PUBLIC INFORMATION MEETING

City-Initiated By-Law: Residential Rental Conversion and Demolition

Proposed to be applied City-wide

Meeting: July 7th, 2025

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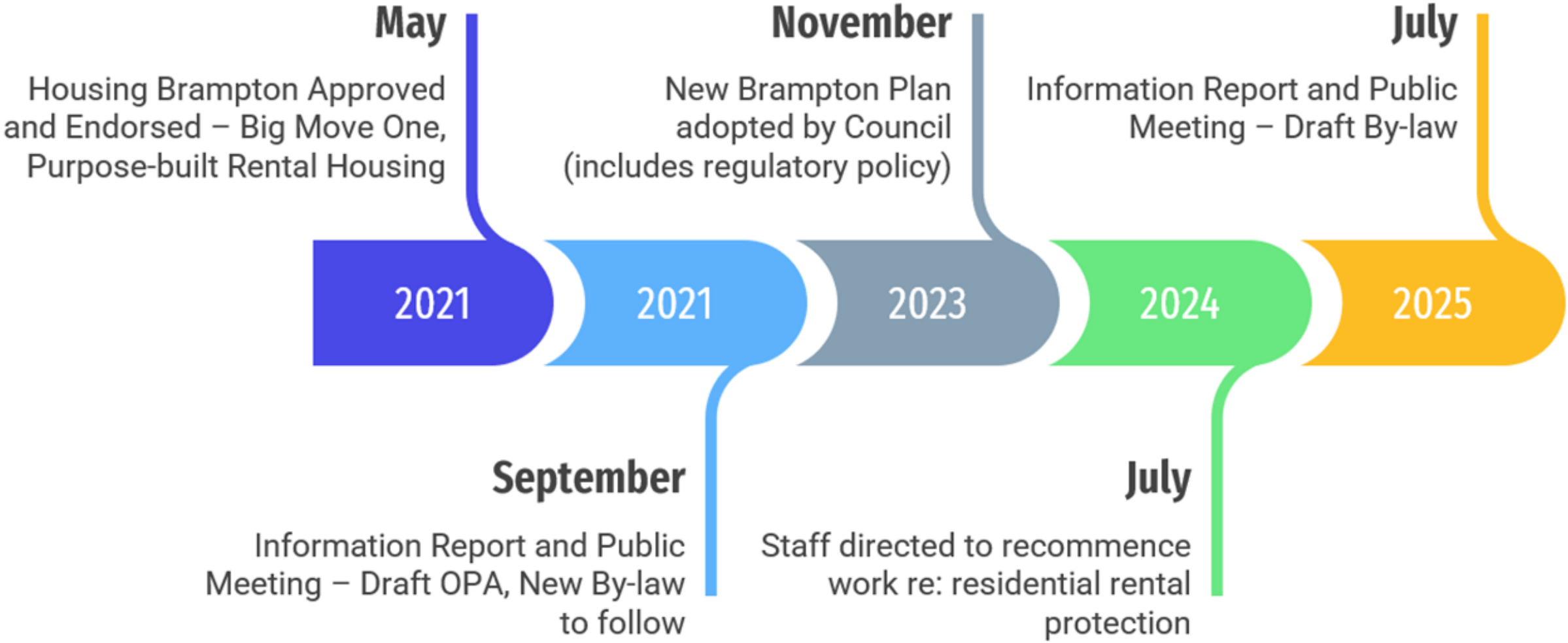
Background



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Purpose

- Present the draft Residential Rental Conversion and Demolition By-law to maintain key rental assets and ensure Brampton's current and future residents have access to affordable rental housing options
- Compare other local residential rental protections
- Seek feedback and comments on the Draft By-law

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Policy Context

Planning Act, Section 33 - Establish a Demolition Control Area

- No person shall demolish a residential property without a permit issued by Council

Municipal Act, Section 99.1 – Regulate Conversion and Demolition of RRP

- Prohibit the conversion and/or demolition of a RRP without a permit; and
- Impose conditions as a requirement of the permit.

Demolition Control By-law

- No. 203-99

Brampton Plan (In-effect policies)

5.16.3 The City may, by By-law, regulate the conversion and demolition of residential rental properties and impose conditions as a requirement of obtaining a permit.

