

Minutes

Thursday, March 10, 2016

Burgoyne Woods Room at 4:30 p.m.

Attendance:

Antonio Sergi (Co-Chair)
Bernice Dettore (Co-Chair)
Curtis Gadula
Rick Anderson
John Kuchard
Jonathan Belgrave Sookhoo

Nathan Melin, Fire Prevention, City of St. Catharines

Invited Guest: Brian Keenan, Brock Rentals (Landlord Representative)

Absent:

Shane Malcolm
Chris Henderson
Sheryl Johns

Staff Liaison:

Todd Rogers, MAATO, CBCO
Manager of Inspections, Planning and Building Services

Rosa Risi, Recording Secretary
Planning and Building Services

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1. **Call meeting to order (Chair)**
4:35 p.m.
 2. **Additions/Deletions to the Agenda**
There were no additions/deletions to the Agenda.
 3. **Motion to approve the agenda**
Moved by C. Gadula, seconded by R.Anderson.
 4. **Motion to adopt the minutes of the previous meeting**
Moved by John Kuchard, seconded by C. Gadula.

5. **Presentations (invited guests)**
None
6. **Business arising from the minutes**
None
7. **Business**

7.5 New Committee Resource

Bryan Keenan, Brockview Rentals, was introduced to the committee. Bryan's attendance is to provide perspective to the committee as a landlord in the City. Committee agreed to have Bryan as a resource, process required for him to be appointed as a Committee member.

Motion: (made by A. Sergi)

Be it resolved that Town & Gown Committee tasks the co-chairs to prepare a report recommending that the following resource positions Committee Members: Landlord Representative, Fire Services and Police Services representative.

Vote: Unanimous

7.6 Clean City Initiative (JBS)

Spring and Fall Cleanups

Next cleanup is scheduled for Apr 23, 2016. Brock University co-partnering with Shine-O-Rama (sp?), in hosting an event to have students partnering with the Clean City Committee to perform clean ups in parks and key areas that have litter.

R. Anderson to have event posted on Niagara College 'Get Involved Site' and J. Belgrave Sookhoo to send contact to C. Gadula to reach out to Brock U students.

Clean City Committee Meeting: Tuesday, 5:30, 383 Lake Street

Discussion will be regarding Fall Clean Up. Anyone wanting to speak must submit name to J. Belgrave Sookhoo to be placed agenda.

7.7 St. Patrick's Day

Document circulated by C. Gadula on approaches to handle ripple effect of St. Patrick's Day. Extra policing in Thorold and St. Catharines provided on this day.

7.8 New Listing Service (MLS student listings)

Web site launched early February. Fees charged for landlords listings. Website has been a success with students.

7.9 BSU Initiatives

A. Sergi presented video from 'Come Ride with Us' campaign. Over 3000 students were polled, with focus on why, what, where and how they are using the transit. Transit is a vital tool used in helping connect students to the community, ensuring they have all resources to help them to be successful, and for lobbying efforts that administration is focused on. (e.g. GO Train). Master Transit Plan agreed to use this main student piece for their study.

B. Keenan noted increase of students in Jacobson area and lack of transit service. Lack of lighting and sidewalks in the area is a safety concern.

New Business

Antonio spoke on student housing licensing. Thorold Edition mentioned use of licensing to mitigate risks associated with properties that are not managed adequately. A. Sergi researched and has spoken extensively with Provincial Lobby Group. Challenges for this and other cities regarding student rentals were identified:

- Unsafe rental units
- unfair rental increases,
- youth discrimination
- overpopulating of houses

Points to consider for a rental licensing program:

- Apply to all rentals and not targeting students
 - Safety for all rentals, not just student rentals and a protocol to ensure safety precautions are in place
 - Work together with other communities in preparation for Council presentation
 - All rentals must be licensed and meet certain criteria
 - Number of persons per rental property
- Developing Licencing
- Principles for universal licencing
 - List of standards required for rentals
 - Discuss with stakeholders and staff additional incentives
 - Work together with other municipalities in creating document for the Region
 - Implement standards progressively (eg. Fire alarms and windows and add on later as to keep it simple and attainable)

Safety precautions can be an issue when there are no penalties imposed by the City.

N. Melin also mentioned that the fire code now requires the tenant to inform the landlord if alarms or detectors are not working.

B. Keenan pointed out that exercising his right to ensure fire safety is in place can be costly. By giving tenant notice of eviction for not maintaining fire safety can become costly to landlord.

It was discussed that an ideal licensing program would be proactive and incentivizing for landlords as it is impossible for Cities, or any other body, to monitor all rentals. Fee could be charged for licensing of all rentals and suggestion of posting on Campus Living Website would be incentive for landlords who conduct their business legitimately. Stakeholder endorsement of these properties that are licensed could be much more successful from a student perspective.

Suggestion made to obtain terms of potential licensing criteria from Thorold, and each of our Town & Gown committee members put forth some ideas of what principles they would like to see in such a program.

Other points noted:

- Prohibitively difficult for City to be proactive as the fee for Licensing would ideally cover the cost of required staff and resources.
- Would multi-unit buildings be included in the program?
- License the landlord or the property?
- Ideally, program would facilitate good relations between renters and landlords.

Motion

Be it resolved that a City invite a representative from Thorold to present their licensing initiative, once a date is secured we will invite the chairs of Welland Town and Gown and Niagara on the Green Task Force to join us.

Vote: Unanimous

Date of next meeting

Thursday, June 02, 2016

4:30 p.m.

Ante Room, 3rd Floor, City Hall

9. **Motion to Adjourn**

Moved by A.Sergi, seconded by C. Gadula