



INFORMATION REPORT

TO:	Chair and Members Rental Housing Sub-Committee
COMMITTEE DATE:	April 24, 2018
SUBJECT/REPORT NO:	Licensing of Rental Housing (PED10049(x)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Jim Gordon 905 546-2424 Ext. 1317
SUBMITTED BY:	Ken Leendertse Director, Licensing and By-law Services Planning and Economic Development Department
SIGNATURE:	

Council Direction:

At its meeting of February 14, 2018 Council approved Planning Committee Report 18-002, Item 1, Licensing and By-law Services Division Resources as it Relates to the Licensing of Rental Properties (PED10049(w)).

Report PED10049(w) allowed Licensing and By-Law Services Division to hire a full-time Project Manager from the redistribution of resources within the Licensing and By-law Services Division, for a period of six months, at an estimated cost of \$60,000 and to report back on 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;
- (iii) A list of municipalities for use in a future research trip respecting rental housing.
- (iv) The Planning Committee gave direction that the Hamilton Rental Housing Roundtable discussion paper entitled "Promoting Code Compliant Rental Housing with Safe, Clean and Healthy Dwelling Units" prepared by Maple Leaf Strategies, be referred to staff for a full review of the 25 recommendations made in such; and be incorporated into their report to the Rental Housing Sub-Committee regarding the update on Report PED10049(h).

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.

Information:

The Project Manager was hired February 20, 2018 and has commenced research of other Municipalities in regard to their imposition of licensing in the area of Rental Housing, attached as Appendix "A" to this Report.

Options and alternatives are being compiled for the consideration of the Rental Housing Sub-Committee. As well, the 25 recommendations of the Hamilton Rental Housing Roundtable are being researched for feasibility purposes and ease of implementation.

Comparatives between Municipalities in Ontario and their approach to Rental Housing has commenced, taking into account conditions such as volume of rental properties, market conditions, land use issues, and the OHRC (Ontario Human Rights Commission) guidelines for Rental Housing.

At the time this Report was prepared, the research trip is scheduled for April 19, 2018 with members of the Rental Housing Sub-Committee to visit London, Waterloo and Guelph.

The framework for a pilot project in Ward 1 and the newly formed Ward 8, is being developed. The framework will include the feasibility of implementation of the pilot project, and if the pilot project will add significant value to other ongoing strategies the City is implementing to address issues that have been associated with rental housing.

Appendices and Schedules Attached

Appendix "A" Ontario Municipalities Comparatives - Licensing of Rental Housing

KL/JG/st