



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.

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.

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