

Agenda

London Housing Advisory Committee

The 6th Meeting of the London Housing Advisory Committee

June 13, 2018, 12:15 PM

Committee Room #4

	Pages
1. Call to Order	
1.1 Disclosures of Pecuniary Interest	
2. Scheduled Items	
2.1 12:15 PM Steve MacDonald, Manager – Facilities Planning, Energy & Assets re Energy Efficiency Initiatives	
2.2 12:45 PM Michelle Dellamora, Specialist II, Municipal Policy (Age Friendly London) re Age Friendly London Housing Initiatives	
3. Consent	2
3.1 5th Report of the London Housing Advisory Committee	
4. Items for Discussion	
4.1 Old East Village Dundas Street Corridor Secondary Plan	
4.2 Growing Marijuana in Apartment Buildings	4
4.3 Homeless Coalition Update	
4.4 Ontario Renovates Home Repair	
4.5 GreenON Social Housing Program	
4.6 Portable Housing Benefit - Special Priority Policy (PHB-SPP) Program	
4.7 Request for Proposal 18-05 - Social Housing Building Inventory - Building Condition Assessment and Reserve Fund Studies	
4.8 Summer Meeting Schedule	
5. Deferred Matters/Additional Business	
6. Adjournment	

London Housing Advisory Committee

Report

5th Meeting of the London Housing Advisory Committee
May 9, 2018
Committee Room #4

Attendance B. Odegaard (Acting Chair), A. Galloway, K. Kaill, J. Malkin, D. Nemeth, J. Peaire, D. Peckham and N. Reeves and H. Lysynski (Acting Secretary)

ALSO PRESENT: S. Giustizia, C. Lovell and D. Purdy

REGRETS: N. Calford, J. Coley Phillips, M. Inthavong and J. Stickling

The meeting was called to order at 12:22 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

None.

3. Consent

3.1 4th Report of the London Housing Advisory Committee

That it BE NOTED that the 4th Report of the London Housing Advisory Committee from its meeting held on March 14, 2018, was received.

3.2 Municipal Council Resolution - 4th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its session held on April 10, 2018, with respect to the 4th Report of the Environmental and Ecological Planning Advisory Committee, was received.

3.3 Notice of Application - City of London - Old East Village

That C. Parker, Senior Planner, BE REQUESTED to attend a future London Housing Advisory Committee meeting to provide information on the Old East Village Dundas Street Corridor Secondary Plan; it being noted that the Notice of Application to Amend the Official Plan dated March 12, 2018, relating to this matter, was received.

3.4 Housing Section Sub-Committee update – Age Friendly London

That a representative from Age Friendly London BE INVITED to attend a future London Housing Advisory Committee (LHAC) meeting to report on their housing initiatives; it being noted that LHAC heard a verbal presentation from B. Odegaard, with respect to this matter.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

None.

6. Deferred Matters/Additional Business

6.1 (ADDED) LSTAR Media Release - April Home Sales Strong

That it BE NOTED that the LSTAR® New Release dated May 3, 2018, was received.

6.2 (ADDED) LSTAR - Residential Market Activity - April 2018

That it BE NOTED that the LSTAR® Residential Market Activity for April, 2018, was received.

6.3 (ADDED) West Five

That a representative from Sifton Properties Limited BE INVITED to attend a future London Housing Advisory Committee (LHAC) meeting to advise the LHAC of the green initiatives and energy saving projects that were implemented in the West Five subdivision as it relates to market trends and emerging housing needs in the community.

6.4 (ADDED) Energy Efficiency

That S. MacDonald, Facilities, BE REQUESTED to attend a future meeting of the London Housing Advisory Committee to discuss energy efficiency measures being implemented in City facilities as it relates to new initiatives.

6.5 (ADDED) Rental Market Report

That J. Binder, Canada Mortgage and Housing Corporation (CHMC), BE REQUESTED to discuss the CMHC Rental Housing Report and the status of the current rental housing market.

7. Adjournment

The meeting adjourned at 1:38 PM.

Preparing for Marijuana Legalization



In July 2018, recreational marijuana will become legal. In Ontario this will mean that individuals aged 19 and over will be able to:

- Purchase marijuana legally from government-operated storefronts
- Grow up to four plants to a height of one metre or less
- Consume it on private property and in private residences.

Many of us in the sector are nervous about what's going to happen. In this article, I'd like to bring you up to speed on some of the issues, let you know about what some providers and Service Managers are doing to prepare and to offer my own take on the matter.

Key issues:

For providers, the issues relating to the cultivation and use of marijuana in social housing fall into three broad categories:

- **Community impacts:** managing the smell of smoke and plants; protecting the rights of those who are entitled to reasonable enjoyment of their home or are underage; rules for common areas where tobacco smoking is currently permitted; handling behavioural issues and illegal sales
- **Property damage:** damage to units due to smoke residue, growing practices or impaired behaviour; handling indoor pollutants such as pollen and resin resulting from cultivation
- **Costs and liability:** increased cleaning labour/costs for unit turnovers and electricity costs in buildings where the landlord pays for utilities; costs associated with filtering out smells; determining who's responsible for property damage or personal injury resulting from cultivation or consumption

What's Been Happening

There's been quite a bit of sector activity on this issue. Earlier in 2017, HSC staff along with **Diana Balneaves** (Manager of Operations, Housing Services, York Region) and **Mary Lynn Cousins Brame** (CEO, Kingston Frontenac Housing) participated in a roundtable discussion hosted by the Ministry of Community Safety and Correctional Services on issues involving the home cultivation of cannabis in social housing.

In June, the **Cooperative Housing Federation of Canada** hosted a session with **Lauren Blumas**, from the law firm Iller Campbell, and **Andrew Noble**, from the Smoking and Health Action Foundation. [Their presentation](#) focused on how adopting a smoke-free policy mitigates the biggest issues associated with legalization; but also offers legal analysis and some tips ahead of legalization.

CityHousing Hamilton is also looking at banning smoking altogether in buildings. In addition, it's [examining "odour mitigation" techniques](#).

Deborah Filice, CEO of **Haldimand Norfolk Housing**, [writes on LinkedIn](#) that "as landlords, we should have the right to 'say' whether our tenants can grow and use cannabis on or in our properties." Similarly, the Canadian Federation of Apartment Associations is [calling on senior levels of government](#) for the ability to prohibit marijuana smoking in private sector rental units – even if residents are in mid-lease – and cultivation. Though in a [recent CBC article](#), the Association president, acknowledged that he's open to the idea of having a dedicated marijuana lounges in larger buildings, "if landlords could then ban smoking in rental units."

Later this month, **Shelley Upton**, the Manager of Housing Programs at **Niagara Regional Housing**, is leading a session for housing providers and board members on the impacts cannabis legalization – focusing on balancing "people's pot rights with people's rights to be free from substantial interference with reasonable enjoyment of their units." I will also be speaking at this session from an insurance perspective. **HSC is currently organizing a SHARE session in the Spring on marijuana legalization.**

The Province is also still working out the finer details of implementing cannabis legalization. It is [accepting comments until March 5](#) on where people should be permitted to consume cannabis. Its [proposed 'place of use' regulations](#) also note specific residences where there would be conditions around its use – including long-term care homes, retirement homes, supportive housing and special care homes.

In addition, under the section dedicated to multi-unit dwellings, the proposed regulations state that the Province is considering “options for where people can consume cannabis without significantly increasing exposure to second-hand smoke and vapour” including “permitting licensed and regulated cannabis consumption lounges” and “permitting owners and operators of multi-unit dwellings to designate outdoor areas” for cannabis use. Decisions on these items will likely inform the building policies providers adopt.

What's Next?

Further reading:

- [Recreational marijuana – coming to a unit near you](#) – Blog by Lauren Blumas, Iler Campbell
- [“Smoking and Your Co-Op”](#) – CHF Canada 2017 AGM presentation
- [Pot smell fears prompt CityHousing Hamilton to look at a smoking ban](#) – CBC News
- [Condo corporations need to prepare plans to deal with marijuana use before it becomes a problem](#) – Toronto Star
- [Cannabis in Rental Sector](#) – Blog by Deborah Filice, Haldimand Norfolk Housing Corporation
- [Canadian Federation of Apartment Associations submission on marijuana legalization and regulation](#) – CFAA website

HSC has encouraged providers to go smoke-free as a practical measure for managing risk – since it helps reduce fire risk and property damage. Implementing a smoke-free policy ahead of legalization – and letting residents know that it [applies to all kinds of smoke](#) – is a good idea. In addition, tracking odour complaints and looking out for plants during unit inspections may also be worthwhile – if only to determine whether there’s a significant change pre- and post-legislation, given the likelihood of evolving place-of-use regulations.

Because cannabis has been in a legal grey area now for many years, a seismic shift is unlikely in July – those who use it are likely already consuming it in their units. With its legalization, we may see even fewer illegal grow-ops than previously due to the emergence of higher quality, legal competition.

That said, we will be monitoring claims and sharing risk management best practices as they develop. We’re also getting clarification from insurers on our [Common Room Insurance for Events](#) (since there are currently separate rates for events with or without alcohol). On the question of insurance costs and renewals – we are expecting insurers will be taking a wait and see approach, adjusting their coverages and risk management incentives as legalization unfolds.

Josh Browne