

Summary Report on Table Top Discussion & Exit Survey

For Community Conversation on Student Housing

Hosted by Councillor Lukes

9 a.m. – 11:30 a.m., January 31, 2015

Part 1: Summary of Table Top Discussions

Format

- 19 tables of 8 each facilitated their own discussions.
- Individuals were asked to document their thoughts about challenges and opportunities on sticky notes prior to sharing them with each other at their table. While all tables were asked to collect all sticky notes generated at their table on large sheets labeled “challenges” and “opportunities”, some tables chose to pursue immediate discussion on issues and therefore generated fewer individually noted ideas.
- A spokesperson for each table reported their top challenges and opportunities to the full group. The highlights were recorded on a laptop and projected on screens located around the room. Table spokespeople were asked not to repeat ideas already noted, but to add detail if something different on a theme had been raised, and to ideas which had not yet been noted.

1. Topics highlighted during report back

The following two tables represent the challenges and opportunities as identified and reported at the event, by participants:

Challenges	
Topic	Detail
Safety	<ul style="list-style-type: none">• For resident families and students• (parking, other)• Fire safety - evacuation
Non-compliance with city by-laws	<ul style="list-style-type: none">• Not enough teeth in the by-laws?• Emotional impact in community• Have to find a way to get landlords to take responsibilities
Not enough housing for increasing student population	<ul style="list-style-type: none">• Challenges existing residents – issue offloaded onto local residents• Not enough residential opportunities on campus
# of foreign landlords	<ul style="list-style-type: none">• Perhaps lack of understanding
Parking	<ul style="list-style-type: none">• # per lot• Use back lanes and set up graveled lots
International students that are vulnerable (financially, etc.)	
Conversion of single family to multi resident	<ul style="list-style-type: none">• Property value degradation
Don't know who land lords are	<ul style="list-style-type: none">• Who is responsible for house/yard maintenance?• Is it a business or not?• Need an easier way to identify landlords to

Challenges	
Topic	Detail
	accommodate communication
U of M “poor neighborhood”	<ul style="list-style-type: none"> • Common challenge in many cities
Declining property values	<ul style="list-style-type: none"> • Driven by maintenance • Parking (too many per lot) • Are there different standards across the city?
311 system	<ul style="list-style-type: none"> • Seems to not be working – fix it
No attachment to neighbourhood	<ul style="list-style-type: none"> • Degradation of “community” • High turn-over of students/residents
Lack of registration of rental properties (?)	
Communication/education	<ul style="list-style-type: none"> • For property owners and students and know the rules • In various languages • Make sure that international students are not duped into poor housing (U of M role)
Roles of many	<ul style="list-style-type: none"> • Realtors • All schools in the neighbourhood • Etc.
Noise	<ul style="list-style-type: none"> • Multi-tenant houses – parties late into the night
Community action	<ul style="list-style-type: none"> • Need discovery process, address those gaps with community involvement • Want to involve community in monitoring results

Opportunities	
Topic	Detail
Integration	<ul style="list-style-type: none"> • Help international students integrate into community, • Making sure all stakeholders are included
Teaching land lords	<ul style="list-style-type: none"> • About by-law requirements, etc.
Increase housing capacity by adding more student housing in South wood golf course	
Private sector to build more apartments	
Ways for community to make visible what rules are	
“Cash grab”	<ul style="list-style-type: none"> • Opportunity for city revenue
Incentives to create change	<ul style="list-style-type: none"> • Opportunity (tax incentives to create a form of residents that students may want to occupy)
Opportunity for community revitalization	<ul style="list-style-type: none"> • Young people
For University to step up and do something for community and students	
Councillor to get PPD to look at	<ul style="list-style-type: none"> • Motion at Community committee

Opportunities	
Topic	Detail
what others are doing that could be used here	
For community to back the councilor in moving this agenda forward	
By-law “teeth”	<ul style="list-style-type: none"> • Make them more effective
Close down or properly regulate rooming houses	
Have adequate dormitory housing	
Spend more on Active Transportation	<ul style="list-style-type: none"> • Pedestrians and cyclists
Work with private sector to provide more housing	
Improve provision of ethnic foods in area	
Find a way to follow up on issues raised	
Screen advertisements for poor rentals	<ul style="list-style-type: none"> • On line, etc.
Redefine “family” in by-law	
Need more rentals (multi-family) than condos	

2. Analysis of documented ideas

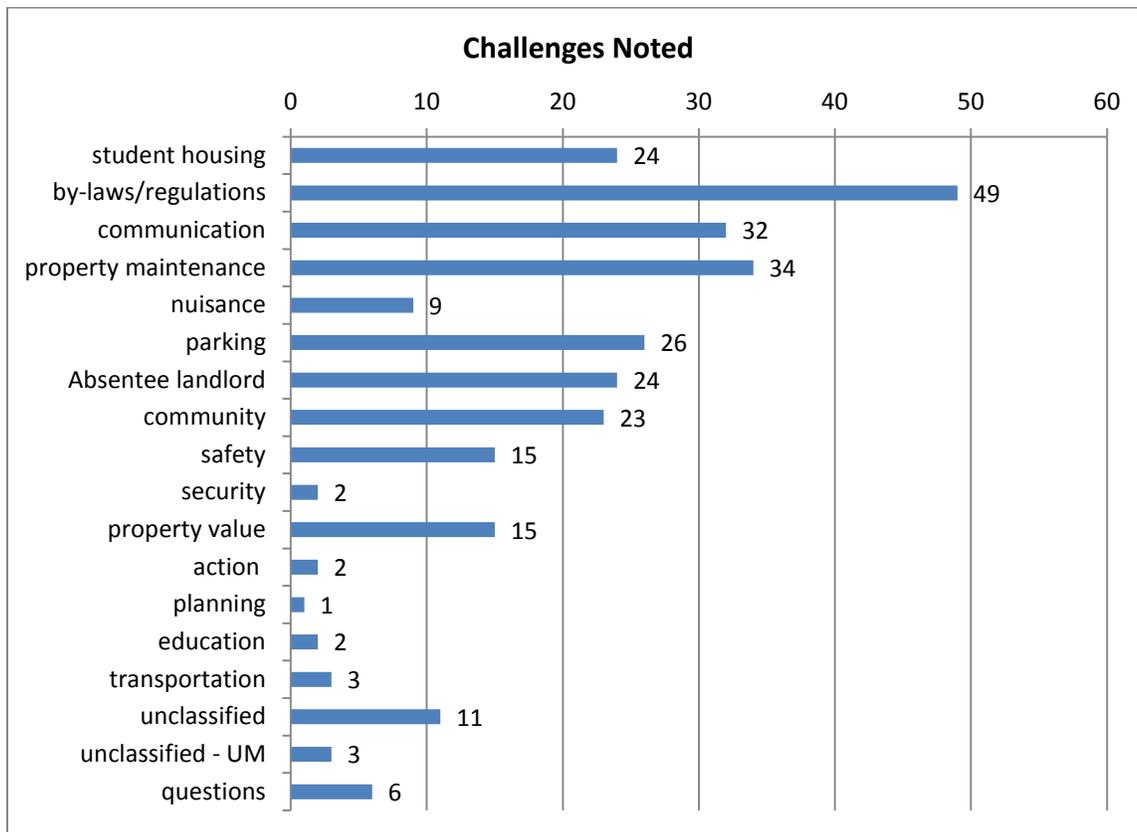
Following the event, all comments recorded by participants were collected and transcribed into 2 spreadsheets – one to record all noted “challenges”, another to record all noted “opportunities”. Each documented idea generated was tagged with a topic and subtopic to facilitate sorting and summarizing of issues noted. See **Attachments A and B** for the complete lists of ideas recorded during the Table Talk.

Summary of Challenges

Once the “challenge” ideas were classified into categories, some issues emerge as much more common than others. While this offers some insight into the significance of an issue, this must be approached with caution for a couple of reasons:

1. At some tables, not all participants took the time to write down all of their ideas before sharing. Also, some duplicates might have been discarded by participants during consolidation of ideas at each table. As such, some categories may be under-represented.
2. The exit survey which was completed by 87 participants (representing likely less than half of all participants) indicates that there were a high proportion of local residents and property owners in attendance. The priorities of issues related to student housing likely vary in relation to one’s stake in the community (i.e. whether you are a property owner, a land lord, a renter, etc.) As it appears that there were a large number of property owners and residents among participants, this likely influenced the frequency with which some issues were noted.

