

To: City Council

From: Warren Munro, HBA, RPP, Commissioner,
Development Services Department

Item Number: INFO-20-103

Date: April 21, 2020

Subject: 2020 Review of the 2010 Student Accommodation Strategy

File: B-1100-0394

1.0 Purpose

The purpose of this report is to provide the 2020 review of the Student Accommodation Strategy (2010 Strategy) approved by City Council in April 2010.

A copy of the 2010 Strategy is available for viewing on the 8th floor of Oshawa City Hall and can also be viewed at:

<https://www.oshawa.ca/residents/resources/StudentAccommodationStrategy2010.pdf>.

The 2010 Strategy was previously reviewed by Council in 2015 through the review of Report DS-15-54 dated April 8, 2015.

A copy of the 2015 Review of the Strategy can be viewed at:

http://app.oshawa.ca/agendas/development_services/2015/04-13/ds_15_094_report_studentaccommodationstrategy2015_final.pdf

Attachment 1 provides a status of items in the Council approved 2010 Strategy.

2.0 Input From Other Sources

The following were requested to provide comments during the process of preparing the 2020 review of the 2010 Strategy:

- Commissioner, Finance Services
- Commissioner, Corporate Services
- Durham College
- Ontario Tech University (“Ontario Tech”)
- Trent University Durham (“Trent”)
- Durham College Student Association
- Ontario Tech Student Association
- Trent Durham GTA Student Association

- Oshawa Town and Gown Committee (which in addition to post-secondary institutions includes representatives for the student associations, landlords, residents, developers and the business community)

3.0 Analysis

3.1 Background

On April 27, 2010, after considerable public/stakeholder consultation, Council approved the 2010 Strategy.

The overall purpose of the 2010 Strategy was to identify, plan for and facilitate a sufficient mix of quality student accommodations that integrates with the community and advances sound planning and City building principles.

The 2010 Strategy has five themes:

1. Understanding and quantifying the demand for student accommodations.
2. Ensuring there are sufficient opportunities to physically accommodate the demand in the right locations.
3. Facilitating the actual supply and creation of student accommodations in the right locations.
4. Advancing compliance with City by-laws that regulate such matters as safety, health and welfare, property standards, zoning and land use compatibility.
5. Establishing Oshawa, its post-secondary institutions and student associations as leaders in the monitoring, planning and provision of appropriate student accommodations, land use compatibility and best practices.

The 2010 Strategy focused on accommodating students in the arterial road corridors adjacent to the main Durham College/Ontario Tech and Trent campuses. This approach:

- Is consistent with Provincial, Regional and City planning policy;
- Is consistent with widely held planning principles;
- Is supportive of transit;
- Relieves pressure on the low density Residentially zoned areas near the main Durham College/Ontario Tech campus and Trent campus;
- Reduces land use conflicts;
- Provides a mix and choice of housing for students, including a broader range of housing types and the opportunity for more affordable housing;

- Allows students to live close to Ontario Tech, Durham College and Trent, in most cases within walking distance; and,
- Has the potential to create a type of “Main Street North” in the Simcoe Street North corridor: a modern, walkable corridor of mixed uses (housing, retail, food and beverage, office, services, etc.).

Attachment 1 provides a status of the Council approved items in the 2010 Strategy as updated by both the 2015 Review and the 2020 Review.

3.2 Key Accomplishments of the 2010 Strategy

Some of the key accomplishments from the 2010 Strategy include:

- Council approved an Official Plan Amendment to implement several key policies related to student accommodation.
- Council approved Official Plan Amendments and Zoning By-law Amendments in the Simcoe Street North and King Street West-Thornton Road South corridors to provide additional opportunities for townhouse and apartment development.
- Council approved the Community Improvement Plan (C.I.P.) for the Simcoe Street North and King Street West-Thornton Road South corridors to provide a financial incentive, in the form of an Increased Assessment Grant, for the development of apartments and block townhouses.
- Council approved a number of applications (8) under the C.I.P.
- Council approved a City development charge exemption for the development of apartments and block townhouses in the Development Charge By-law for the Simcoe Street North and King Street West-Thornton Road South corridors.
- The Town and Gown Committee was reconstituted which provides an important forum for ongoing communication between the various members including Durham College, Ontario Tech, Trent, the student associations, landlords, residents, developers and the business community. In 2017, Durham Region Transit started attending meetings of the Town and Gown Committee on an as needed basis.
- Council approved the land acquisition and construction of a walkway from the Dalhousie Crescent area to the Durham College/Ontario Tech campus.
- Supportive commercial uses have been developed in the Simcoe Street North area.
- A combined total of 993 units and 2,951 beds were constructed or are under construction in the Simcoe Street North corridor, both north and south of Conlin Road and within the Community Improvement Project Area.