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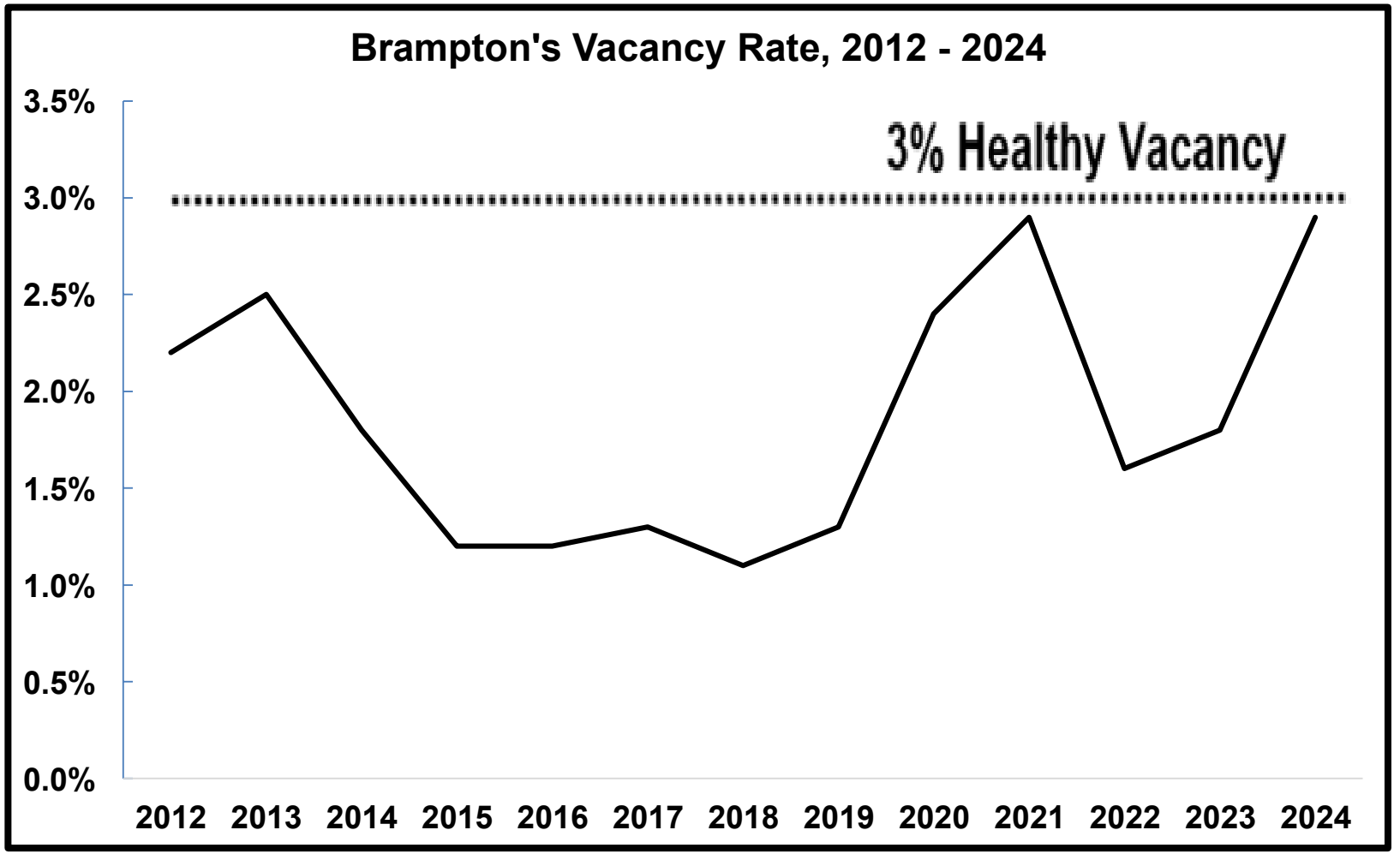
Key Indicators of Brampton's Rental Market

- New purpose-built rental makes up only ~2% of new developments in Brampton over the last decade
- Brampton's annual vacancy rate is consistently below 3%, indicating a strong rental demand and limited rental supply
- Purpose-built rental housing provides stable, affordable long-term housing to tenants

