



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 7/7/2025

**Date:** 2025-07-07

**Subject:** **Information Report: City-Initiated By-law – Residential Rental Conversion and Demolition**

**Contact:** Noel Cubacub, Policy Planner III, Integrated City Planning  
 Shannon Brooks-Gupta, Manager, Integrated City Planning

**Report number:** Planning, Bld & Growth Mgt-2025-441

**RECOMMENDATIONS:**

1. That the report from Noel Cubacub, Planner III, Integrated City Planning to the Planning and Development Committee Meeting of June 9, 2025, re: **Information Report: City-Initiated By-law – Residential Rental Conversion and Demolition**, be received;
2. That Integrated City Planning staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

**OVERVIEW:**

- ***Housing Brampton*, the City’s Housing Strategy and Action Plan, was approved and endorsed by Council on May 19<sup>th</sup>, 2021. This draft by-law is a deliverable of *Housing Brampton*.**
- **Primary, purpose-built rental housing has an integral role in Brampton’s housing system, providing more stable, secure and traditionally more affordable rental options than Brampton’s secondary rental market (e.g., rented condominiums).**
- **There has been a minimal increase in the total number of new purpose-built rental projects in the City in recent years. Housing Brampton focuses on new policies, programs and actions to encourage and incentivize the supply of new rental housing. At the same time, protecting the existing purpose-built rental stock is imperative.**
- **The purpose of this report and public meeting is to present the draft City-Initiated By-law to regulate rental conversion and demolition city-wide in order to protect Brampton’s supply of rental housing.**

- **The draft By-law proposes that applicants proposing to convert and/or demolish residential rental properties exceeding six (6) units be required to replace the rental units in the redevelopment, unless one of the two criteria are met:**
  1. **The average vacancy rate for the preceding three (3) years is at or more than 3%, or**
  2. **The rents for all existing units proposed for conversion or demolition are equal to or more than 1.75 times the Average Market Rent.**
- **This draft By-law delivers on “Big Move One - Purpose-Built Rental Housing” of Housing Brampton, delivering on the objective to maintain and increase the supply of purpose-built rental housing for low and moderate-income households. The proposed By-law also seeks to ensure housing stability for existing residents to remain in their communities, while ensuring affordable options for future residents.**

## **BACKGROUND:**

In 2021, staff brought forward an [information report](#) to the Planning and Development Committee regarding proposed regulations for the conversion and demolition of six (6) or more residential rental units to protect the existing purpose-built rental supply across the city.

The delivery of this work was put on hold due to newly tabled legislation from the Province of Ontario (Bill 23) which proposed limitations and conditions on the powers of municipalities to prohibit and regulate the demolition and conversion of rental housing. Since 2022, no further regulations have proceeded acting upon these proposed changes. On July 8, 2024, the Planning and Development Committee directed staff to re-initiate the rental conversion and demolition work and report back to Council ([Item 9.1](#)).

The purpose of this report is to present the draft Rental Conversion and Demolition By-law to regulate rental conversion and demolition city-wide, supporting the long-term stability and maintenance of the City’s rental supply.

## **Policy Context**

Foundational direction for rental conversion and demolition bylaws are provided through the *Planning Act* and the *Municipal Act, 2001*, as well as policies from the Provincial Planning Statement, 2024 and the City’s Official Plan - *Brampton Plan (2023)*.

Provincial legislation provides direction for municipalities to provide for a range and mix of housing types, including purpose-built rental. Specifically, section 33 of the *Planning Act* allows a municipality to identify areas where the demolition of residential properties can be controlled and regulated. Additionally, section 99.1 of the *Municipal Act* allows a

municipality to enact a by-law that regulates the demolition of multi-unit residential rental properties as well as the conversion of these properties to any other use.

Brampton Plan establishes policies for the protection of purpose-built rental units and an increase in rental housing options across the city. Policy 5.6.13 of Brampton Plan provides that the City may – through a By-law – regulate the conversion and demolition of residential rental properties and impose conditions as a requirement for obtaining a permit. Additionally, policy 3.3.1.29 identifies that the City will seek to maintain a healthy rental vacancy rate of approximately 3% to ensure the adequate supply of rental dwelling units in Brampton.

