



City of Hamilton
RENTAL HOUSING SUB-COMMITTEE

Meeting #: 18-002
Date: June 26, 2018
Time: 9:30 a.m.
Location: Room 264, 2nd Floor, City Hall
71 Main Street West

Loren Kolar, Legislative Coordinator (905) 546-2424 ext. 2604

	Pages
1. APPROVAL OF AGENDA	
(Added Items, if applicable, will be noted with *)	
2. DECLARATIONS OF INTEREST	
3. APPROVAL OF MINUTES OF PREVIOUS MEETING	
3.1 April 24, 2018	3
4. DELEGATION REQUESTS	
4.1 Mike Wood, Hamilton ACORN, respecting ACORN Rent Safe-Landlord Licensing Program (for a future meeting)	8
5. CONSENT ITEMS	
5.1 Rental Housing Best Practices Tour (PED10049(y)) (City Wide)	9
5.2 Rental Housing Municipality Comparison 2013 - Present (PED10049(z)) (City Wide)	14
6. PUBLIC HEARINGS / DELEGATIONS	
7. STAFF PRESENTATIONS	
8. DISCUSSION ITEMS	

9. MOTIONS
10. NOTICES OF MOTION
11. GENERAL INFORMATION / OTHER BUSINESS
12. PRIVATE AND CONFIDENTIAL
13. ADJOURNMENT



Hamilton

RENTAL HOUSING SUB-COMMITTEE

MINUTES 18-001

Tuesday, April 24, 2018

3:00 p.m.

Room 264, 2nd Floor

Hamilton City Hall

Present: T. Whitehead (Chair)
Councillor A. Johnson

Also Present: J. Hawker, Citizen-At-Large
L. Huibers, Housing Help Centre
P. Martindale, Independent Member
C. Michael Ollier, Hamilton Community Legal Clinic
A. Pathak, Hamilton & District Apartment Association
J. Stewart, Realtors Association of Hamilton-Burlington
N. Warren, Citizen-At-Large

**Absent with
Regrets:** Councillor D. Conley – Personal, R. Wetselaar, Social Planning
and Research Council of Hamilton

FOR INFORMATION:

(a) APPROVAL OF THE AGENDA (Item 1)

The Clerk advised the Committee of the following changes:

1. DELEGATION REQUESTS (Item 4)

- 4.2 Alvin Ward, respecting concerns with licensing (for today's meeting)
- 4.3 Mike Wood, ACORN Hamilton, respecting Item 5.2, Hamilton Rental Housing Roundtable discussion paper entitled "Promoting Code Compliant Rental Housing with Safe, Clean and Healthy Dwelling Units" (for today's meeting)

(Warren/Hawker)

That the agenda for the April 24, 2018 meeting be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 2)

There were no declarations of interest.

(c) APPROVAL OF MINUTES (Item 3)

(i) July 18, 2017 (Item 3.1)

(Pathak/Hawker)

That the Minutes of July 18, 2017 meeting be approved, as presented.

CARRIED

(d) DELEGATION REQUESTS (Item 4)

- (i) Brad Clark, Maple Leaf Strategies, respecting Item 5.2, Hamilton Rental Housing Roundtable discussion paper entitled "Promoting Code Compliant Rental Housing with Safe, Clean and Healthy Dwelling Units" (for today's meeting) (Item 4.1)**

(Martindale/Pathak)

That the delegation request from Brad Clark, Maple Leaf Strategies, respecting Item 5.2, Hamilton Rental Housing Roundtable discussion paper entitled "Promoting Code Compliant Rental Housing with Safe, Clean and Healthy Dwelling Units", be approved, for today's meeting.

CARRIED

- (ii) Alvin Ward, respecting concerns with licensing (for today's meeting) (Added Item 4.2)**

(Warren/Hawker)

That the delegation request from Alvin Ward, respecting concerns with licensing, be approved, for today's meeting.

CARRIED

- (iii) **Mike Wood, ACORN Hamilton, respecting Item 5.2, Hamilton Rental Housing Roundtable discussion paper entitled "Promoting Code Compliant Rental Housing with Safe, Clean and Healthy Dwelling Units" (for today's meeting) (Added Item 4.3)**

(Martindale/Pathak)

That the delegation request from Mike Wood, ACORN Hamilton, respecting Item 5.2, Hamilton Rental Housing Roundtable discussion paper entitled "Promoting Code Compliant Rental Housing with Safe, Clean and Healthy Dwelling Units", be approved, for today's meeting.

