



Agenda
City Council Workshop
The Corporation of the City of Brampton

Monday, September 28, 2020

9:30 a.m.

Council Chambers - 4th Floor, City Hall - Webex Electronic Meeting

Members:

Mayor Patrick Brown	
Regional Councillor R. Santos	Wards 1 and 5
Regional Councillor P. Vicente	Wards 1 and 5
City Councillor D. Whillans	Wards 2 and 6
Regional Councillor M. Palleschi	Wards 2 and 6
City Councillor J. Bowman	Wards 3 and 4
Regional Councillor M. Medeiros	Wards 3 and 4
City Councillor C. Williams	Wards 7 and 8
Regional Councillor P. Fortini	Wards 7 and 8
City Councillor H. Singh	Wards 9 and 10
Regional Councillor G. Dhillon	Wards 9 and 10

NOTICE: In consideration of the current COVID-19 public health orders prohibiting large public gatherings and requiring physical distancing, in-person attendance at Council and Committee meetings will be limited.

Some limited public attendance at meetings may be permitted by pre-registration only (subject to occupancy limits). It is strongly recommended that all persons continue to observe meetings online or participate remotely. To register to attend a meeting in-person, please visit https://www.brampton.ca/council_and_committees.

For inquiries about this agenda, or to make arrangements for accessibility accommodations (some advance notice may be required), please contact:

Peter Fay, City Clerk, Telephone 905.874.2172, TTY 905.874.2130
cityclerksoffice@brampton.ca

1. **Roll Call**

2. **Workshop Session**

2.1 Update on Housing Matters

Presentation by Policy Planning Staff, Planning, Building and Economic Development.

1. Brampton Housing Monitoring Data
2. Overview of Brampton's Housing Strategy
3. Key Initiatives:
 - a. Inclusionary Zoning
 - b. Incentives Pilot Program
 - c. Public land for affordable housing supply
 - d. Student Housing
 - e. Lodging Houses
 - f. Outreach and Engagement

2.2 eSCRIBE Introduction

Demonstration by City Clerk's Office

1. Introduction to eSCRIBE
2. New public portal for Meeting and Agendas
3. Participant Access and eSCRIBE Pro App

3. **Adjournment**

Housing Brampton Strategy & Initiatives



Land Use Policy Planning
Planning, Building and Economic Development
City of Brampton



COUNCIL WORKSHOP SEP 28, 2020

Brampton's First Affordable Housing Strategy A Term of Council Priority



Analysis

Address Brampton's
Housing Needs, Gaps
And Aspirations,
Trends, Best Practices

Implementation

Policy, Design,
Programming And
Process
Improvements

Result

Affordability in all
contexts – Greenfield,
Intensification, Mixed
Use

Mandate

To focus on facilitating the
creation of affordable housing
and improving housing
affordability & choice

Photo Credit: Vision 2040

Affordable Housing: Provincial Policy Statement, 2020

Ownership:

The least expensive of:

- Housing where purchase price results in annual costs that do not exceed 30% of gross annual household income for 'low and moderate income households'.
- Housing where the purchase price is at least 10% below average cost of a resale unit in the regional market area

Rental:

The least expensive of:

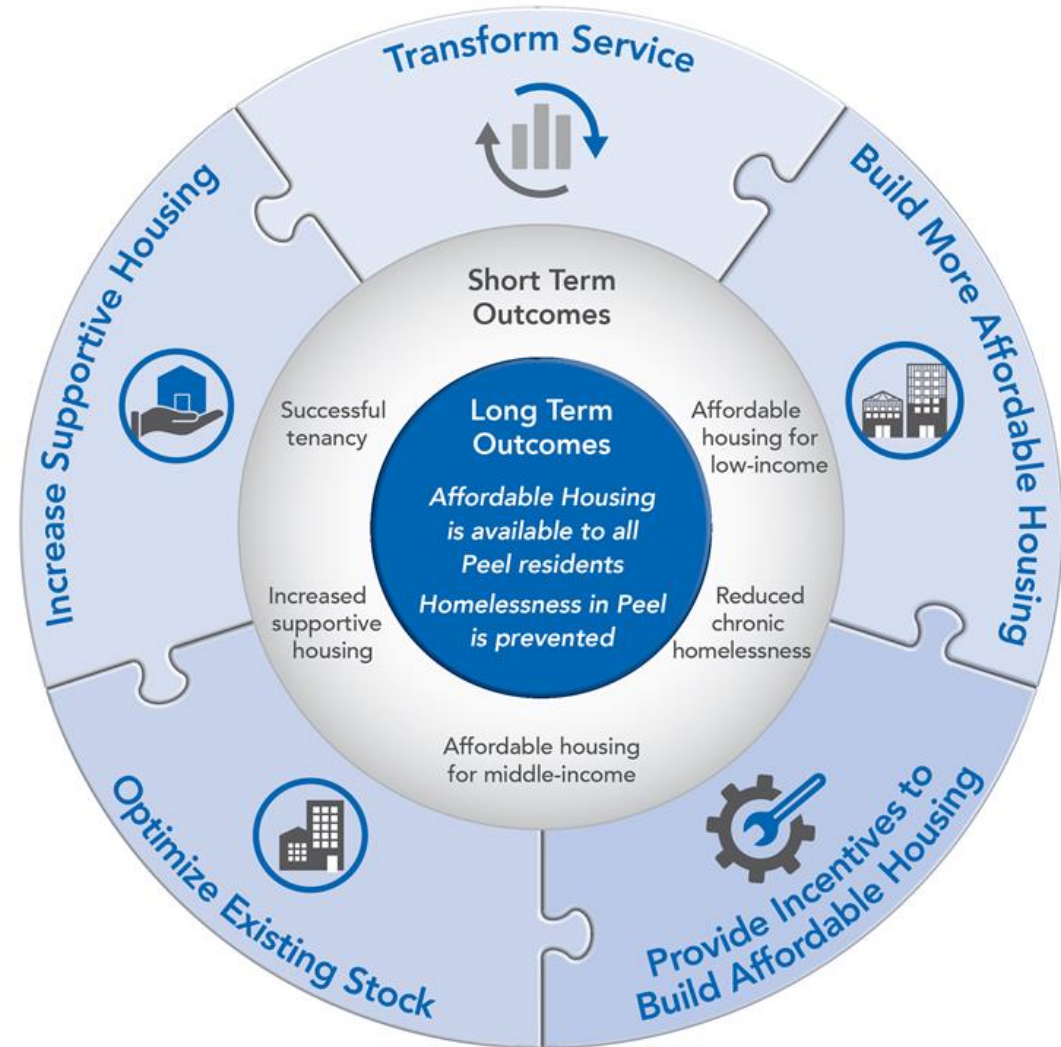
- Rent that does not exceed 30% of gross annual household income for 'low and moderate income rental households'.
- Rent that is at or below the average market rent in the regional market area

Affordable Housing & Housing Continuum



Roles: Region of Peel

- ❑ Service Manager for Social Housing in Peel
- ❑ Emergency Shelters, Transitional Housing, Social and Affordable Housing, oversight of non-profit housing providers
- ❑ Rent-geared-to-income Programs and Subsidized Units
- ❑ Private Stock Strategy- Second Unit Assistance
- ❑ Policies: Regional Official Plan, Housing Strategy, Housing Master Plan, Peel Housing and Homelessness Plan (2018-2028)



Source: Region of Peel, PHHP

Roles: City of Brampton



- ☐ Official Plan policies
- ☐ Housing Strategy
- ☐ Incentives for Housing Providers to create Affordable Housing
- ☐ Community Improvement Plans, Community Planning Permit Systems
- ☐ Second Unit Registry

2019 Ownership Affordability Thresholds (Peel)

Income

Decile	1	2	3	4	5	6	7	8	9
Gross Ownership Household Income (2016 Census + CPI)	\$30,062	\$46,608	\$61,642	\$76,930	\$93,137	\$110,456	\$131,374	\$158,712	\$203,944
Monthly income spent on housing	\$752	\$1,165	\$1,541	\$1,923	\$2,328	\$2,761	\$3,284	\$3,968	\$5,099
Maximum affordable house price	\$115,135	\$178,504	\$236,084	\$294,634	\$356,707	\$423,038	\$503,297	\$612,827	\$794,156

Market

Average \$ of Resale Home	10% Below Market Value
\$754,171	\$678,754

Source: Region of Peel

2019 Rental Affordability Thresholds (Peel)

Income

Decile	1	2	3	4	5	6	7	8	9
Gross Renter Household Income (2016 Census + CPI)	\$15,793	\$24,567	\$34,138	\$43,234	\$53,085	\$63,513	\$76,600	\$93,815	\$121,964
Monthly income spent on housing	\$395	\$614	\$853	\$1,081	\$1,327	\$1,588	\$1,915	\$2,345	\$3,049

Source: Region of Peel

Market

Average Market Rent*
\$1,418

Affordable Housing Thresholds Brampton

Year	Affordable Ownership Threshold (purchase price)	Affordable Rental Threshold (\$/month)
2019	\$423,038	\$1,418



Ownership threshold:

32% increase in 10 years
(2009-2019)

