

## **Agenda – Standing Policy Committee on Property and Development – February 3, 2015**

### **REPORTS**

**Item No. 7                      Student Housing  
   (St. Norbert Ward)**

#### **COMMUNITY COMMITTEE RECOMMENDATION:**

On January 19, 2015, the Riel Community Committee recommended to the Standing Policy Committee on Planning, Property and Development that the Winnipeg Public Service be directed 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.

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### **DECISION MAKING HISTORY:**

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;

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.