CARRIED

(e) CONSENT ITEMS (Item 5)

- (i) **Licensing of Rental Housing (PED10049(x)) (Item 5.1)**

(Ollier/Stewart)

That Report PED10049(x), respecting Licensing of Rental Housing, be received.

CARRIED

- (ii) **Hamilton Rental Housing Roundtable discussion paper entitled "Promoting Code Compliant Rental Housing with Safe, Clean and Healthy Dwelling Units" presented by Brad Clark of Maple Leaf Strategies (Item 5.2)**

(Hawker/Ollier)

That the Hamilton Rental Housing Roundtable discussion paper entitled "Promoting Code Compliant Rental Housing with Safe, Clean and Healthy Dwelling Units" presented by Brad Clark of Maple Leaf Strategies, be received.

CARRIED

(f) DELEGATIONS (Item 6)

- (i) **Brad Clark, Maple Leaf Strategies, respecting Item 5.2, Hamilton Rental Housing Roundtable discussion paper entitled "Promoting Code Compliant Rental Housing with Safe, Clean and Healthy Dwelling Units" (Added Item 6.1)**

Brad Clark, Maple Leaf Strategies, addressed the Committee respecting the Hamilton Rental Housing Roundtable discussion paper entitled "Promoting Code Compliant Rental Housing with Safe, Clean and Healthy Dwelling Units", with the aid of a PowerPoint presentation. A copy of that presentation has been included in the official record.

(A. Johnson/Martindale)

That the delegation from Brad Clark, Maple Leaf Strategies, respecting Item 5.2, Hamilton Rental Housing Roundtable discussion paper entitled

"Promoting Code Compliant Rental Housing with Safe, Clean and Healthy Dwelling Units", be received.

CARRIED

A copy of the presentation can be viewed as part of this meeting at www.hamilton.ca

(ii) Alvin Ward, respecting concerns with licensing (Added Item 6.2)

Alvin Ward addressed the Committee with his concerns respecting rental housing and licensing.

(Ollier/Huibers)

That the delegation Alvin Ward, respecting concerns with licensing, be received.

CARRIED

(iii) Mike Wood, ACORN Hamilton, respecting Item 5.2, Hamilton Rental Housing Roundtable discussion paper entitled "Promoting Code Compliant Rental Housing with Safe, Clean and Healthy Dwelling Units" (Added Item 6.3)

Mike Wood, ACORN Hamilton, addressed the Committee respecting Item 5.2, Hamilton Rental Housing Roundtable discussion paper entitled "Promoting Code Compliant Rental Housing with Safe, Clean and Healthy Dwelling Units", with the aid of photographic images.

(Stewart/Hawker)

That the delegation from Mike Wood, ACORN Hamilton, respecting Item 5.2, Hamilton Rental Housing Roundtable discussion paper entitled "Promoting Code Compliant Rental Housing with Safe, Clean and Healthy Dwelling Units", be received.

CARRIED

The photographic images can be viewed as part of this meeting at www.hamilton.ca

(g) ADJOURNMENT (ITEM 13)

(Warren/Hawker)

That there being no further business, that the meeting be adjourned at 5:47 p.m.

CARRIED

Respectfully submitted,

Councillor T. Whitehead, Chair
Rental Housing Sub-Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk

5.1

Form: Request to Speak to Committee of Council

Submitted on Wednesday, June 13, 2018 - 3:18 pm

==Committee Requested==

Committee: Advisory/Sub-Committee

Name of Sub-Committee: Rental Housing Sub-Committee

==Requestor Information==

Name of Individual: Mike Wood

Name of Organization: Hamilton ACORN

Contact Number: [REDACTED]

Email Address: hamilton@acorncanada.org

Mailing Address: [REDACTED]

Reason(s) for delegation request: Hamilton ACORN wants to present information on our Rent Safe-Landlord Licensing program

