

Town & Gown Committee
Meeting held May 23, 2019

A meeting of the Town and Gown Committee is held this day commencing at 4:30 o'clock p.m. in Room 201, 350 City Hall Square West, there being present the following members:

Councillor Fabio Costante, Chair
Jane Boyd
John Fairley
Alan Richardson

Regrets received from:

Councillor Fred Francis

Also present are the following resource personnel:

Anne Marie Albidone, Manager Environmental Services
Inspector Jason Bellaire, Windsor Police Services
Michael Cooke, Manager Planning Policy
Will Foot, Council Assistant
Craig Robertson, Supervisor of Licensing
Bill Tetler, Manager of By-law Enforcement
Rob Vani, Manager of Inspections/Deputy Chief Building Official

1. Call to Order

The Committee Coordinator calls the meeting to order at 4:35 o'clock p.m. and the Committee considers the Agenda being Schedule A attached hereto, matters which are dealt with as follows:

2. Election of Chair

The Committee Coordinator calls for nominations from the floor for the position of Chair. A. Richardson nominates Councillor Costante, seconded by J. Boyd. The Committee Coordinator asks if there are further nominations from the floor. Seeing none, the Committee Coordinator asks Councillor Costante if he accepts. Councillor Costante accepts and assumes the Chair.

Moved by A. Richardson, seconded by J. Boyd,
That Councillor Costante **BE ELECTED** Chair of the Town & Gown Committee.
Carried.

3. Declaration of Conflict

None disclosed.

4. Minutes

Moved by A. Richardson, seconded by J. Boyd,
That the minutes of the Town & Gown Committee of its meeting held March 20,
2018 **BE ADOPTED** as presented.
Carried.

5. Business Items

5.1 Town & Gown Symposium 2019

A. Richardson advises he would like to attend the Town and Gown Symposium to
be held from June 3 – 6, 2019 in Niagara, Ontario.

Moved by J. Boyd, seconded by A. Richardson,
That **APPROVAL BE GIVEN** to an expenditure in the upset amount of \$1,500 for
A. Richardson to attend the “Building Bridges 2019 – A National Forum on Town and
Gown Issues” Symposium to be held from June 3-6, 2019 in Niagara, Ontario.
Carried.

5.2 Student Housing Strategy

5.3 Residential Rental License

Councillor Costante refers to his Council Question CQ 20-2019 asked at Council’s
meeting held May 6, 2019. He adds the prongs of his question relate to safe and
affordable housing for students, incentives for private investment in affordable higher
density housing in specific zones, options for a residential rental licence that includes a
pilot in Ward 2, an education strategy that allows students to learn their rights as tenants,
and a review of the Lodging Home By-law.

The Chair provides the following comments as it relates to CQ20-2019:

- We recognize there is an increase in college and university students and the fact that students require housing that does not necessarily intrude on residential neighbourhoods.
- How do we work with the college and university in an effort to provide affordable student housing.
- How do we ensure student safety.
- Suggestion to review the Lodging Home By-law.
- Landlords are renting to the students and there are often more than four students living in a home.

J. Fairley indicates St. Clair College holds Orientation Open Houses for the students with an invitation to the City, Fire Department, waste disposal, etc. J. Boyd adds the University of Windsor also holds Orientation Open Houses for the students.

The Chair suggests monthly/bi-monthly follow-ups be held with students to address such matters as their rights as tenants and to provide information relating to safety measures, i.e. smoke alarms.

It is generally agreed that Ryan Flannagan, Associate Vice President, Student Experience, University of Windsor and Michael Silvaggi, Associate Vice President, Student Services and Registrar be invited to attend the next meeting of the Town and Gown Committee to be present to discuss the brochures to be provided to the students.

In response to a question from the Chair regarding complaints received by the Building Department, R. Vani indicates the complaints pertain to building conditions or illegal use. He adds they provide handouts from the Landlord & Tenant Board as a means to educate students with regards to their rights as tenants.

