

Re: Item No. 11.1.2

HALIFAX

Amendments to By-law M-200 and Administrative Order 15

Regional Council
November 10, 2020

2020-11-10

Presentation Overview

- Background
- Recommendations
- Council direction
- Framework progress
- Amendments to By-law M-200
- Amendments to Administrative Order 15

Background

- By-law M-200, “Standards for Residential Occupancies” focus on “Safe, Warm, Dry”.

Improvements to the Bylaw focused on:

- Rental registry
- Strategic Inspections
- Safety requirements
- Community integration
- Accountability

Recommendation

- In 2016 Council directed staff to *conduct a facilitated workshop with stakeholders for the purpose of developing a residential building licensing model.*
- Public engagement sessions facilitated by Stantec.

Council Direction

- In April 2019 council directed staff to:
- Draft amendments to By-law M-200, that include provisions for mandatory registration of rentals.
- Release M-200 violations to open data

Framework Progress

- Framework tasks split
- August 2020 Council approved amendments to the M-200 By-law (first reading)
- Council approved amendments to Administrative Order 15 (first reading)
- M-200 violation to open data in September

Amendments to M-200 By-law

Residential Rentals

- New sections for rentals and Mini-Suites.
- Existing Rooming House Requirements adapted to apply to all rentals
- Changes, combined with registration, education, and inspections will equal safer rental accommodations.

Amendments to M-200 By-law

Residential Rentals

- Amended requirements will provide tenants and owners with a minimum safety standard.
- New provisions to improve community integration.

Amendments to M-200 By-law

Technical Changes

- Smoke and Carbon Monoxide Alarms
- Electrical
- Laundry Rooms
- Garbage
- Parking
- Noise
- Maintenance Provisions

Amendments M-200 By-law

Mini-Suites

- Introduction of the category of “Mini-Suites”

Amendments M-200 By-law

Rooming Houses

- The requirement for Rooming House licensing was removed from the By-law.

Amendments to Administrative Order 15

Removal of rooming House licensing Fees

- The fee associated with the license (\$100 every two years) has been removed from Administrative Order 15.

The Registry Overview

- By-law containing the Registry due April 2021
- Collection of information
- Rules for rental owners
- Rules for tenants