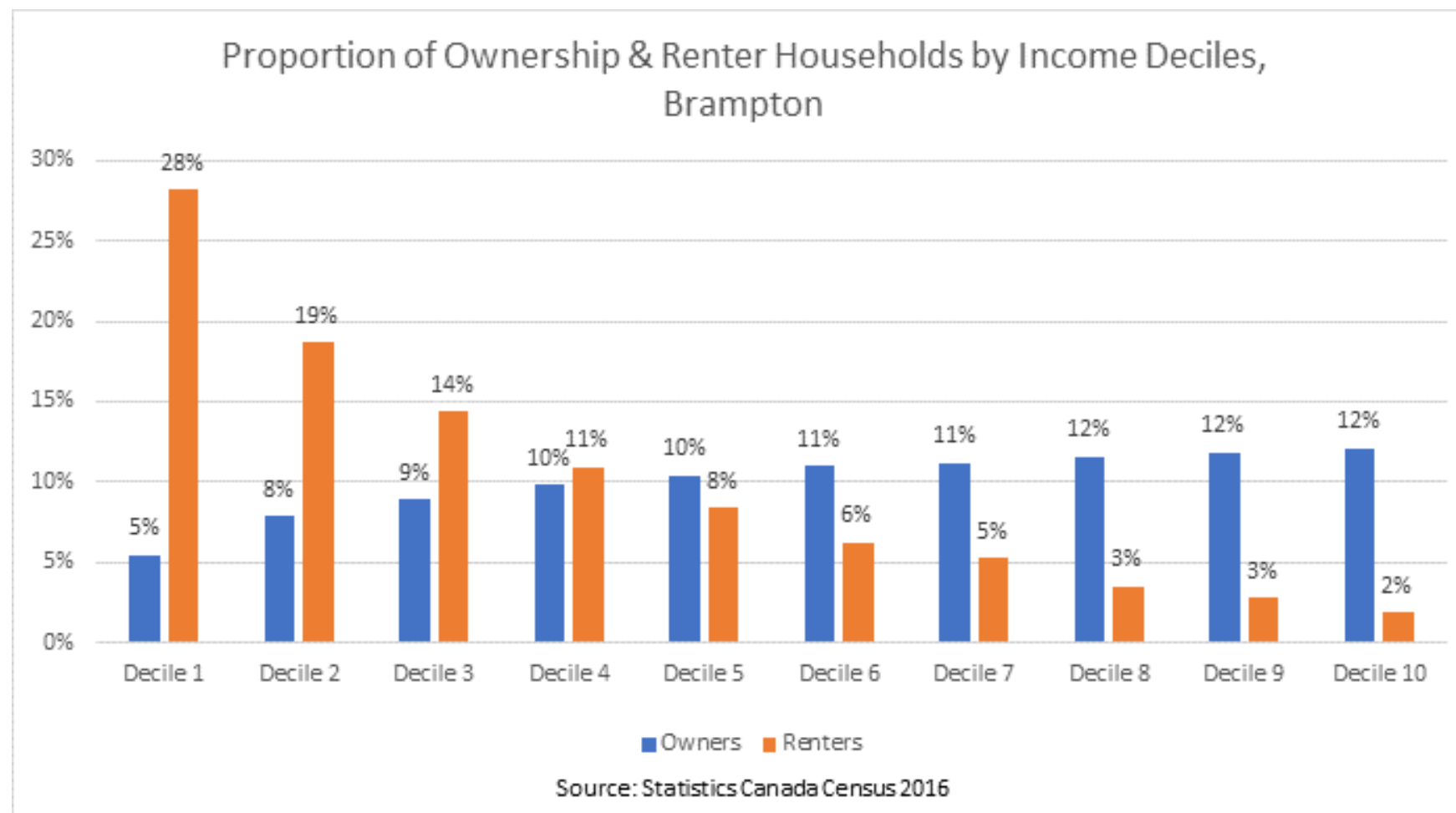


Rental threshold:

35% increase in 10 years
(2009-2019)

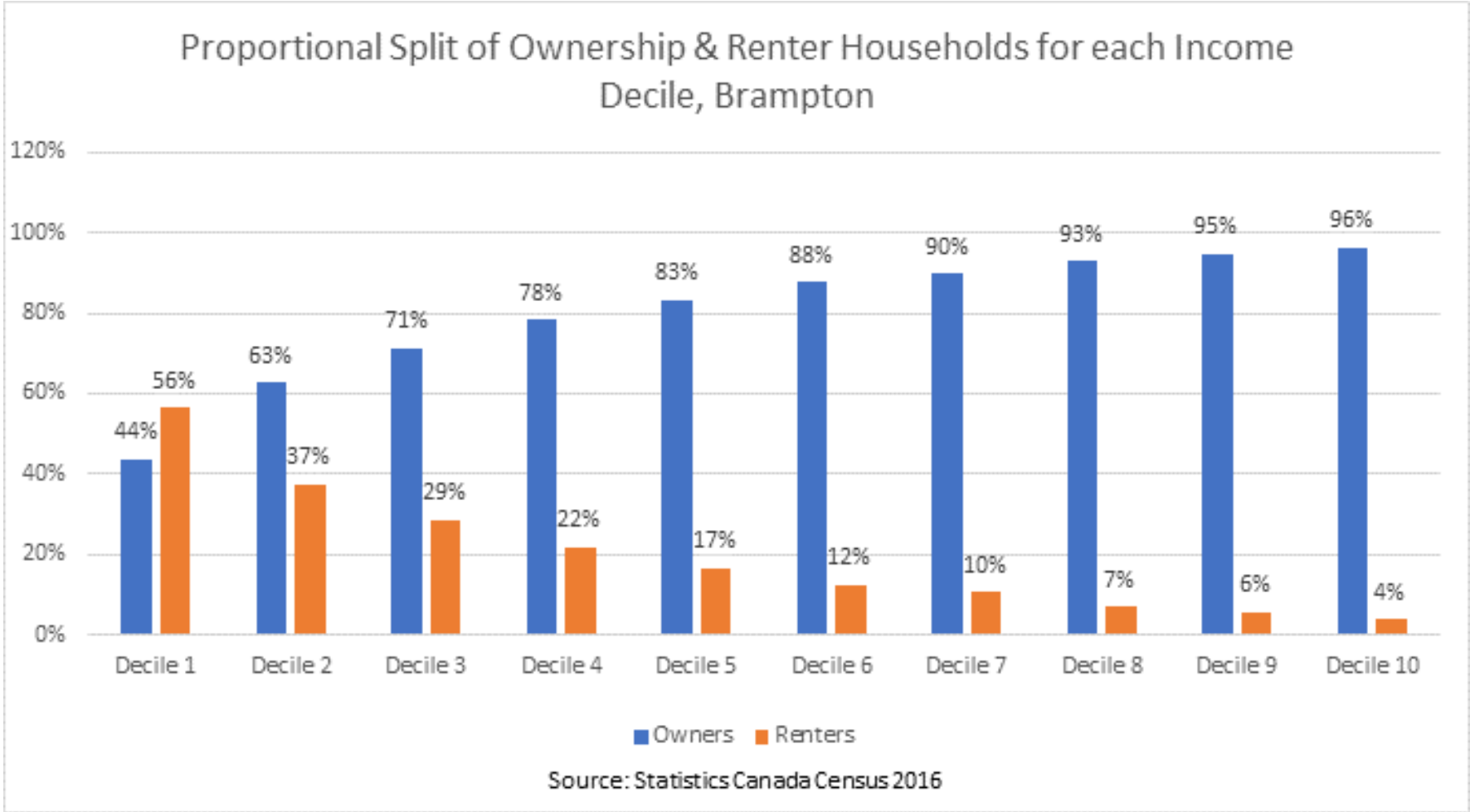
Brampton

Housing Tenure



Brampton

Housing Tenure



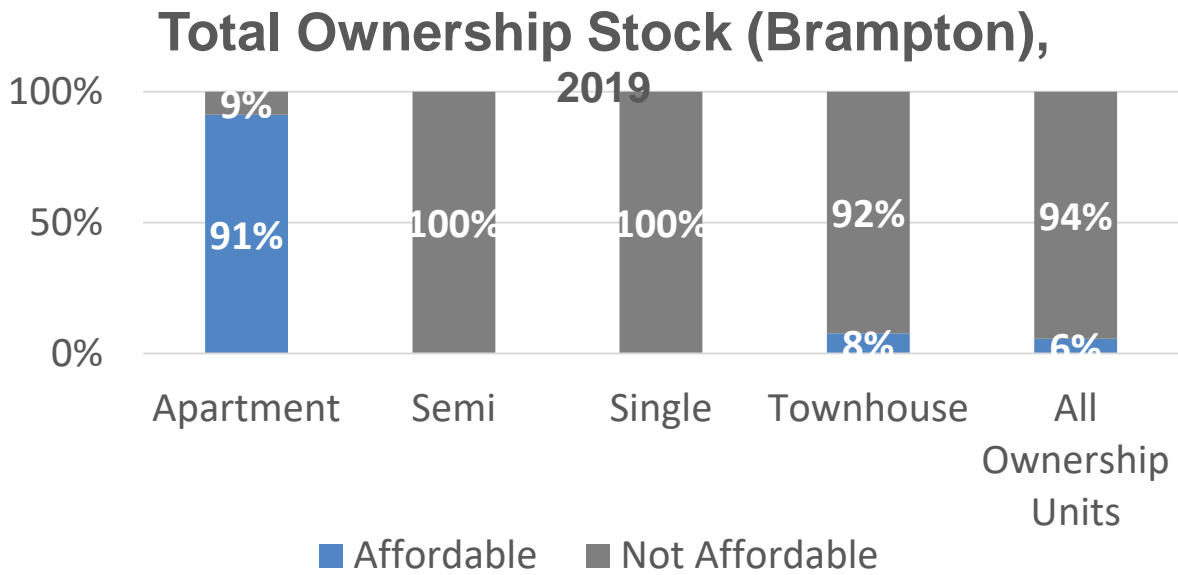
Total Ownership

Affordable Ownership Housing Peel

	Brampton		Caledon		Mississauga	
	% of Local Municipal Stock	% Affordable Units	% of Local Municipal Stock	% Affordable Units	% of Local Municipal Stock	% Affordable Units
Apartment	5%	91%	0.4%	0%	20%	68%
Semi	19%	0%	8%	0%	17%	0%
Single	63%	0%	83%	0%	46%	0%
Townhouse	13%	8%	8%	0%	17%	8%
Total Units	6% (8,764 Affordable Units)		0% (Only 2 Affordable Units)		15% (30,567 Affordable Units)	