The Chair asks if the Building Department is aware of the number of times the inspector is denied access to a property versus the number of times access is granted. R. Vani responds although he does not have these stats, normally access is denied. He adds the inspector goes to the property, identifies him/herself, advises the owner of their rights to refuse access without a warrant, and provides information relating to the defects in the Order.

R. Vani advises the Building Department has the ability to track residential rental housing complaints, including student complaints. He reports of the 560 complaints received, only 57 complaints were from students.

The Chair suggests undertaking a study of other municipalities that have a by-law relating to residential rental properties. Currently, there is a complaint driven model and

without consent and probable cause, one cannot enter the property. He asks if there is a way to frame the by-law so it is more enforceable.

C. Robertson states the issue is that conditions can only be imposed on something that has a licence. The issue is not whether or not there should be a licence, but how you access the home to determine that a licence is required. In terms of the Class 1 licences, typically only the “good landlords” come forward to disclose they have a rental property. The safety of student housing is affected when landlords don’t come forward.

R Vani advises voluntary entry will always be an issue because the licences are held by the property owner who cannot waive the rights of the occupant.

R. Vani notes the study and subsequent report relating to the residential rental housing will be reviewed by Council in July 2020.

C. Robertson indicates the perception is that a licence solves the issues. The licence only provides some tools to do an inspection, but when there is no compliance, and the licence is denied, it doesn’t mean that the tenants/students no longer reside at that property. By placing a condition, or waiving rights when there is no compliance, issuing a ticket does not resolve the safety concerns.

Moved by J. Fairley, seconded by J. Boyd,

That Ryan Flannagan, Associate Vice President, Student Experience, University of Windsor and Michael Silvaggi, Associate Vice President, Student Services and Registrar **BE INVITED** to attend the next meeting of the Town and Gown Committee to provide information relating to the University of Windsor and St. Clair College Orientation Packages provided to the students.

Carried.

A. Richardson states in his opinion, a rental business is a business. If a sign for rent is placed on a driveway, renters are potentially being exposed to the dangers inside of a home. He adds if a rental property is offered for money to the public, the public interest is automatically engaged. We don’t licence where people live – people are in danger, people are intimidated.

5.4 Review of the Lodging House By-law

C. Robertson advises that in terms of Councillor Costante’s CQ20-2019, there will be options that will be going back to Council. If a licensing regime is being recommended, the by-law will be reviewed and a class of a lodging home could be a separate licensing by-law.

M. Cooke notes he reached out to Ron Seguin, St. Clair College regarding the increase in international students and notes the numbers are not captured in the Canada Census. He adds the number of international students 5 to 6 years ago was 200 and the

number is now at approximately 4,000 to 4,500. J. Fairley and J. Boyd both indicated that they would be happy to coordinate an exchange of student enrollment data with staff in the Planning Department to assist with calculations to determine local housing demand. St Clair College and the University of Windsor are both building student housing on or near their campus to help address the shortage. The City has recently introduced a number of incentives to create housing in the core area.

Moved by J. Fairley, seconded by J. Boyd,
That the verbal updates relating to Item 5.2 – Student Housing Strategy, Item 5.3 – Residential Rental Licence, and Item 5.4 – Review of the Lodging House By-law **BE RECEIVED.**
Carried.

5.5 Town & Gown - Terms of Reference and Mandate

The Town & Gown 2015 Terms of Reference and Mandate is reviewed and minor amendments are made. The amended 2019 Terms of Reference is **attached** as Appendix “A”.

Moved by J. Fairley, seconded by A. Richardson,
That the 2019 Revised Terms of Reference and Mandate **BE ACCEPTED.**
Carried.

6. New Business

J. Fairley reports the Student Forum was not held in 2018 due to the influx of international students. J. Boyd adds that by March, the students are writing exams and asks if there is a need to hold a student forum.

In response to a question asked by A. Richardson regarding if Town and Gown members who previously attended the Symposium provided a report of their experience, the Chair states going forward a report will be provided.

7. Date of Next Meeting

The next meeting will be held on a date to be determined in July 2019.

8. Adjournment

There being no further business, the meeting is adjourned at 5:42 o'clock p.m.

CHAIR

COMMITTEE COORDINATOR