



Bob Forbes – Vice President

Unlicensed Rooming House Presentation

28 June, 2016

Introduction

- Action Sandy Hill's Mission is to promote and preserve Sandy Hill as a:
 - Diverse, heritage community
 - Vibrant neighbourhood which welcomes people of different ages, cultures and incomes
- Bringing community together
 - Winter carnival, spring fair, park cleanups, community rink, etc.
- Founding member of Town & Gown Committee
 - Working with the City, University, Landlords to solve problems together
- ASH's Campaign for 2016 – 2017
 - Action Plan on unlicensed rooming houses
 - Note 2017 Canada's sesquicentennial celebration with focus on the national capital

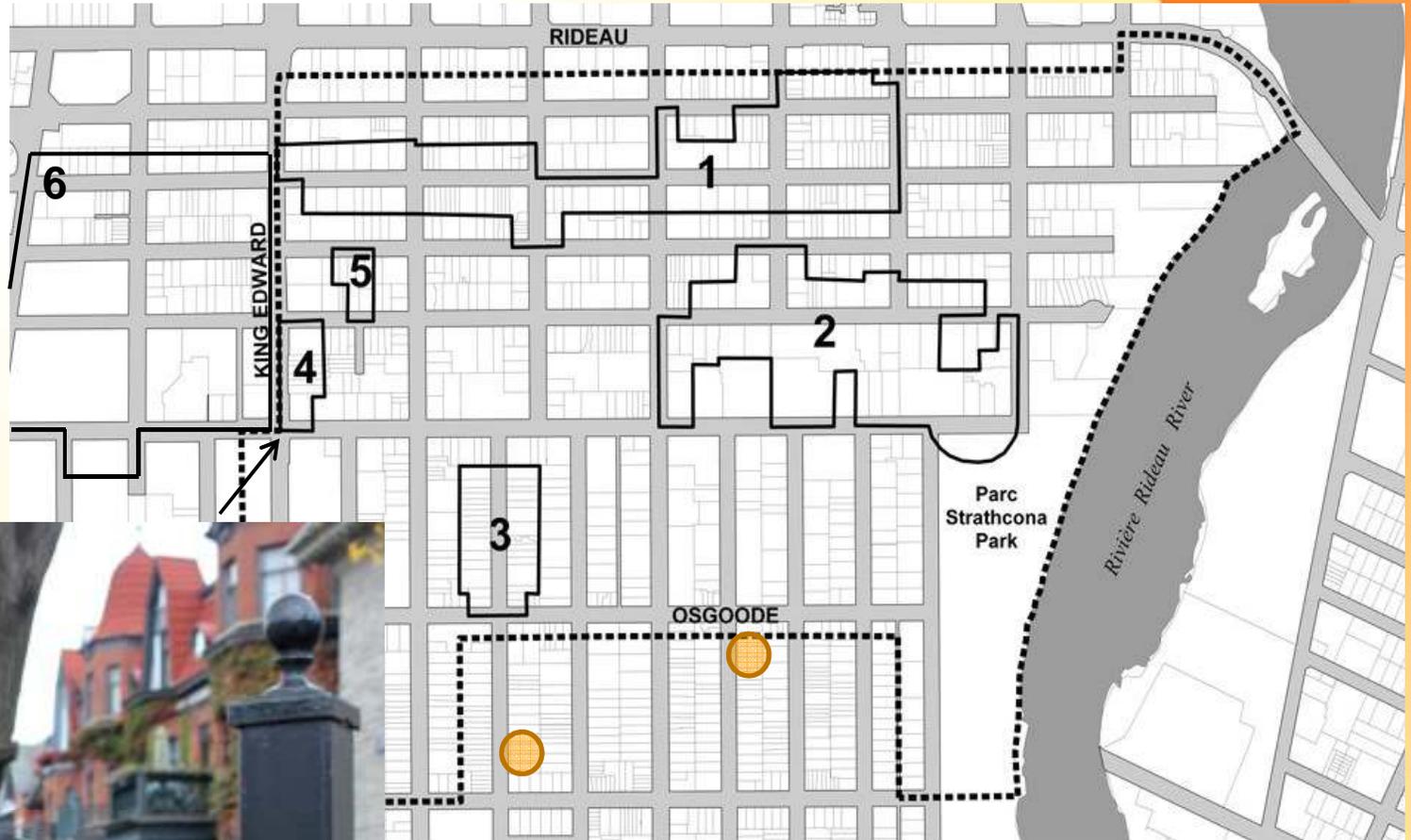
Sandy Hill Community Project Carriage House Restoration



Sandy Hill's 6 Heritage Conservation Districts

+3 New HCDs considered

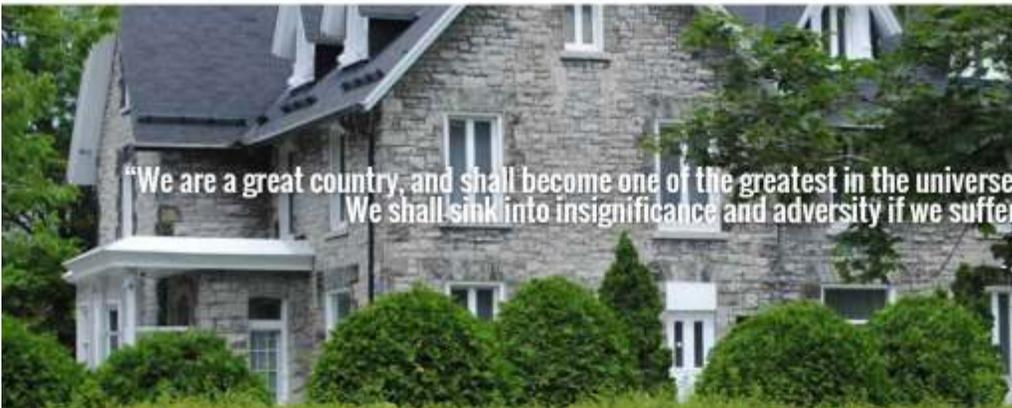
Sandy Hill has one of the finest stocks of heritage homes in Canada



Prime Ministers' Row Initiative



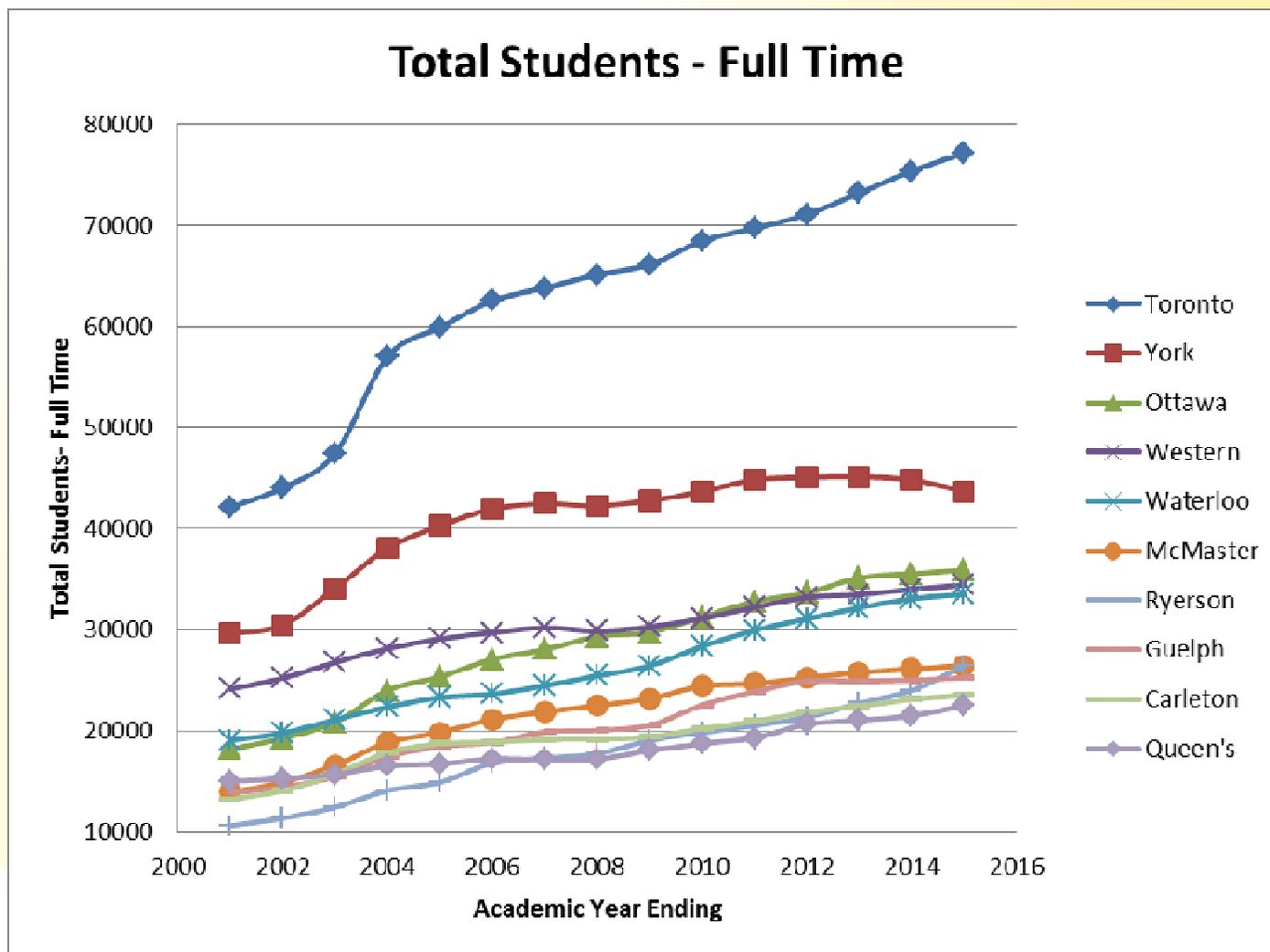
 **PRIME MINISTERS' ROW**
L'ALLÉE DES PREMIERS MINISTRES