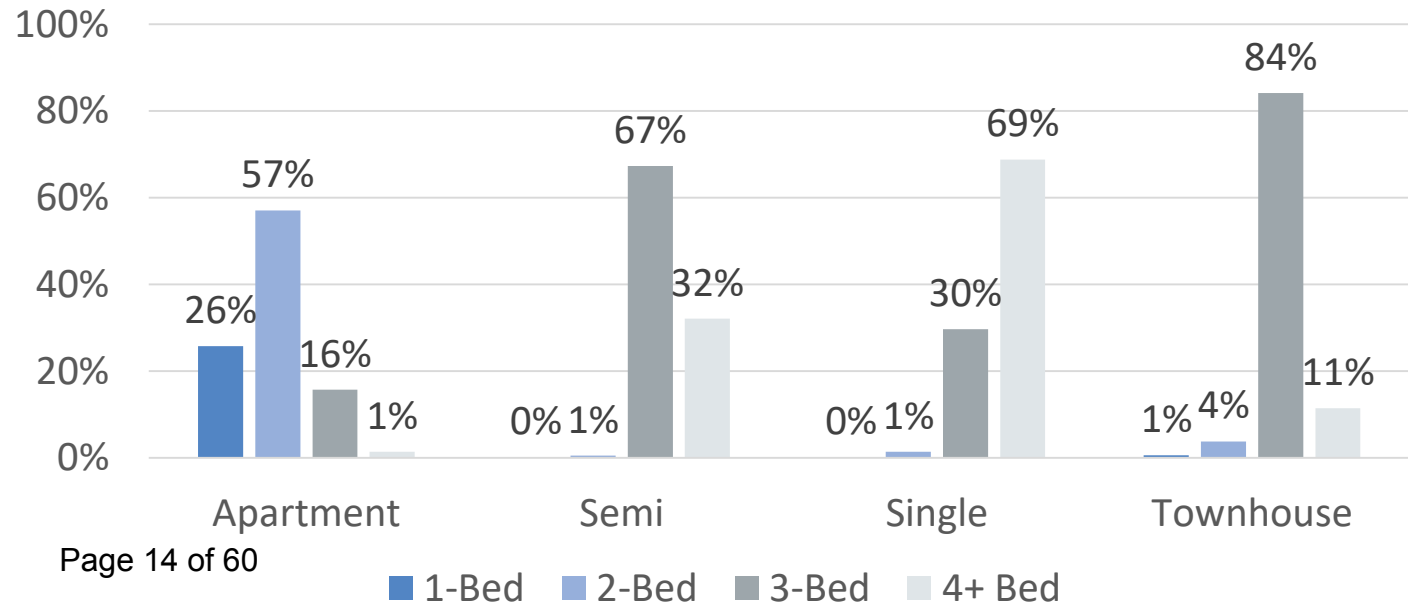
Ownership Affordability Threshold (2019): **\$423,038**

Affordable Ownership Housing Brampton

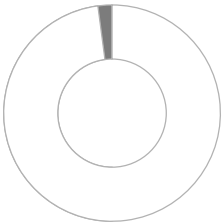


Source: MPAC

Total Ownership Stock by Unit Size (Brampton), 2019



Brampton Rental Condo Units



3% of all Brampton units are affordable to Peel moderate income households



60% of all Brampton units fell within 600 – 899 ft² (or 1–2 bedrooms)*

Source: Urbanation (2019)

Affordable Rental Housing Brampton

Rental Housing Trends (Brampton)			
	2015	2019	% Change
Total Purpose-Built Rental Units	10,631	10,996	3%
Average Market Rent for Purpose Built Rentals	\$1,171	\$1,401	20%
Total Permitted Secondary Suite Units	2,465	4,794	94%
Secondary Condo Rental Market	911	1,453	60%
Average Market Rent for Condo Units (Peel Region)	\$1,555	\$2,201	42%

Completed Initiatives

HOUSING

✓ Second Units
Registration Program

2015

✓ Seniors Housing Study

2018

✓ Brampton Housing
Needs Assessment

2018

✓ Age Friendly Strategy
and Action Plan

2019

✓ Public Engagement

2019

✓ Background Analysis
for the Housing Strategy

2020

✓ Group Home Study

2020

✓ Draft Policies & Action Items- Housing Strategy

2020

Ongoing Initiatives

HOUSING

- Student Housing Review
- Lodging Houses Review
- Short Term Rental Review
- Brampton Housing Advisory Committee Consultation
- Inclusionary Zoning Assessment
- Additional Residential Units Review
- Parking Standards Updates
- Input into City Initiatives - Heritage Heights, Parking Strategy, etc.
- Incentives Pilot Program for Rental Housing
- Development Review- Housing Input, Process Changes
- Rental Conversion & Demolition Review
- Stakeholder Consultation – Housing Strategy

Theme 1: Improve the Supply of Affordable & Rental Housing

Housing Brampton Key Policy Themes

1. **Land Supply** (Public Lands, Land Designations)
2. **Planning Policies** (Official Plans, Zoning By-law, Inclusionary Zoning, CPPS, Rental Conversion, Pre-zoning, TOD planning, Development Standards)
3. **Financial Tools** (Incentives - DCs, Capital Grants, tax Increment Grants, Fee Rebates)
4. **Development Review Process** Improvements

Theme 2: Enhance Housing Diversity & Design

1. Policy Framework for Type and Scale of **Intensification**
2. **Family Friendly & Multi-generational** Housing
3. **Inclusive, Age-friendly & Senior** Housing
4. Safe Housing For **Students & Single Person Households**
5. Flexible Options In **Apartment Forms**

Housing Brampton Key Policy Themes

Theme 3: Engage & Advocate

1. **Communication and Outreach**
(Housing Diversity & Intensification)
2. **Housing Providers**
3. **Government Relations**

Theme 4: Measure & Monitor

1. Annual **Housing Production Targets**
2. **Database** of Housing Tenures & Forms
3. Regular '**Housing Condition Report**' to Council

Housing Brampton Key Policy Themes

Additional Residential Units (Bill 108)



Over the Garage



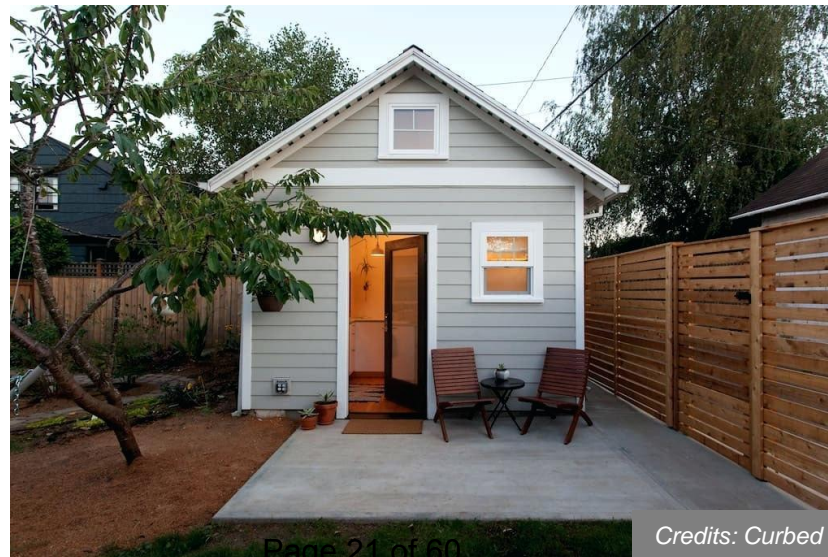
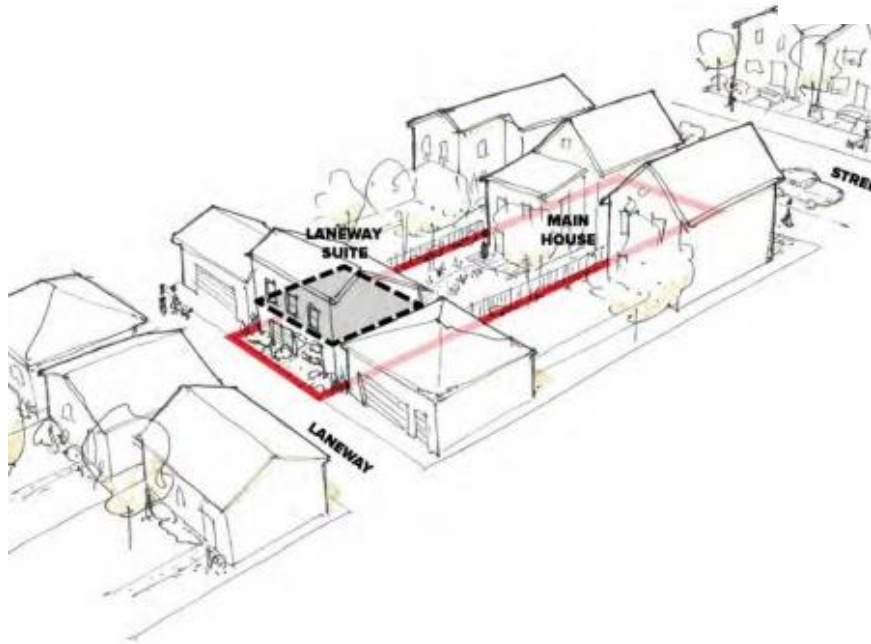
Garage Conversion