3.3 Status of Development

The following Tables 1 to 4 illustrate the status of housing projects in the Simcoe Street North corridor which are built, under construction, approved for construction or advancing through the site plan approval process. The total number of existing/proposed beds in these categories is 3,326 beds.

Table 1: Built and Occupied (2,951 beds)

Address	Type of Building	Number of Units	Number of Beds
1700 Simcoe St N	Mixed Use Building (Apartments and Commercial)	133	588
1805 Simcoe St N	Apartment Building	48	238
2015 and 2019 Simcoe St N	Stacked Townhouses and Block Townhouses	23	113
33 Taylorwood Rd	Apartment Building	14	70
2 Taylorwood Rd	Stacked Townhouses	59	260
2021 and 2023 Simcoe St N	Stacked Townhouses	19	93
1645 and 1655 Simcoe St N	Apartment Building	15	60
1900 Simcoe St N	Mixed Use Building (Apartments and Commercial)	308	308
1720 to 1800 Simcoe St N	Stacked Townhouses and a Mixed Use Building (Flats and Commercial)	170	438
Northwest corner of Britannia Avenue West and Simcoe Street North (3 blocks in a draft plan of subdivision)	Block Townhouses	204	783

Table 2: Under Construction (0 beds)

Address	Type of Building	Number of Units	Number of Beds
N/A	N/A	N/A	N/A

There are no purpose-built student housing projects currently under construction.

Table 3: Site Plan Approved (375 beds)

Address	Type of Building	Number of Units	Number of Beds
1569 and 1621 Simcoe St N (Site Plan Approved)	Block Townhouses	125	375

Table 4: In Site Plan Approval Process (0 beds)

Address	Type of Building	Number of Units	Number of Beds
N/A	N/A	N/A	N/A

There are no purpose-built student housing projects currently in the site plan approval process.

Note: All of the developments in the above four tables are purpose-built student housing with the exception of the block townhouse projects at 1569 and 1621 Simcoe Street North and at the northwest corner of Britannia Avenue West and Simcoe Street North.

On October 16, 2019, a Planning Act public meeting was held in regard to a proposed mixed use building at 1664 Simcoe Street North by Karmina Developments Ltd. The applicant proposes 192 apartments and 120 square metres (1,292 sq. ft.) of ground floor commercial area. A decision has not been made on the proposed Official Plan Amendment, Samac Secondary Plan Amendment and Zoning By-law Amendment applications.

Bond and Mary Development Inc. constructed a mixed use project consisting of 239 apartments (288 bedrooms) and 1,326 square metres (14,273 sq. ft.) of commercial floorspace at 100 Bond Street East. In addition, TT7 Inc. recently completed the renovation of the Genosha Hotel into 86 apartments. These two developments provide other housing opportunities for students in the downtown.

A site plan agreement has been also been executed by Bond and Mary Development Inc. for a new mixed used project consisting of 370 apartment (542 bedrooms) and 465 square metres (5,005 sq. ft.) of commercial floor space at 80 Bond Street East. This development will also provide other housing opportunities for students in the downtown.

A purpose built student apartment building consisting of 185 apartments (203 bedrooms) is under construction at 161 Athol Street East, directly to the east of the Ontario Tech building at 61 Charles Street and the Baagwating Indigenous Student Centre. This development is expected to be available for the 2020 – 2021 academic year.

A 25 unit (47 bed) apartment building was constructed by KIYA Developments at 710 King Street West in the Trent area.

There are also 478 licensed (1,821 beds) single detached and semi-detached dwellings in the Residential Rental Housing Licensing area around the main Durham College/Ontario

Tech campus as of March 18, 2020. The list of Licences issued by the City can be found on the City's website.

In terms of on-campus residential development, staff note that Trent is currently in the process of developing an on-campus six-storey student residence and classroom building at 75 Thornton Road South.