The table below illustrates the relative frequency with which ideas of various topics were noted during the table talk.

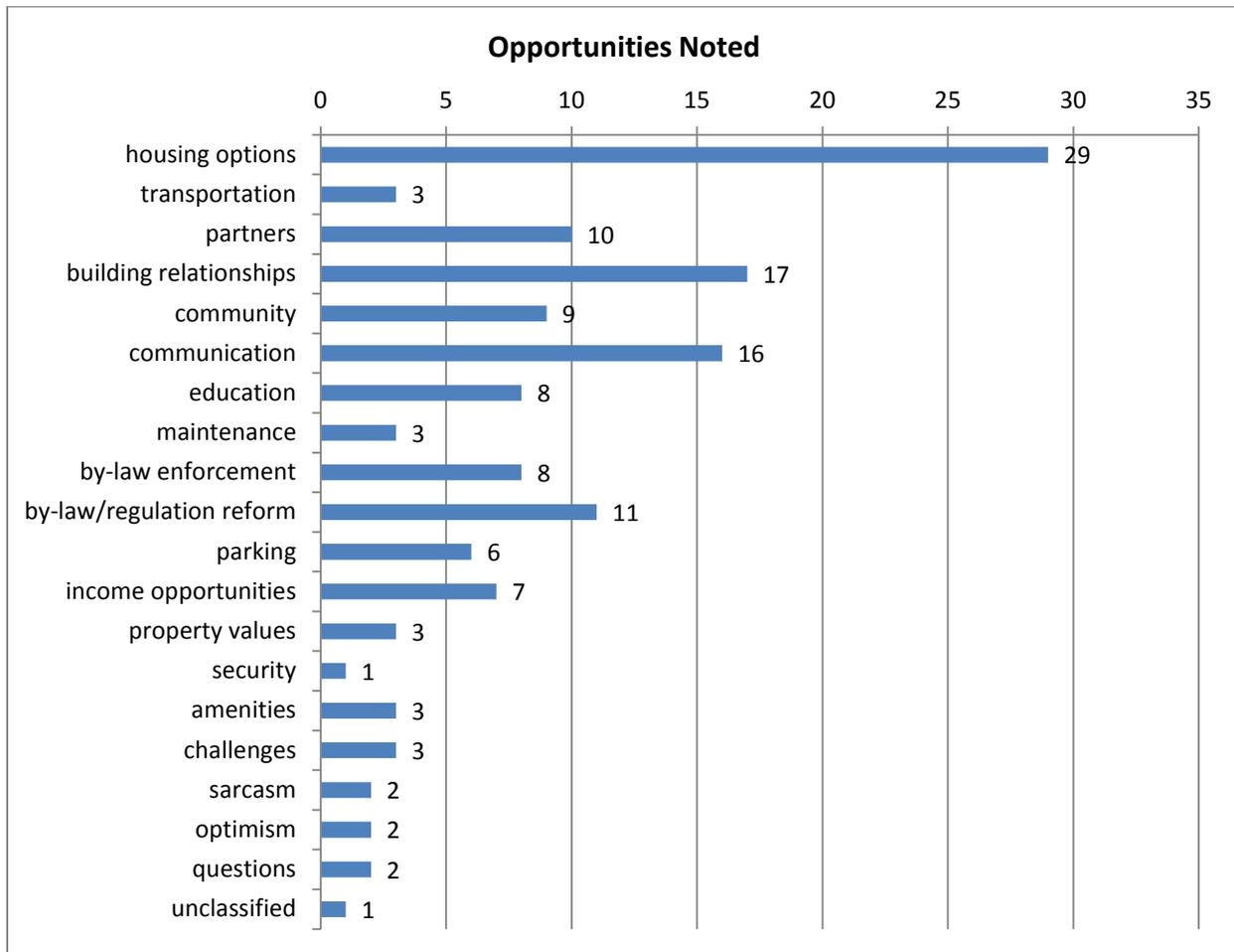


The following highlights describe the nature of the ideas raised within each topic:

- Under the general theme of “**student housing**” (24), concerns raised related to the issue of the **University of Manitoba’s accountability** to provide student housing (13), **demand** being higher than supply (4), **affordability** (3), and the **need for more development** (3).
- Concerns related to **by-laws and regulation**, related to the **lack of enforcement** (21), **non-compliance** (13), the **lack of authority** within by-laws and regulations to address neighbourhood concerns (13).
- **Communication** (32) related concerns focused on **communication with and accessing information from the City** (22), the lack of communication with students about **availability of appropriate housing** (3), the need for communication in **multiple languages**, given the high number of foreign students (3), and the need for a **stronger Community voice** (1)
- Many expressed concerns related to the **poor maintenance of properties** which seem to accommodate residences for multiple students (34).
- 9 comments related to **nuisance** in the neighbourhood related to **activities** (6) and **noise** (6)
- **Parking** related concerns (26), included the volume of **vehicles being parked on private property (13), on street parking** concerns (2), and **trespassing** onto their property to park and access electricity (1).
- **Absentee landlords** were cited as a concern (24), citing **exploitation** of tenants and the neighbourhood (3), and concern about their **inaccessibility** for community members to address concerns directly (2).
- **Negative impacts on the community** (23) included concerns about **community degradation** (8), the increasing level of **disconnect** (7), and the increasing **transient nature** (6)
- **Safety** (15) concerns included concern for the safety of **residents** (12), safety of **landlords** (1).
- The two reference to **security** related to the security from **theft when taking in boarders** (1) and the **community’s security from crime** (1).
- **Property value** concerns were cited 15 times.
- **Lack of action** to address neighbourhood concerns was cited 2 times
- The **need for planning** to address the demand for student housing was cited once.
- The **need for education**, specifically cited the need to educate **on the rights of property owners** with regards to tenants (1) and the need to **educate students** (1).
- Concerns related to **transportation** (3) included safety concerns related to the volumes of **school buses loading** and unloading on the street (1), and comments that recognized the value of **increasing transportation options** to addressing student housing demand in the area (2).
- 11 comments could not be classified and 6 were classified as questions, which have been compiled at the end of this Table Talk summary.

Summary of Opportunities

The table below illustrates the relative frequency with which ideas of various topics were noted as opportunities during the table talk.



The following highlights describe the nature of the ideas raised within each topic:

- Opportunities related to **housing options** (29), included references to the **University of Manitoba's** possible role (18), reference to opportunities to **build apartments** (5), **affordability**(2), the **review of best practices** (2), for increased student housing market within reach of **Rapid Transit** (1).
- Opportunities related to **Transportation** (3) related to the construction of a **pedestrian bridge** between the University campus and St. vital (1), addressing **school bus access** on a school site (1), and related to **increasing efforts in transportation planning** (1).
- Opportunities to work with **Partners** were noted (10), including such partners as the **University of Manitoba** (3), **Revenue Canada** in regards to its role in taxing rental income (3), **Residential Tenancies Branch** by way of registering a bond on rental property (2), the **Pembina Trails School Division** (1) and **lending institutions** (1).

- **Building relationships** (17) was also a common theme, citing the need to build relationships between the **community and students** (4), relationships **with the University of Manitoba** and other post-secondary schools (4), developing relationships **through community forums** such as a community or residents association, or multi-stakeholder forums or task forces (4).
- **Communication** (16) related opportunities included improving communications between the **community and the City** (8), ensuring communication is done in **multiple-languages** (3), improving communication **about available and appropriate student housing** (2) and establishing a way to communicate **with landlords** (2).
- **Education** (8) opportunities focused on educating **new students** on various things (5) and educating **landlords** (3)
- Of the 8 opportunities related **by-law enforcement**, 4 related to increasing **resources** and 1 cited the need for **process improvements**.
- **Review and possible amendments to existing by-laws and regulations** were cited 11 as an opportunity.
- **Parking** related opportunities (6), referenced **education, enforcement, park & ride**, use of **permits** and **increasing parking supply**.
- **Income opportunities** were noted 7 times, and included reference to income from **taking in boarders** (3), from **providing parking** (1) and the opportunity for **economic boost to area businesses** (1)
- Opportunities for increased **property values** were also cited (3), in particular related to the increased housing demand.