Stand-Alone Unit



Basement or Attic Conversion



**FOR
AFFORDABLE
RENTAL UNITS
IN MARKET
HOUSING**

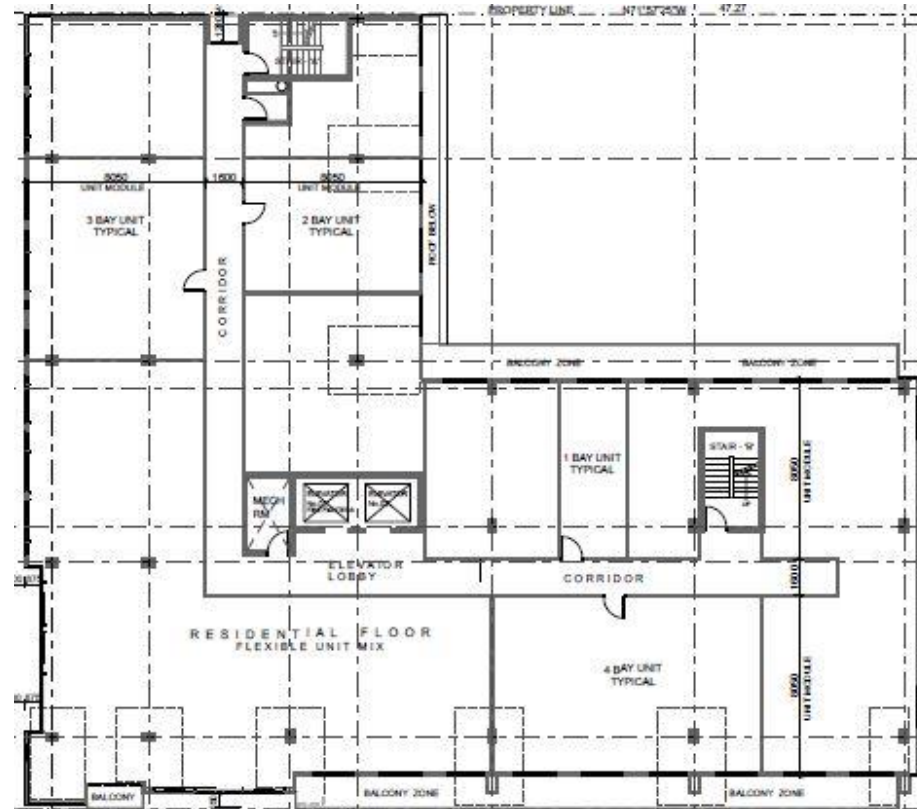
LOW - MIDDLE
INCOME
HOUSEHOLDS

Innovations in Affordable Housing



Principal Dwelling Unit
Lock Off Suite

*Multi-unit Housing
Aging in Place Option: Lock off Unit*



*Flexible Affordable Home Ownership
Source: SVN, 468 James St., Hamilton*



*Left: Modular Housing, Ottawa
Top: Pre-fab units for Homeless Housing*
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**FOR
AFFORDABLE
RENTAL &
OWNERSHIP
UNITS**

LOW - MIDDLE
INCOME
HOUSEHOLDS



Top left: Micro-unit Housing for Students, Singles

Middle left: Fourplex in Single Detached Form

Bottom left: Micro-unit layout



Bottom right: Side by side Duplex on one single detached lot



Upper right: Toronto's new RAC zoning allows small scale retail and community service uses on ground levels of apartment towers

Rental Housing Incentives Pilot Program

(Region of Peel Initiative, with
possible stacking of City Incentives)



Credits: Curbed

**FOR PURPOSE BUILT RENTAL
HOUSING**

MIDDLE
INCOME HOUSEHOLDS

Required Criteria

- ✓ Project may be mix of affordable and market units
- ✓ Affordable rents must be 170% of MMR or lower
- ✓ Rents must **remain affordable** for a minimum of 25 years
- ✓ Building must be entirely operated as rental for the duration of the agreement
- ✓ Affordable units must be primarily **2 and 3+ bedroom units**
- ✓ Private or non-profit developers may apply, or apply in partnership
- ✓ Successful organizations must conduct income verification at occupancy and unit turnover

Preferred Criteria

- ✓ Deeper affordability (below 170% of MMR)
- ✓ Longer duration of affordability (beyond 25 years)
- ✓ Proximity to transit, amenities, growth areas, areas of housing need
- ✓ Amenities on site; accessible features; sustainable features
- ✓ Value for money analysis

City Incentives Stacking Options

- Relief of planning application and building permit fees for the affordable units
- Relief from cash-in-lieu of parkland requirements
- Relief of development charges for the affordable units
- Exempt new affordable rental housing from local property tax for the affordability period
- Tax Incremental Grants for the affordable units
- City/town-owned land at discounted or no cost
- Reduced parking ratio
- Waive parkland cash-in-lieu for the affordable units
- Fast-tracking approvals
- Local municipal capital grants

Inclusionary Zoning

**FOR
AFFORDABLE
OWNERSHIP
& RENTAL
UNITS
IN MARKET
HOUSING**

MIDDLE
INCOME
HOUSEHOLDS



Credits: GTA Homes

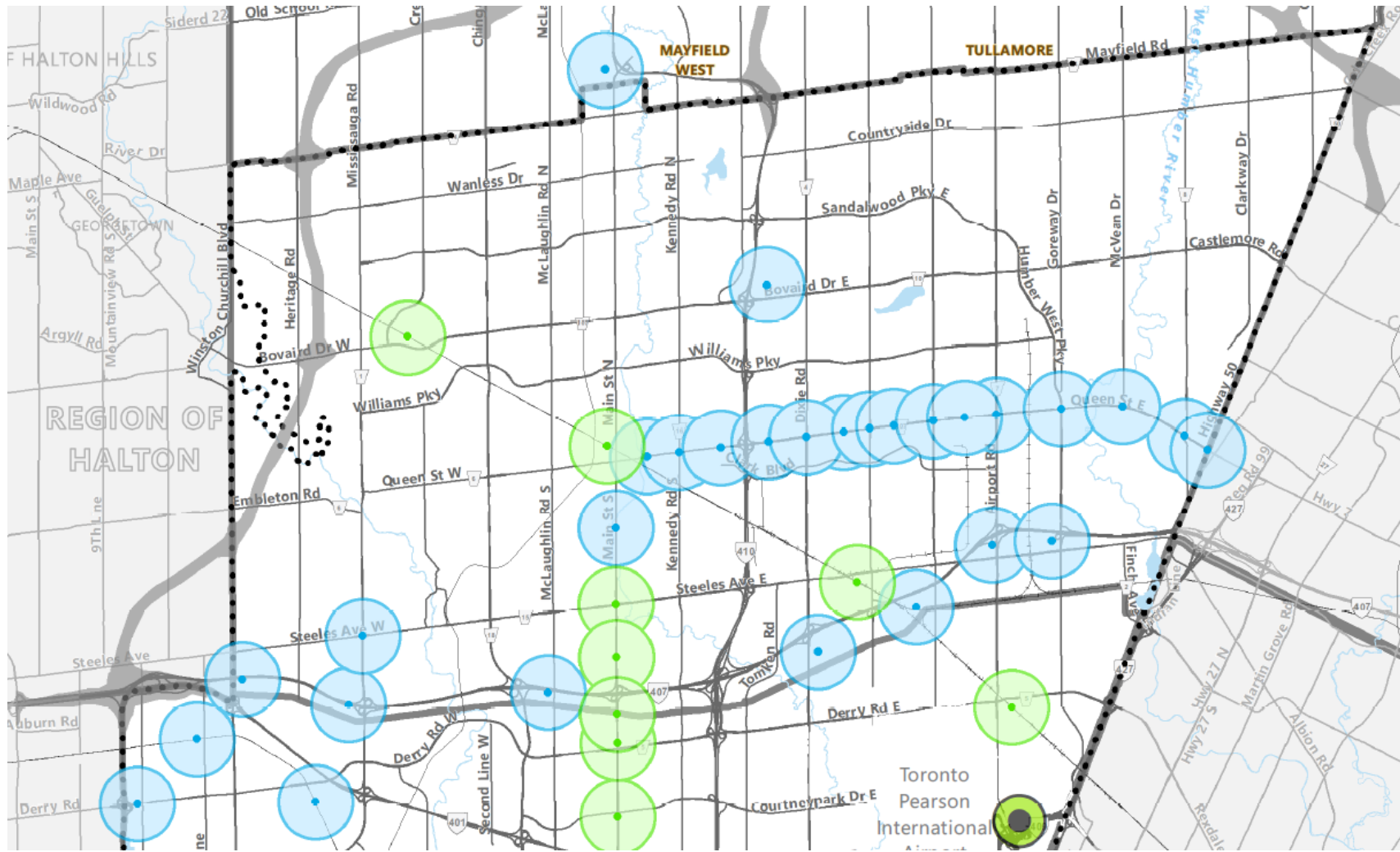
Planning Framework

- ❑ A policy tool under the Planning Act - requires a certain number of residential units in new developments to be affordable housing, and remain affordable over time
- ❑ Bill 108- scoped use of IZ to areas within Major Transit Station Areas Community Planning Permit System areas
- ❑ Region of Peel: working with the local municipalities and N. Barry Lyon Consultants to develop an inclusionary zoning framework
- ❑ Pending the outcome of this work, Brampton may work towards Official Plan policies and zoning by-laws to implement the tool






