

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

(Prepared by City of Winnipeg)

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?

Mr. MacAfee, the U of M representative responded with these questions / answers:

Q1: What housing info does the U of M provide to international students?

A: The University of Manitoba wants to ensure all our students are safe and have a supportive environment to thrive. The U of M communicates with all new international students prior to their arrival, as well as once they have arrived at the U of M. International students are directed to several resources including online information about on-campus and off-campus accommodation:

<http://umanitoba.ca/student/ics/accommodations/index.html>

Q2: What kind of on-campus housing is provided at U of M?

A: Each year over 1,300 students call six residences on the Fort Garry campus home while attending the U of M. Each residence has its own unique atmosphere based on the interests of the students who live there. More information about the on-campus residences, including lists of features and photos, are available at

http://umanitoba.ca/campus/housing/new_applicants/buildings_rooms.html

Q3: How is the University's student enrolment targets balanced with the shifting housing needs in the community?

A: The University of Manitoba is open to working with the City of Winnipeg, the Province of Manitoba and local residents of our Fort Garry community to identify opportunities for student housing. The University's Strategic Enrolment Management Plan is available on the university website and identifies targets for future enrolment, including international students

[https://umanitoba.ca/admin/vp_academic/media/SEMP_Framework_BOG_approved_final_\(2\).pdf](https://umanitoba.ca/admin/vp_academic/media/SEMP_Framework_BOG_approved_final_(2).pdf)

Improvements to the city's transit system will make the Fort Garry campus more accessible, opening up new housing options for students.

Q4: Rooms offered to international 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?

A: Enforcement of by-laws is the City of Winnipeg's responsibility. The University cannot enter private dwellings for inspection.

Q5: What percent of international students become permanent residents/citizens of Canada?

A: This question is better directed to the Province of Manitoba through the Provincial Nominee Program, or the Federal Government through Citizenship and Immigration 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? **awaiting answer**

For the City of Winnipeg

(By-law/regulation related)

- What can be done about landlords who crowd students in unacceptable accommodations? **Report the concern to 311, and a Community By-law Enforcement Officer will investigate for compliance with the Neighbourhood Liveability By-law (this By-law regulates minimum standards of housing and the maintenance of properties).**
- How do we discover who is non-compliant? **Information regarding Compliance Orders is not permitted to be shared with third parties, as per the Freedom of Information and Protection of Privacy Act.**
- If there is proper student housing developed, how do you address the existence of the current inappropriate housing? **Student housing that does not meet requirements prescribed under the Neighbourhood Liveability By-law is subject to Compliance Orders to bring the property into compliance with the Neighbourhood Liveability By-law.**
- Why does City not follow up on by-law infractions? **Community By-law Enforcement Services Officers follow up for compliance on all Compliance Orders.**
- What are the rules about language on commercial signs? Some signs are appearing that feature only Asian language, in South Winnipeg? **awaiting answer from by-law enforcement**
- What permit does a group home fall under? **awaiting answer from by-law enforcement**

(Parking related)

- Does parking authority enforce parking laws? **Yes, on the public right away "street". As part of our regular enforcement strategy, on complaint and SER's (Selective Enforcement Request) for areas that have longer term and regular issues.**
- Parking needs to be clarified - follow-up e-mail **I'm not sure how to answer this one**
- How many cars can be parked in a backyard? (the parking rep did not get into details) **This is currently covered under the Zoning bylaw enforced by Martin's Grady's group. 200/2006 172 (8) which states:**

Additional Standards for Single- and Two-Family Dwellings

(8) (a) in any zoning district, the owner must limit parking accessory to single and two family dwellings to a maximum of 6 vehicles, which may include:

(i) a maximum of 4 passenger vehicles;

(ii) a maximum of 1 travel trailer or 1 motor home; and

(ii.1) a recreational vehicle; and added 121/2008

(iii) a maximum of 1 truck having a registered gross vehicle weight less than 10,000 lbs.; and amended 95/2014

(iv) with conditional use approval, a maximum of 1 truck with a registered gross vehicle weight greater than 10,000 lbs., provided that the truck (a) is parked further from the street than the front wall of the structure, and (b) is either parked in an enclosed structure or shielded from view from adjacent properties through the use of landscaping meeting the side and rear yard buffering requirements of sections 188 through 193,

Landscaping and Buffering amended 121/2008; 95/2014

(b) a maximum of 2 vehicles may be parked on a driveway in the front yard leading to a parking space in the principal building or in a side or rear yard; or a maximum of 4 vehicles, provided they are parked in tandem. amended 121/2008; 95/2014

(c) between May 15 and October 31, a maximum of 1 recreational vehicle, travel trailer, or motor home may be parked on a driveway in the front yard leading to a parking space in the principal building or in a side or rear yard. amended 121/2008

(d) a large vehicle must not remain on a parcel unless actively engaged in loading or unloading. Only one large vehicle may remain on a parcel while actively engaging in loading or unloading. added 95/2014

- 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"? **awaiting answer from by-law enforcement**

awaiting answer from by-law enforcement:

(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???
- The decision to build the stadium was not tied to student housing.**

- Who are the realtors in this discussion who sell property for unlicensed use? **Licensed realtors can sell homes in any part of the city. They do not monitor what homes are used for.** 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. **There is a demand for increased rental housing in the community. Some folks feel rental housing in these locations prevents houses from being converted.**

(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. **(this is being considered)**

(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