3.4 Understanding and Quantifying the Demand for Student Accommodations

There was a significant amount of combined actual enrolment growth at the three institutions. The following table shows the projected and actual growth in enrolment between 2010 and 2015 for each post-secondary institution:

Table 5: Enrolment Growth 2010 to 2015

Institution	2010 Projected Enrolments	2010 Actual Enrolments	2019-2020 Projected Enrolments	2019-2020 Actual Enrolments	Actual Growth
Durham College Main Campus	6,399	6,788	10,293	9,247	2,459 (+36%)
Ontario Tech North Campus	5,101	5,512	8,095-8,575	8,165	2,653 (+48%)
Ontario Tech Downtown Campus	1,400	1,738	2,450-2,575	2,225	487 (+28%)
Trent Oshawa Campus	700	745	1,690	1,673	928 (+124%)

Notes:

1. Durham College growth information does not include enrolment and growth at Whitby campus.
2. Ontario Tech originally planned to transfer a faculty from the main campus to the downtown campus in 2011. This transfer did not occur.

In order to appropriately plan for an adequate supply of off-campus student housing, it is critical to understand the demand for off-campus student housing generated by the three post-secondary institutions. The demand for housing has been established using

enrolment projections received from all three post-secondary institutions which are illustrated in Table 6 below.

Table 6: Future Enrolment Projections

Year	Projected Enrolment Durham College Main Campus	Projected Enrolment Ontario Tech North Campus	Projected Enrolment Ontario Tech Downtown Campus	Projected Enrolment Trent University Durham
2020-2021	9,247	8,010	2,060	1,731
2021-2022	10,326	8,260	2,075	1,798
2022-2023	11,286	8,645	2,160	1,868
2023-2024	12,104	9,060	2,200	1,935
2024-2025	12,299	9,440	2,220	2,000

Ontario Tech continues to estimate that 22% of the full time enrolment will require off-campus housing. Trent notes that their fall student survey indicated that 24% of students would be renting in the area. Durham College continues to estimate that between 5% and 7% of the full time enrolment will require off-campus housing.

In 2015, Ontario Tech and Durham College completed a joint Campus Master Plan to address the academic, research, student life, athletic and community partnership needs, including on-campus housing, as both institutions grow.

The projected enrolment information in Table 6 above and estimated off-campus housing percentages translate into the following demand calculations.

Table 7: Estimated Demand (Beds) For Off-Campus Housing

Year	Durham College Main Campus¹	Ontario Tech North Campus²	Ontario Tech Downtown Campus²	Trent University Durham³
2020-2021	462-647	1,762	453	415
2021-2022	516-723	1,817	456	431
2022-2023	564-790	1,902	475	448
2023-2024	605-847	1,993	484	464
2024-2025	615-861	2,076	488	480

¹Based on 5% to 7% factor.

²Based on 22% factor. A consultant for Ontario Tech (Scion) recommended this factor after University research for input to the 2010 Strategy.

³Based on 24% factor. Trent's Fall Survey indicated 24% of students would rent in the area.

This Department would like to thank all three post-secondary institutions for the hard work in providing the City with the information in this Section.

3.5 Ensuring There Are Sufficient Opportunities to Physically Accommodate the Demand in the Right Locations

The 2010 Strategy focused on making efforts to physically accommodate students in the arterial road corridors around the Ontario Tech North and Durham College campus and Trent's Oshawa campus.

In this regard, the 2010 Strategy recommended that the City advance various rezoning initiatives in these corridors to physically provide the potential for a broader range of housing types and the opportunity for more affordable housing. These zoning by-law changes have already been completed.

After a comprehensive review, there are still sufficient opportunities to accommodate the projected demand for off-campus housing in the arterial road corridors over the next five years.

In addition, an observation is that students are becoming more familiar with the City and finding rental accommodations in other developments in the City that have good access to transit services.

3.6 Facilitating the Actual Supply and Creation of Student Accommodation in the Right Locations

3.6.1 University and College Area Renaissance Community Improvement Plan

On June 28, 2010, the C.I.P. was adopted by City Council. This C.I.P. implemented certain recommendations in the 2010 Strategy.

On April 11, 2011, the C.I.P. was amended by City Council to add 2015 to 2043 Simcoe Street North (generally the area on the east side of Simcoe Street North between the Shoppers Drug Mart and the corner of Simcoe Street North and Taylorwood Road) to the C.I.P.

The C.I.P. (see Attachment 1) is intended to facilitate the development of multi-unit housing in areas close to the City's university and college campuses through an Increased Assessment Grant.

The C.I.P. specifies that an Increased Assessment Grant can be used to reimburse the owner, on a declining basis over a 9 year period (e.g. 90% in year 1, 80% in year 2, 70% in year 3, etc.), a portion of the increased property taxes resulting from the successful redevelopment of the site. A grant is only paid following the completion of work, a final successful building inspection and the payment in full of property taxes for each year.