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes



INFORMATION REPORT

TO:	Chair and Members Rental Housing Sub-Committee
COMMITTEE DATE:	June 26, 2018
SUBJECT/REPORT NO:	Rental Housing Best Practices Tour (PED10049(y)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Jim Gordon (905) 546-2424 Ext.1317
SUBMITTED BY:	Kim Coombs Acting Director, Licensing and By-law Services Planning and Economic Development Department
SIGNATURE:	

Council Direction:

At its meeting of February 14, 2018 City Council approved Planning Committee Report 18-002, Item 1, which allowed the Licensing and By-Law Services Division to hire a full time Project Manager for a six month period, from the redistribution of resources within the Licensing and By-law Services Division, at an estimated cost of \$60,000 to provide the following:

- (i) An update of Report PED10049(h) respecting Regulation of Rental Housing;
- (ii) A comparison of municipalities and their use of regulations respecting rental housing, for inclusion in a staff report back to the Rental Housing Sub-Committee; and,
- (iii) A list of municipalities for use in a future research trip respecting rental housing.

This Report will address Item (iii) above. Item (ii) will be addressed in Report PED10049(z). A final report will be forthcoming to the Rental Housing Sub-Committee regarding Item (i), an update on Report PED10049(h).

Information:

On April 19, 2018, staff and members of the Rental Housing Sub-Committee visited two of the selected three municipalities that have established Licensing requirements for rental properties.

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SUBJECT: Rental Housing Best Practices Tour (PED10049(y)) (City Wide) - Page 2 of 5

The Municipalities selected were London, which established their licence in 2010; Waterloo which established their licence in 2011; and, Guelph which looked at licensing in 2014 but ultimately chose increased enforcement over a licensing program.

In attendance were Councillor Terry Whitehead; Arun Pathak (Hamilton District Apartment Association); C. Michael Ollier (Hamilton Community Legal Clinic); Larry Huibers (Housing Help Centre); Nigel Warren (Citizen-at-Large); Sylvia Sadowski (Licensing Compliance Officer); Jim Gordon (Acting Project Manager) Kristin Prince (Special Projects Manager, Councillor Whitehead's Office).

LONDON, ONTARIO

In London we were greeted by Heather Chapman, Manager, Municipal Law Enforcement Services, and Megan Pellizzari, Municipal Law Enforcement Officer. They gave a brief overview of their Licensing By-law. The By-Law was enacted in 2011 and then followed by a lengthy educational component. There have been a few charges over the past five years since enforcement with close to a 100 percent conviction rate. An added Fee for Service By-Law for repeat offenders assisted with compliance. Recently the fee for Licensing increased due to untruthfulness of the application process, and dual inspections with the Fire Department.

The City of London had difficulty entering properties for inspections due to the denial of right of entry, which resulted in the City enforcing exterior issues under the Property Standards and Yard Maintenance Bylaws. These exterior inspections led to collaborating with landlords and increased compliance with the Rental Licensing.

The City of London has amended their Zoning By-Law to permit secondary units. Many property owners are now converting their property to include second units.. Ms. Chapman stated that the licensing regime in regards to this type of rental property, and all other rental properties was a Health and Safety initiative. She did concede that in her department the cost recovery approach was not working as costs were outpacing fees. Ms. Chapman stated the Planning Department of London had estimated that there were 8,000 low density rentals in the City that did not have a student renting component. She also stated that there was not a great deal of displacement of tenants, when enforcing on illegal dwellings. London has taken a long term compliance approach to working with landlords and have chosen a collaborative process with owners.

Since the inception of their Licensing By-Law in 2011, London has processed 20,185 applications for Residential Rental Licensing. The high number is due to the transient nature of a lot of rental properties in their school districts (short term investment- student

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SUBJECT: Rental Housing Best Practices Tour (PED10049(y)) (City Wide) - Page 3 of 5

turnover). The implementation of a Licensing By-law has created increased workloads for many departments other than Municipal Law and has resulted in additional staff.

The Municipal Law Office in London is staffed by seventeen Municipal Law Enforcement Officers. The Residential Rental Licensing component is dealt with each week by one officer. This Officer will typically inspect seven dwellings per day for a total of 35 inspections per week.

