

Agenda – Standing Policy Committee on Property and Development – June 26, 2015

REPORTS

**Item No. 22 Student Housing
 (St. Norbert Ward)**

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

That this report be received as information.

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DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On April 14, 2015, the Standing Policy Committee on Property and Development received the verbal report of the Winnipeg Public Service as information and directed the Winnipeg Public Service to report back in 90 days with additional information.

On February 3, 2015, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and directed the Winnipeg Public Service to provide a verbal report within 60 days on the following:

1. A cross jurisdictional analysis over several comparable North American cities of similarly converted 'R1' and 'R2' student housing in neighbourhoods adjacent to Universities and Colleges.
2. A summation of best practices over those same North American cities cited in the cross jurisdictional analysis allowing the establishment or potential limitation of multiple-tenancy student housing in neighbourhoods adjacent to University or College campuses.
3. Specific challenges regarding both zoning and code issues, including recommendations in enabling multiple tenancy student housing accepting short term student populations associated with the Universities and Colleges within the City of Winnipeg.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 19, 2015, the Riel Community Committee passed the following motion:

WHEREAS providing adequate and safe student housing in neighbourhoods surrounding the University of Manitoba lands is identified as problematic, in that single family homes in proximity have been converted or altered, without approvals or permits, often established below grade in basements that do not comply with building code requirements;

AND WHEREAS there is no current mechanism to establish within 'R1' Single Family and 'R2' Two-family residential zones, multiple tenancy units with shared facilities as represented by these typical single family conversions for this use;

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DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

AND WHEREAS the current edition of the Manitoba Building Code requires significant code upgrades to allow the conversion of a single family dwelling into a multiple unit dwelling with shared facilities;

THEREFORE BE IT RESOLVED that the Standing Policy Committee on Planning, Property and Development be requested to direct the Winnipeg Public Service to investigate and report back on the following within 60 days:

1. A cross jurisdictional analysis over several comparable North American cities of similarly converted 'R1' and 'R2' student housing in neighbourhoods adjacent to Universities and Colleges.
2. A summation of best practices over those same North American cities cited in the cross jurisdictional analysis allowing the establishment or potential limitation of multiple-tenancy student housing in neighbourhoods adjacent to University or College campuses.
3. Specific challenges regarding both zoning and code issues, including recommendations in enabling multiple tenancy student housing accepting short term student populations associated with the Universities and Colleges within the City of Winnipeg.

ADMINISTRATIVE REPORT

Title: *Student Housing*

Critical Path: Standing Policy Committee on Property and Development

AUTHORIZATION

Author	Department Head	CFO	CAO/COO
B. Smith	M. Pittet	n/a	M. Jack COO

RECOMMENDATIONS

That this report be received as information.

REASON FOR THE REPORT

At its February 3, 2015 meeting, Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and directed the Winnipeg Public Service to provide verbal report within 60 days on the following:

1. A cross jurisdictional analysis over several comparable North American cities of similarly converted 'R1' and 'R2' student housing in neighbourhoods adjacent to Universities and Colleges.
2. A summation of best practices over those same North American cities cited in the cross jurisdictional analysis allowing the establishment or potential limitation of multiple-tenancy student housing in neighbourhoods adjacent to University or College campuses.
3. Specific challenges regarding both zoning and code issues, including recommendations in enabling multiple tenancy student housing accepting short term student populations associated with the Universities and Colleges within the City of Winnipeg.

On April 14, 2015, The Standing Policy Committee on Property and Development received the verbal report of the Winnipeg Public Service as information and directed the Winnipeg Public Service to report back in 90 days with additional information.

EXECUTIVE SUMMARY

This report provides an overview from the findings of a best practice scan on addressing the common challenges associated with multiple-tenancy housing in single family neighbourhoods near post-secondary schools.

It offers relevant local context information, key themes emerging from a cross jurisdictional scan, and best practice summaries related to the need to address student housing demand, consider potential zoning responses and develop collaborative relationships to address concerns.

IMPLICATIONS OF THE RECOMMENDATIONS

This report responds to a Standing Policy Committee on Property and Development motion to investigate Student Housing. This report has been submitted for information purposes and there are no immediate implications.

HISTORY

A. CONTEXT

What is Student Housing?