On December 2, 2019, City Council considered Report DS-19-211 concerning the discontinuation of the City of Oshawa University and College Area Renaissance Community Improvement Plan and adopted the following recommendation:

“That the City of Oshawa University and College Area Renaissance Community Improvement Increased Assessment Grant be discontinued and that the City of Oshawa University and College Area Renaissance Community Improvement Plan lapse once it reaches its expiration date of December 31, 2020.”

3.6.2 City Development Charge Exemption

In 2010, Council also approved an amendment to the City’s Development Charge By-law to provide a City development charge exemption for block townhouses and apartments. The exempt area coincides with the University and College Area Renaissance Community Improvement Plan Area. The development charge exemption implemented certain recommendations in the 2010 Strategy.

In 2014, City Council extended the development charge exemption to June 30, 2015 in Development Charges By-law 80-2014. On June 29, 2015, City Council extended the development charge exemption to June 30, 2019.

In 2019, City Council passed Development Charges By-law 60-2019. This By-law only partially extended the previous development charge exemptions as follows:

- The area identified on Schedule E to the Development Charge By-law in proximity to Trent continues to be exempt from City development charges until June 30, 2024.
- Apartments and block townhouses at 1569 and 1621 Simcoe Street North continue to be exempt from City development charges until June 30, 2022.

4.0 Financial Implications

There are no financial implications associated with this Report.

5.0 Relationship to the Oshawa Strategic Plan

This Report advances the Accountable Leadership, Economic Prosperity and Social Equity goals of the Oshawa Strategic Plan.



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Development Services Department

Status of Items Included in the City's Student Accommodation Strategy
(Approved by City Council on April 27, 2010, and as amended on February 22, 2011 and February 21, 2012)

Recommendation	Status
<p>Recommendation 1:</p> <ul style="list-style-type: none"> ▪ Amend the Oshawa Official Plan to encourage: <ul style="list-style-type: none"> - Range of housing accommodation for students - An appropriate supply of off-campus housing - Student accommodations in arterial road corridors, in the Downtown and a student village - Balanced use of low density housing forms - Financial incentives for multi-unit housing - Post-secondary institutions to develop a student housing policy 	<ul style="list-style-type: none"> ▪ Completed
<p>Recommendation 2:</p> <ul style="list-style-type: none"> ▪ Initiate the public process for Council to consider amendments to the Samac Secondary Plan and Zoning By-law to permit High Density I apartment uses at a maximum height of 6 storeys on lands located between Dundurn and the north leg of Niagara Drive 	<ul style="list-style-type: none"> ▪ Completed
<p>Recommendation 3:</p> <ul style="list-style-type: none"> ▪ Ontario Tech University and Durham College cooperate with the City to investigate the sale and use of the parking lot on Simcoe Street North for student housing and acquisition of all or part of the current vacant school site for a City park addition 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: The parking lot site was purchased by Podium who developed it with a mixed use project consisting of 112 stacked townhouses, 58 flats and 587 square metres (6318 sq. ft.) of commercial floor space.

Recommendation	Status
<p>Recommendation 4:</p> <ul style="list-style-type: none"> ▪ Initiate public process for Council to consider amendments to Zoning By-law 60-94 to: <ul style="list-style-type: none"> - Permit 5 unit lodging houses in part of the Simcoe Street North corridor as interim uses - Redefine lodging house to specify that lodging houses do not include dwelling units in flats, apartments and block townhouses ▪ Amend Lodging House By-law to: <ul style="list-style-type: none"> - Indicate that the separation distance [45 metres (147.6 ft.)] does not apply to this area of the Simcoe Street North corridor 	<ul style="list-style-type: none"> ▪ Completed for the Zoning By-law. ▪ Note: There have been no new lodging houses established since 2010. Therefore, there is no need to amend the Lodging House By-law to remove the separation distance regulation. Any future proposal that does not comply with this regulation can be dealt with by Council on a site specific basis.
<p>Recommendation 5:</p> <ul style="list-style-type: none"> ▪ Initiate a public meeting for amendments to the Official Plan, Samac Secondary Plan and the Zoning By-law 60-94 to permit office, Medium Density uses at 2015 to 2043 Simcoe Street North 	<ul style="list-style-type: none"> ▪ Completed
<p>Recommendation 6:</p> <ul style="list-style-type: none"> ▪ Initiate amendments to Zoning By-law 60-94 to delete the 4 and 5 bedroom restrictions in the Simcoe Street North corridor, generally between the Oshawa Creek and Conlin Road 	<ul style="list-style-type: none"> ▪ Completed
<p>Recommendation 7:</p> <ul style="list-style-type: none"> ▪ Initiate the public process for Council to consider amendments to the Samac Secondary Plan and Zoning By-law 60-94 to permit Medium Density Residential uses with a 4 storey height limit in the following areas: <ul style="list-style-type: none"> - The area on the west side of Simcoe Street North, north of Cayuga Avenue - The area on the east side of Simcoe Street North, south of Glovers Road - The area on the east side of Simcoe Street North, north of Glovers Road 	<ul style="list-style-type: none"> ▪ Completed
<p>Recommendation 8:</p> <ul style="list-style-type: none"> ▪ Authorize Development Services Department to meet with Tribute to discuss amendments to the Windfields Part II Plan to allow an off-campus student village area located north of Britannia Avenue, west of Simcoe Street North 	<ul style="list-style-type: none"> ▪ Completed