Questions noted during table talk

A number of questions were recorded during table talk portion of the event. These are noted here:

- Are landlords running a business?
- How many rooming houses can you own before it is defined as a business?
- What are the rules about absentee owners?
- What's stopping them from paving the front yard?
- Are rooming houses permitted in R1 areas?
- Is the complainer contacted after the home has been inspected to be advised of the outcome?
- How to find out if rooming house is licensed?
- How to know if home is applying for permit or is licensed?
- How do we find out if rental homes are licensed?
- Parking on lawns - What is the standard? Or is it totally unacceptable?
- Why is suite size limited? Lease? Is it necessary?
- Student housing/house? What is that? Is it allowed in R1 (2 boarders/rooms) per household?
- What are the zoning regulations covering houses in this neighbourhood? One kitchen? Single family dwelling??

- Who has jurisdiction when an issue comes up? U of M campus security or Winnipeg Police Services?
- Which causes the biggest problem? Rooming house, Group of friends as a family, owner with boarders?
- Houses seem to be bought as a "family unit" and then used to board international students - Is there a legal issue here?
- Rent amounts regulated?

Part 2: Summary of Exit Survey Results

At the end of the table talk portion of the event, exit surveys were distributed to participants to provide an opportunity to:

1. Identify challenges and opportunities which they felt had not been captured during the table talk process;
2. provide feedback on the event itself – including the format, timing and venue;
3. Identify outstanding questions which participants would like to have answered.

150 surveys were distributed. 87 (partially) completed surveys were collected. This represents a 58% response rate.

Participant Attributes:

Participants were asked to identify which perspectives they represent. Those who completed the exit survey were predominantly residents in the area, more than half of which are also property owners.

Resident in the area	70
Business owners in the area	1
University Students	5
Property owners	48
Land lord	3
Renter	3
Other	<ul style="list-style-type: none">• Currently developing a secondary suite with students in mind• Employee at University• Condo complex next to Southwood lands• Homestay parent, U of M

1. Identification of Additional Challenges and Opportunities:

In the 87 completed surveys, 46 additional challenges, and 44 additional opportunities were collected. A complete list of challenges and opportunities noted on collected surveys can be found in **Attachments C and D**. While this portion of the survey was intended to draw out ideas that had not already been noted, most ideas noted, had been raised during the table talk portion of the event. It appears that participants took this opportunity to re-iterate the significance of the issues already identified.

Challenges:

Among the challenges noted on collected surveys, comments related to by-law enforcement, by-law authority, the University's accountability to address a shortage of affordable student housing, and negative impacts on the community (property value, safety, maintenance were noted most commonly). Potential roles for lenders, the real estate industry, private development, and community association were also re-iterated.

Opportunities:

Among the opportunities noted, most re-iterated ideas raised during table talks. Many focused on by-law enforcement and the potential roles of the University of Manitoba, a Community Association, and strategic transportation improvements. Opportunities related to best practice research, community building and diversity, education and communication were also re-iterated. One new “opportunity” idea noted relates to the potential development of a more suitable short term housing typology that could be considered for application on larger properties within the community.

2. Evaluation of Event

Participants were asked to rate the format, timing and venue for the event and provide additional comments/suggestions for future Community Conversations.

	Liked	Disliked	Neutral/don't know
Format	67	1	3
Timing (day of week/time of day)	67	4	3
Venue	66	1	1

In general, feedback about the event was positive.

In terms of the format, a number of people noted that they felt rushed during the Table Talk and that there was not enough time to hear from all tables. While some suggested there was too much time dedicated to presentations at the beginning, there were others who really appreciated the information provided, some even noting they would have liked more information from those who spoke only briefly. A number of people noted that they would have liked an opportunity for Q & A with presenters. A number of folks commented on their interest in further discussion with the community, especially on developing solutions and pursuing action.

In terms of the venue, a number of folks commented on the need to provide better guidance on how to access the venue, and to ensure universal access.

3. Submitted Questions:

Participants were provided an opportunity to pose questions which they felt had not been answered at the event. The following were received via the survey (and 2 via direct correspondence with the Councillor following the event), and have been grouped by potential responder and theme.

For U of M

- What info does the U of M provide to foreign students so they are not duped into living in an unsafe home?
- Why is U of M not providing more (much) on-campus housing?
- What responsibility does the University have in balancing a (a) number of international students being accepted (b) shifting housing burden to the community?
- Rooms offered to foreign students must be inspected by university representatives to ensure the students are being housed in safe, healthy environments. Are there people at the U of M to do this?
- What percent of foreign students become permanent residents/citizens of Canada?

For Residential Tenancies Branch (Province)

- Summerland Apartments is apparently stipulating that all prospective tenants must have jobs. In doing so, this would exclude a lot of students. Are they allowed to discriminate in this way?

For the City of Winnipeg

(By-law/regulation related)

- What can be done about landlords who crowd students in unacceptable accommodations?
- How do we discover who is non-compliant?
- If there is proper student housing developed, how do you address the existence of the current inappropriate housing?
- Why does City not follow up on by-law infractions?
- How many cars can be parked in a backyard? (the parking rep did not get into details)
- How many electrical outlets are allowed on a property for parking? What about using a driveway as a public cut-through to the back lane or for the neighbors "parking lot"?
- What are the rules about language on commercial signs? Some signs are appearing that feature only Asian language, in South Winnipeg?
- What permit does a group home fall under?

(Parking related)

- Does parking authority enforce parking laws?
- Parking needs to be clarified - follow-up e-mail
- How many cars can be parked in a backyard? (the parking rep did not get into details)
- How many electrical outlets are allowed on a property for parking? What about using a driveway as a public cut-through to the back lane or for the neighbors "parking lot"?

(Communication/information access related)

- Is there a publicly available list of property owners? E.g. those who pay the property taxes?
- How do I as home-owner find out who is responsible for the 4 (four) room houses surrounding me? Who do I call?
- How can I get contact info to a landlord?
- How can we get priority service from 311 because of the fact we are dealing with an absentee landlord (i.e.: not a regular live-in homeowner)

(Development related)

- Instead of building the stadium why was it not considered to expand for student housing to accommodate the 4000 students???
- Who are the realtors in this discussion who sell property for unlicensed use? Even some new rental properties are being built as future slums; no space for trees at former Montcalm Hotel site at Markham and Pembina; also high-rise west behind Burger King on Pembina at Killarney

(Comments)

- Great job! Thanks for hosting this.
- What will be done by council? Action needed!
- Many questions not answered but hopefully will be addressed after this meeting. Lots was covered. Looking forward to future meetings with some resolutions/
- Great topic, needs answer to questions and follow through
- Thanks for doing this, Janice!
- Well covered
- Well done!
- This area has traditionally been a welcoming community so the large (turnout) this morning speaks to how important this issue has become. Well run event! Great start
- Would like to see safety of students in basement apartments and no stoves!
- In looking at best practices with respect to what other cities/universities are doing, there is not a lot of merit in studying downtown universities. The focus should be on suburban universities.

(Next steps)

- How do we know that anything is being done with the info identified?
- Follow-up planned to discuss changes addressed by City (if any)?
- Where do we go from here?
- More (questions) will come up
- I hope parking will get more discussion in a future meeting
- Winnipeg Police Services added nothing to today's conversation in future, speakers should speak on topic

Attachment A: Challenges noted during Table Talks

#	Challenges (as noted by participants during table talk)	category	sub-category
1	Landlords who exploit students and the system	Absentee landlords	exploitation
2	Absentee landlords that don't care about neighborhood - just collecting rents	Absentee landlords	exploitation
3	Landlord lack of concern for neighbors and neighborhood	Absentee landlords	exploitation
4	The owner "must" hire on the property - someone available for communication	Absentee landlords	inaccessible
5	Landlord not available or interested in concerns	Absentee landlords	inaccessible
6	Absentee owners	Absentee landlords	
7	Absentee landlords	Absentee landlords	
8	Absentee landlords	Absentee landlords	
9	Absentee landlords	Absentee landlords	
10	Owners must live in dwelling	Absentee landlords	
11	Absentee landlords	Absentee landlords	
12	Absentee landlords	Absentee landlords	
13	Absentee landlords	Absentee landlords	
14	Live-in landlord	Absentee landlords	
15	Off-site landlord	Absentee landlords	
16	Absentee landlords	Absentee landlords	
17	Owner not in residence	Absentee landlords	
18	Absentee landlords	Absentee landlords	
19	Absent landlord	Absentee landlords	
20	Absentee homeowners	Absentee landlords	
21	The number of absentee landlords	Absentee landlords	
22	Absentee landlords	Absentee landlords	
23	Absentee landlords	Absentee landlords	
24	What are the rules about absentee owners	Absentee landlords	
25	Take more action	Action	
26	Residents need to be more vocal	Action	
27	By-law enforcement has no teeth	By-laws	authority
28	No teeth to the by-law	By-laws	authority
29	Insufficient powers by the regulation bodies. Slow complaint process	By-laws	enforcement
30	Enforcement of by-laws and regulations regarding dwelling safety and student housing	By-laws	enforcement
31	Don't allow 3-4 people to rent rooms in a single dwelling in King's Park (Fort Richmond)	By-laws	enforcement
32	Enforce the definitions of family dwellings	By-laws	enforcement
33	What's stopping them from paving the front yard?	By-laws	enforcement
34	Problems more likely from owners who do not get permits/licenses. City process not geared to pick up on these	By-laws	enforcement
35	No inspections for violating zone-laws	By-laws	enforcement