Housing needs of post-secondary students are not universally the same. Some students retain a close living relationship with their own family, share accommodations with friends, or look only to access a single room for accommodation. While some students do own their own homes as longer term residents in a community, many seek opportunities for short term rental accommodation. As such, it is important to recognize that students seek and occupy a range of housing types. This includes housing that provides the full amenities of a dwelling unit (e.g. house, duplex, apartment, condominium), or housing that consists of a single room accommodation where amenities such as a kitchen or washrooms are shared (e.g. in a student dorm; as a boarder in a single family dwelling or as a tenant in multiple-tenancy housing unit).

What is Multiple-Tenancy Housing?

Multiple-tenancy housing refers to housing which provides separate living accommodations for multiple tenants within one building, where bathroom and/or kitchen facilities are shared. Terms used within other jurisdictions vary and may include “rooming houses”, “lodging houses”, “boarding houses” and “boarding apartments”. The *Winnipeg Zoning By-law* refers to this type of housing as “Single Room Occupancy” and the Licensing Branch under the *Doing Business in Winnipeg By-law* refers to this housing as “Converted Residential Dwellings”. Multiple-tenancy housing serves the needs of a variety of life-cycle situations for seniors, students, people in transition, people in need of support, or care and people in religious orders. While it has typically been considered one of several forms of affordable housing, the City of Toronto is experiencing that it is not necessarily affordable in the context of student housing, it is one type of housing within the broader spectrum of housing tenure, and provides an important form of housing to a population that spans a broad range of demographics.

Winnipeg’s Policy Context for Student Housing

OurWinnipeg identifies that the City of Winnipeg has an important role to play in planning for a diversity of housing types, tenures and cost in each neighbourhood. It highlights six directions and numerous enabling strategies related to the City’s roles as leader, facilitator and collaborator to support establishing and maintaining a full spectrum of housing that meets the diverse needs of Winnipeggers in a way that is sensitive to the needs and character of neighbourhoods.

The *Winnipeg Housing Policy* supports the implementation of *OurWinnipeg* and *Complete Communities* to achieve a sustainable and healthy housing environment that meets the needs of the Winnipeg population. It forms an integral part of the overall policy framework and by-laws relevant to housing in Winnipeg.

The stated objectives of the policy include:

- To encourage new housing development that creates diverse housing options throughout the city that include a range of sizes, forms and tenures of housing to accommodate a range of incomes and household types; (I.C.1.a, p. 1)
- Establishes a sufficient supply of affordable, adequate and suitable housing throughout the City that meets the needs of the population of Winnipeg; (I.C.1.c, p. 2)

Under section B, of the policy, *Provisions to Support Targeted Development, Including Affordable Housing*, the policy states that:

- The City will encourage and support housing development and activity that increases the supply of rental units to more effectively address demand. (III.3.B.2.c, p. 6)

Under section D. *Provisions to Address Issues beyond City Jurisdiction* the policy states that:

- The City of Winnipeg acknowledges that housing is a cornerstone of healthy communities and of a strong city; it is a basic need and is central to our quality of life. By working together with other levels of government, private and not-for-profit developers and the community, the City can help ensure that affordable and accessible housing is part of the essential mix serving a diverse population and support the integration of specialty housing within residential neighbourhoods throughout the City.(III.D.1)

While City of Winnipeg policy does not specifically address the issue of student or multiple-tenancy housing, it does identify the City's role to encourage and support housing development and activity that increases the supply of rental units to more effectively address demand. Zoning may be able to play a role in increasing such a supply. The scan of practices in other jurisdictions provides insight into how zoning approaches should be considered within a more comprehensive approach.

Multiple-Tenancy and Student Housing in the *Winnipeg Zoning By-law*:

Very simply stated, zoning and property by-laws exist to ensure that activities that take place on private property happens in ways that are safe and don't impose nuisance on others. They are regulatory tools used to ensure that buildings, the use of land and buildings, and their maintenance are consistent with the vision for development as articulated in the City's Development Plan (*OurWinnipeg* and *Complete Communities Direction Strategy*).

The zoning by-law regulates the use and development of land and buildings. Through the establishment of zoning districts, the by-law regulates what uses (residential, commercial, mixed use, manufacturing, etc.) are permitted outright, subject to conditions, or as accessory or temporary uses. It further articulates rules related to each district on such things as number or density of dwelling units, the height and location of buildings and structures, amount of signage and number of parking stalls. By-laws such as the *Neighbourhood Livability By-law* and *Vacant Buildings By-law* regulate maintenance and property standard.