Ongoing Exercise Conformity

- ❑ Municipal Assessment Report
- ❑ Technical Analysis on select test sites to determine the most appropriate form of IZ
- ❑ Direction to be considered in the development of Official Plan policies
- ❑ Considerations: demographics, current housing supply, housing need, depth of affordability desired, tenure of affordable units

Potential MTSAs Brampton Feb 2020



Legend

-  Regional Urban Boundary
-  GTA West Corridor Technically Preferred Route
-  Airport Transit Hub
-  Priority MTSAs (As Per Growth Plan, 2019)
-  Other MTSAs

Public Land For Affordable Housing

**OWNERSHIP, RENTAL AND
SUPPORTIVE HOUSING**

LOW & MIDDLE
INCOME HOUSEHOLDS



Possible Municipal Roles

Best Practice – [CreateTO, Toronto](#)

- ❑ A 'Housing Priority' policy: Acquisition, Disposal, Leasing or Redevelopment of public lands
- ❑ Pre-zoning suitable lands
- ❑ Purchasing available Federal and Provincial Surplus Lands
- ❑ Direct Provision of affordable housing and partnership opportunities- agency such as a Municipal Housing Development Corporation
- ❑ Encouraging Revitalization through Expropriation, as well as Assembly and Preparation of land
- ❑ Affordable Housing Reserve Fund

- ❑ More than 50 properties developed
- ❑ Housing Now- market and affordable rental housing with a mix of unit types and sizes on surplus properties near transit nodes
- ❑ Organisation- multiple groups set up to help realise this
- ❑ Pre-plan sites, rezoning approvals completed, developer applies for site plans and builds, mandatory non-profit partner, deep affordability

Lodging House Review



LODGING HOUSE shall mean a single detached dwelling in which residential accommodation is provided, or is intended to be provided in which each lodger does not have access to all of the habitable areas of the building and consists of more than four (4) lodging units; or a single detached dwelling in which lodging is provided for more than four (4) persons with or without meals.

Lodging House Review Current Situation

Quick Facts



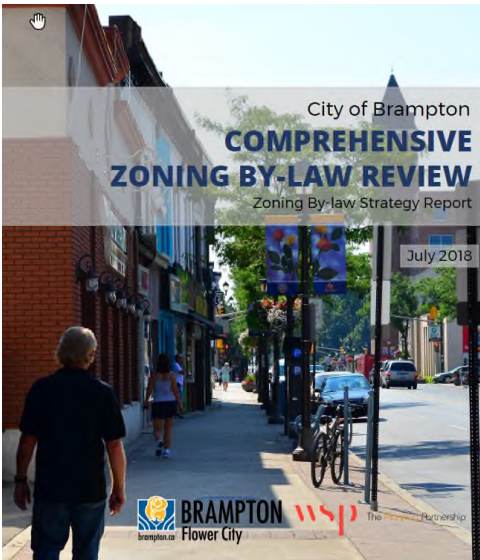
Lodging Housing Complaints (from 311)	
2015	59
2016	113
2017	171
2018	409
2019	677
2020	444 (as of Sept 24)



Lodging House Review

Official Plan

4.2.1.10 The City shall permit rooming, boarding and lodging houses in residential designations, subject to zoning, licensing, and safety regulations and the ability to integrate such housing forms with the host neighbourhoods in an acceptable and appropriate manner, where such housing forms are permitted in the applicable Secondary Plan.



Parent zones that currently list a lodging house as a permitted use, subject to the requirements and restrictions of Section 10.15

R2B(1)

R4A

R4A(1)

R4A(2)

R4A(3)