#	Challenges (as noted by participants during table talk)	category	sub-category
36	Why have by-laws if you don't follow up on violations?	By-laws	enforcement
37	Lack of by-law and law enforcement	By-laws	enforcement
38	By-law enforcement	By-laws	enforcement
39	City must enforce by-laws, despite what we did have been told there is none	By-laws	enforcement
40	By-law enforcement	By-laws	enforcement
41	Real estate agents should be required to report illegal bedrooms	By-laws	enforcement
42	Enforcement of by-laws	By-laws	enforcement
43	There has to be a way for city of Winnipeg/U of M to deal with people who are making residential homes into rooming houses. If there is no penalty, this will only get worse	By-laws	enforcement
44	By-law enforcement is weak vs. standards	By-laws	enforcement
45	Investigation of rooming house violations	By-laws	enforcement
46	Enforcement of by-laws	By-laws	enforcement
47	Policing of regulations i.e.. Owner absence and of number of boarders	By-laws	enforcement
48	Fines for non-conformance should be small if not repeats	By-laws	enforcement
49	We do not want all homes inspected to look for rooming houses	By-laws	enforcement
50	City is allowing non-present homeowner to rent houses - as rooming houses	By-laws	non-compliance
51	Problem of single family dwellings being used as "rooming houses"	By-laws	non-compliance
52	Uncontrolled and un-updated conversion of residential property into boarding houses	By-laws	non-compliance
53	Multiple residency	By-laws	non-compliance
54	R1 Housing used as rooming houses	By-laws	non-compliance
55	Houses with too many occupants are not valid "rooming houses"	By-laws	non-compliance
56	Houses seem to be bought as a "family unit" and then used to board international students - Is there a legal issue here?	By-laws	non-compliance
57	Rentals to students where more than 3 people live together (Unregulated)	By-laws	non-compliance
58	Too easy not to comply with zoning laws	By-laws	non-compliance
59	Non-compliance with city by-laws	By-laws	non-compliance
60	Code and safety violations	By-laws	non-compliance
61	Unlicensed rooming houses	By-laws	non-compliance
62	The rental housing will not be used as intended	By-laws	non-compliance
63	Loose interpretation of "family"	By-laws	review
64	Confusion about "rooming house vs. family dwelling" and when certain standards are needed	By-laws	review

#	Challenges (as noted by participants during table talk)	category	sub-category
65	Re-define what an adequate landlord is. (Rooming house or resident)	By-laws	review
66	Process of changing "family residential" to rooming house residential	By-laws	review
67	Definition of family in the by-law	By-laws	review
68	The city needs to change the by-laws so that they can force people to comply	By-laws	review
69	Permitting for occupancy/ or change therein)	By-laws	review
70	Zoning laws not working	By-laws	review
71	City must rewrite existing by-laws to reduce negative impact of rental properties and absentee landlords	By-laws	review
72	Monitoring the by-laws	By-laws	review
73	Legal and zoning definitions. We have to adapt/change within this context	By-laws	review
74	Update of zoning status online is poor	By-laws	with city
75	Are rooming houses permitted in R1 areas?	By-laws	
76	All commercial advertisements should be in English and not be only in foreign language	Communication	?
77	All advertising public notice should be in English	Communication	?
78	Multiple voice power i.e.: residents get together to share concerns	Communication	community voice
79	Regulating unacceptable activity with your renter	Communication	landlord/tenant
80	All info for new property owners should be in other languages	Communication	multi-language
81	Language and culture barriers	Communication	multi-language
82	Law awareness for the international newcomers	Communication	multi-language
83	Have a database where potential homes must register - U of M screens them and U of M is responsible to match students to homes - Students have to beat risk and getting into unsafe locations	Communication	student housing
84	Those renting to students should go through University Department who could then enforce regulations	Communication	student housing
85	Proactive steps should be taken to screen advertisements on Kijiji that advertise ("accommodations") only for students that charge exorbitant rates	Communication	student housing
86	We want a person to talk to - Not 311 as it's over 30 minutes wait on 311 . Need name and phone number of live-in person to call regarding these issues	Communication	with city
87	If feedback is required from 311, the 311 program must be way more efficient so people don't spend 45 minutes - 1 hour to lodge their complaints. It seems 311 is discouraging registering complaints	Communication	with city

#	Challenges (as noted by participants during table talk)	category	sub-category
88	Is the complainer contacted after the home has been inspected to be advised of the outcome	Communication	with city
89	How to find out if rooming house is licensed?	Communication	with city
90	Foreign landlords can not understand by-laws in existing document language	Communication	with city
91	Communication of by-laws in various languages of students and renters not done	Communication	with city
92	Discovery process, how do we find out if a home is compliant	Communication	with city
93	Communicating "what to do or where to go" if you perceive a problem (issue) with a rental property in your area	Communication	with city
94	"Snitch" driven complaint process (need to organize neighbors for multiple complaints)	Communication	with city
95	Would like more consultation with residents living beside or across from houses used as boarding houses for international students	Communication	with city
96	Response to complaints	Communication	with city
97	Complaint process	Communication	with city
98	I have experienced this before - I am not very hopeful	Communication	with city
99	Lack of community engagement	Communication	with city
100	How to know if home is applying for permit or is licensed?	Communication	with city
101	Homeowners should be able to go to a website and list concerns of a house that may be a rooming house, unsafe, etc. If more neighbors get involved perhaps the owners will react	Communication	with city
102	How do we find out if rental homes are licensed?	Communication	with city
103	Registration for rooming housing particularly in community	Communication	with city
104	I have been fighting with the city for 2 (two) years about the rooming house next door, but I got nowhere	Communication	with city
105	Whenever the city has been phoned have been told nothing can be done or will be done	Communication	with city
106	Communication on housing use (the laws, different languages)	Communication	with city
107	Clearly defining rooming house - rent, lease, decision making	Communication	with city
108	This area is designated as a "single family residence" area. There are fewer and fewer singly families living in it	Community	changing
109	Change in types of residents attracted to area	Community	changing
110	All challenges create animosity within neighborhoods	Community	degradation

#	Challenges (as noted by participants during table talk)	category	sub-category
111	Bringing our communities back to family "communities" when we once knew our neighbors, communities were strong - making for safer and stronger neighborhoods	Community	degradation
112	Lack of pride	Community	degradation
113	Loss of "family" community	Community	degradation
114	Loss of community integrity	Community	degradation
115	Protecting the essence of community and neighborhood	Community	degradation
116	Vacant housing (vacancies)	Community	degradation
117	This is not helpful for the local community	Community	degradation
118	Lack of working together in neighborhood	Community	disconnect
119	Knowing your neighbors	Community	disconnect
120	General feeling of lack of responsibility for one's area	Community	disconnect
121	No attachment to the neighborhood	Community	disconnect
122	Constantly changing faces you never know who your neighbors are	Community	disconnect
123	Students/renters don't engage in neighborhood or with neighbors	Community	disconnect
124	Not able to know neighbors	Community	disconnect
125	Increased residential mobility is associated with disorganization in neighborhood	Community	transient
126	Neighbors continually change so no longer a "community"	Community	transient
127	How the transitory nature of rental housing affects the integrity/stability of the neighborhood	Community	transient
128	Prevent the area from becoming a transient area	Community	transient
129	High turnover in residents	Community	transient
130	Recent gradual transition/conversion from single "family" to rental	Community	transient
131	Rights as a homeowner with regards to your tenant	Education	landlord
132	Educate students	Education	students
133	Large concentration of teenagers	nuisance	activity
134	Openly smoking pot - bongs	nuisance	activity
135	Rowdy parties leaving or throwing garbage	nuisance	activity
136	Noise	nuisance	noise
137	Noise	nuisance	noise
138	Loud music all night long	nuisance	noise
139	Party houses	nuisance	noise/activity
140	House wrecking "parties"	nuisance	noise/activity
141	Parties all night long any given night after the bars close	nuisance	noise/activity
142	Too many cars and no place to park	Parking	demand
143	Parking numbers - and where	Parking	demand
144	Parking - not enough	Parking	demand