The *City of Winnipeg Zoning By-law (200/2006)* identifies seven residential zoning districts that fall into three general categories, progressing from lowest to highest density: rural residential, low density residential and multi-family residential. The *low density residential* zoning category includes 'R1' residential single family and 'R2' residential two family districts. The 'R1' zoning district is intended to accommodate primarily single-family residential development in lower-density areas and the 'R2' district is intended to accommodate development of single and two-family units and where appropriate limited multi-family units in lower density areas. The multi-family residential zoning category includes RMF-S, RMF-M, RMF-L and RMU. RMF stands for residential multifamily and each is classified as either small,

medium or large. The RMU district stands for residential mixed-use and this permits a primary use of multifamily residential with limited small scale commercial uses.

Multiple-Tenancy Housing:

In the *Winnipeg Zoning By-law*, multiple-tenancy housing is termed “Single Room Occupancy” (SRO) and is defined as:

a building, other than a hotel or hostel, which provides living units with separate sleeping areas and some combination of shared bath or toilet facilities. The building may or may not provide meals to guests for compensation, and may or may not have separate shared cooking facilities for residents. Single-room occupancy includes uses commonly called “rooming houses” and “boarding houses.” Care, treatment or supervision must not be provided to any resident. (p.37).

The *City of Winnipeg Zoning By-law* places SRO housing towards the higher end of the housing density spectrum and does not permit SRO housing in the ‘R1’ or ‘R2’ zoning districts. SRO housing is permitted within the multifamily zoning districts and smaller scale commercial districts (RMF, RMU, C1, C2 and CMU). In the ‘R2’ district, two family dwellings are permitted subject to dimensional standard regulations and limited multifamily dwellings may be accommodated subject to conditional use approval and dimensional standard regulations. However, SRO housing is not allowed in the ‘R2’ district.

For the remainder of this report, in the interest of limiting confusion, multiple-tenancy housing will be referred to as Single Room Occupancy (SRO) housing.

Student Housing:

Zoning By-laws must be based on land use and related planning principles, and cannot regulate land uses based on people who may occupy or use those lands.

The *Winnipeg Zoning by law 200/2006* accommodates student specific housing through its definition of dormitory as:

a building designed for or used as group living quarters for students of a school, and owned and managed by that school, or by a fraternity or sorority officially recognized by that school (p.20)

As per the by-law, dormitories are a conditional use in the RMF and RMU zoning districts and permitted in the Educational and Institutional zoning district.

Licensing, Property Standards and Enforcement

While the zoning by-law directs what type of use is permitted on a given parcel of land, there are a number of other by-laws that aim to limit nuisance and maximize safety and livability.

Related to this, licensing is a mechanism by which municipalities can enforce applicable standards for permitted land uses and operations.

Prior to 1986

Single family homes and duplexes that were converted to SROs prior to 1986 can be licensed as “Converted Residential Dwellings” under the *Doing Business in Winnipeg By-law* only if the following approvals are issued first:

- Zoning and Occupancy approvals.
- Compliance with the *Residential Safety By-law No. 4304* (fire prevention).
- Compliance with the *Neighborhood Livability By-law*.

The *Residential Safety By-law 4304* and the licensing process of Converted Residential Dwellings were established in 1986 to permit previously established SROs which did not meet the *Manitoba Building*

Code to continue operating in a way that meets minimum life safety standards and to establish a process for ensuring ongoing compliance.

Post 1986

Any SROs established after 1986 are required, in addition to complying with the zoning by-law, to meet the *Manitoba Building Code* at the time they were established, and are exempt from licensing. Specific challenges to meeting these standards are discussed below.

Relevance of the Building Code (challenges to multiple-tenancy housing):

As noted above, any SRO which has established since 1986 must meet *Manitoba Building Code* standards. The *Manitoba Building Code* currently does not have requirements specific to SRO housing. As such, any property intended for use for single room occupancy must meet code requirements that were established for /apply to hotels and apartment blocks. These requirements are generally cost-prohibitive to the conversion of single family dwellings, and therefore pose a significant challenge to establishing new SRO housing.

If SROs are deemed to be an important and desired form of housing in Winnipeg, consideration will need to be given to engaging with the Province of Manitoba to explore establishing SRO specific standards in the *Manitoba Building Code* that would facilitate both the conversion of existing houses, as well as ensuring a basic level of life safety.