Key Indicators of Brampton's Rental Market



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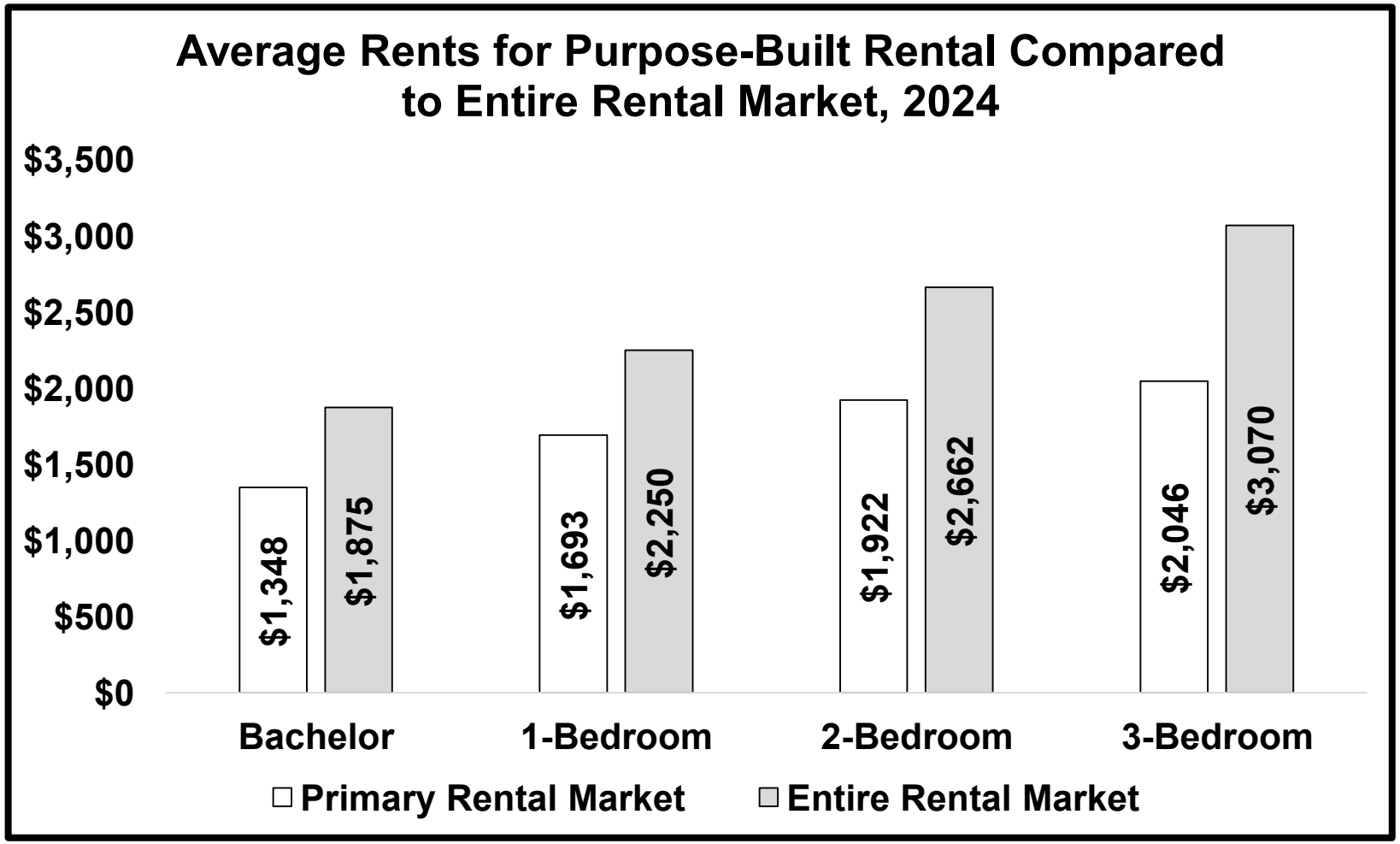
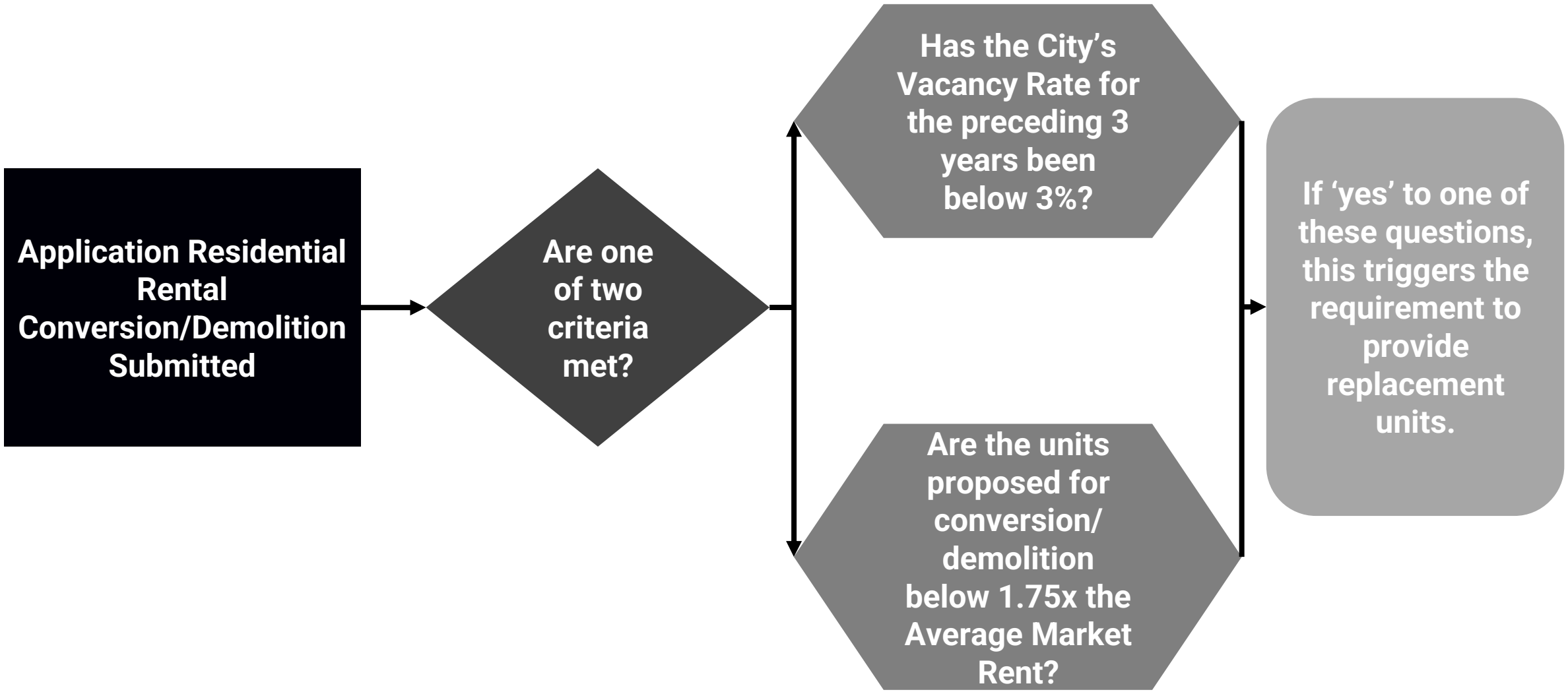


Proposed By-law



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Municipal Benchmarking

MISSISSAUGA	Hamilton	OAKVILLE	KITCHENER	TORONTO
• Vacancy rate of 3% for 3 years • Rents for proposed units is 1.75 times AMR • "Similar" rents for new units	• Vacancy rate of 3% of 2 years • Rents for proposed units is above 100% of AMR • Tenant assistance and relocation • "Similar" rents for new units	• Rental units Affected previously in the last 5 years is less than 6 units • Proposal will not reduce number of rental units to less than 6 • Enhanced Tenant Assistance Package	• No minimum requirements • Tenant compensation w/ temporary replacement unit, rent waiver, and cash payout	• Rental units affected previously in the last 5 years is less than 6 units • Proposal will not reduce number of rental units to less than 6 Units not being returned to will use centralized housing access system

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Next Steps

Research & Information Gathering

Notice of Public Meeting

Public Meeting (We are here)

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

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Additional Information

The report and presentation associated with tonight's meeting can be found online atwww.brampton.ca on the MEETINGS and AGENDAS page.

- City Planner contact:

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Thank you!

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