

**Item No. 11.2.1**  
**Halifax Regional Council**  
**November 12, 2013**

**TO:** Mayor Savage and Members of Halifax Regional Council  
Original Signed

**SUBMITTED BY:** Councillor Linda Mosher, Chair, Halifax and West Community Council

**DATE:** October 29, 2013

**SUBJECT:** Report Request - Residential Rental Licensing Program

**ORIGIN**

Motion from October 28, 2013 meeting of Halifax and West Community Council, Item No. 11.1

**LEGISLATIVE AUTHORITY**

Halifax Regional Municipality Charter Part 1, Section 25 – Powers and Duties of Community Council in particular, section (e)(i) with respect to making recommendations *to the Council respecting any matter intended to improve conditions in the community including, but not limited to, recommendations respecting inadequacies in existing services provided to the community and the manner in which they might be resolved, additional services that might be required and the manner in which the costs of funding these services might be raised*

**RECOMMENDATION**

Halifax and West Community Council recommends that Regional Council request a staff report regarding steps, including public and stakeholder consultation, for possible implementation of a residential rental licensing program and/or targeted enforcement and by-law enhancement program to:

- a) Enforce land use by-laws and fire safety compliance
- b) Focus on rental structures containing six or less units and on converted dwellings
- c) Recommend whether to limit the geographic scope (a neighbourhood, district or planning area) for enhanced enforcement
- d) To consider programs such as those in London, Ontario; Oshawa, Ontario; Hamilton, Ontario and Waterloo, Ontario.

## **BACKGROUND**

At the October 28, 2013 meeting of Halifax and West Community Council, Councilor Mason brought forward a motion requesting a staff report outlining a Residential Rental Licensing Program and/or targeted by-law enforcement/enhancement plan for the Halifax Regional Municipality. The intention of this motion is to address non-compliance issues relating to fire safety, occupancy, and land use for rental structures containing six or less units and on converted dwellings. Councillor Mason's motion references several Ontario municipalities in which Residential Rental Licensing Programs have been implemented to address similar non-compliance concerns, particularly with respect to student housing.

## **DISCUSSION**

It was noted at the October 28, 2013 meeting of Halifax and West Community Council that the current model for by-law enforcement with respect to residential rental properties is complaint driven. As such, the investigation of non-compliance complaints and eventual enforcement, if required, could draw on staff resources. The implementation of a Licensing program and/or a targeted by-law enforcement program may assist in streamlining this process. Therefore, after reviewing the matter Halifax and West Community Council recommend that Halifax Regional Municipality request a staff report as outlined in the Recommendation section of this report.

## **FINANCIAL IMPLICATIONS**

No financial implications were identified in regard to the request for a report. The report should identify financial implications to a proposed program.

## **COMMUNITY ENGAGEMENT**

All meetings of Halifax and West Community Council are open to the public.

## **ENVIRONMENTAL IMPLICATIONS**

No Environmental Implications have been identified.

## **ALTERNATIVES**

There were no alternatives discussed by Halifax and West Community Council.

## **ATTACHMENTS**

None.

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A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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