Renovation and New Builds



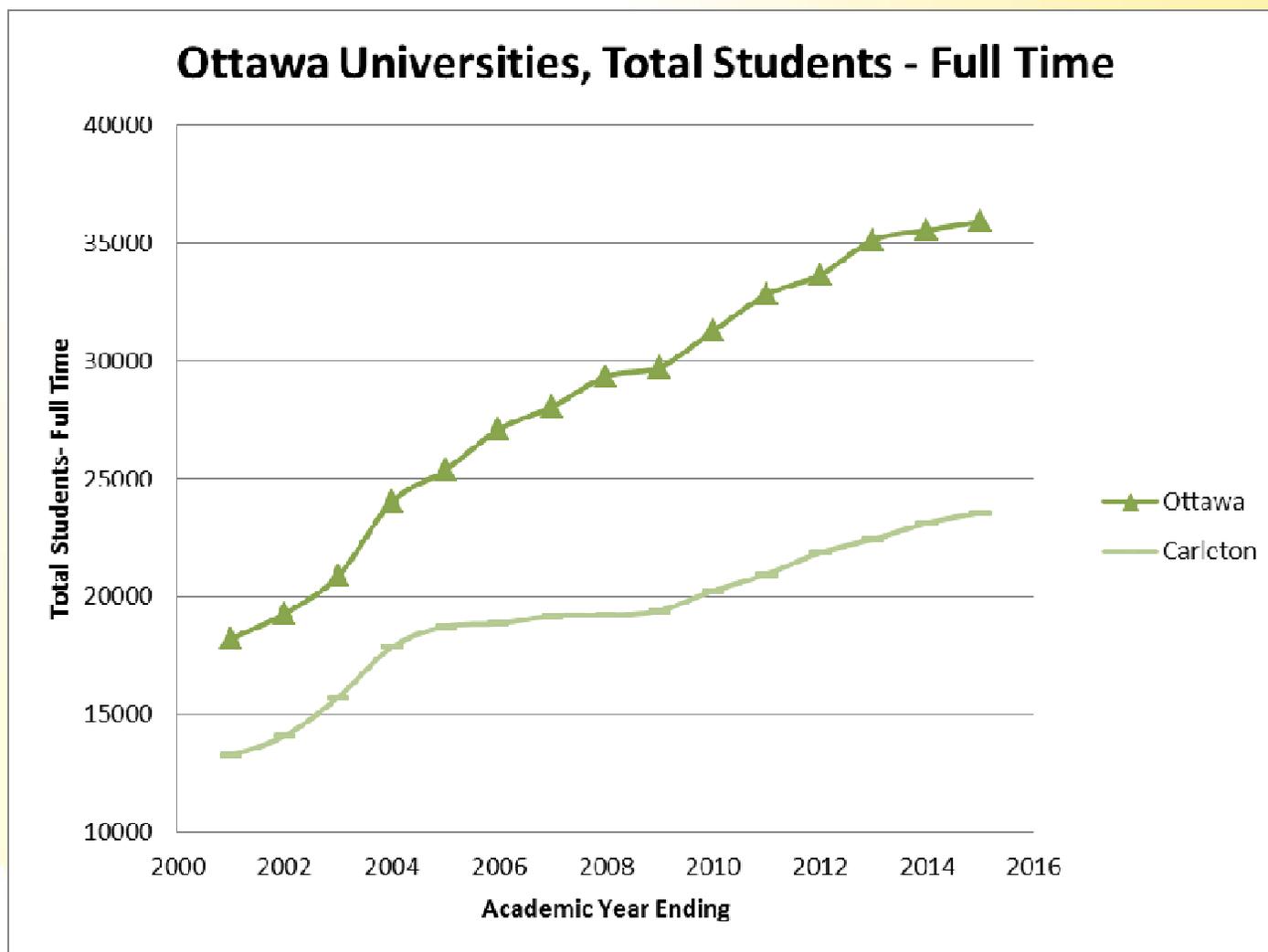
Ontario Universities Have Doubled Since 2001



