Conversion without building permits of single detached houses to student houses

Whereas, houses continue to be converted from traditional single dwelling units to student rental units in the areas around McMaster University and Mohawk College, and;

Whereas, most of this work is undertaken without building permits, and;

Whereas, the City’s system of writing an order to comply and/or stop work order, and applying a surcharge when issuing building permits after the fact, is not creating a deterrence to this on-going building activity.

Therefore:

(a) That staff be requested to prepare a report on best practices in other municipalities geared towards creating substantive deterrence when constructing without a building permit (i.e., different policies, larger fines, writing tickets);

(b) That staff require removal of construction work in situations where a building permit has not been obtained, when it is clear that the proponent never intended to obtain said permit.