

Item 6, Planning Committee Report 17-013 (August 15, 2017)

The staffing and budget components of subsection (a) of the following Item were referred to the 2018 budget process:

6. Rental Housing Sub-Committee Report 17-003 (Item 5.7)**(a) Licensing of Rental Units (PED10049(v))(City Wide) (Item 8.1)**

That the Licensing and By-Law Services Division hire a full time Project Manager from the redistribution of resources within the Licensing and By-law Services Division, for a six month period 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.



Hamilton

CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Licensing and By-law Services Division

TO:	Chair and Members Rental Housing Sub-Committee
COMMITTEE DATE:	July 18, 2017
SUBJECT/REPORT NO:	Licensing of Rental Units (PED10049(v))(City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Ken Leendertse (905) 546-2424 Ext. 3059
SUBMITTED BY:	Ken Leendertse Director, Licensing and By-law Services Planning and Economic Development
SIGNATURE:	

RECOMMENDATION

That Licensing and By-Law Services Division hire a full time Project Manager from the redistribution of resources within the Licensing and By-law Services Division to update the staff report PED10049(h) Regulation of Rental Housing, prepare the feasibility framework for a pilot project for Licensing Rental Housing for Wards 1 and 8 and municipality comparison to substantiate staff report.

EXECUTIVE SUMMARY

The purpose of this report is to seek approval to hire a temporary, full time Project Manager to update the existing research that supported PED10049(h) (Regulation of Rental Housing), prepare municipality comparison and conduct a feasibility study outlining the framework to pilot the Licensing of Rental Housing for Wards 1 & 8.

Alternatives for Consideration – see Page 3

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The funding for a Project Manager for six months is estimated to cost \$60,000. The sufficient funds will be made available through redistribution of resources within Licensing and By-law Services Division.

Staffing: It is anticipated that a Project Manager working for six months would be able to complete the work as outlined in the recommendation.

Legal: N/A

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

HISTORICAL BACKGROUND

At the June 23, 2016, Rental Housing Sub-Committee meeting, staff were directed to report back to the Rental Housing Sub-Committee on the feasibility of establishing a voluntary landlord registry; and that a working group made up of five members of the Rental Housing Sub-Committee be created to work with staff to define the scope of the Feasibility of a Voluntary Landlord Report.

The Rental Housing Sub-Committee Working Group met twice (July 12, 2016 and Aug 11, 2016). The working group discussed the scope of a feasibility study, timelines, mission, vision and values to be considered in the creation of a voluntary registry.

At the September 15, 2016 Rental Housing Sub-Committee meeting, the working group addressed the Committee with an overview respecting the Scope of Work for the Feasibility of a Voluntary Registry.

At the January 30, 2017 Rental Housing Sub-Committee meeting staff provided the committee with an Information Report on the City of Toronto's witness fees and the City of Toronto's proposed framework for multi-residential rental properties.

At the Rental Housing Sub-Committee meeting of April 25, 2017, staff were directed to defer any further research related to a Voluntary Registry.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

N/A

RELEVANT CONSULTATION

N/A

ANALYSIS AND RATIONALE FOR RECOMMENDATION

At the April 25, 2017 Rental Housing Sub-Committee meeting, Information Report PED10049(u) Rental Housing Enforcement Pilot / Voluntary Registry was discussed and received. Staff were directed to focus their efforts on the following:

1. 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.
2. Report back to the Rental Housing Sub-Committee with a high-level comparison of rental housing programs, either compulsory or voluntary, in other municipalities.

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To develop this framework, staff will be updating report PED10049(h) and will complete a Municipal Comparison to support any future feasibility studies for the Licensing of Rental Housing. The Project Manager will also develop the framework for a future Pilot Project in Wards 1 and 8 for the Licensing of Rental Housing.

ALTERNATIVES FOR CONSIDERATION

Consideration can be given to request funding for the resources required as an enhancement to the 2018 Budget process without assessing the ability to undertake the work through redistribution of resources within the Licensing and By-law Services Division.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Healthy and Safe Communities

Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.

APPENDICES AND SCHEDULES ATTACHED

None

KL/st