The Rooming House Task Force

The Province of Manitoba established a Rooming House Task Force, which first met in July 2014, to develop a broad-based, solution-focused approach to rooming house issues in Winnipeg.

B. THE ISSUE

The Common Challenge Associated with SRO Housing Near Universities and Colleges

It is common for predominantly single family or low density neighbourhoods within proximity of post-secondary institutions to experience the establishment of SRO housing. Equally common are the concerns that come with such unexpected establishments such as absentee landlords and the degradation of property standards, noise complaints related to late night parties, health and fire safety for tenants, etc.,

On January 30th 2015, Councillor Lukes, (South Winnipeg - St Norbert) hosted a community discussion on Student Housing. Not unlike issues commonly experienced in other communities, discussion focused on the significant lack of student housing supply, the proliferation of illegal rooming houses and associated challenges related to property upkeep and activities that disrupt neighbourhood livability, and the safety of tenants.

C. BEST PRACTICES SUMMARY

In a scan of how other jurisdictions¹ which are facing and addressing this common challenge, a number of key themes emerged:

- Communities are recognizing that the establishment of SRO housing in single family neighbourhoods near post-secondary schools is a direct result of a localized housing demand being higher than the

¹ Jurisdictions scanned include: Halifax, Edmonton, Vancouver, Saskatoon, Kingston, Toronto, Ottawa, Barrie, Oshawa and St. Paul, MN

available supply. Each school sits in a unique context, with a unique combination of factors that influence the demand and supply of housing accommodations. Similarly the prominence of concerns will vary from one context to another, suggesting that priorities for addressing issues will vary from context to context. While changes to zoning, licensing and enforcement may play a role in addressing community concerns, that role must be determined with a good understanding of the existing and potential housing supply and demand, and consideration of other means to reducing overall demand.

- Potential changes to the zoning by-law should be based on an understanding of where and how an increase in density would be deemed acceptable in the community. While zoning changes can establish the allowance to accommodate more and higher densities of student housing, and should be given consideration as part of the overall solution, such changes are unlikely to address the total demand that exists, and should not be pursued without an understanding of where and how increased densities would be deemed acceptable within a community/neighbourhood. If consideration is to be given to options for zoning solutions, the community must be engaged to understand where and how increased densities and particularly SROs would be acceptable to the community and within the context of the municipal development plan. Due to the interconnected nature of zoning, licensing and enforcement, any changes to the zoning by-law should be considered in the context of licensing and enforcement frameworks.
- Collaborative partnerships among the municipality, the school, residents and others are seen as effective approaches to addressing localized concerns and issues.

1. Addressing the Gap between Student Housing Demand and Supply

Student Accommodation Strategies are being developed in a number of jurisdictions to understand localized student housing supply and demand, the nature of the challenges facing the community, and to develop strategic action plans for addressing demand and local challenges. These appear to be commonly used in the UK, and in a number of communities in Ontario (e.g. Oshawa, Barrie).

Development of such a strategy includes supply and demand analysis, and can identify opportunities and help to stimulate investment by the private sector, university or others to provide suitable housing on currently permitted (zoned) lands. Strategies also identify and prioritize specific actions that need to be pursued by the neighbourhood, the school, the municipality, student groups or others, independently or in collaboration. Finally it can also identify whether there is a need to engage the community in a local planning exercise to identify where and how additional accommodations should or could be permitted or incorporated,

2. Potential Considerations of Zoning By-law Approaches

Accommodation of SROs

A scan of practices has been conducted related to how different municipalities regulate SRO and other forms of student housing in neighbourhoods adjacent to University or college campuses. These could be considered in developing a customized response to student housing needs around campuses in Winnipeg.

Some jurisdictions have included numerous zoning categories into their Zoning By-laws which is one way to provide clear direction for development in an area specific manner. With this approach there is an opportunity to customize zoning categories by adding or removing uses, changing lot and building dimensional standards and modifying use specific standards. For comparative purposes, the *City of Vancouver Zoning By-law* lists ten single family residential zoning categories, nineteen two-family categories, and twenty multi-family categories. By comparison, the *City of Winnipeg Zoning By-law* has six single family residential categories, one two family category and four multifamily categories. SRO's are either permitted or a conditional use in 11 of the residential categories in Vancouver while in Winnipeg SRO's are permitted with use specific standards in the RMF and RMU residential districts.