Officers were finding many properties in violation of giving inaccurate information on their self-certification checklist during inspections. Inaccuracies ranged from wrong number of bedrooms listed, ingress/egress misstated, wrong ceiling heights in basements and other listed information requests. These inaccuracies have led to amendments to the Residential Rental Licensing By-Law which now ensure that an inspection is done on every dwelling applying for a licence, and has resulted in an increase of fees from \$55 to \$165.

London has placed an emphasis on working with their post-secondary institutions which comprise of a large portion of their rental population. Education components have been introduced to make this population aware of their rights, responsibilities, and to provide contact information in relation to the Residential Rental Licensing By-Law.

WATERLOO, ONTARIO

Shamir Mehta, Manager, Licensing and Standards gave an overview of their By-Law and answered questions from those in attendance.

Waterloo's By-Law came into effect in 2012, this was in response to conversions of properties from single family dwellings, and the problems associated with conversion. When implementing their program, they emphasized the need for an Electrical Safety Authority (ESA) inspection, a floor plan showing where bedrooms were located, and a Fire Inspection. The new By-Law resulted in the hiring of seven additional employees to handle the influx of applications and enforcement of the By-Law.

Waterloo has a large transient student population, however the student versus general population in rental housing is estimated to be 50/50. The post-secondary institutions were asking the City to implement licensing for health and safety reasons. Mr. Mehta could not provide statistics on the number of inspections to date.

Mr. Mehta stated that the rationale for implementation of the By-Law was due to issues such as overcrowding and property maintenance. When asked why they did not use the current City By-Laws already in effect, he stated that Licensing was brought in because past practice showed that landlords would wait to be issued Orders by the City before doing any maintenance or upkeep of the property, and their Licensing By-Law

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SUBJECT: Rental Housing Best Practices Tour (PED10049(y)) (City Wide) - Page 4 of 5

now requires a local maintenance person or the owner to be responsible for upkeep. The implementation of Fees for Re-attendance also helped in the enforcement of By-Laws associated with rental properties.

An asset that Waterloo has in helping with enforcement of their By-Law is the requirement for a maintenance plan and responsible party along with a copy of the Deed and Insurance. This assists with identifying parties for service of Orders and work requests.

Mr. Mehta spoke of the challenges presented in implementation, such as having adequate manpower to enforce the By-Law, ensuring that staff were trained to complete a thorough application review process, and that the process would include the Building, Zoning and Planning Department and additional Fire Department resources. He also emphasized the need for pro-active education in conjunction with the post-secondary institutions, annually in September and February for educational purposes.

Waterloo has undergone a drastic change in regard to safety and overcrowding issues related to rental housing. Having a common component with many Cities in Ontario that house a transient student population that requires affordable housing, he felt a limit on bedrooms and having defined common spaces, had alleviated problems with overcrowding. Mr. Mehta was unaware of an issue of displacement due to the implementing of a licensing regime.

When initiating their inspection regime, many properties were found to be illegal secondary units. Waterloo worked with landlords to bring their properties into compliance. Mr. Mehta did concede that many of the problems associated with post-secondary institutions were not caused by rental properties and would occur whether there was a Licensing regime or not. He admitted that the first year of implementation could be costly for landlords requiring a licence as well as the fees for an ESA certificate, Fire Inspections, and the City's requirements (police check, hiring of a contact person for out of town owners, HVAC inspections). The renewal fee is half of the initial fee, and the police checks, parking plan, floor plan, maintenance plan, and ESA inspection, mentioned above need to re-occur every five years. The changing of contact people and maintenance people without notice to the City could result in legal action.

Mr. Mehta concluded that the licensing regime instituted could be construed as costly, but he felt it was a good initiative, and has increased the safety of rental housing throughout the City, but came at a cost to educate, staff and administer.

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**SUBJECT: Rental Housing Best Practices Tour (PED10049(y)) (City Wide) - Page
5 of 5**

GUELPH, ONTARIO

Time did not permit a visit to the City of Guelph as our time at the previous municipalities extended beyond our anticipated requirements.

