



Hamilton

RENTAL HOUSING SUB-COMMITTEE

REPORT 17-002

Tuesday, April 25, 2017

1:30 p.m.

Room 264, 2nd Floor

Hamilton City Hall

Present: T. Whitehead (Chair)
Councillor A. Johnson and D. Conley

Also Present: J. Hawker, Citizen-At-Large
P. Martindale, Independent Member
A. Pathak, Hamilton & District Apartment Association
M. Platts, Realtors Association of Hamilton-Burlington
N. Warren, Citizen-At-Large
R. Wetselaar (Vice Chair), Social Planning & Research Council of Hamilton

Absent with Regrets: S. Calverley and L. Huibers, W. Rolfe

Also absent: Bailie Tomar, McMaster Student Union

THE RENTAL HOUSING SUB-COMMITTEE PRESENTS REPORT 17-002 AND RESPECTFULLY RECOMMENDS:

1. Selection of Chair (Item A)

That Councillor T. Whitehead be appointed as Chair of the Rental Housing Sub-Committee for the remainder of the 2014-2018 Term of Council.

FOR THE INFORMATION OF THE COMMITTEE:

(a) SELECTION OF CHAIR (Item A)

- (i) A. Pathak was nominated as Chair of the Rental Housing Sub-Committee

The above motion was **LOST** on the following Standing Recorded Vote:

Yeas: P. Martindale, A. Pathak, M. Platts
Total: 3
Nays: Councillors A. Johnson, D. Conley, T. Whitehead; J. Hawker, C. Ollier, N. Warren and R. Wetselaar
Total: 7
Absent: S. Calverley, B. Tomar, W. Rolfe, L. Huibers
Total: 3

- (ii) Councillor T. Whitehead was nominated as Chair of the Rental Housing Sub-Committee

The above motion was **CARRIED** on the following Standing Recorded Vote:

Yeas: Councillors A. Johnson, D. Conley, T. Whitehead, C. Ollier, N. Warren, R. Wetselaar
Total: 6
Nays: J. Hawker, P. Martindale, A. Pathak, M. Platts
Total: 4
Absent: S. Calverley, B. Tomar, W. Rolfe, L. Huibers
Total: 3

For disposition of this matter, refer to Item 1.

(b) APPROVAL OF THE AGENDA (Item 1)

The Clerk advised the Committee of the following changes:

1. MOTION (Item 9)

- 9.2 Feasibility of Conducting a Pilot Program of Licensing Rental Housing in Wards 1 and 8 (referred from City Council on February 8, 2017)

The agenda for the April 25, 2017 meeting was approved, as amended.

(c) DECLARATIONS OF INTEREST (Item 2)

There were no declarations of interest.

(d) APPROVAL OF MINUTES (Item 3)

(i) January 30, 2017 (Item 3.1)

The Minutes of January 30, 2017 meeting were approved, as presented.

(e) DISCUSSION ITEM (Item 8)

(i) Rental Housing Enforcement Pilot/Voluntary Registry Program (PED10049(u)) (City Wide) (Item 8.1)

Kim Coombs, Manager, Licensing and By-law Services, addressed the Rental Housing Sub-Committee with an overview of Report PED10049(u) respecting a Rental Housing Enforcement Pilot/Voluntary Registry Program.

Staff were directed to work along side the Rental Housing Sub-Committee Working Group to gather research on, and incentives for, owners of illegal units.

Staff were directed to examine the Residential Zoning By-law and the feasibility of an amnesty program to meet a new criteria for zoning, with a report back to the Rental Housing Sub-Committee.

Report PED10049(u) respecting a Rental Housing Enforcement Pilot/Voluntary Registry Program, was received.

(f) MOTION (Item 9)

(i) Zoning By-law (Item 9.1)

A. Pathak introduced the following motion:

WHEREAS, the mandate of the Rental Housing Sub-Committee is “ to work with interested stakeholders, to assist with the implementation of an approach to enforcement and legalization of appropriate rental housing including, but not limited to, process fees and bylaw regulations”; and

WHEREAS, the *Strong Communities Through Affordable Housing Act, 2011* amended various sections of the *Planning Act* to facilitate the creation of second units by “requiring municipalities to establish official plan policies and zoning by-law provisions allowing second units in detached, semi-detached and row houses, as well as in ancillary structures.”

THEREFORE BE IT RESOLVED:

- (a) That staff be directed to compare the *Ontario Building Code* secondary suite requirements to the City of Hamilton’s secondary suite requirement and report back to the Rental Housing Sub-Committee, on any differences and rationale for the differences; and
- (b) That staff report back to the Rental Housing Sub-Committee with a timeline for the City of Hamilton to establish an official plan policy and zoning by-law provisions to allow secondary units as set out in the *Strong Communities Through Affordable Housing Act, 2011*

(ii) Feasibility of Conducting a Pilot Program of Licensing Rental Housing in Wards 1 and 8 (Added Item 9.2)

The motion respecting the Feasibility of Conducting a Pilot Program of Licensing Rental Housing in Wards 1 and 8 to be TABLED until the next meeting of the Rental Housing Sub-Committee.

The above motion was **LOST** on the following Standing Recorded Vote:

Yeas: P. Martindale, C. Ollier, A. Pathak, M. Platts, R. Wetselaar
Total: 5
Nays: Councillors D. Conley, A. Johnson, T. Whitehead; J. Hawker,
N. Warren
Total: 5
Absent: S. Calverley, B. Tomar, W. Rolfe, L. Huibers
Total: 3

Staff were directed to investigate the feasibility of conducting a pilot program of licensing rental housing in Wards 1 and 8; the results of which would be used to assist future decision-making related to a comprehensive City-Wide Rental Housing Licensing By-law.

Staff were directed to report back to the Rental Housing Sub-Committee with a high-level comparison of rental housing programs, either compulsory or voluntary, in other municipalities.

(g) ADJOURNMENT (ITEM 13)

There being no further business, the meeting of the Rental Housing Sub-committee adjourned at 2:52 p.m.

Respectfully submitted,

Councillor T. Whitehead, Chair
Rental Housing Sub-Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk