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O. KATOLYK

TO:	CHAIR AND MEMBERS PLANNING COMMITTEE
FROM:	R. PANZER GENERAL MANAGER OF PLANNING AND DEVELOPMENT
SUBJECT:	RENTAL HOUSING CONDITIONS MEETING ON FEBRUARY 9 ,2009

RECOMMENDATION

That, on the recommendation of the General Manager of Planning and Development, the following report summarizing Statistics Canada Census data on rental housing conditions **BE RECEIVED** for information purposes.

PREVIOUS REPORTS

Licensing of Residential Rental Units – Report to Board of Control – June 20, 2007

Rental Residential Business Licensing Program - Report to Planning Committee – February 25, 2008

Update - Rental Residential Business Licensing Program - Report to Planning Committee – May 26, 2008

Enforcement Options to address Sub-standard Housing Conditions – Report to Planning Committee – December 8, 2008

BACKGROUND

On December 15, 2008 Municipal Council resolved that prior to the proposed public meeting to be held before the Planning Committee in March 2009 regarding enforcement options to deal with substandard rental housing conditions, an interim report be prepared on using Statistics Canada census data as a source of identifying trends regarding substandard rental housing conditions.

In the report presented to the Planning Committee on December 8, 2008 a number of potential enforcement options were outlined in an effort to address sub-standard housing conditions in London. One of the sources used to identify neighbourhoods with a high propensity of rental units requiring major repairs is Statistics Canada Census data. Major repairs refer to defective plumbing or electric wiring and structural repairs to walls, floors or ceilings.

The following tenant responses from the 2006 Census regarding living conditions point to some identifiable trends:

- 9% (4,980) of all tenants (54,885) indicated the need for major repairs in their rental unit; 46% (2,275) of these tenants reside in rental units built between 1961 and 1980;
- 6% (1,570) of tenants (25,715) residing in apartment buildings with five or more storeys indicated the need for major repairs in their rental unit; 71% (1,115) of these tenants reside in rental units built between 1961 and 1980;

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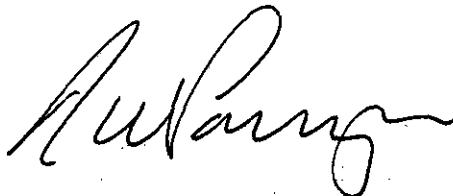
- 12% (1,745) of tenants (14,025) residing in apartment buildings with fewer than five storeys indicated the need for major repairs in their rental unit; 48% (840) of these tenants reside in rental units built between 1946 and 1970;
- 12% (390) of tenants (3,320) residing in single detached homes indicated the need for major repairs in their rental unit; 55% (215) of these tenants reside in rental units built prior to 1945.

Analysis of the living conditions data indicates that based on Census data it is possible to determine where enforcement resources should be directed to in an effort to address sub-standard rental housing conditions. For example, tenants in high rise apartments built in the 1960s and 1970s indicated a higher need for major repairs to be undertaken. Tenants in single detached dwellings built prior to 1945 also indicated a need for major repairs to be undertaken.

In order to further identify locations or concentrations where a large propensity of tenants indicated a need for major repairs to be undertaken in their rental unit, the Planning and Development Department will be purchasing a Census Canada data set which will allow for searches and cross tabulations to be performed and mapped. Statistics Canada data together with by-law complaint data will assist in directing enforcement resources in a cost effective manner to those areas requiring assistance in addressing property maintenance violations.

CONCLUSION

Statistics Canada collects information on citizen's responses to their housing conditions. An analysis of this data on a City wide basis concludes that many tenants require major repairs (defined as defective plumbing or electric wiring and structural repairs to walls, floors or ceilings) in their rental accommodations. Statistics Canada data along with data on by-law complaints can be mapped for research and analysis purposes. The use of these data sets will assist in directing enforcement resources in a fiscally responsible manner to those areas of the City requiring assistance with their living conditions. These data sets will be used in preparing for the public meeting to be held before the Planning Committee in March 2009 which will focus on a recommended enforcement option to address substandard rental housing conditions.

PREPARED BY:	SUBMITTED BY:
	
O. KATOLYK MANAGER OF BY-LAW ENFORCEMENT	G. KOTSIFAS, P.ENG. DIRECTOR OF BUILDING CONTROLS
RECOMMENDED BY:	
	
R. W. PANZER GENERAL MANAGER OF PLANNING AND DEVELOPMENT	