Source: Council of Ontario Universities

<http://cou.on.ca/wp-content/uploads/2015/08/COU-MultiYearData-Historical-Enrolment-all-tables.xlsx>

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Legal Rooming Houses

- Multiple units, multiple bedrooms
- Allow
 - Individual Leases
 - Locks on doors
- Licenced
- Regular inspections for safety
- Can be beneficial in preserving large old houses

Unlicensed Rooming Houses

- Not a house rented by a group of friends
 - Individual Leases, locks on doors
 - No inspections
- Purpose: intensification purely to maximize landlord revenues: Multiple units, multiple bedrooms
- But how much intensification is Sandy Hill expected to take?
- Perhaps 6 units of 4 bedrooms
- $\$700 \times 24 = \$16,000/\text{month}$
- Taxes have been lowered in recent years

Zoning, Interim Control Bylaw, Infill 1 and 2

- Most of Sandy Hill is zoned R4
- Rampant conversions of family houses led to “bunkhouses”
- Conversion Moratorium: restricted a certain number of while a new strategy was being worked out
- Infill 1: Success! Front of your house has to look like your neighbours’
- Infill 2: Envelope at side and rear. Started well, but builders objected and compromise allows over-building. Minimal rear yard setbacks (just 30% of lot depth) which can be used for parking

Blackburn Avenue



Before



After

Henderson Ave



Before



After

“Bunkhouse” Inventory

Street	Addresses Built	Under Construction	Comment
Henderson	139, 149, 159, 165, 173, 179, 181, 185	205 (proposed)	
Nelson	458, 460, 466, 480, 488		
Sweetland	70, 81, 118, 133	95	
Russell	59		
Chapel	374, 409, 411, 413, 415, 660	386	
Blackburn	45	73, 75	
Somerset	276, 278		Also at Henderson
Stewart	347		
Wilbrod	285		

Source: Informal ASH Survey

Sweetland Avenue



Sweetland (for sale)



Reflecting the neighbourhood character?