Recommendation	Status
<p>Recommendation 9:</p> <ul style="list-style-type: none"> ▪ Advise the owner/developer (RioCan) of the Main Central Area located at Simcoe Street North and Winchester Road that the Main Central Area must include the development of residential uses 	<ul style="list-style-type: none"> ▪ Completed ▪ Residential development is being built in the Main Central Area. For example, Building Services issued a permit for a 25 storey apartment building in March 2020. Additional townhouse development is also proposed in this area.
<p>Recommendation 10:</p> <ul style="list-style-type: none"> ▪ Request the Region of Durham to ensure services are installed along Simcoe Street North between Conlin Road and Eastwood Avenue in 2011 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: A letter request was sent to the Region; however, services have not yet been installed in this area.
<p>Recommendation 11:</p> <ul style="list-style-type: none"> ▪ Request the Region to provide an appropriate Master Servicing Plan to accommodate student housing (e.g. Student Village and along Simcoe Street North) 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: A letter request was sent to the Region.
<p>Recommendation 12:</p> <ul style="list-style-type: none"> ▪ Promote, through the Economic Development group, the retail commercial areas in the Simcoe Street North corridor for complementary commercial uses 	<ul style="list-style-type: none"> ▪ Ongoing
<p>Recommendation 13:</p> <ul style="list-style-type: none"> ▪ Joint Development Services Committee and Community Services Committee hold a public meeting to obtain input on the issue of pedestrian walkways (e.g. existing Niagara walkway and proposal for a new Dalhousie walkway) 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: The Dalhousie Crescent walkway has been built.
<p>Recommendation 14:</p> <ul style="list-style-type: none"> ▪ Refer proposed amendments to the Samac Secondary Plan and Zoning By-law 60-94 to permit Medium Density uses and R4-A/R6-B zoning for lands on the south side of Conlin Road East, west of Wilson Road North to the Provincial Growth Plan conformity exercise 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: In 2012, Council approved applications submitted by the owners of 671-723 Conlin Road East to amend the Samac Secondary Plan and Zoning By-law 60-94 to permit Low Density Residential, Medium Density I Residential and Medium Density II Residential uses. ▪ Note: In 2018, Council approved an application submitted by Stafford Homes to amend Zoning By-law 60-94 for the balance of the area west of Wilson Road North.

Recommendation	Status
<p>Recommendation 15:</p> <ul style="list-style-type: none"> ▪ Request Durham Transit (D.R.T.) to: <ul style="list-style-type: none"> - Review services with the goal of improving transit - Advance the City's previous comments on the Durham Region Long Term Transit Strategy 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: D.R.T. meets with stakeholders (e.g. students and post-secondary institutions) as required and is now a member of the Town and Gown Committee.
<p>Recommendation 16:</p> <ul style="list-style-type: none"> ▪ Initiate public process for Council to consider an amendment to Zoning By-law 60-94: <ul style="list-style-type: none"> - To permit townhouse and apartment uses to a maximum height of 4 storeys on lands to the north and west of the Trent University Durham campus - Lodging units in existing houses as an interim use ▪ Amend Lodging House By-law to: <ul style="list-style-type: none"> - Indicate that the separation distance [45 metres (147.6 ft.)] does not apply to this area of the Simcoe Street North corridor 	<ul style="list-style-type: none"> ▪ Completed for the Zoning By-law. ▪ Note: There have been no new lodging houses established since 2010. Therefore, there is no need to amend the Lodging House By-law to remove the separation distance regulation. Any future proposal that does not comply with this regulation can be dealt with by Council on a site specific basis.
<p>Recommendation 17(a):</p> <ul style="list-style-type: none"> ▪ Initiate the public process for Council to consider an amendment to the Official Plan to allow a Community Improvement Plan (C.I.P.) to be prepared with financial incentives (Increased Assessment Grant) on and near Ontario Tech University/Durham College/Trent University Durham lands 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: The C.I.P. expires on December 31, 2020.
<p>Recommendation 17(b):</p> <ul style="list-style-type: none"> ▪ That the City initiate the public process for Council to consider an amendment to the Development Charge By-law to exempt lodging houses, group dwellings and apartments on and near Ontario Tech University/Durham College/Trent University Durham lands 	<ul style="list-style-type: none"> ▪ Completed for group dwellings (townhouses) and apartments. ▪ Note: Council extended the development charge exemption for the lands in proximity to Trent University Durham to June 30, 2024. ▪ Note: Council also extended the development charge exemption for 1569 and 1621 Simcoe Street North in proximity to Ontario Tech University to June 30, 2022.

Recommendation	Status
<p>Recommendation 17 (c):</p> <ul style="list-style-type: none"> ▪ That the Region be requested to participate in the proposed Community Improvement Plan by either exempting or reducing Regional development charges for lodging houses, flats, apartments and townhouses, recognizing the importance of post secondary education to the Regional economy 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: A letter request was sent to Region and was received for information by Regional Finance and Administration Committee on September 29, 2010.
<p>Recommendation 17 (d):</p> <ul style="list-style-type: none"> ▪ Engage Watson and Associates Ltd. to complete an update to the City of Oshawa Development Charge Background Study 	<ul style="list-style-type: none"> ▪ Completed
<p>Recommendation 18: Licensing and Enforcement</p> <ul style="list-style-type: none"> ▪ In order to advance compliance with City by-laws that regulate such matters as safety, health and welfare, property standards, zoning and land use compatibility, the Strategy includes the following key recommendation: <ul style="list-style-type: none"> - Improve and streamline process and establish set fees to achieve cost recovery 	<ul style="list-style-type: none"> ▪ Completed
<ul style="list-style-type: none"> ▪ Recommendation 19: ▪ Request Ontario Tech University, Durham College and Trent University Durham to complete a Housing Policy that establishes: <ul style="list-style-type: none"> - The role of Ontario Tech University, Durham College and Trent University Durham - The target % of the student body to be housed on-campus - A strategy for ensuring the availability and success of on-campus housing - An accreditation program for off-campus housing providers to obtain a “good housekeeping” seal of approval - Support and perpetual funding for a modern and proactive Student Housing Office - A policy for accredited housing providers to “advertise” on Ontario Tech University, Durham College and Trent University Durham websites 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: As a follow-up to the request, City staff and Ontario Tech University/Durham College/Trent University Durham meet bi-annually with the Town and Gown Committee to advance this recommendation.

Recommendation	Status
<p>Recommendation 20:</p> <ul style="list-style-type: none"> ▪ Request Ontario Tech University, Durham College and Trent University Durham, in advance of the completion of the Housing Policy, to agree to only advertise units in the area covered by the City’s Residential Rental Licensing By-law which have a valid license or exemption as confirmed by the City 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: As a follow-up to the request, City staff and Ontario Tech University/Durham College meet bi-annually with the Town and Gown Committee to advance this recommendation. A Student rental website has been established and City staff continue to work with Ontario Tech University and Durham College. ▪ Note: Trent University Durham is prepared to advance the recommendation should licensing be advanced in the Trent University Durham campus area.
<p>Recommendation 21:</p> <ul style="list-style-type: none"> ▪ Request Ontario Tech University, Durham College and Trent University Durham to prepare a Campus Master Plan 	<ul style="list-style-type: none"> ▪ Completed
<p>Recommendation 22:</p> <ul style="list-style-type: none"> ▪ Request Ontario Tech University, Durham College and Trent University Durham to establish a Student Housing Office that: <ul style="list-style-type: none"> - Has full time/year round operation and funding - Has full time/year round staff - Has a high profile/visibility and credibility amongst the students, community and housing providers - Has professional and equal representation of housing availability on-campus and off-campus by accredited private sector housing providers - Facilitates communication between students and on-campus and accredited off-campus housing providers - Embodies and implements established best practices; - Collects and maintains information on housing demand, patterns and issues - Issues an annual report on housing supply and demand and student housing issues - Issues an annual report on housing issues with recommendations to improve student housing 	<ul style="list-style-type: none"> ▪ Ongoing ▪ Note: A Student Housing office has been established by Ontario Tech University and Durham College. ▪ Note: City staff continue to meet bi-annually with the Town and Gown Committee to advance all parts of this recommendation.