R4B

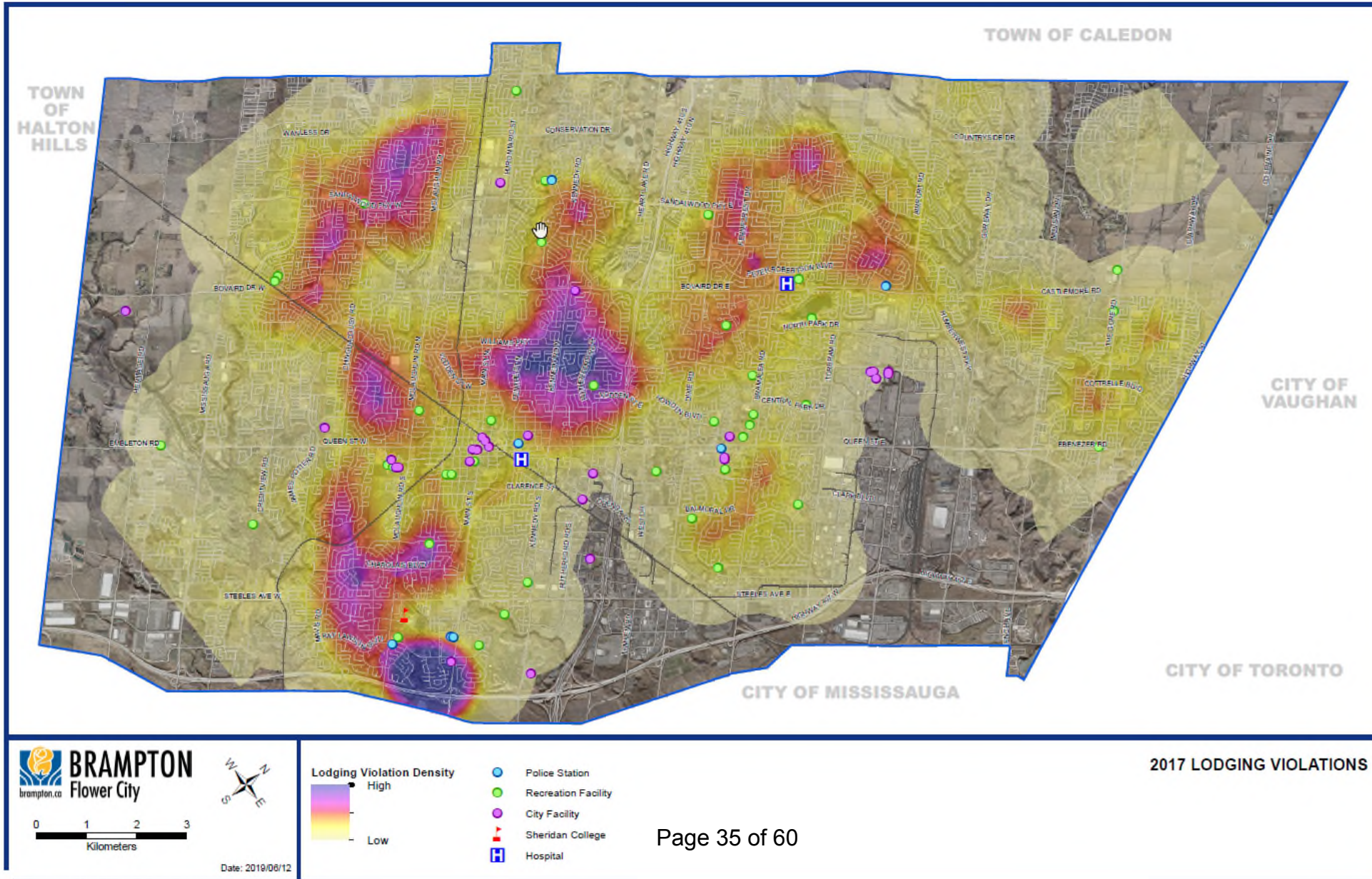
CRC

DC

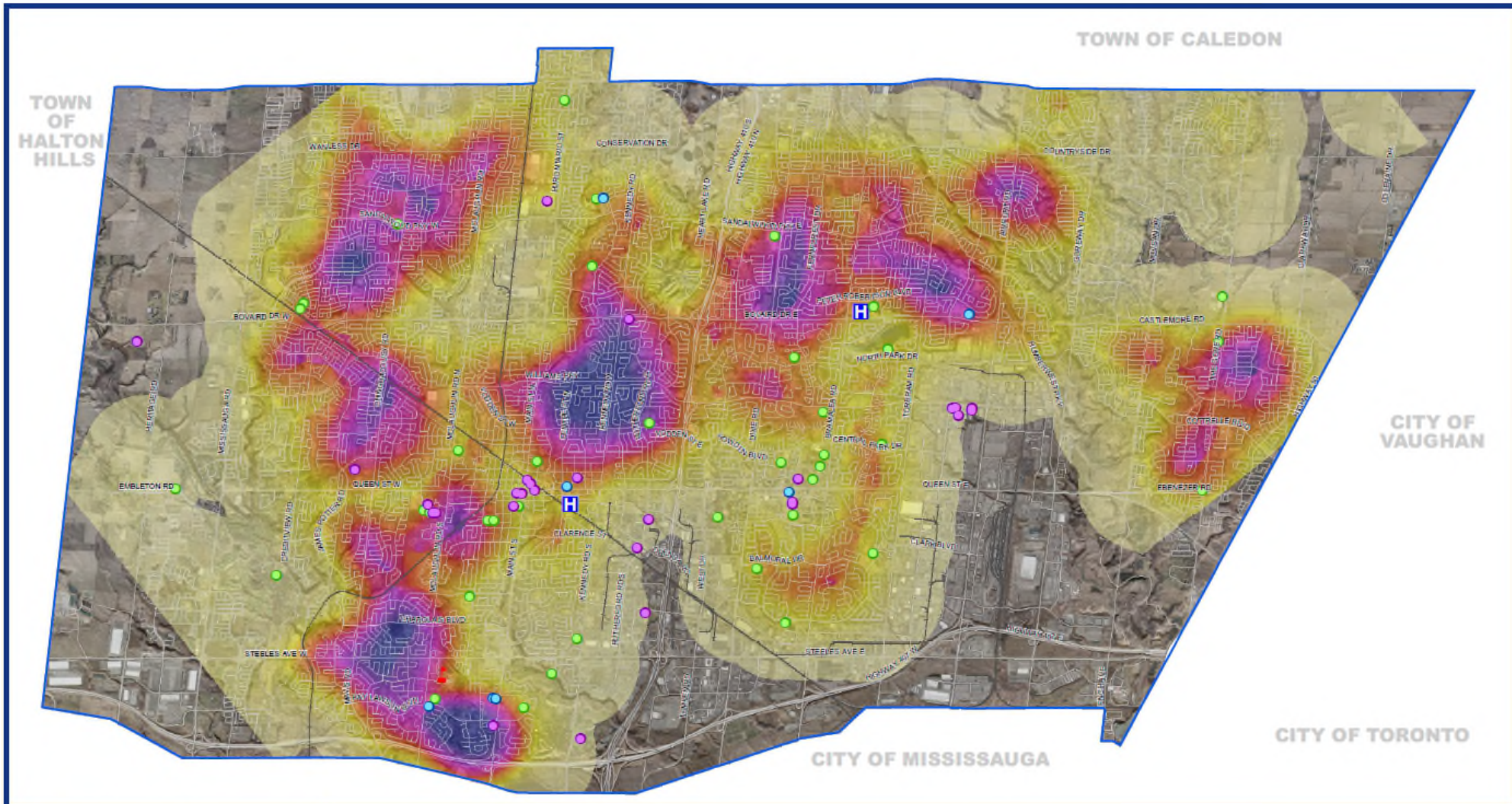
Section 10.15 Provisions

- Single detached dwelling (whole or part)
- 305 meter separation distance
- Complying with the requirements of the Lodging House Licensing By-Law

City-wide Impact



City-wide Impact



Benchmarking

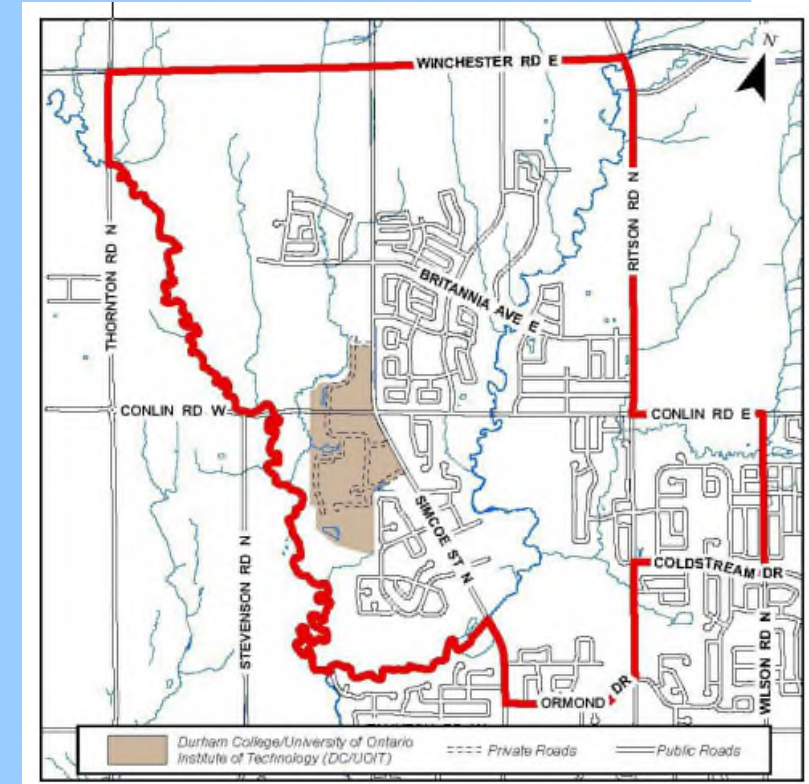
Municipality	Regulations
Toronto	<p><u>'Multi-tenant (Rooming/Lodging) House'</u> – is where a kitchen and/or washroom is shared between four (4) or more people who pay individual rent. Plays an important part of providing affordable rental housing market and provides single-room accommodation to diverse tenants including, students, seniors, new immigrants and low/moderate income residents.</p> <p><u>Permitted in certain parts of the City</u> Rooming houses not permitted in the former cities of East York, North York or Scarborough.</p> <p>Rooming houses are permitted in the former city of York and do not need to be licensed.</p> <p>Must consult with the Etobicoke York Toronto Building office and if the zoning is checked and cleared need to apply for a Rooming House License through Toronto Public Health.</p> <p><u>Fees:</u> \$100 - \$500 (depending on the application – number of rooms and storeys) <u>Licensed Renewal:</u> approx. \$300</p>

Benchmarking

Municipality	Regulations
Waterloo	<p>Lodging house means a building or part thereof used for residential occupancy where a proprietor offers lodging rooms to five (5) or more persons, with or without meals, in return for remuneration or the provision of a service, or both. Excludes hotels, bed & breakfast establishment, long-term care facility, assisted living facility, and group home.</p> <p>Rental Housing Licensing By-Law requires all low rise rental units be licensed annually to ensure safe accommodations. Risk base audits are conducted on rental units that pose a risk based on complaints, observations and compliance. Program fully implemented in 2012.</p> <p>Fees range depending on classification.</p>
Oshawa	<p>Lodging house means a building or part of a building, containing 3 to 10 lodging units, which does not appear to function as a dwelling unit, although one may be included with the lodging units. It includes, without limitation, a rooming house and a boarding house, a fraternity house or sorority house.</p> <p>Requires all lodging houses to be licensed with the City on an annual basis.</p> <p>Separation distance 45 meters of another lodging house.</p>

Benchmarking

Municipality	Regulations
Oshawa	<p>Residential Rental Housing properties located in the vicinity of Durham College and Ontario Tech University must be licensed.</p> <p>Rental unit means a building or part of a building:</p> <ul style="list-style-type: none"> • consisting of one or more rooms; • containing toilet and cooking facilities; and, • designed for use as a single housekeeping establishment. <p>Demerit point system used to monitor and manage compliance with the licensing by-law.</p> <p>Fire Services and Licensing & Standards inspections required.</p> <p>Initial licensing fee:\$500 Renewal: \$360</p>



Benchmarking

Municipality	Regulations
Mississauga	<p>Lodging house means a dwelling unit containing more than three (3) Lodging units each designed or intended for the lodging of Persons in return for remuneration. A Lodging House shall only be permitted in a detached dwelling and no Lodging Unit shall be contained in a basement. A maximum of four (4) Lodging Units shall be permitted within a Lodging House and each Lodging Unit shall be occupied by a maximum of one (1) Person. A maximum of 40% of the gross floor area residential of a Lodging House shall contain Lodging Units</p> <p>Residential Rental Accommodation Licensing By-Law for homeowners/landlords renting a house to more than three renters.</p> <p>Fee (initial/renewal): \$500</p>

Benchmarking

Municipality	Regulations
Barrie	<p>Boarding Lodging House Small – where lodging is provided to not more than six (6) tenants. Permitted in all residential zones.</p> <p>Boarding Lodging House Large – where lodging is provided to more than six (6) tenants. Permitted in the RM2, RA1 and RA2 zones.</p> <p>Each sleeping room rented must have a minimum 7 sq. meters (75 sq. ft.) of habitable living space. One (1) parking space for every two tenants accommodated should be provided.</p> <p>Enhanced target enforcement and inspection increased around Georgian College between August and April to coincide with the school year.</p> <p>Fee: \$135</p>