#	Challenges (as noted by participants during table talk)	category	sub-category
145	Parking anywhere	Parking	demand
146	Parking on private property limits number of cars - enforcement	Parking	on property
147	Too many cars parked in backyards	Parking	on property
148	Backyards filled with cars and front lawns	Parking	on property
149	Residential homes with 6-8 parking spaces for rent	Parking	on property
150	Home and yard over parking	Parking	on property
151	Visible activities - e.g.. Derelict vehicles	Parking	on property
152	Residential properties being used as parking lots	Parking	on property
153	Many cars on one property	Parking	on property
154	Too many vehicles per property	Parking	on property
155	Parking on lawns - What is the standard? Or is it totally unacceptable?	Parking	on property
156	Parking on front lawns	Parking	on property
157	Monitoring parking spaces for houses. Also monitor cars parking on the front lawns	Parking	on property
158	Renting out parking spaces is also a concern, it is turning the district into a parking lot!	Parking	on property
159	Traffic parking on street	Parking	on-street
160	Parking on King's Drive should be reconsidered with significant transit traffic, parking on North King's Drive makes for significant traffic problems	Parking	on-street
161	Bus parking on University Crescent, they use for as a staging area where there is no parking sign	Parking	transit
162	Parking - Renters try to park on your property and even steal your electricity to plug in their cars	Parking	trespassing
163	Parking	Parking	
164	Parking	Parking	
165	Parking	Parking	
166	Parking issues	Parking	
167	Parking	Parking	
168	(Insufficient) No planning for high-density populations in residential zones	Planning	
169	Garbage	Property Management	Maintenance
170	Property upkeep	Property Management	Maintenance
171	Landlords let properties fall into disrepair	Property Management	Maintenance
172	Unkempt yards	Property Management	Maintenance
173	Educate homeowners of responsibilities on maintenance	Property Management	Maintenance
174	No one takes care of property - no grass cutting or snow removal, gutter clearing , or garbage/recycling pick-up	Property Management	Maintenance
175	Lack of yard care	Property Management	Maintenance
176	Lack of yard maintenance	Property Management	Maintenance
177	Lack of maintenance	Property Management	Maintenance
178	Lack of maintenance	Property Management	Maintenance

#	Challenges (as noted by participants during table talk)	category	sub-category
179	Property rundown	Property Management	Maintenance
180	Lack of maintenance of property	Property Management	Maintenance
181	Garbage accumulation	Property Management	Maintenance
182	Don't know how to look after homes	Property Management	Maintenance
183	Yard maintenance	Property Management	Maintenance
184	We need improved set of standards - grass to be cut, garbage/chairs on property removed - outside of home clean and tidy	Property Management	Maintenance
185	Poor maintenance of property	Property Management	Maintenance
186	Loss of beauty in neighborhoods	Property Management	Maintenance
187	No person at house is responsible for maintenance etc.	Property Management	Maintenance
188	Yard not properly kept or houses not maintained	Property Management	Maintenance
189	Poor maintenance	Property Management	Maintenance
190	Properly maintained houses (impacts neighborhood)	Property Management	Maintenance
191	No one responsible for maintaining the property	Property Management	Maintenance
192	It is more likely that the property will not be maintained in the same way as homes that are owned by the residents	Property Management	Maintenance
193	Upkeep	Property Management	Maintenance
194	Making landlords responsible for maintaining their property	Property Management	Maintenance
195	Upkeep of the yard has suffered as you can imagine, as the car tracks are still there.	Property Management	Maintenance
196	Need to have homeowners live in houses to ensure maintenance and safety	Property Management	Maintenance
197	Students pay huge amount of money for rent and no returns - ex: upkeep of yard and house	Property Management	Maintenance
198	Would be nice if the landlord looked after properties	Property Management	Maintenance
199	We are in a mixed neighborhood with some very older housing now rundown, not even inhabited, backyard used to store several vehicles not even being used	Property Management	Maintenance
200	Deteriorating condition of rental properties	Property Management	Maintenance
201	Conditions of rental property	Property Management	Maintenance
202	Property management	Property Management	
203	Aging population is leaving creating a potential glut of rental properties driving down values	Property values	
204	Property values reduced	Property values	
205	Deteriorating policies and properties	Property values	
206	Some bays in the area have 10 rooming houses, lawns are not taken care of, parking all over -- Property values are going down for residents around these houses	Property values	
207	Property value	Property values	

#	Challenges (as noted by participants during table talk)	category	sub-category
208	Effect on property values	Property values	
209	Devaluation of property values	Property values	
210	Decline in property values - need to hear from realtors	Property values	
211	Decline in property values	Property values	
212	Property values	Property values	
213	Rental housing typically runs the risk of decreasing property values	Property values	
214	To control homes in Fort Richmond from becoming rooming houses and reducing property values in this area	Property values	
215	There is a very real opportunity for our property values to decrease!	Property values	
216	Sale prices for homes have not declined due to high rate of return on conversion to "rooming houses." As conversion percent increases at some point, property values will decline, because Fort Richmond is not a neighborhood	Property values	
217	Resale possibilities	Property values	
218	Why are suite size limited? Lease? Is it necessary?	Question	By-laws
219	Student housing/house? What is that? Is it allowed in R1 (2 boarders/rooms) per household	Question	By-laws
220	What are the zoning regulations covering houses in this neighbourhood? One kitchen? Single family dwelling??	Question	By-laws
221	Who has jurisdiction when an issue comes up? U of M campus security or Winnipeg Police Services	Question	Enforcement
222	Rent amounts regulated?	Question	rental rates
223	Which causes the biggest problem? Rooming house, Group of friends as a family, owner with boarders	Question	
224	Personal safety as a landlord	Safety	landlord
225	Safety for tenants (many are different nationalities and communication is a challenge)	Safety	resident
226	Safety of renters and property	Safety	resident
227	Safety of students in basement suites - not supervised	Safety	resident
228	Living standards	Safety	resident
229	No fire or safety inspections	Safety	resident
230	Providing a safe "home" environment while allowing for their independence - Mutually beneficial	Safety	resident
231	Safety - making sure the right people are entering the rental property	Safety	resident
232	Safety - individual and property	Safety	resident
233	Safety - windows, smoke detectors, evacuation sites	Safety	resident
234	6-8 students living in 2-3 bedroom house is inhumane	Safety	resident

#	Challenges (as noted by participants during table talk)	category	sub-category
235	Number of people in home and the safety elements i.e.: exits from basements	Safety	resident
236	The university has to make sure that foreign students are not duped into living in basements (which are unsafe)	Safety	resident
237	Safety - personal/individual, community	Safety	
238	Safety	Safety	
239	Taking in students into your home may result in your belonging disappearing	security	boarders
240	Crime	security	community
241	Relatively high cost in campus residence	student housing	affordability
242	13,000 UBC beds/35,000 subsidized cheaper than neighborhood	student housing	affordability
243	International students are "vulnerable" and cannot pay for a full-year rent so take up an individual room	student housing	affordability
244	Not enough apartments available - too many students	student housing	demand
245	Not enough student residence	student housing	demand
246	Supply/demand	student housing	demand
247	Not enough student placements per 100 homes	student housing	demand
248	No investors	student housing	development
249	Developers for high density populations discouraged because of cheaper residential rentals	student housing	development
250	Need tax incentives from developers to build student housing	student housing	development
251	Unable to stop condo (corporation) owners from purchasing units to rent to international students. Also, renting their own unit and moving elsewhere. No legal resource to change this	student housing	in condos
252	Burden of student housing being off loaded onto our community	student housing	UM accountability
253	U of M increasing student population without proper accommodations in place	student housing	UM accountability
254	Why did the university not plan for the student housing obviously when they set their goal to increase their population.	student housing	UM accountability
255	The U of M has failed to provide adequate housing for the foreign students from whom they receive premium tuition	student housing	UM accountability
256	University must build affordable housing for students	student housing	UM accountability
257	It is the university's responsibility to provide more housing or limit the number of students	student housing	UM accountability
258	U of M - poor neighborhood (15%=4000 students - 1300 beds)	student housing	UM accountability
259	University responsibility	student housing	UM accountability