Recommendation	Status
<p>Recommendation 23</p> <ul style="list-style-type: none">Request Ontario Tech University, Durham College and Trent University Durham to hold a housing fair twice per year	<ul style="list-style-type: none">CompletedNote: The Student Housing Office for Ontario Tech University /Durham College has committed to holding housing fairs during the traditional December to February busy rental period.

Recommendation 24:

- Request Ontario Tech University, Durham College and Trent University Durham to advise the City of their position on a Code of Conduct which applies to off-campus student activity, particularly for non-sanctioned activities and to advise the City of their intent

- Completed
- Note: Durham College has advised that it has a Student Rights and Responsibilities Policy and Procedure related to Student Conduct on campus or acting as a representative of the College while off campus. However, the policy does not apply to off campus non-sanctioned activities.
- Note: Ontario Tech University has advised that it has clear provisions in its Student Conduct Policy which apply to conduct on or off campus, whether or not the activity is a sanctioned University event:

“Conduct that constitutes a breach of the Criminal Code or other statute, or that would give rise to a civil claim or action, should ordinarily be dealt with by the appropriate criminal or civil court. In cases, however, in which criminal or civil proceedings have not been taken or would not adequately protect the university’s interests and responsibilities, proceedings may be brought under one or more discipline policies of the university.”

“This policy applies to students who are registered in any course or program of study at U.O.I.T. at the time an alleged offence takes place and are therefore bound by the regulations, policies and by-laws of the university. This policy applies to conduct which may occur on the university campuses or related to the use of university owned or run property or equipment (e.g. computer networks, telephones), as well as conduct not on a university campus but which has a real and substantial connection to the university (e.g., practicum placements, events held off campus by a student group, events supported by or publicly connected with the university, etc.), unless the matter is

Recommendation	Status
	<p>dealt with under other provisions governing the conduct of university members (e.g., academic conduct and professional unsuitability regulations, student residence policies, library policies, policies on integrity in research and scholarship, etc.).”</p> <ul style="list-style-type: none"> ▪ Note: Trent University Durham has advised that it has approved a Charter of Student Rights and Responsibilities which has been in effect since September 1, 2009. It includes a framework for responding to complaints about conduct which occurs off campus for a University sanctioned and coordinated event.
<p>Recommendation 25:</p> <ul style="list-style-type: none"> ▪ Request Ontario Tech University, Durham College and Trent University Durham to take over responsibility for the Town and Gown Committee ▪ Request Ontario Tech University, Durham College and Trent University Durham to establish a community collaborative committee to discuss campus safety and housing issues ▪ Request Ontario Tech University, Durham College and Trent University Durham to create a staff position for a three year pilot project to work on student/community relations 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: A new Town and Gown Committee has been created. The Town and Gown Committee meets bi-annually. ▪ Note: The community collaborative committee was replaced by the new Town and Gown Committee. ▪ Note: A full time staff position at Ontario Tech University has been created to work on student/community relations.
<p>Recommendation 26:</p> <ul style="list-style-type: none"> ▪ Host a Provincial summit, with Ontario Tech University, Durham College and Trent University Durham, on student housing and other initiatives 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: On February 21, 2012 City Council referred this task to the Oshawa Town and Gown Committee. ▪ Note: On March 5, 2020, the Oshawa Town and Gown Committee discussed the matter and considered the matter closed owing to participation opportunities with the Annual Town and Gown Association of Ontario conference.

