Thorncliffe Park.

Phrased differently, 4,738 apartment units in Thorncliffe Park, or 82.6%, do not have air conditioning.

Cooling rooms are not a scalable solution for the populations of individual high-rise buildings in Thorncliffe Park, let alone for the community taken as a whole, to enjoy their days at home, and be able to sleep restfully through a hot, summer night.

Please act promptly to pass a Maximum Indoor Temperature By-law to help all Toronto renters.

Thank you,

Jason Ash, Co-chair
Leaside Towers Tenants Association

Landlord	Address	# of Units	% of Units
Morguard	35 Thorncliffe Park Drive	287	2537 44.2%
	43 Thorncliffe Park Drive	380	
	47 Thorncliffe Park Drive	474	
	49 Thorncliffe Park Drive	400	
	85 Thorncliffe Park Drive	500	
	95 Thorncliffe Park Drive	496	
Only 996 units (17.4%) of all apartment units in Thorncliffe Park have air conditioning.			
Starlight	71 Thorncliffe Park Drive	314	941 16.4%
	75 Thorncliffe Park Drive	308	
	79 Thorncliffe Park Drive	319	
Park Property	2 Milepost Place	77	696 12.1%
	4 Milepost Place	77	
	52 Thorncliffe Park Drive	57	
	53 Thorncliffe Park Drive	279	
	54 Thorncliffe Park Drive	71	
	56 Thorncliffe Park Drive	64	
	58 Thorncliffe Park Drive	71	
Centennial Towers	65 Thorncliffe Park Drive	332	332 5.8%
Centurion	26 Thorncliffe Park Drive	62	265 4.6%
	27 Thorncliffe Park Drive	86	
	50 Thorncliffe Park Drive	57	
	6 Grandstand Place	60	
TCHC	12 Thorncliffe Park Drive	219	219 3.8%
	18 Thorncliffe Park Drive	109	109 1.9%
Briarlane	44 Thorncliffe Park Drive	90	90 1.6%
Colonia Treuhand	6 Milepost Place	82	82 1.4%
Birch Housing	23 Thorncliffe Park Drive	77	77 1.3%
Hazelview	8 Milepost Place	76	76 1.3%
Signet Group	36 Thorncliffe Park Drive	70	70 1.2%
	22 Thorncliffe Park Drive	60	60 1.0%
Crestview	4 Grandstand Place	60	60 1.0%
Cromwell	2 Grandstand Place	60	60 1.0%
Monterey Park	42 Thorncliffe Park Drive	60	60 1.0%
TOTAL Thorncliffe Park apartment units:		5734	100.0%