Attachment 1 includes a detailed review of applicable provincial and municipal policies.

## **Housing Brampton**

*Housing Brampton*, the City's Housing Strategy and Action Plan, was approved and endorsed by Council on May 19<sup>th</sup>, 2021. It aims to improve housing affordability, add more diverse types of housing to the City's housing stock, and uses innovative approaches to address housing needs. The Strategy and Action Plan identifies overarching principles and implementation methods to advance housing goals in Brampton.

Rental conversion and demolition are identified in the Housing Brampton Implementation Roadmap, which provides a framework for integrating and implementing policies that will support Brampton's housing supply. The proposed By-law supports the Principles of *Housing Brampton*, particularly reducing barriers to the supply of housing, making full use of regulatory tools, and incorporating equity.

## **CURRENT SITUATION:**

The proposed Rental Demolition and Control By-law is integral to maintaining and increasing the City's rental housing market.

The health of a municipality's rental housing market is characterized by three main elements:

1. Total supply or stock of purpose-built rental
2. Vacancy Rate
3. Average Market Rents

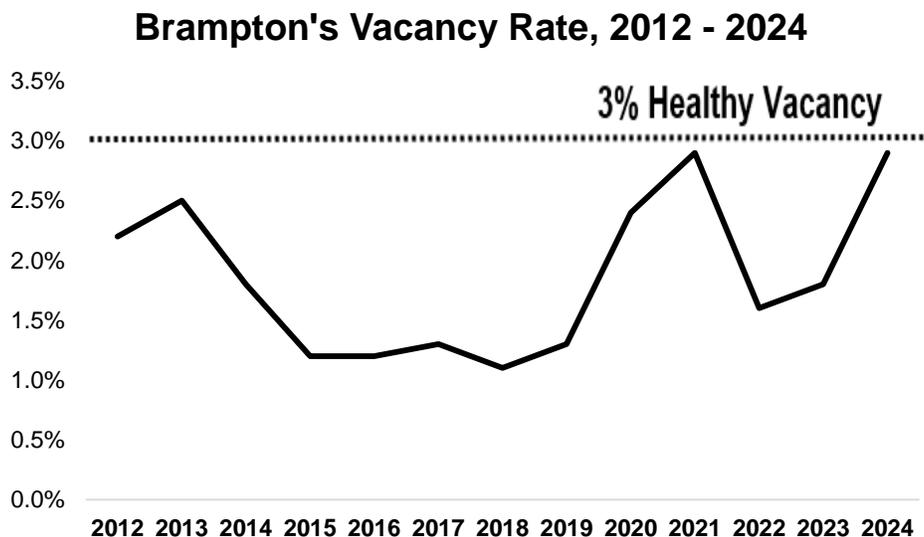
### Total Supply of Purpose-Built Rental

Purpose-built rental housing (Primary Rental Market) contributes to the provision of diverse and affordable housing supply options in Brampton. Since 2014, the creation of new purpose-built rental housing within Brampton has remained minimal, with an increase of only 744 new rental units created, for a total of 11,457 purpose-built rental units in total in Brampton, as reported by the Canada Mortgage and Housing Corporation

(CMHC). Comparatively, Brampton had over 31,300 new housing starts<sup>1</sup> from 2014 – 2024, making new purpose-built rental approximately 2% of the new developments in the last decade.

### Vacancy Rates

Another important indicator of the health of the City’s rental market is its vacancy rate. Vacancy rates refer to the percentage of rental housing units that are vacant in the survey area (municipality or submarket of the municipality), with a healthy vacancy rate at approximately 3% as it indicates a balance between supply and demand of housing. Low vacancy rates, generally anything lower than 3%, indicate a strong rental demand and limited rental supply. A low vacancy rate limits choice in the market for interested households, which presents the market condition for landlords to increase rents above inflationary levels due to the imbalance between supply and demand. Brampton’s vacancy rates have remained under 3% every year since 2012, reflecting low supply and high demand that has led many residents looking for rental options to rely on the less affordable secondary market.



**Figure 1.** CMHC, Rental Market Survey, 2012- 2024

### Purpose-Built Rental Housing Affordability

Figure 2 shows the average rent for purpose-built rental units across all bedroom types in Brampton and compares this to the rents charged in the entire rental market universe (primary, purpose-built rental units and the secondary market).