Another way to achieve a tailored approach to zoning within a targeted area is to apply what is called a Planned Development Overlay (PDO). A PDO is a tool that allows a municipality to define a specific area within the city where the PDO is to be applied and then incorporate changes to the existing zoning categories to create what is essentially a customized zoning by-law for that specific area of the city. This means that any property that falls within the defined limits of the PDO is subject to regulations that differ from those that fall outside of the PDO, even though they are identified as the same zoning category under the Zoning By-law. The PDO would allow for the redefinition of permitted and conditional uses, changes in dimensional standards for site layout and buildings and modification of use specific standards.

Some jurisdictions incorporate detailed descriptions of use specific standards for multi tenancy housing directly into their Zoning By-laws. These standards could specify the size that units are permitted to be as well as operational requirements. Not all municipalities provide detail to this extent in their Zoning By-laws and often, information on the operation of SRO's can be found in associated By-laws or licensing agreements.

The City of Edmonton, for example has introduced minimum separation distances between SROs in an attempt to limit clustering of SROs and to establish equitable distribution of the facilities throughout the city. The Zoning By-law has been revised to allow a ratio of three facilities per 1000 persons in a neighbourhood, two facilities per block, and a maximum of 30 congregate living residents per block face.

These zoning by-law practices were identified through a scan of other jurisdictions and represent approaches that might be applied in a general way. To determine a best approach or approaches, a more detailed localized analysis of demand and supply should be undertaken and consideration of where and how densification would be deemed acceptable should be understood before consideration can be given to localized zoning changes.

Lessons taken from this scan suggest that zoning can be a useful tool that can construct and define parameters in a specific manner to respond to and regulate the establishment of SRO's. However, if there is a gap between the supply and demand of adequate student housing, the establishment of illegally operating SRO's will continue to challenge enforcement of the by-law.

Accommodation of Student-Specific Housing

A scan of where and how other jurisdictions specifically regulate "student housing" in their by-laws, the following was discovered:

- There are a variety of housing forms that accommodate students, including dormitories and fraternities/sororities. Definitions of these vary, though all jurisdictions reviewed identify an association to a University or other post-secondary educational institution, and may provide a provision for sleeping accommodation, though it is not necessarily the primary function.
- Saskatoon and Vancouver were the only two municipalities that do not define and regulate Fraternity/Sorority or Dormitory housing in their Zoning By-laws.
- Fraternity or sorority housing in Halifax are only permitted in the special zoning districts designated for university areas – U1 and U2 zoning districts. Rooming houses are not permitted in the university districts. Winnipeg permits dorms in the EI (Educational and Institutional) zoning district.
- The City of Edmonton provides detailed regulations for Fraternity and Sorority housing in their Zoning By-law, limiting the size of the fraternity, size of sleeping units, number of sleeping units in specific zoning districts, and handling the conversion of existing dwellings into fraternities.

3. Collaborative Partnerships to Address Localized Challenges

The scan of other jurisdictions suggests that neighborhood residents, the school, the municipality, land lords and the students themselves have a lot to gain from working together to overcome local challenges associated with student housing.

Town and Gown Committees are common partnerships between the school and local residents, often also involving the local municipality. Such committees aim to build a positive relationship between long term residents and temporary student residents, mitigate nuisance concerns in the neighbourhood, and encourage positive community interactions. The priority issues that need attention may vary from context to context and committee agendas and their composition tend to be customized to the concerns of a given neighbourhood. Examples of activities that are undertaken by such collaborative partnerships include:

- Welcome parties in the neighbourhood at the beginning of the school year and using those parties to share information about students' rights and responsibilities.
- Holding Landlord information sessions or developing landlord inventories with instruction and assistance on such matters as provincial regulations, local by-laws, legal assistance with tenants, planning and zoning information, etc.
- Develop publications on encouraging neighbourhood associations and residents, both student and permanent to work together in making a safe and liveable environment.
- Access to student newspapers and radio stations for education on housing issues and concerns.

D. POTENTIAL NEXT STEPS

For areas within Winnipeg where student housing demand manifests itself in the establishment of illegal SROs, consideration should be given to conducting a more detailed housing demand and supply analysis, to support the potential development of a student housing accommodation strategy.