Benchmarking

Municipality	Regulations
Guelph	<p>Lodging House Type 1 means any place including but not limited to a dwelling unit used to provide lodging units for hire or gain directly or indirectly to persons and contains 5 or more lodging units.</p> <p>Lodging House Type 2 means a townhouse development or apartment building where one or more dwelling units are used to provide lodging units for hire or gain directly or indirectly to persons and containing 5 or more lodging units.</p> <p>Permitted in R.1 residential and CBD Commercial zones.</p> <p>Not permitted in semi-detached, townhouses and row houses</p> <p>Maximum 12 lodgers</p> <p>Separation distance 100m (328 ft.) from another certified lodging house or licensed group home.</p> <p>Voluntary certification</p>

Benchmarking

Municipality	Regulations
Edmonton	<p data-bbox="545 305 2270 411">Congregative living (Lodging House) means four (4) or more unrelated individuals occupy sleeping units in a building with shared amenities.</p> <p data-bbox="545 476 1888 525">Rental Accommodation Business License for Congregate Living</p> <p data-bbox="545 591 1034 639">Annual license renewal</p> <p data-bbox="545 705 759 753">Fee: \$225</p>

Best Practice Review

OHRC Perspective - Through their housing consultations many people indicated that lodging houses (if adequately maintained) can fill a critical gap in the housing shortage for people with lower incomes who are unable to afford conventional housing.

Recommend removing a bedroom cap, and basing any bedroom restriction on existing health and safety and occupancy standards.



Ontario
Human Rights Commission

Commission ontarienne des
droits de la personne

Proposed Project Timeline



Questions & Comments



Student Housing Review

Sheridan

Building Partnerships



47 Private Colleges registered in Brampton as of 2019

What is student housing?

Student housing means a residential unit owned by a participating nonprofit entity, and located on real property owned by that entity, for use by an individual enrolled at a public college, public university, or participating private college.

Student Housing Problem

Figures from the Canadian Bureau for International Education put the number of foreign students in Canadian universities and colleges at 435,415 as of the end of last year. This contingent has seen a strong pace of growth in recent years, increasing by 119% between 2010 and 2017.

The report found that as little as 3% of Canadian university students reside in purpose-built student housing outside campus, compared to the 10% ratio south of the border and 12% in the United Kingdom.



Source: Mortgage Brokernews.ca

Canada is “10 to 15 years behind other countries” in developing off-campus student housing, a managing partner at a Toronto real estate investment trust told the authors of the REIN report.

TOWN OF HALTON HILLS

TOWN OF CALEDON

CITY OF VAUGHAN

CITY OF MISSISSAUGA

1	Private Career College
2	A-One Hairdressing & Aesthetics School
3	Academy of Learning Career and Business College
4	Academy of Learning Career and Business College
5	Art & Technology Academy of Hairdressing and Esthetics
6	Atlantic Career College
7	Auto Day Growing Academy
8	Bella Beauty Academy
9	Best Canadian Truck and Forklift Training Centre
10	BETA College of Business and Technology
11	Body Pro Beauty & Aesthetics Academy Inc.
12	Brampton Hair Care Academy Inc.
13	Blue Truck Training Inc.
14	Canadian College of Business, Science & Technology
15	Canadian Institute of Learning
16	Canadian Institute of Management and Technology
17	Canadian International Career College
18	Career College Group
19	CCU College - Business Technology Healthcare
20	Claridge Career Institute
21	College of Health Studies
22	Core Truck & Forklift Training School
23	Empire College Canada of Health & Business Inc.
24	Evergreen College
25	GLOBAL TRUCK ACADEMY LTD
26	Global Truck Driving School
27	GM TRUCK & FORK LIFT TRAINING CENTRE
28	Great Truck Training Academy Inc.
29	JD Truck Driving School
30	Jetta Aesthetics Academy
31	Luxury College
32	Mercia College of Hair & Esthetics
33	National Institute
34	New Gen Truck Driving School Ltd
35	Northside Truck Training Inc.
36	Ontario Truck Driving School
37	Pro Truck Driving School
38	Professional Driving Institute of Ontario Inc.
39	Queensway College of Business, Health and Technology
40	Queensway College of Business, Health and Technology
41	Stanford International College of Business and Technology
42	Queensway College - Business Technology Healthcare
43	Tan Four Trainers
44	Top Truck Driving School
45	TREOS College Business Technology Healthcare
46	Universal Hair Academy
47	VM Truck Academy Inc.
48	Vanish College

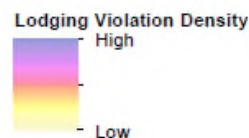


0 1,000 2,000 3,000
Metres

Legend



Property Line



Note:

1. This information was compiled via the Ministry of Training Colleges and Universities as of 2020 and has yet to be verified

MTCU - PRIVATE CAREER COLLEGES

Brampton's Demographic

“Brampton had grown by 79,000 people, a very large amount in three years for a city of nearly 700,000 and triple the rate of growth of the rest of Peel Region.”

migrants. Among the international migrants, about 18,000 are the NPRs, mostly international students.

BUT WHERE ARE THEY LIVING?

On the other side of the equation for population growth is housing growth. During the three years of adding 80,000 people, less than 13,000 new housing units were constructed. While new housing is not necessarily occupied by new residents, the net effect is that about 45,000 people are in the new units. And the other 35,000? They must be somewhere else in the existing building stock.

Making Headlines – Student Safety

Hours after an 18-year-old student died in a Scarborough house fire, a landlord tells tenants to leave other houses – now

NEWS JUN 01, 2018 | BY FATIMA SYED AND VJOSA ISAI | TORONTO STAR

TORONTO

Owner of Ontario rooming house where woman died in fire ordered to pay \$1.3M

The Canadian Press Staff
Contact

Published Thursday, November 7, 2019 4:22PM EST

SHARE    



TORONTO -- A jury in a civil trial has ordered the owner of an illegal rooming house that was the scene of a deadly fire to pay the victim's family more than \$1.3 million.

The jury in Milton, Ont., found Konstantin Lysenko responsible for the death of Alisha Lamers, who was 24 when she died after being trapped in the burning basement unit she had been renting.

It found the landlord failed to prepare and implement a safety plan for the building, which had eight tenants.



Advertisement

International student safety top of mind after weekend house fire in Thunder Bay, Ont.



More coordination needed to educate students and landlords about bylaws

Logan Turner · CBC · Posted: Jul 04, 2019 2:31 PM ET | Last Updated: July 4, 2019



Vignesh Viswanathan is the president of the student union at Confederation College in Thunder Bay, Ont. (Student Union of Confederation College Inc.)

Impact of COVID on Post-Secondary Institutions

Canadian universities and colleges are facing a potential budget crunch as they try to assess the impact of COVID-19 on international student enrolment, a multibillion-dollar enterprise that has come to represent a significant portion of many schools' budgets.

A potential drop in international student tuition revenue, estimated at about \$6-billion, is one of the scenarios universities are now plotting as they look forward to a very uncertain fall term in 2020. Mr. Davidson described those projections as ranging anywhere from “the sky is falling” to a modest decline. At the moment, much remains uncertain.

12 The Canadian government responded to an urgent request from the postsecondary sector this week by making it possible for students outside the country to register and study online. The government also adjusted its rules on postgraduate work permits, so that time spent in an online course would count toward the time in Canada required to earn a work permit. The possibility of staying, working and potentially earning permanent residency is a crucial part of Canada's appeal to many international students.



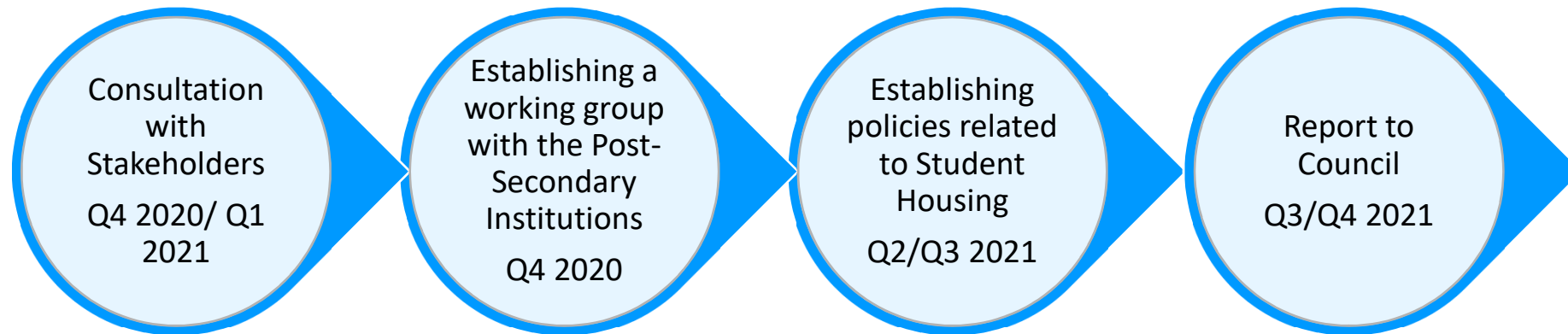
Interiors of the Student Centre at Trent University in Peterborough, Ont. Leo Groarke, president of the university, said Trent was on pace for a strong international recruiting crop before the pandemic.