413 Chapel Street



515 Chapel Street



515 Chapel Street (south)



386 Chapel Street



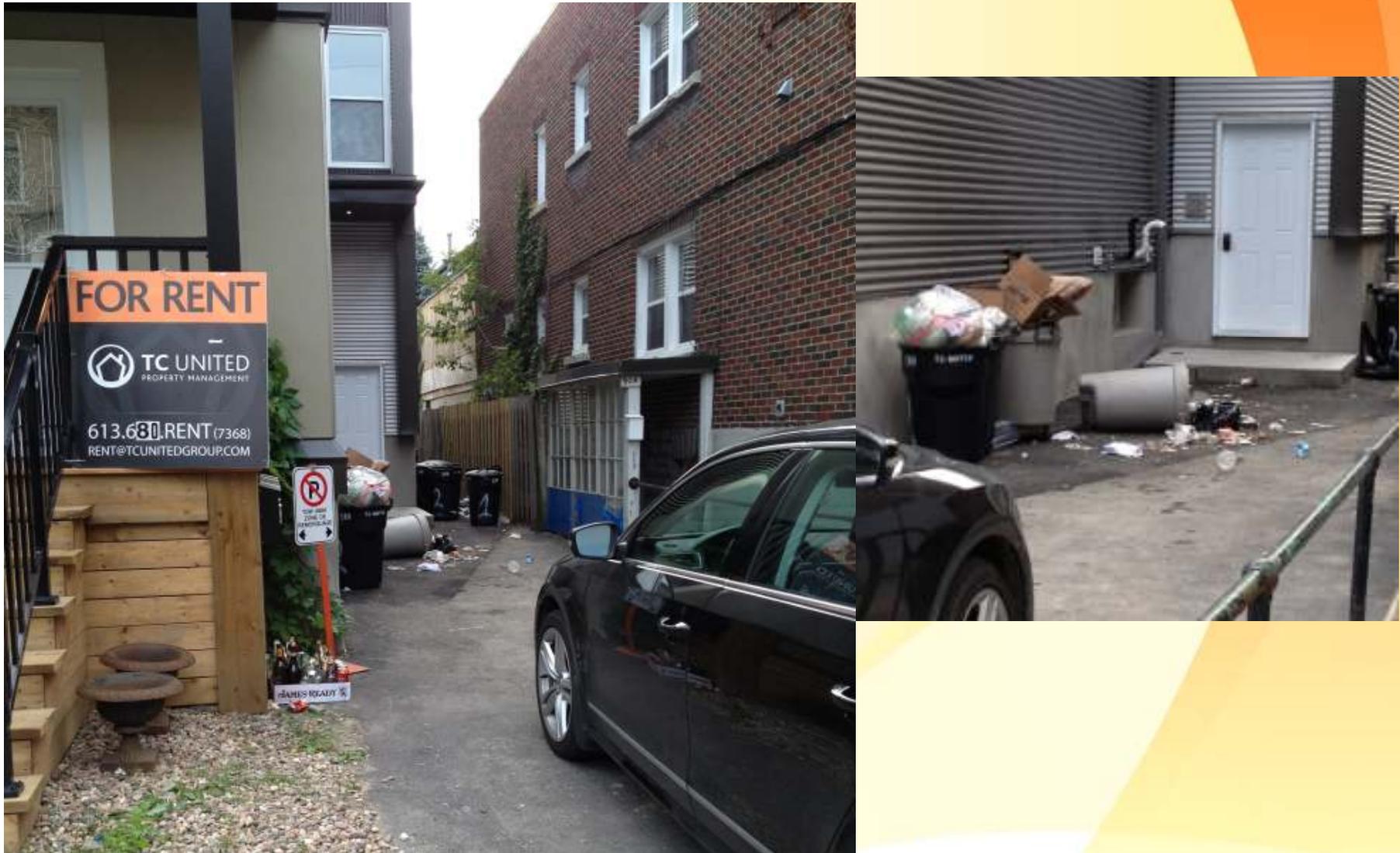
Henderson Ave



Henderson Avenue at Templeton (to be demolished)



100 Goulburn



117 Sweetland



Blackburn Ave



Nelson Street



Somerset St



Impact on Students

- Affordability at the expense of quality of life
- Renting with strangers, risk of assault
- Increased exploitation by landlords, often unscrupulous
- No inspections (smoke detectors, fire escapes)
- Noise, cleanliness
- How easy is it to study?
- Risk of fire
- Appears to be just a question of time before there is a serious incident
- If so, there appears to be a risk of litigation against City or University

Impact on Neighbours

- Huge Structures
 - Loss of light
 - Loss of privacy
 - Loss of green space
- Garbage
 - Built without Site Plan
 - Storage for garbage and recycling often overlooked
 - Litter, animals, rodents
- Noise
 - Parties
 - Street noise
 - Safety
- Temptation may be simply to move away and sell to another developer!