Recommendation	Status
<p>Recommendation 27:</p> <ul style="list-style-type: none"> ▪ Request Ontario Tech University and Durham College to review its management practices for its on-campus residences 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: Durham College has advised that the recommendations of the SCION report have been implemented.
<p>Recommendation 28:</p> <ul style="list-style-type: none"> ▪ New student village on campus: Request Ontario Tech University and Durham College to consider the use of a block of land north of the campus ice centre, for a private sector townhouse/apartment project 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: Ontario Tech University and Durham College are not advancing this recommendation at this time and the Campus Master Plan has reviewed future opportunities for on-campus housing.
<p>Recommendation 29</p> <ul style="list-style-type: none"> ▪ Request the Federal and Provincial governments to require that universities and colleges include a preliminary accommodation strategy with any request for funding ▪ Request the Federal and Provincial governments to require funding or support for additional students be made conditionally upon the acceptance by the Federal and Provincial governments of a final accommodation strategy and on-campus parking policy that includes comments and input from the City 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: A letter was sent to the Ministry of Training, Colleges and Universities and the Canadian Council of Ministers of Education. No response received from Canadian Council of Ministers of Education, and the Ontario Provincial Ministry of Training, Colleges and Universities has advised that the City's request cannot be implemented.
<p>Recommendation 30:</p> <ul style="list-style-type: none"> ▪ Improve communication between the City, Ontario Tech University, Durham College, Trent University Durham, Student Association (students), landlords, Durham Real Estate Board on student housing issues 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: Improvements to City website have been advanced and improved communication with stakeholders continues to be examined and advanced as appropriate.
<p>Recommendation 31:</p> <ul style="list-style-type: none"> ▪ Prepare promotional material and presentations of applicable housing opportunities to the development community 	<ul style="list-style-type: none"> ▪ Ongoing ▪ Note: Potential sites have been added to the Available Lands and Building database and opportunities are actively being promoted to development industry and realtors.

Recommendation	Status
<p>Recommendation 32:</p> <ul style="list-style-type: none"> ▪ Improve the City’s website to provide information on student housing and various by-laws and services 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: City staff, Ontario Tech University/Durham College/Trent University Durham and Student Associations meet bi-annually through the Town and Gown Committee to advance this objective. ▪ Note: Improvements to all websites have been implemented and the City website now includes a Student Quick Link for easy information access and links to all education institutions.
<p>Recommendation 33:</p> <ul style="list-style-type: none"> ▪ Provide students with information on the municipal by-laws and how to be a good neighbor 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: Creating Great Neighbourhoods Guide is provided annually to stakeholders (Ontario Tech University/Durham College/Trent University Durham and Student Associations) and is available on the City’s website.
<p>Recommendation 34:</p> <ul style="list-style-type: none"> ▪ Identify potential bike facilities around post secondary institutions in the new Oshawa Cycling and Trails report 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: Cycling facilities are being planned and built as appropriate (e.g. Conlin Road, Taunton Road, Mary Street, Simcoe Street North, as well as in new subdivisions north of Conlin Road, east and west of Simcoe Street North), and the City’s Active Transportation Plan is complete.
<p>Recommendation 35:</p> <ul style="list-style-type: none"> ▪ Monitor and report on results of the Student Accommodation Strategy in Annual Housing Monitoring Report 	<ul style="list-style-type: none"> ▪ Ongoing ▪ Note: Annual Housing Monitoring Reports are prepared.
<p>Recommendation 36:</p> <ul style="list-style-type: none"> ▪ Revise and update the Student Accommodation Strategy every five years 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: Student Accommodation Strategy has been reviewed in 2015 and 2020.
<p>Recommendation 37:</p> <ul style="list-style-type: none"> ▪ That for monitoring and study purposes Ontario Tech University, Durham College and Trent University Durham be requested to establish a mechanism for identifying the general housing location of students on an aggregated basis while protecting student privacy and provide the City with aggregated data which allows housing patterns to be understood 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: Staff has made the request and will continue to work with the academic partners to advance this matter on an on-going basis.

Recommendation	Status
<p>Recommendation 38:</p> <ul style="list-style-type: none"> ▪ That the City Manager be authorized to supplement the Municipal Law Enforcement Officer complement as required to provide an increased level of service in the vicinity of Durham College/ Ontario Tech University 	<ul style="list-style-type: none"> ▪ Completed
<p>Recommendation 39:</p> <ul style="list-style-type: none"> ▪ That the Director, Municipal Law Enforcement and Licensing Services provide quarterly enforcement data to assist Council in developing effective long-term enforcement strategies 	<ul style="list-style-type: none"> ▪ Completed ▪ Note: Enforcement data has been provided to Council.
<p>Recommendation 40:</p> <ul style="list-style-type: none"> ▪ It is the intention of the City of Oshawa to return the neighbourhoods surrounding Ontario Tech University/Durham College to R1 zoning and its planned use of single detached homes starting immediately 	<ul style="list-style-type: none"> ▪ Ongoing ▪ Note: Added by Council in April 2010.
<p>Recommendation 41</p> <ul style="list-style-type: none"> ▪ That Council be provided with an annual status update on recommendations 1 to 38 contained in the Student Accommodation Strategy 	<ul style="list-style-type: none"> ▪ Ongoing ▪ Note: Annual Housing Monitoring Reports have been prepared.