Appendices and Schedules Attached

N/A

KC/JG/st



INFORMATION REPORT

TO:	Chair and Members Rental Housing Sub-Committee
COMMITTEE DATE:	June 26, 2018
SUBJECT/REPORT NO:	Rental Housing Municipality Comparison 2013 - Present (PED10049(z)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Jim Gordon (905) 546-2424 Ext.1317
SUBMITTED BY:	Kim Coombs Acting Director, Licensing and By-law Services Planning and Economic Development Department
SIGNATURE:	

Council Direction:

At its meeting of February 14, 2018 City Council approved Planning Committee Report 18-002, Item 1, which allowed the Licensing and By-Law Services Division to hire a full time Project Manager for a six month period, from the redistribution of resources within the Licensing and By-law Services Division, at an estimated cost of \$60,000 to provide the following:

- (i) An Update of Report PED10049(h) respecting Regulation of Rental Housing;
- (ii) A comparison of municipalities and their use of regulations respecting rental housing, for inclusion in a staff report back to the Rental Housing Sub-Committee; and,
- (iii) A list of municipalities for use in a future research trip respecting rental housing.

As well, direction from the Planning Committee was that the Hamilton Rental Housing Roundtable discussion paper entitled "Promoting Code Compliant Rental Housing with Safe, Clean and Healthy Dwelling Units" be referred to staff to review and incorporate into their report to the Rental Housing Sub-Committee regarding the update on Report PED10049(h).

This Report will address Item (ii) above. Item (iii) will be addressed in Report PED10049(y), Rental Housing Best Practices Tour.

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**SUBJECT: Rental Housing Municipality Comparison 2013 - Present
(PED10049(z)) (City Wide) - Page 2 of 2**

A final report will be forthcoming to the Rental Housing Sub-Committee regarding Item (i), an update on Report PED10049(h), incorporating Promoting Code Compliant Rental Housing With Safe, Clean and Healthy Dwelling Units, where applicable.

Information:

Since Hamilton last introduced the subject of licensing requirements for rental properties in 2013, a number of other Municipalities in Ontario have also looked at, or implemented licensing regimes as evidenced in Appendix “A” to this Report. Some of these initiatives are still in progress, while others have made determinations on whether to implement licensing or not.

Many have similarities to the conditions present in the City of Hamilton, such as large post-secondary populations, concentration of tenanted properties in distinct neighbourhoods, absentee landlords and lack of knowledge between stakeholders.

Many of these Municipalities have looked at programs instituted by other locales, but all need to address the conditions presented within their own Cities.

Appendices and Schedules Attached

Appendix “A”: Municipal Comparisons

KC/JG/st

MUNICIPAL COMPARISONS

Appendix "A" to Report PED10049(z)
Page 1 of 6

Municipality	Class of Licence	Requirements	Fees	Comments
<p>OAKVILLE 2016 – 2017</p> <p>Population 193,832</p> <p>The By-Law was not enacted -2017</p>	<p>Class A - Whole Home Rental</p> <p>Class B - Owner Occupied Rental</p> <p>Class C - Non Owner Occupied Rental</p> <p>Class D - Lodging House</p>	<p>(a) Owner Information, Corporate Information</p> <p>(b) Floor Plans</p> <p>(c) Transfer/Deed</p> <p>(d) Tenant Information</p> <p>(e) Local Emergency Contact</p> <p>(f) Liability Insurance</p> <p>(g) Criminal Records Check</p> <p>(h) Parking Plan</p> <p>(i) Property Maintenance Plan</p> <p>(j) Electrical Safety Inspection</p> <p>(k) Heating Ventilation</p> <p>(l) Air Conditioning Inspection (HVAC)</p> <p>(m) Signed Statement</p>	<p>- the proposed By-Law was to be full cost recovery five year period</p> <p>- a total of 5,557 licences would be issued</p> <p>Fees were set for the different classes of Licensing, ranging from</p> <p>- Class A - \$372- \$1,222 for the rental of a whole home</p> <p>- Class B - \$253 - \$407 for an owner occupied home</p> <p>- Class C - \$372 - \$882 for a non - owner occupied home</p> <p>- Class D- \$1,068 - \$1,241 for a lodging house</p>	<p>The proposed By-Law called for the hiring of 5 (five) new By-Law Officers over the 5 year period.</p> <p>Revenue (\$14,451,150) versus Cost (\$13,889,227) in year 5 would see a surplus of \$561,922.</p> <p>The proposed By-Law was put before the Town of Oakville Planning and Development Council, on November 6, 2017, having heard submissions voted unanimously to receive the Report but not move forward with the proposed By-Law.</p>

