



Community of Interest Meeting

Landlords

October 12th, 2016

Wolfville's Baptist Church, Lower Hall, 487 Main St.

12:00pm – 1:00pm

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Meeting Outline

1. Purpose of Meeting

2. Municipal Planning Strategy Review – Update

- What have we been up to? What's to come?

3. Bylaw Overview & Responsibilities as a Landlord

- Exploration of a RRBB
- New/Amended bylaws
- Existing bylaws

4. Question/Answer Period



Purpose of Meeting

1. We are trying to **integrate the needs of the landlords** into our Draft Land Use Planning Documents
 - Municipal Planning Strategy (MPS)
 - Land Use Bylaw (LUB), Subdivision By-law (SUB)
2. We need your **input and direction** on how to address and improve rental issues in Wolfville
3. We want you to **know your rights as a landlord** and which bylaws apply to you!

PHASE 1 DELIVERABLES

FOTENN
PLANNING+DESIGN



Phase 1
What we heard Report



Phase 2
Consultation Plan



Draft
Core Commercial Guidelines



Draft
Municipal Planning
Strategy



Draft
Land Use By-Law



Draft
Subdivision By-Law

Overview of MPS Review: Phase 1

1. What We Heard Report
2. Draft MPS
3. Draft Land Use By-law
4. Draft Subdivision By-law
5. Draft Core Commercial Guidelines
6. Lodging, Boarding and Rooming Houses Memo



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Wolfville's Municipal Planning Strategy Review

PHASE
2

Phase	Activity	Timeline
1 Initiate & Engage	Open House #1 (June 23rd, 2016)	Summer 2016
	Community of Interest Meetings and Events	Ongoing
	Open House # 2	TBD
2 Research & Update	Housing Symposium (January 2016)	Winter 2017
	Residential Rental Business Bylaw	Ongoing
	Revise and Draft Municipal Documents	Ongoing
3 Direction & Approvals	Planning Advisory Committee	Ongoing
	Public Hearing	Spring 2017
	Public, Council, and Provincial Approval	Summer 2017

CONTACT
INFORMATION



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MPS Review Update: Phase 2

- Multiple community consultations
- MPS Review scheduled to be complete by Summer of 2017

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Main Concern from Public Sessions...

HOUSING

(Specifically Multi-Tenant Situations)

- Social integration
- Affordability
- Accommodation of specific community groups (students & seniors)
- Protection of existing neighbourhoods



Main Concern from Public Sessions...

PROPOSAL ...

1. Update our Draft Land Use Bylaw

&

2. *To consider a Residential Rental Business Bylaw (RRBB) to regulate multi-tenant situations*



Draft Land Use Bylaw

Multi-Tenant Approach

Q: How does the Land Use Bylaw currently regulate multi-tenant situations?

- A: Our current Land Use Bylaw doesn't regulate multi – tenant situations ('Lodging Houses')
- A: Our current Land Use Bylaw regulates 'Dwelling Units'
 - Q: *What is the difference between a Dwelling Unit and a Lodging House?*

Draft Land Use Bylaw

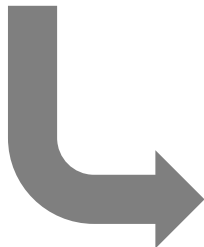
Multi-Tenant Approach

Q: What is a Dwelling Unit?

Currently Regulated under the Land Use Bylaw:

Dwelling Unit

“A self-contained set of rooms located in a building and designed for or intended to be occupied by and for the use of an individual or household as a residence. A Dwelling Unit contains sanitary and kitchen facilities for the exclusive use of the residents of the Dwelling Unit.”



Household

“One or more persons living together as a single non-profit, independent house keeping unit, sharing all areas of a dwelling unit.”



Draft Land Use Bylaw

Multi-Tenant Approach

Q: What is a Lodging House?

Proposed within the Draft Land Use Bylaw:

Lodging House

“A dwelling with a specified (currently undefined) number of lodging units which are provided to persons in return for remuneration, or for the provision of service, or both.” All space within the dwelling unit is not shared.



Lodging Unit

“means a room that is used or designed to be used for sleeping accommodations, which is:

- a) used exclusively by the resident or residents of the room;
- b) not normally accessible to persons other than the resident or residents of the room; and
- c) shall not include a kitchen and a bathroom for the exclusive use of the resident or residents of the room.”



Location and Regulation of Lodging Houses: Residential Rental Business Bylaw (RRBB)

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MEMO

TO: Chrystal Fuller, Town of Wolfville

DATE: February 12, 2015

FROM: FOTENN Consultants Inc.

