

Appendix 4: Draft Official Plan Amendment

Draft Official Plan Amendment

The draft Official Plan Amendment proposes to create general policies that will apply to all conversion and demolition applications of rental housing exceeding six units.

The amendment will ensure that the City's supply of rental housing is protected and maintained, and places the following conditions on permitting conversion and demolition of rental housing:

1. Conversions of rental to condominium tenure exceeding six units be prohibited if the average vacancy rate for the preceding 3 years is below 3%, as determined by CMHC.
2. Demolitions of rental housing exceeding six units be prohibited if it adversely affects the City's supply of rental housing; unless replacement rental units are provided.
3. Replacement criteria requires replacing the rental housing units with the same or higher number of units of comparable size, type, and affordability.
4. During redevelopment, the owner of the residential rental property must providing reasonable tenant relocation and assistance, with a right for the tenants to return to occupy the replacement units.
5. Tenant relocation and assistance must be carried out in accordance with the *Residential Tenancies Act, 2006*.

Appendix 4

AMENDMENT NUMBER OP 2006 - TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Official Plan Amendment is to amend the City's residential rental housing protection policy (Section 4.2 – Residential, Policy 4.2.1.12). The current policy only encourages the maintenance of a 2% minimum vacancy rate, whereas a 3% rate reflects a balanced rental market. The proposed policy amendment seeks to strengthen the protection of the City's existing rental stock by prohibiting conversions of a development from rental to condominium tenure unless the City's average vacancy rate for the preceding 3 years is 3% or higher, as determined by the Canada Mortgage and Housing Corporation. Demolitions of rental housing stock will not be permitted if it adversely affects the supply of rental housing and the achievement of Region of Peel and/or the City's housing targets; unless replacement rental units are provided.

The amendment is in keeping with the 2020 Provincial Policy Statement to provide for a range and mix of housing options and densities to meet the projected requirements of current and future residents, particularly as it relates to affordable housing needs. Additionally, this delivers on the objectives of *Housing Brampton* and Region of Peel Official Plan policies (*5.8.4 Retention of Existing Rental Housing Stock*) to ensure an adequate supply of rental housing stock to meet the existing and projected needs of all households in the Region of Peel.

2.0 Location:

This amendment affects all lands within the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- 1) by amending Section 4.2.1 Residential – General Policies, to replace Policy 4.2.1.12 with the following:

“4.2.1.12 a)

The conversion of residential rental properties to condominium tenure exceeding six dwelling units shall not be permitted if the City's average rental vacancy rate for the preceding 3 years is below 3%, as determined by the Canada Mortgage and Housing Corporation.

4.2.1.12 b)

The demolition of residential rental properties exceeding six dwelling units shall not be permitted if it adversely affects the supply of rental housing as determined by the Canada Mortgage and Housing Corporation rental vacancy rates and Region of Peel and/or the City's housing targets; unless the following replacement conditions are met:

- (i) Replacement of the rental housing units with the same or higher number of units of comparable size, type, and affordability, unless a change to the built form is being proposed in which case the replacement of unit size and type will be given due consideration; and
- (ii) Provision of reasonable tenant relocation and assistance during redevelopment, with a right for the tenants to return to occupy the replacement units, in accordance with the relevant provisions in the *Residential Tenancies Act, 2006*.”

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