MUNICIPAL COMPARISONS

Appendix "A" to Report PED10049(z)
Page 2 of 6

Municipality	Class of Licence	Requirements	Fees	Comments
<p>THOROLD 2014 – Present</p> <p>Population 18,801</p> <p>By-Law enacted 2018</p>	<ul style="list-style-type: none"> - All existing and new residential rental properties within the municipality - A licence is required for each rental property - EXEMPTION: Dwellings in which the homeowner(s) reside: they may rent up to two (2) rental bedrooms 	<ul style="list-style-type: none"> - \$500 fee (initial application) - Completed Residential Rental Licensing application form - Completed self-certification checklist - Parking plan - Fire Safety - Property Management Plan - Local contact for each property 	<ul style="list-style-type: none"> - \$500 for a two year period - non transferable - no cap on number of bedrooms - renewal fees \$400 - \$500 range depending on class of licence 	<ul style="list-style-type: none"> - full cost recovery - operational cost 2 Enforcement Officers -\$152,626.00 - 1,500 -1,800 licences anticipated <p>On Nov 21, 2017, Thorold approved the By-Law to begin on January 1, 2018, enforcement was slated to begin on March1, 2018 received 300 applications. (Jan- March).</p>

MUNICIPAL COMPARISONS

Appendix "A" to Report PED10049(z)
Page 3 of 6

Municipality	Class of Licence	Requirements	Fees	Comments
<p>WINDSOR 2015 – Present</p> <p>Population 287,069</p> <p>By-law was defeated in 2017</p> <p>Increased enforcement of existing By-Laws enacted 2018</p>	<p>3 OPTIONS PRESENTED</p> <p>Option 1 – no bylaw enacted- improved education and information</p> <p>Option 2 - full cost recovery Waterloo model</p> <p>Residential Rental House (Types 1 and 2)</p> <p>4 bedrooms or less = type 1, 5 or more = type 2</p> <p>Owner-Occupied Rental House (Types 1 and 2)</p> <p>4 bedrooms or less = type 1 5 or more = type 2</p> <p>Option 3 - Self Certification London Model</p>	<p>Option 1 - none</p> <p>Option 2</p> <ul style="list-style-type: none"> - Six classes of licences based on things such as number of bedrooms and owner occupied status <p>Option 3</p> <ul style="list-style-type: none"> - Self-certification by building owner for compliance purposes 	<p>Option 1- no added cost</p> <p>Option 2 - total overall administrative cost for such a program is expected to be \$1.83 million annually and thus would be borne by the industry based on full cost recovery model. (average \$325,00 based on 4000 units requiring licences)</p> <p>Option 3 - fees will be based on a not full recovery cost system. Cost for such a program is expected to be \$720,000 annually (average \$180 based on 4,000 units requiring licences)</p>	<p>Nov 2017 By-Law was defeated by a tied vote.</p> <p>On January 24th, 2018 City Council voted to support a future city wide zoning by-law amendment to establish a ratio limiting the number of bedrooms to a dwelling's floor area and increase enforcement staff for Fire and Building Inspection as to enforce older housing stock; approved the hiring of 2 Temporary Building / PS Inspectors and one (1) Temporary Fire Prevention / Safety Officer for a 2 year pilot period</p>

MUNICIPAL COMPARISONS

Appendix "A" to Report PED10049(z)
Page 4 of 6

Municipality	Class of Licence	Requirements	Fees	Comments
<p>TORONTO 2014 – Present</p> <p>Population 2,731,571</p> <p>Still in consultation process</p>	<p>3 Year Pilot Program in 5 identified areas of the City.</p> <p>Enact temporary use by-laws to:</p> <ul style="list-style-type: none"> - identify area of permission - define use - establish maximum number of dwelling rooms (7) 	<ul style="list-style-type: none"> - Zoning review - Property maintenance plan - Site or floor plans - Waste management plan - Parking plan - Applicable building permits to be cleared - Written confirmation on the maximum number of lodgers to be accommodated 	<p>Fees and costs have not been defined as of yet</p>	<p>The final report on consultation provided to Council in November 2017, and themes emerged:</p> <ul style="list-style-type: none"> - The definitions of "dwelling room" and "multi-tenant house" are clear but could be improved through supporting educational materials - the limit of seven dwelling rooms should be based on multi-tenant house size - the licensing requirements must be accompanied by robust enforcement - if multi-tenant housing, approved, it should be regulated - affordable housing is needed - a further staff report was anticipated in the first quarter of 2018 but has not been proposed yet

