

CITY OF REGINA HOUSING STRATEGY: DETAILED WORK PLAN

Strategy 15

SHORT to MEDIUM-TERM STRATEGY

Strategy will include public consultation or outreach

Foster the creation of diverse and economical rental accommodations
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Background

Strategy 15 as outlined in the CHS was originally focused on the creation of purpose-built rooming houses and single room occupancy rental units throughout the City to accommodate temporary workers and others requiring temporary living accommodations. The release of the Comprehensive Housing Strategy and evaluation of this strategy brought attention to existing conditions in which single-family homes are rented to a number of related or unrelated individuals. The rental of single-family homes has shed light on the lack of rental options throughout the city. Therefore, Strategy 15 has been amended to address the need for a diversity of rental accommodations including provisions for small efficiency units for singles, as well as improved enforcement of health and safety standards in single detached dwellings.

Incentives for rooming houses and single-room occupancies as recommended in Strategy 15 c) and 15 d) and included in Strategy 1 c) and 1 h) have been dropped from the revised Strategy 15 and implementation plan for Strategy 1.

Intent of Strategy

1. Address the shortage of rental housing available due to economic growth and the influx of newcomers, temporary workers, students and others seeking low-cost accommodations
2. Research, evaluate and adapt to the housing needs of a changing population by working with partners such as the U of R, SIAST, Open Door Society, Saskatchewan Housing Corporation and others
3. Foster the creation of purpose-built, low-cost, flexible living accommodations in new and existing neighbourhoods including identifying appropriate areas for these uses through the Comprehensive Housing Strategy (CHS) and Official Community Plan (OCP)
4. Strengthen a coordinated and efficient system for enforcement to ensure safe, healthy living environments for all residents in parallel with Strategy 13 in the CHS and through the work of the Bylaw and Licensing Branch, and the Housing Standards Enforcement Team (HSET)
5. Communicate regulations and standards for dwellings being rented to multiple tenants
6. Provide information and educational opportunities to help tenants, property owners and residents understand housing standards and regulations as well as demographic and economic changes contributing to housing issues

APPENDIX 1

Steps to Implementation	Time Frame
1. Study and evaluate other Canadian cities for case examples and best practices research including land use, licensing and parking requirements for the regulation of safe and healthy rental accommodations in existing detached dwelling units and single-family housing	Short
2. Study and propose changes to the Zoning Bylaw to accommodate safe, healthy living accommodations in existing housing stock and established neighbourhoods	Short
3. In combination with Strategy 9, consult with non-profits, special needs groups and provincial housing authorities to identify the housing needs of newcomers and vulnerable populations and propose new types of flexible housing options	Short
4. Increase coordination and efficiency between City branches and departments for reporting and enforcement of building and maintenance standards in parallel with Strategy 13. Priority will be given to health and safety issues	Short
5. Study and propose changes to the Zoning Bylaw to accommodate small, purpose-built efficiency rental units or flexible units for single individuals or households in medium and high-density zones in parallel with Strategy 16	Short-medium
6. Establish a communications strategy to help tenants, property owners and residents understand rules and regulations as well as demographic and economic changes contributing to housing issues	Medium

Definitions

New definitions will come forward with revisions to Zoning Bylaw following approval of strategy by City Council.

Detached dwelling - a building that contains only one dwelling unit and is not attached to another, adjacent dwelling unit. Where permitted, a detached dwelling unit may also contain a Secondary Suite subject to the regulations of *The Zoning Bylaw No. 9250*.

Purpose built rental unit – A rental unit that is designed and built for rental purposes and is not intended as an ownership unit.

Branches involved

Neighbourhood Planning, Current Planning, Building Standards Branch, Bylaw Enforcement and City Solicitor