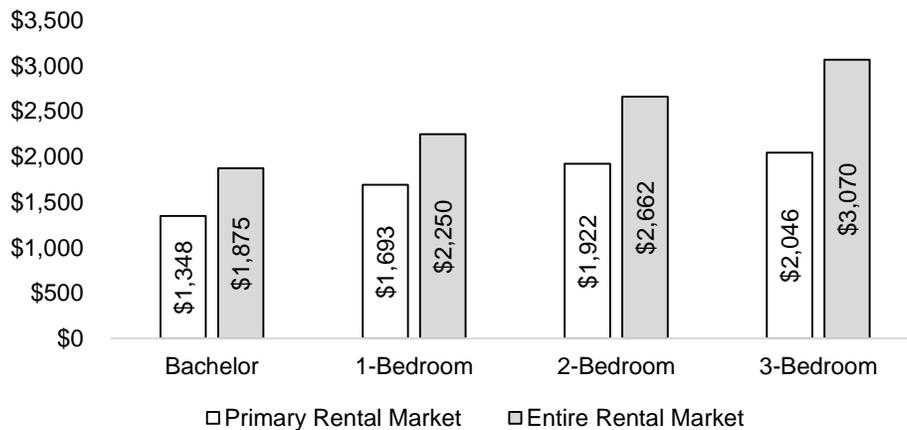
When the secondary rental market is factored in, rental units stop becoming affordable for even moderate-income households. When considering the entire rental market (both primary and secondary rental), all unit types are more expensive compared to only the primary rental market. This is due to the lack of purpose-built rental supply, lack of rent

<sup>1</sup> This does not include new Additional Residential Units, which has provided an increase in the total supply of new rental units in the City of Brampton.

control in newer units, and demand for secondary market units to fill the gap in purpose-built rental supply.

Older purpose-built rental housing has provided stable, affordable long-term housing to tenants, as these buildings have offered lower rents compared to units in the secondary market. The potential loss of these units, whether through demolition, conversion to ownership, or significant rent increases, poses a risk to housing stability and deepens affordability pressures. If left unprotected, these aging but deeply affordable units may be lost permanently, accelerating housing insecurity. This would leave many residents — including seniors, long-term tenants, and low-income families — with few or no alternatives. The proposed By-law is a preventative measure to keep vulnerable residents housed and communities stable by maintaining the existing supply of affordable rental units.

### Average Rents for Purpose-Built Rental Compared to Entire Rental Market, 2024



**Figure 2.** CMHC, Rental Market Survey & TRREB Rental Market Report, 2024

#### Benchmarking

A number of neighbouring municipalities have taken similar steps to protect their existing purpose-built rental housing units by implementing rental protection by-laws, including:

- City of Mississauga;
- The City of Kitchener;
- The City of Toronto;
- The City Hamilton; and
- The Town of Oakville.

These municipalities are generally consistent on when a permit is required, how to apply for a permit, who is the approving authority, as well as any related enforcement and penalties. Where they differ is the criteria needing to be met to obtain the permit and the conditions that may be imposed should the proposal not meet that criteria. A fulsome

review of the residential rental protection by-law benchmarking can be found in Attachment 2.

### **Proposed Residential Rental Conversion and Demolition By-law**

The purpose of the proposed Residential Rental Conversion By-law (Attachment 3) is to provide better protection for Brampton's existing rental housing stock, as well as its tenants, and ensure that the City's current and future residents have access to affordable rental housing options.

The intent of the proposed By-law is not to delay or deter new development, but to ensure that redevelopment at a minimum maintains and contributes to an inclusive, balanced housing supply. By maintaining key rental assets, Brampton protects housing stability while still enabling new growth and redevelopment, safeguarding affordable rental units and providing tenants affordable, stable and suitable housing as the city evolves.

Table 1 is a summation of the major elements of the proposed by-law.