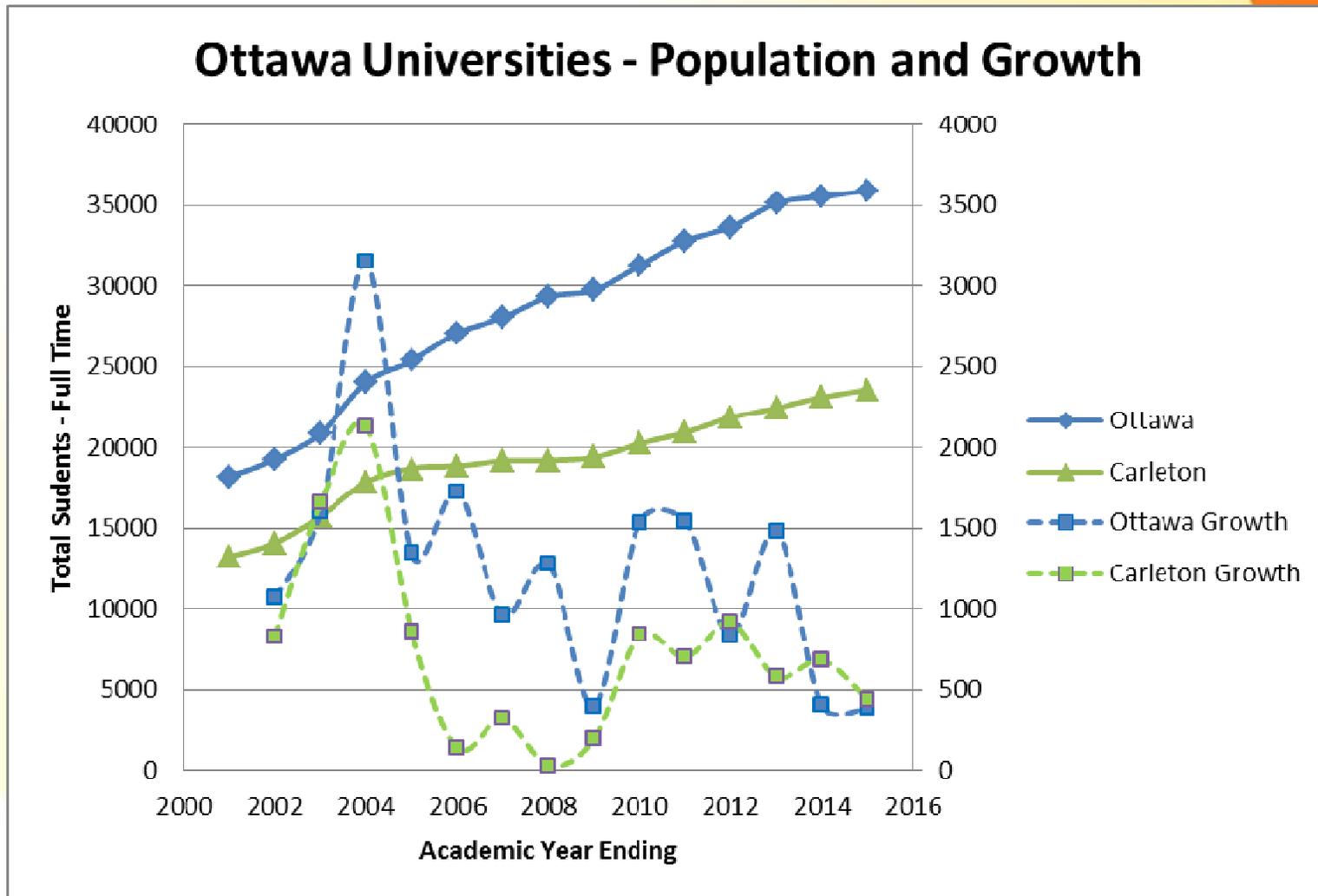
Impact on Sandy Hill

- Decline of character of Canada's most historic neighbourhood, best stock of heritage homes
- Domino effect on residents
- Decline of the University's reputation (despite recent successes)
- Decline of responsible landlords' reputations
- Only beneficiaries are the unscrupulous landlords!

Impact on City of Ottawa

- Increased bylaw enforcement costs (noise, garbage, property standards)
- Increased solid waste costs
- Increased policing costs
- Increase in liability
- Opportunity costs for councillor and staff
- Decline in Canadian capital's reputation

Ottawa Universities' Growth Has Slowed



But construction of bunkhouses is at an all-time high!
What happens to them if/when the bubble bursts?

Action Plan Ideas

- All
 - Unprecedented situation, now very established. Let's work together to develop a solution!
 - Consult best practices from other near-campus neighbourhoods – how have they avoided such problems?
- City
 - Continued and increased bylaw, solid waste, property standards enforcement. Garbage pickup costs.
 - Enforcement of rooming house bylaws, safety inspections
 - Down zoning from R4
 - Development charge increases
 - Rental property registry
 - Enhance heritage standards rules
 - Improvements to Infill1 and Infill2
- University
 - Eliminate university advertisements for unlicensed rooming houses
- Your ideas?