Source: <https://www.theglobeandmail.com/canada/article-universities-colleges-face-potential-budget-crunch-as-they-assess/> - April 10, 2020

What others are doing?

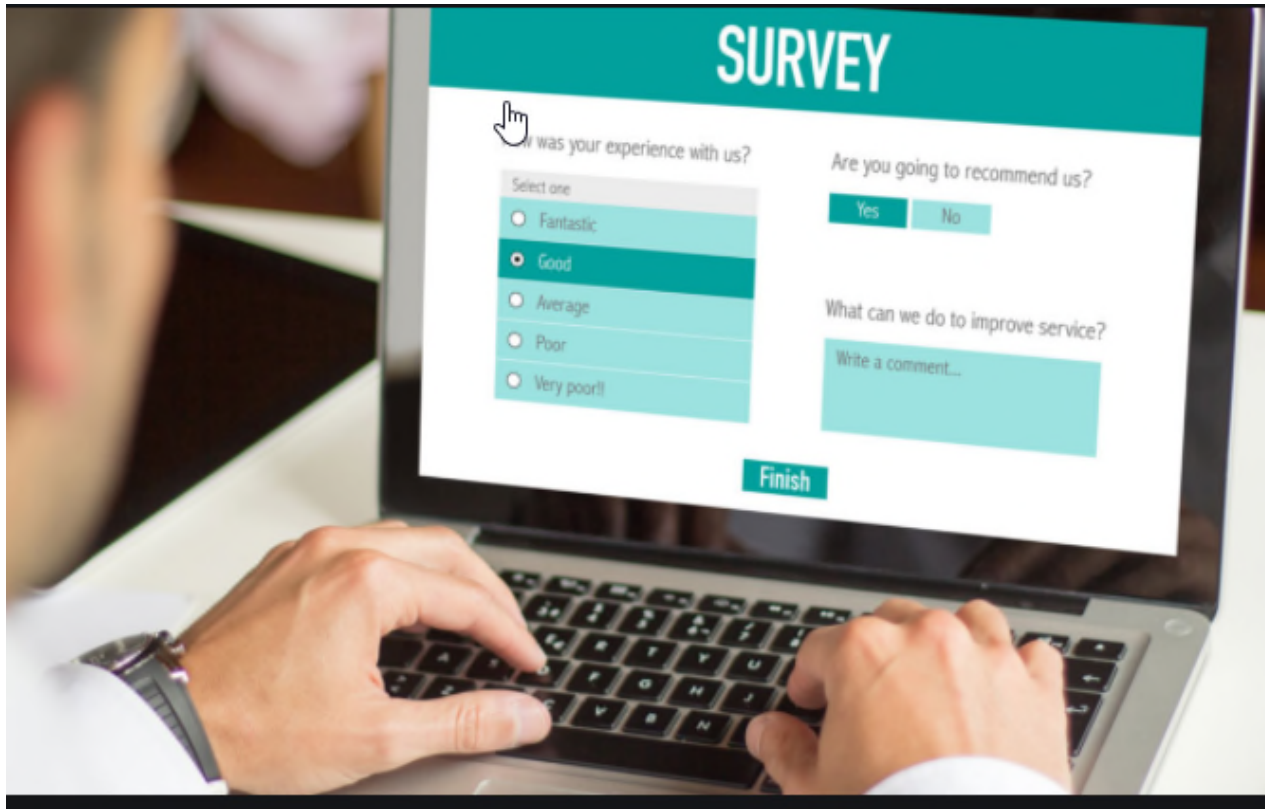
Municipality	Program(s)
Toronto	Toronto HomeShare Program City of Toronto program run by the National Initiative for the Care of Elderly (NICE) that matches adults (55+) with a spare room in their home who would benefit from receiving additional income and/or help around the home with university or college students seeking affordable housing
Kingston	<ul style="list-style-type: none"> • Develop additional purpose-built rental • Continue to increase the supply of affordable housing units through available capital funding programs • Preserving the stock of low rental units
Barrie	<ul style="list-style-type: none"> • Privately owned student housing
St. Catharines	<ul style="list-style-type: none"> • Licensing of rental units • Town & Gown Committee
Oshawa	<ul style="list-style-type: none"> • Amending the Official Plan/Zoning to provide additional opportunities for townhouses/apartment in key areas • Community Improvement Plan (7 approved) • Development Charge Exemption • Residential Rental License • Re-establishment of the Town & Gown Committee to strengthen communication amongst interested groups
Waterloo	<ul style="list-style-type: none"> • Town and Gown Committee

Proposed Project Timeline



Virtual Engagement

Q4 2020/2021

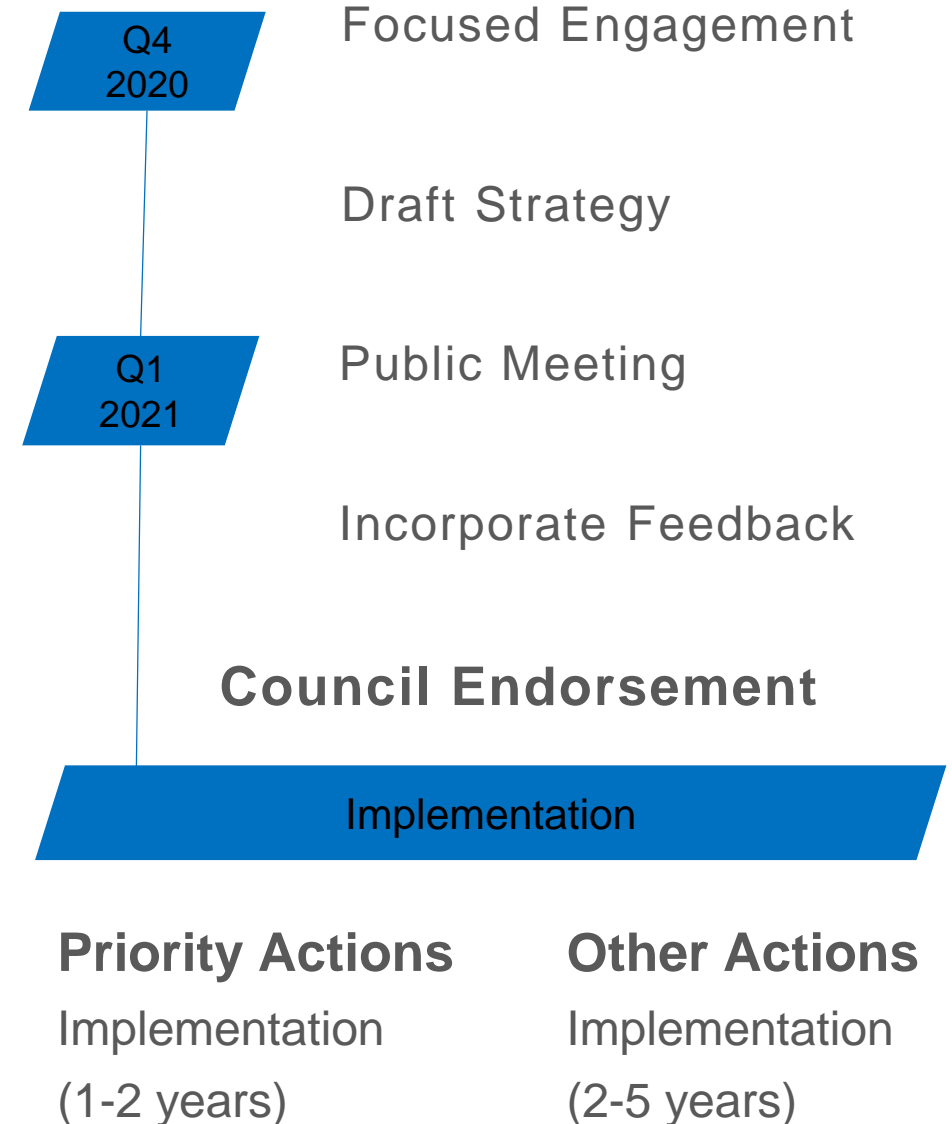


Housing Brampton Timelines



IMPLEMENTATION TOOLS

- | | |
|--|--|
| <input type="checkbox"/> Amendments to the current Official Plan | <input type="checkbox"/> Pilot Programs |
| <input type="checkbox"/> Amendments to the current Zoning By-law | <input type="checkbox"/> Process Improvements |
| <input type="checkbox"/> Input into the Brampton 2040 Plan | <input type="checkbox"/> Updates to Ongoing or New Corporate Initiatives |
| <input type="checkbox"/> Input into Design Guidelines | <input type="checkbox"/> New Processes |
| | <input type="checkbox"/> Input into other City Plans and Projects |
| | <input type="checkbox"/> Feasibility Studies |



- ☐ Inclusionary Zoning
- ☐ Incentives Pilot Program
- ☐ Development Application Review Process Improvements
- ☐ Rental Conversion and Demolition Policies
- ☐ Policies on Improving Housing Mix and Diversity
- ☐ Lodging houses, Student Housing
- ☐ Policies on Use of Public Lands for Housing
- ☐ Parking Standards and Innovations
- ☐ Policies on Additional Residential Units
- ☐ Planning for Transit Oriented Affordable Housing
- ☐ Input into Brampton 2040, other City Projects

Priority Action Items Short Term Implementation (1-2 years)

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