<b>Table 1: Proposed Residential Rental Conversion and Demolition By-law</b>	
<b>Category</b>	<b>Description</b>
<b>By-law Scope</b>	Residential rental properties with 6+ rental units.
<b>By-law Purpose</b>	To require a Section 99.1 Permit for any proposals seeking to convert or demolish residential rental units of 6 units or more.
<b>Permit Submission Requirements with Application</b>	<ul style="list-style-type: none"> <li>• Description of proposed demolition or conversion;</li> <li>• Unit count (by type);</li> <li>• Rent rolls;</li> <li>• Tenant list;</li> <li>• Any related planning applications;</li> <li>• Proposed rental replacements where applicable;</li> <li>• Tenant engagement plan; and</li> <li>• Applicable fees.</li> </ul>
<b>City Criteria for Approval of Permit</b>	<p>The permit will be granted if one of the two criteria below are met:</p> <ul style="list-style-type: none"> <li>• The average vacancy rate for the City for the preceding three years is at or more than 3.0%; or</li> <li>• The rents for all rental units are equal to or more than 1.75 times the average market rent.</li> </ul>

<b>Additional Applicant Requirements if City Criteria Are Not Met</b>	<p>If one of the two permit requirements above are not met, the following conditions are required for permit approval:</p> <ul style="list-style-type: none"> <li>• Replaced or retained units be available at comparable rents;</li> <li>• Notify affected tenants as per the <i>Residential Tenancies Act</i>;</li> <li>• Provide tenants with the right to return to replaced or retained unit;</li> <li>• Enter into an agreement to be registered on title; and</li> <li>• Replacement of units can be on-site, a comparable off-site location, cash-in-lieu, or combination.</li> </ul>
<b>Permit Approval Authority</b>	<p>Delegated to the Commissioner;</p> <p>Commissioner may refer the application to Council for approval if, in the Commissioner’s opinion, the application should be considered with a Related Planning Application.</p>

Staff are seeking public input on the proposed by-law (Attachment 3). The proposed By-law delivers on a key action of *Housing Brampton* as well as the policies of *Brampton Plan, 2023* to ensure the preservation and maintenance of rental housing in the city.

## **CORPORATE IMPLICATIONS:**

### **Financial Implications:**

There are no financial implications resulting from the recommendation in this report. Any future financial implications and impacts related to enforcement and City costs will be discussed in a forthcoming Recommendation Report to Council.

### **Legal Implications:**

The proposed By-law will require no amendment to the City’s existing Demolition By-law. Legal enforcement of the By-law and compliance with it will be further explored in the Recommendation Report.

## **STRATEGIC FOCUS AREA:**

The Rental Conversion and Demolition By-law delivers on the strategic priorities of ‘Growing Urban Centres and Neighbourhoods’ and ‘Health and Well-being’, ensuring strong and connected communities and building citizen belonging, wellness and safety.

## CONCLUSION:

This By-law ensures that the limited remaining purpose-built rental housing in the City is protected, providing the full replacement of units that are proposed for conversion or demolition. Losing the City's limited purpose-built rental housing would have long-term consequences for housing affordability and displacement, and would place additional pressures on Peel Living's wait list. Council has remained committed to increasing the new supply of purpose-built rental housing through the Community Improvement Plan for Affordable Housing and funds received under the Housing Accelerator Fund. Building on these initiatives, this By-law will ensure the maintenance of and increase in supply of purpose-built rental housing in Brampton, ensuring stable housing options for residents impacted by rental conversion or demolition.

This report brings forward a Draft Residential Rental Conversion and Demolition By-law to advance and implement the objectives of *Housing Brampton*, to strengthen the City's residential rental protection policies and support the retention of purpose-built rental housing in the city.

Authored by:

Reviewed by:

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Noel Cubacub  
Policy Planner III  
Integrated City Planning

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Henrik Zbogar, RPP, MCIP  
Director,  
Integrated City Planning

Approved by:

Approved by:

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Steve Ganesh, RPP, MCIP  
Commissioner  
Planning, Building and Growth  
Management

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Marlon Kallideen  
Chief Administrative Officer

## Attachments:

- Attachment 1 – Policy Planning Context and Analysis
- Attachment 2 – Benchmarking of Municipal Residential Rental Protection By-laws
- Attachment 3 – Draft Residential Rental Housing Conversion and Demolition By-law
- Attachment 4 – Presentation: Residential Rental Housing Conversion and Demolition By-law