

Adequate Heat By-law : Community Engagement Meeting

Compliance & Licensing Enforcement Division

March 8, 2018

Background

On October 4, 2017, members of staff were directed by Council to review the Adequate Heat By-law and address the following:

- That cooling provisions be considered for addition to the By-law at the expense of the owner;
- That the dates in the Adequate Heat By-law be made flexible; and,
- That appropriate stakeholders were included in discussions related to the matter.

On March 8, 2018, the City of Mississauga held a Community Engagement Meeting to discuss the Adequate Heat By-law. The meeting took place at the Frank McKechnie Community Centre. The purpose of this meeting was:

- To work with the community to develop ideas for changes to the By-law in order to develop proposed options;
- For all stakeholders to ask questions and share their views on possible changes; and,
- For Compliance and Licensing Enforcement to receive information on the proposed recommendations.

Key Considerations

In order to implement recommendations, any changes to the By-law should be:

- Easy to understand;
- Enforceable;
- In compliance with all laws including Provincial requirements;
- Responsive to extreme weather (climate change) and unpredictable weather patterns;
- Have broad feasibility; and,
- Supported by evidence.

What We Heard

The following is a summary of the discussions with community members:

- Maintain status quo: adequate and suitable heat of 20C, September 15 - June 1.
- Remove specific dates and allow landlords to make judgement according to weather conditions.
- Supply cooling within all units that already have air conditioning from June 2 - September 14 when temperature exceeds 26C.
- Clarify language to be more precise.
- Develop a temperature range (for example, 21-26C all year round or 15-25C all year round).
- Change dates to extend cooling, where already available, to October 1 and end heat requirement in May.
- Enforcement Officers should take into consideration the location of the apartment unit.
- Enforcement Officers should consider that up to 3 days is required to activate heating.
- Suggestions for alternative, low-cost, sustainable structural augmentations to reduce heat.
- The Adequate Heat By-law should be reviewed every 3 years as per climate change.

Draft Options

Moving forward, the following components are being considered to develop the options:

- Adequate and suitable heat of 20C from September 15 to June 1.
- Supply cooling where air conditioning already exists from June 2 to September 14 to maintain indoor temperature of 20C to 26C.
- Maintain a minimum indoor temperature of 20C, and a maximum indoor temperature of 26C where air conditioning already exists throughout the year.
- Clarify the language in the Adequate Heat By-Law where appropriate and use plain language if new provisions are added.
- Review the Adequate Heat By-law every 3 years in accordance with Climate Change.
- Make suggestions for alternative low-cost and sustainable structural augmentation to reduce heat.