#	Challenges (as noted by participants during table talk)	category	sub-category
260	Councilor to pressure U of M to build cheap student residences on golf course	student housing	UM accountability
261	Provide more affordable residence at the U of M on the South Golf Course Property	student housing	UM accountability
262	U of M cannot drop 5000 students into the community without establishing housing alternatives beforehand	student housing	UM accountability
263	True ownership of the housing issue on U of M by the U of M	student housing	UM accountability
264	U of M residence	student housing	UM accountability
265	Traffic related to schools with French immersion creates safety concerns - Our street not designated for these large buses (5-6 buses 2 times a day) Very bad adjacent to school in terms of not having buses off street to load and unload students	Transportation	school bus
266	Buses need to go on Rochester, so that houses on Thorn hill Bay for example will consider taking in students into their home	Transportation	transit
267	Takes nearly an hour for a student to get to school without a car	Transportation	options
268	U of M exchange program (Quebec)	U of M	?
269	U of M language program	U of M	?
270	U of M foreign program (not language program)	U of M	?
271	Diversity	unclassified	
272	Providing guidelines	unclassified	
273	Provide guidance	unclassified	
274	Screening	unclassified	
275	Secondary/Rental suite vs. Nanny suite	unclassified	
276	High cost of upgrade when already accepting a lot of risk	unclassified	
277	There is money to be made!	unclassified	
278	Realtors	unclassified	
279	Conditions are rooming houses not rental properties	unclassified	
280	Boarder vs. Tenant	unclassified	
281	Unrelated students	unclassified	

Attachment B: Spreadsheet of Opportunities noted during Table Talks

#	Opportunities (as noted by participants during table talk)	category	sub-category
1	Food stores with fruit and veggies off-campus	Amenities	food
2	There is opportunity to keep some green space	Amenities	Green space
3	Keep green space and walking, biking paths for general fitness of students and area residents	Amenities	
4	Establish an association comprised of U of M members, student housing members that is active and meets regularly (has terms of references)	build relationships	UM and student renters
5	Opportunity to be engaged in the process of building community	build relationships	community
6	Getting to know neighbors	build relationships	community
7	Encourage community relationships and engagement	build relationships	community
8	University Heights: Connect with the students living in our neighborhood, establish relationship/connection. Chance to speak English.	build relationships	community
9	Events for international students to meet neighbors in the community	build relationships	Community and students
10	Involve new people and renters in community	build relationships	Community and students
11	Develop relationships with your neighbors to get along. Learn how to take care of maintenance.	build relationships	Community and students
12	Have student/rental housing neighborhood residents at social settings/presentations to get to know each other	build relationships	Community and students
13	Opportunity for multiple stakeholders to be engaged in this common problem - Homeowners, City, University, real estate agents, students	build relationships	forum
14	Property owner's association	build relationships	property owner's association
15	Residency association	build relationships	resident's association
16	Task force to work with students	build relationships	student housing task force
17	Educate students on the ways of the community (community standards)	build relationships	students
18	Build a better partnership with University to manage off-campus housing	build relationships	U of M
19	Opportunity for University to collaborate with residents through community outreach	build relationships	U of M
20	Not just U of M; U of Winnipeg and Red River College	build relationships	universities
21	In a neighborhood with higher density of these issues, can we shift enforcement to proactive vs. complaint-based? (catchment area)	By-law enforcement	process

#	Opportunities (as noted by participants during table talk)	category	sub-category
22	Hire more by-law officers and legitimate police officers to do work	By-law enforcement	resources
23	More resources for City to investigate/regulate infractions	By-law enforcement	resources
24	More resources for staff to investigate complaints on by-laws infractions	By-law enforcement	resources
25	Hire more by-law officers	By-law enforcement	resources
26	Close down "rooming houses"	By-law enforcement	
27	Student renters may not be a negative if by-laws are enforced to maintain livability and care of property	By-law enforcement	
28	No! Advantages! Or opportunities. Homes which are zoned single family and used as a rooming house bring down the value of the neighborhood but we still get charged high taxes unfairly. The City must shut down illegal rooming houses!	By-law enforcement	
29	Opportunity to give the by-law enforcers more power	By-laws / regulation	review/amend
30	Ability to question and enforce the zoning with emphasis on fining the residents who are in contradiction to the by-laws. Also a way to enforce permits on construction.	By-laws / regulation	review/amend
31	Get opportunities to review by-laws to bend to community needs	By-laws / regulation	review/amend
32	By-law changes Re: Who is responsible for maintenance (student vs. owner)	By-laws / regulation	review/amend
33	Chance to revisit by-laws	By-laws / regulation	review/amend
34	Use different language to ensure the intent (i.e.: change reference to family?)	By-laws / regulation	review/amend
35	Re-define "family" for regulation city by-laws	By-laws / regulation	review/amend
36	Re-define "family" for regulations. Present definitions favor "rooming" houses	By-laws / regulation	review/amend
37	Change definition of "family" in by-laws	By-laws / regulation	review/amend
38	Focus upon intent of residential requirements	By-laws / regulation	
39	Opportunity to develop stricter rules for rental incomes	By-laws / regulation	
40	Advantages or opportunities none! 311 requests for response are not <u>met!</u>	Challenge	311 ineffectiveness

#	Opportunities (as noted by participants during table talk)	category	sub-category
41	Rely on citizen 311 complaints to identify homes being renovated to confirm building permits and designs are in place, i.e.: <u>before</u> homes are converted to rooming houses	Challenge	city process
42	None for us!!	Challenge	
43	Housing website (Winnipeg South)	Communication	available housing options
44	Central registry of approved homes for use by students etc. in specific areas (U of M could administer)	Communication	available housing options
45	Educate realtor - pass on into new homeowners	Communication	education
46	Way to find out who the landlords are, in order to communicate with them (or make complaints)	Communication	landlords
47	Registry of landlords and rooming houses so communication is possible	Communication	landlords
48	Town halls with students and landlords	Communication	landlords / tenants
49	By-laws translated to Chinese	Communication	multi-lingual
50	Different language	Communication	multi-lingual
51	More education on how to report concerns about violations	Communication	with City
52	Need zoning info on website to reflect actual use of home - if it's licensed group home or rooming house	Communication	with City
53	Opportunity to make visible what our rules are	Communication	with City
54	Provide contact regarding complaints - track complaints	Communication	with City
55	Organizing complaint procedures	Communication	with City
56	Track complaints!	Communication	with City
57	Citizens report violations to by-law	Communication	with City
58	Language/culturally sensitive info on regulations/by-laws	Communication	with City /multi-lingual
59	Different taste of food on the campus to generate income such as food court	Community	Celebrate Diversity
60	Multicultural residences	Community	Celebrate Diversity
61	My kids learn about different cultures	Community	Celebrate Diversity
62	More (mixed) economically opportunity to meet people with various backgrounds more vibrant Pembina Highway development	Community	Celebrate Diversity
63	Diversity	Community	Celebrate Diversity
64	"Neighborhood watch" captions news notes	Community	communication
65	More young families may come into the community	Community	evolution
66	Bring young people/vibrancy to the neighborhood	Community	evolution
67	Bring young families into the neighborhood	Community	evolution