MUNICIPAL COMPARISONS

Appendix "A" to Report PED10049(z)
Page 5 of 6

Municipality	Class of Licence	Requirements	Fees	Comments
<p>ST. CATHARINES 2017 – Present</p> <p>Population 133,113</p> <p>Process on hold working group to be formed.</p>	<ul style="list-style-type: none"> - All existing and new residential rental properties within the municipality - A licence is required for each rental property - EXEMPTION - Dwellings in which the homeowner(s) reside: they may rent up to two (2) rental bedrooms 	<ul style="list-style-type: none"> - Completed Residential Rental Licensing Application Form - Completed Self-Certification Checklist - Parking Plan - Fire Safety Plan - Property Management Plan – for garbage and recycling facilities - Local Contact for Each Property 	<ul style="list-style-type: none"> - \$500 -2 year period - licences non transferable - no cap on bedrooms - renewal fees were in the \$400 - \$500 range based on class of licence <p>Fees not set as yet - Full cost recovery would require fees of \$1,050</p> <p>Fees as set out above - deficit of \$2,300,000 anticipated over 5 year introduction period</p>	<p>Alternatives proposed</p> <ul style="list-style-type: none"> (a) adding additional By-Law Officers to enforce existing law (b) increased public education about city by-laws, stakeholder responsibilities, (c) improvement to enforcement of already existing by-laws such as property standards, noise, and nuisance (d) a voluntary registry (e) monitor the by-law in Thorold and report back to Council in 2019 (f) status quo with a greater emphasis on enforcement. <p>St Catharines City Council received the staff report in January 2018, public consultation began April 2018, City of St Catharines has now formed a working group to deal with the issue of rental housing licensing.</p> <p>The final report has is now anticipated in the fall of 2018 to allow for input from the working group.</p>

MUNICIPAL COMPARISONS

Appendix "A" to Report PED10049(z)
Page 6 of 6

Municipality	Class of Licence	Requirements	Fees	Comments
<p>PETERBOROUGH 2015 – Present</p> <p>Population 82,094</p> <p>By-Law enacted 2017</p>	<p>Small Rental Dwelling Unit - Rental by Bedroom or Entire Dwelling - number of bedrooms - 4 plus – bedrooms being rented out - 1 to 4</p> <p>Large Rental Dwelling Unit- Rental of Entire Dwelling- number of bedrooms – 5 plus- bedrooms being rented out- entire dwelling rented</p> <p>Small Lodging House- Rental by Bedroom- number of bedrooms – 5 plus - bedrooms being rented out - 5 to 10</p> <p>Large Lodging House - Rental by Bedroom - number of bedrooms – 11 plus - bedrooms being rented out - 11 to 30</p>	<p>Requirements for a licence include, owner info, company info, management info, house and site plans, number of tenants parking plan, insurance,</p>	<p>Small Rental Dwelling Unit \$75 fee / \$50 renewal</p> <p>Large Rental Dwelling Unit \$75 fee / \$50 renewal</p> <p>Small Lodging House \$250 fee / \$175 renewal</p> <p>Large Lodging House \$400 fee / \$200 renewal</p>	<p>The City of Peterborough stated that while no immediate budget or financial implications will result from this adoption of the by-law, enforcement of the City's Zoning By-law regulations and the administration of the proposed Licensing By-law will require an increased time commitment by staff.</p> <p>Building and Fire Department staff will be required to conduct inspections and enforce the Ontario Building Code, Ontario Fire Code and Zoning By-law where necessary.</p> <p>The By-Law was passed by the Peterborough City Council on June 26th, 2017.</p>