Background

- Oct/08 – staff directed to establish CLC to investigate regulating rental housing for near-neighbourhoods – Wards 1, 8, 10 & 12 (McMaster, Mohawk and Redeemer)

- Staff also directed to establish City-wide CLC for rental housing review

- Jan/09 - NRRHCLC established
- Sept 8/09, NRRHCLC presented eight recommendations, Report 009-001, (Citizen Committee Report)

- key recommendation: proactively enforce existing by-laws (Prop Stds & Yard Maintenance) before considering creating new regulations for rental housing.

- March 2010 - 18-month pilot program for Wards 1 to 8 app'd by Council (subsequently named "Project Compliance")

- Pilot launched July 2010 consists of:
  - 6 temporary part-time Municipal Law Enforcement Officers and
  - one temporary full-time Clerk

- Regular reports to Committee on progress

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**Results – July 2010 to December 2011**

Over 2,200 properties inspected; total of 2,312 orders issued to correct over 4,000 by-law deficiencies:

- 1,134 orders issued for property standards violations
  - 74% have complied

- 1,178 orders issued for yard maintenance violations
  - 77% have complied

- 84 Contractors hired to complete work

- 99 by-law charges (Part 1 & Part 3)
Planning Committee, and subsequently City Council on September 14, 2011, approved the following:

"a) That Project Compliance (Property Standards) be extended by four months through to the end of March 2012 to be funded through the Parking Reserve #108021.

b) That staff report back on licensing options based on the experience of other municipalities, including but not limited to a hybrid of a rental housing license/proactive by-law enforcement."

Recommend that Council endorse the concept of licensing low density rental housing & direct staff to develop comprehensive recommendations to include:

- Amending the City’s Licensing By-Law to add a Schedule for the licensing of Single-Detached/Semi-Detached/Duplexes/Triplexes/Quads and/or multiplex buildings containing 6 or less independent housekeeping rental units, and
- a proactive by-law enforcement program to:
  - identify rental housing which requires licenses,
  - deal with problem properties and areas through-out the City; and
  - conduct proactive property blitzes and audits/inspections of multi-residential buildings.
Why license?

- Poor rental housing conditions
- Unsafe conditions/no smoke alarms/pest issues
- Illegally zoned units
- Overcrowding/over-intensification
- Impact on neighbourhoods/parking
- Many tenants deny entry due to fear of repercussion from landlord
- Many tenants don’t complain and live in poor conditions
Potential Requirements under a Licensing By-law:

- owner to provide proof of ownership and contact information, proof of insurance and local emergency contact information
- self/City inspections for compliance with property standards and yard maintenance by-laws
- property to meet electrical and fire safety requirements
- building floor plan
- property/yard maintenance plan and parking plan
- proof of tenant agreements
- annual licence fee
Items to be Considered/Reviewed

- Scope of By-law – City wide or geographical areas
- # of Dwelling units per building
- # of bedrooms per rental unit
- Lodging Homes (Schedule 9)
- Rental Licensing Fees
- Inspections – types of inspections required
- Cost of program

Recommendations

(a) That the concept of licensing rental housing in low-density buildings, as detailed in Report PED10049(h), be endorsed, and that staff be directed to prepare comprehensive recommendations, a draft by-law amendment and cost-recovery analysis to be presented to the Planning Committee for approval by November 2012;

(b) That all future reports related to the Vital Services By-law be submitted to the Planning Committee with notification provided to the Emergency and Community Services Committee.

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