#	Opportunities (as noted by participants during table talk)	category	sub-category
68	Hotline: Online forum to give perspective landlords advice for renting property	Education	landlords
69	Start a program for landlords	Education	landlords
70	Better education of students and owners	education	landlords / tenants
71	Educate owners on their responsibilities	Education	property owners
72	Educate international students at U1 orientation regarding safety issues ie: bike, living conditions	Education	students
73	Educate international students on bike safety i.e.: reflective clothing/items	Education	students
74	Marketing campaign to students Manitoba Tenancy - Know your rights	Education	students
75	Kijiji ads from City about "Know your rights" on the student rental section	Education	students
76	Possible for quality and affordable housing	housing options	affordability
77	Rental housing (affordable)	housing options	affordability
78	Opportunity for legitimate commercial landlords to meet a need	housing options	apartments
79	Help with students - either co-sign or remove co-signing rules from public apartments	housing options	apartments
80	Need for apartments	housing options	apartments
81	More rental units rather than condos (permits)	housing options	apartments
82	More rental apartments rather than condos in the area - this is a responsibility of Planning and Permits	housing options	apartments
83	Research how other universities/cities have addressed our concerns	housing options	best practice
84	What did they do in other cities?	housing options	best practice
85	Develop student housing in other nearby areas of the University of MB which can use rapid transit	housing options	near rapid transit
86	U of M must develop housing plan to dramatically increase student housing on-campus preferably with private sector	housing options	U of M
87	An opportunity for the U of M to develop property for increase housing - a business opportunity	housing options	U of M
88	U of M building international student housing	housing options	U of M
89	U of M land use for student housing	housing options	U of M
90	The University's land can be used to build residences for students	housing options	U of M
91	University has opportunity / responsibility to house huge increase of foreign students	housing options	U of M
92	U of M wants more students and needs to increase housing availability for them	housing options	U of M
93	U of M building international student housing center	housing options	U of M

#	Opportunities (as noted by participants during table talk)	category	sub-category
94	University to have income from student housing	housing options	U of M
95	Matching tenant to landlord through U of M	housing options	U of M/ tenant land lord link
96	The U of M could adapt an enterprise model for on-campus housing to deal with student housing	housing options	U of M/enterprise model
97	Keep housing needs in the process of Southwood development	housing options	U of M/golf course
98	U of M could build/rent housing on the Southwood track for students. It would be a high density area	housing options	U of M/golf course
99	The U of M should start building student housing on the golf course so that students have good housing	housing options	U of M/golf course
100	U of M must build cheap residences of golf course	housing options	U of M/golf course
101	Build student housing on old golf course ie: no credit for rental apartments	housing options	U of M/golf course
102	Why is development of golf course land taking so long, it's a great opportunity!	housing options	U of M/golf course
103	Southwood land development quickly to provide single student accommodation at a reasonable price to take pressure off R1 housing areas	housing options	U of M/golf course
104	Provide a safer "homelike" environment while allowing independence	housing options	
105	Boarders can provide income to residents	Income opportunity	boarders
106	Landlords make money	Income opportunity	landlords
107	Economic boost to area business	Income opportunity	local business
108	More parking space would generate income	Income opportunity	parking
109	Extra income for families who struggle with high real estate prices	Income opportunity	
110	Financial opportunity to increase income	Income opportunity	
111	Potential income	Income opportunity	
112	Students learning skills (house/yard care)	Maintenance	education
113	Teach international students responsibility of home/yard care in Canada	Maintenance	education
114	Well maintained homes attract others of the same mind	Maintenance	lead by example
115	It is possible to upgrade the neighbourhood with the right approach	optimism	
116	This meeting is a step in the right direction	optimism	

#	Opportunities (as noted by participants during table talk)	category	sub-category
117	Make sure students who use rental facilities are aware of parking regulations! Re: Parking in the yard	Parking	Education
118	Parking enforcement cash grab for students who commute	Parking	Enforcement
119	Find parking spaces for students at the University (Park and Ride)	Parking	Park & Ride
120	Parking permits each home must apply how many number per home	Parking	permits
121	Provide enough parking	Parking	supply
122	Different parking restrictions for rooming houses vs. RI (because of workers?)	Parking	
123	Do lending institutions have a responsibility to better acknowledge use of property when providing mortgages	Partners	Lending institutions
124	Pembina Trails School Division should have a role in programming/accommodation for international students	Partners	Pembina Trails School Division
125	Owner must register "bond" for rental property (registry)	Partners	Residential Tenancy Branch
126	Owners must post a "bond" for rental property and register property	Partners	Residential Tenancy Branch
127	Use Canada Revenue Agency as regulator	Partners	Revenue Canada
128	The government is missing on opportunity to tax the owners for all the extra income that these people are receiving	Partners	Revenue Canada
129	Engaging Canada Revenue Agency in enforcing rental income claims	Partners	Revenue Canada
130	The neighborhood should work with the U of M to provide proper housing	Partners	U of M
131	Chance for U of M to provide oversight and assurance	Partners	U of M
132	The U of M and potential homeowners should be partners - the U of M is getting more income by increasing its database - what's in it for the home owner	Partners	U of M/ home owners
133	Information about impact on real estate values - talk from realtor	Property values	speaker request
134	Increased housing demand leads to increased home value	Property values	
135	Resale value increase with increased demand by landlords	Property values	
136	Are landlords running a business?	Question	
137	How many rooming houses can you own before it is defined as a business?	Question	
138	Sell houses to off-shore investor	sarcasm	

#	Opportunities (as noted by participants during table talk)	category	sub-category
139	Divide my basement into three rooms to finance my retirement	sarcasm	
140	More "eyes on the street," increases street life and reduces crime	security	community
141	More supports for incoming students	student support	
142	Build pedestrian bridge across river to St. Vital	Transportation	pedestrian
143	Increase in population (students) justifies spending on bike paths and better traffic flow	Transportation	planning
144	Re: School bus traffic. Our school is built on a large area designated school ground community center. Buses down Silverstone designed for large vehicles could be designed to have unload/load area off main roadway and have students walk 208 hundred yards to the school. Would lose some green space.	Transportation	school bus conflict solution
145	Increase facility utilization.	unclassified	

Attachment C: Challenges noted on Exit Survey

Challenges (as noted on Exit Survey)		categories
1	How do I maintain the value of my single family dwelling when within the last two months two houses 2 doors away on either side have been converted to multiple family dwellings. I am quite sure no permit was applied for.	property value, bylaw enforcement
2	Absentee Landlords	Absentee landlords
3	University must do a better job of living up to its obligations and responsibilities	UM accountability
4	Lack of by-law enforcement	By-law enforcement
5	Students may prefer cheap off-campus rent to dorm rent	housing affordability
6	1) By-law enforcement - if the by-laws are not / adequate - get them changed 2) To the U of M- you have failed to provide adequate housing for the foreign students for whom they receive premium tuition	By-law enforcement, UM accountability
7	Basic living standards need to be upheld through by-law enforcement - we want to be good neighbors not complainers	By-law enforcement
8	Rental housing is a problem because there isn't enough <u>affordable</u> housing for students	housing affordability
9	The U of M receive "premium monies for tuition from foreign students - Funding by the U of M is required for orientation of "New Arrivals"	UM accountability
10	How to best support development of more apartments in the area so students could be accommodated.	private development
11	1) Neighbors use their property infringing on other's enjoyment and safety 2) Absentee property owners should be restricted if not forbidden	community impact, absentee landlords
12	1) Identifying 'safe' rentals in the University area - safe fire exits, cleanliness, etc.	safety, maintenance
13	Should we develop a Homeowners Association for better communication	homeowner association, communication
14	The U of M really needs to step up to the plate and provide housing.	UM accountability
15	What permit does a "group home" fall under? Sometimes these residences are also left unkempt	question, maintenance
16	Good initiative	optimism
17	1) Enforcement of by-laws 2) Need mapping of complaints for seeing multiple complaints	By-law enforcement
18	1) Enforcement of Fire and By-laws - lacking 2) Need to provide names and addresses of owners of houses 3) U of M - thoughtless neighbors	By-law enforcement, communication, UM accountability
19	Parking - renting out parking spaces 50\$ a month	parking
20	1) To better define the differences between rooming house "businesses" and "home" residences. Using the term family no longer applies 2) To bring borrowing institutions into the argument and impress upon them the need to better determine the "use" that a related property vis-a-vis a mortgage is in compliance with community by-laws and environmental issues.	by-law authority, lending institution role