Lodging, Boarding and Rooming Houses in the Town of Wolfville

This memo has been prepared by FOTENN Consultants Inc. to present background information and recommendations on possible approaches to addressing some of the identified problems around lodging, boarding and rooming houses in the Town of Wolfville. The memo is structured as follows:

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2. Current Planning Documents	3
3. Review of Ontario University/College Municipalities: Definitions	3
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5. Review of University/College Municipalities: Nova Scotia and New Brunswick	5
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9. Specific Recommendations for a Future Licensing By-law	8
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The memo concludes by presenting a set of proposed definitions for the revised Wolfville Land Use By-law based on the research completed. This memo is not intended to be comprehensive, rather, it presents an overview of the areas outlined above and recommendations for possible direction based on approaches in other municipalities. A list of resources and references consulted is also included.

Phase 1: Lodging, Boarding and Rooming Houses Memo

- This memo reviewed:
 - Issues
 - Definitions
 - Licensing
 - Case Law
- Proposed directions for Draft Municipal Planning Strategy

Location and Regulation of Lodging Houses: Residential Rental Business Bylaw (RRBB)



Issues:

Wolfville residents have expressed concern that residential neighbourhoods have been gradually converted from single detached dwellings into rental housing, often containing five or more tenants.

Properties being used in this manner have a greater impact on:

1. Adjacent properties – noise, waste, parking, etc.
2. Property standards
3. Neighbourhood character (architectural style)
4. Lifestyle conflicts

Location and Regulation of Lodging Houses: Residential Rental Business Bylaw (RRBB)

Benefits of this housing type:

1. Accommodates specific community groups (students and seniors)
2. Develops a valid business model
3. Provides housing choice
4. Provides Co-operative living
5. Repurposes old houses
6. Integrates new residents into the community
(i.e. international students)



Location and Regulation of Lodging Houses: Residential Rental Business Bylaw (RRBB)

Q: How is this connected to planning?

- This is not primarily a land use issue
- This is not a social control mechanism
- This is a hybrid approach that could:
 1. Address concerns from both the landlord and renter's perspective
 2. Provide tenant security and housing standards
 3. Provide greater life safety & *fire code standards* for multi-tenant situations
 4. Address multi tenant situations in low density residential zones.
 5. Identify landlords as a viable business' in a rural economy



Location and Regulation of Lodging Houses: Residential Rental Business Bylaw (RRBB)

Q: What do we want to achieve?

We want to provide:

1. Clear expectations on where multi-tenant situations ('lodging houses') should be located in Wolfville
2. Clear regulations on how this housing type should be defined, administered and enforced
3. Greater Safety and Security for landlords and tenants



Location and Regulation of Lodging Houses: Residential Rental Business Bylaw (RRBB)

Q: What are we considering?

- An efficient application program and process
- Knowledgeable administration
 - Building Inspector
- A graduated fee system
- Licencing
 - Annual basis to address life safety and social integration
 - License per bedroom basis
- An appeal process



Location and Regulation of Lodging Houses: Residential Rental Business Bylaw (RRBB)

We need your help to answer some important questions!

1. Do you think a RRBB is needed?
2. If the Town decides to regulate this type of use, when should licensing begin? (4 units, 5 units, etc.)
3. Have you found there is sufficient parking?
 - Should we require parking? If so, How much?
 - Is a 1 unit for 1 parking spot ratio reasonable?



Location and Regulation of Lodging Houses: Residential Rental Business Bylaw (RRBB)

Next Steps...

1. Further public consultation and education around this approach
 - We need to collect more feedback from residents
 - Would you be interested in participating in a brief online survey if made available?
2. Ensure that revisions to our draft land use documents (MPS, LUB, SUB) could be aligned with this bylaw if approved by the Public and Town Council.

New/Amended Bylaw:

Prevention of Excessive Noise (2016)

- What is it?

Key Changes & Things to Know:

1. Graduated fine system for noise offenders
 - Increased fine start at \$352.50;
 - Second offence \$582.50; and
 - Third and subsequent offences \$1157.50
2. Police and Enforcement
 - Officer can be unreasonably disturbed by prohibited activity
3. Occupier and Owner Obligations
 - Occupier or owner engaging in or permitting activity that disturbs the peace



Existing Bylaw:

Property Minimum Standards (2013)

- What is it?



Things to Know:

1. Indoor furniture shall not be placed outside of any dwelling.
2. Buildings shall be kept reasonably free of rodents and insects.
3. Yards shall be maintained free of rubbish and debris.

Existing Bylaw:

Land Use Bylaw (2008)

- What is it?

Things to Know:

1. No vehicle shall be parked on any area of an lot other than a parking area
2. Residential zones
 - No more than 40% of front yard area designated for parking



Existing Bylaw:

Valley Region Solid Waste Resource Management (2012)

- What is it?



Things to Know:

1. Waste Accumulation – You need a proper waste storage facility
2. Occupant or owner shall not allow, permit, or authorize accumulation of waste on properties.
3. Preventive and control actions against rodents, which are at an high in the last two years.

Question/Answer Period

**Make Sure to fill out a comment sheet on any issues you are having as landlord!*

Thank you for coming!
We appreciate your input!