If there is a greater demand than supply, consideration should be given to engaging the local community in exploring if, where and how additional housing supply would be deemed acceptable, and what tools (including zoning) would be most appropriate to support the community's vision for this.

In addition, if SROs are deemed to be an important housing option to addressing the local housing demand, consideration will need to be given to whether a change to the zoning by-law is necessary, but more importantly to engaging with the Province of Manitoba to explore the development to SRO specific code requirements to make their establishment more economically viable.

Finally, consideration could also be given to developing relationships among the school, neighbourhood residents, students and the City of Winnipeg to support the development and implementation of an effective student accommodation strategy.

FINANCIAL IMPACT

Financial Impact Statement

Date: **June 9, 2015**

Project Name:

Student Housing

COMMENTS:

As this is for information only, there are no financial implications associated with this report.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this report there was consultation with:

Internal Stakeholders:

Housing and Strategic Initiatives Division, PPD

Development and Inspections Division, PPD

Zoning and Permits Branch, PPD

Community By-law Enforcement Services, Community Services

External stakeholders:

N/A

OURWINNIPEG POLICY ALIGNMENT

Section 235 of *The City of Winnipeg Charter* states that "... public works, undertakings and development in the city must be consistent with Plan Winnipeg or any secondary plan."

This report generally aligns with the overall vision and key directions of both *OurWinnipeg* and *Complete Communities*. Most notably the following directions from *OurWinnipeg's* section 01-4 Housing:

1. Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the City
 - a. With guidance from Complete Communities encourage the development of safe and affordable housing throughout the city.
 - b. Support the creation of a range of sizes, forms and tenures of housing. Tools include applying zoning by-laws and processes for approval. Standards should be flexible enough to reflect the unique identity and character of each neighbourhood.
2. Collaborate with other levels of government and other partners to renew and regenerate Winnipeg's housing stock
 - a. Assist landlords and homeowners to maintain safe housing through information, inspections, and where necessary, by-law enforcement.
 - b. Continue to use initiatives to facilitate housing rehabilitation in reinvestment neighbourhoods and infill housing in mature neighbourhoods
 - c. Enhance the reinvestment efforts of existing neighbourhoods by supporting the assembly of strategically located vacant land that can be redeveloped.
 - d. Support contextually-sensitive infill development that builds complete and inclusive communities in Areas of Stability
3. Establish partnerships with the private, not-for-profit and government sectors to provide affordable housing throughout the City, with particular focus on locations near a variety of transportation options.
 - a. Maintain a collaborative approach to affordable housing, recognizing that the City can play a role by facilitating and providing incentives to other partners
 - b. Encourage new and infill development, as well as the redevelopment of existing properties to incorporate affordable housing that is integrated with market housing
 - c. Encourage the development of mixed-income neighbourhoods, as well as mixed-income multiple-unit projects as part of creating complete communities, guided by the urban structure described in Complete Communities.
 - d. Promote partnerships with housing developers and other housing stakeholders in continually resolving issues related to affordable housing, visitable housing and land use needs.
 - e. Work with the housing industry, not-for-profit organizations and other levels of government to develop long-term funding strategies related to affordable housing.
 - f. Continue to move toward more flexible zoning policies regarding the creation of secondary suites and/or accessory residential units while protecting the existing character of neighbourhoods.
4. Provide Leadership in encouraging and enforcing property-related housing standards that create and promote safe living conditions for homeowners, tenants and for communities as a whole.
 - a. Assist landlords and homeowners to maintain safe housing through information, inspections, and where necessary, by-law enforcement
 - b. Help maintain a community sense of well-being and safety by responding to community requests for enforcing livability and property standards and derelict buildings in a cooperative and timely way.

- c. Promote and enforce the requirement of the permit and inspections processes for property-related construction as a mechanism to ensure that appropriate building codes and other public safety standards are being maintained.
- d. Ensure that construction projects meet the intent of standards set in national and local building codes, while recognizing advances in construction and development-related technologies
- e. Promote tenant, landlord and homeowner awareness of property related standards, such as fire, health and building codes, and encourage residents and landlords to undertake preventative maintenance that reduces property decline and maintains or improves safety standards.

SUBMITTED BY

Planning Property and Development Department
Urban Planning Division

Prepared by: Susanne Dewey Povoledo and Devin Clark

Date: June 10, 2015

File No. O:\Reports Directive\Planning and Land Use\Long Range Planning\2015\Student Housing RIS Report – June 9, 2015