Challenges (as noted on Exit Survey)	categories
21 1)By-law enforcement a joke - use any excuse to not do anything - refusal of entry so frustrating 2) Landlords tell renters not to let city officials into homes to avoid dealing with by-law officer. Claims 12 students can be a family.	By-law enforcement
22 The question on having a "single family" zoning designation when "single family" means absolutely nothing!	by-law authority
23 1) Knowing who's who in the neighborhood including landlords, homeowners, property managers	community awareness
24 1) Can city be proactive vs. reactive? 2) Can you map where the problem is? Rooming houses vs. "Family" vs. Boarders	planning
25 Interpretation of a "family" in by-laws	by-law authority
26 What is to prevent converting front lawns into paved parking lots?	by-law enforcement
27 Absentee Landlords	Absentee landlords
28 Cameras installed on rental property? Needs attention	safety
29 There should be regulations in place to how real estate agents are allowed to sell "single family dwelling", 'Marketing houses as 7 rooms	real estate marketing
30 The university has not helped provide accommodations for their students	UM accountability
31 Getting clear and concise rules and regulations for basic criteria regarding housing and rooming / permit requirements	by-law authority
32 Safety "Knowing your neighbors"	safety, community
33 1) U of M benefits from incoming international students but does not take responsibility for housing them! 2) Detail expectations for maintenance of property (mowing lawn, etc.) to give student renters to landlords.	UM accountability, property maintenance
34 Student housing!	student housing
35 1) Identification of by-law violations/violators 2) Inspection of violation 3) Enforcement of remediation for violators	By-law enforcement
36 1) Getting city departments to respond to a request 2) General response is (not much can be done)!	City responsiveness
37 Need to have more openness as to rental housing coming into neighborhood. More control over landlords. There is much pressure on housing with serious designing to downsize with little control over what and how buyer of housing is going to use the property - rental is single family dwelling	By-law enforcement
38 No, however by-laws are confusing in reference to condo corporation owners vs. single family dwelling owners	By-law enforcement
39 The area is changing (we moved in 1996) from all young families with young children to older retirees - resulting in less interaction between new neighbors	loss of community
40 Need "workshops" for international students in order for them to be "good neighbors" i.e.; in terms of garbage pile-up, not putting garbage, mattresses, etc. on driveway or pile-up in backyard. They need to make supervised on a regular basis! Landlords need to make sure premises and yard are kept in good, clean condition (lawns mowed, garbage cleared from yard) on <u>regular basis</u> !	education, maintenance

	Challenges (as noted on Exit Survey)	categories
41	1) There are perhaps several dozen "bed and breakfasts" and "rooming houses" that are unlicensed in South Winnipeg 2) Dormitory space has not increased in 50+ years	By-law enforcement, lack of student housing
42	U of M has not recognized or tried to address the supply/demand issue for student housing as it has impacted neighborhoods	UM accountability
43	1) Decline in property values; low maintenance; becoming rundown unlicensed rooming houses 2) Absentee landlords 3) No teeth in City by-laws - nobody to check on people who rent out property but don't get licenses 4) One person complaining has little impact - getting info and education of standards for all owners, residents	property value, bylaw enforcement, absentee landlords, by-law authority, education
44	Cockroaches are an ongoing problem in some U of M housing - need to build smaller why many students won't live off-campus * Pesticides is not the answer. Can make students sick and set them up for other illnesses if auto-immune conditions and chemical sensitivities	pest free student housing, safety
45	The university must provide affordable housing for the thousands of international students they enroll. Our problem is a direct result of the U of M's policy on enrolling so many international students	UM accountability, affordable housing

Attachment D: Opportunities noted on Exit Survey

Opportunities (as noted on Exit Survey)		categories
1	Registry of rentals	Partners - Residential Tenancies Branch
2	International students provide a great opportunity to create a more diverse and healthy community and through education and proper education. We can do a better job of integrating them into the community.	community diversity, education
3	"Neighborhood Watch" Type of procedure to follow-up and track concerns and complaints would ensure all properties are dealt with	by-law enforcement process
4	For U of M to consider a business case for development of dormitory housing could partner with private capital for financing	Partners - UM and private
5	1) University "approved" housing 2) University input and unify SFD	UM accountability, ?
6	The U of M needs to take responsibility for the students they recruit. There is an opportunity for the U of M to show they care about their students beyond the money they bring in.	UM accountability
7	1) A good business opportunity for the U of M 2) Educate students to life in Winnipeg - responsibilities of community living.	UM benefits, education
8	1) Education - expectations of those who rent to students and others who require housing 2) Integration of renters into house neighborhoods.	education - landlords, community building
9	1) Investigate household revenue from U of M students 2) Excess money going to landlords needs to be reallocated.	?
10	1) Engaging Canada Revenue Agency 2) Multi-prong enforcement and monitoring - share rental home addresses with CRA so appropriate income tax is levied	Partners - Revenue Canada
11	Educate new Canadians on their rights and responsibilities regarding home ownership.	education - home owners
12	Homeownership association	homeowner association
13	1) Work hard at expanding Rapid Transit to other communities 2) People with larger properties - Could a designer work out proper student housing plans? And share them? I.e.: short term student rental units?	rapid transit, unique student housing
14	Realtors - provide them with package of info to give to new home owners	public education
15	A community committee needs to be struck to liaise with the U of M to deal with the housing issue.	Community Association, UM accountability
16	Reinstitute neighborhood watch program for community communications.	safety, communication
17	1) Enforcement Fire and By-laws 2) List of homeowners 3) U of M to inspect homes - safety of students - U of M to take responsibility	By-law enforcement, homeowner association, safety, UM accountability
18	1) Create a safe, legal, multicultural neighborhood 2) Cut out exploiting landlords	community building, absentee landlords
19	To better focus upon the significant issues that apply to the broad argument of operating businesses within a residential-zoned area	by-law

Opportunities	(as noted on Exit Survey)	categories
20	1) Make this a criminal offence. Landlords are putting lives in danger - why shouldn't this be a criminal charge. You can be charged for leaving a child unattended why is having people in a basement where there is no fire escape no "life endangerment" 2) Charges and fines need to be implemented	By-law authority, by-law enforcement
21	Will flow from the detailed analysis Janice is promoting	best practices
22	With better transportation students can find housing further away from campus - decrease density 2) Residents have responsibility to engage renters in conversation if they're interested in "community"	transportation, community building
23	Do students want to live in houses? UBC has 13000 beds on campus, subsidized below market rate	lack of student housing
24	City of law enforcements	By-law enforcement
25	City should come up with a plan for "student housing" zones.	planning
26	Why not encourage or show landlords to build in a specific area and actually run international housing - Good tax dollars in the city - increase involvement for U of M - reduce housing problems in the residential area.	international housing, UM role
27	U of M should start building student housing on the golf property right away	UM - golf course
28	We get the message that more housing is needed but in the process of developing a secondary suite, we find there are obstacles in the permit process which makes it cost prohibitive to complete our project.	by-law authority (restrictive)
29	Matching "Landlords" and "Tenants" through a 'Life mates' type of medium to help in setting a good fit for all properties involved	landlord - tenant matching
30	Pembina Trails School Division as a stakeholder	Partners
31	After listening to presentations on By-laws etc., it seemed to me there is nothing we can do! Very depressed and frustrated by no alternatives!	By-law enforcement
32	For U of M to build housing on golf course and use it as a source of revenue	UM - golf course
33	To build the long-talked about pedestrian bridge to St.Vital (across the river) - the population increase and congestion in this area justifies the spending on this. This would also help for traffic issues at Bomber games	transportation - pedestrian bridge
34	1) Rapid production of affordable housing on and off-campus 2) Better safety for students and residents through violation remediation	student housing development, safety, by-law enforcement
35	1) To properly inspect homes for safety and compliance - get fire marshal department to enforce codes. 2) Properly redefine "family rental" and "rooming" - Cut the crap	by-law enforcement, by-law authority
36	Opportunity with its new land base to provide a sustainable level of student accommodation, what if sustainable would not cost the U of M anything?	UM - golf course
37	More residential/owner communities considerations	community input
38	The above (challenges) leads to opportunities to meet new neighbors and get to know them!! If time/energy/etc. allow	community building
39	1) New leadership at the city level 2) Continue the conversation and great job in organizing the event	changes in city leadership

Opportunities (as noted on Exit Survey)		categories
40	1) Better enforcement of regulations 2) University must accept responsibility for housing students and develop more student housing not simply look at housing as a cash cow for high priced units	By-law enforcement, university responsibility, student housing development, affordability
41	U of M should bring the above issue (challenge) to top of mind and a university priority by building neighborhood rental into its 're-visioning strategy'	UM action
42	1) Community organization - for all who live here so individual voices have more impact 2) Get large group of tenants, residents, owners, etc. as well	Community Association
43	We in Fort Richmond have an opportunity to help solve this problem but the University administration must step up to the plate and accept responsibility for the fact so many foreign students need housing. The U of M must provide housing.	Partners, UM action