

Municipal Comparison of Rental Demolition Policies

Municipality	Rent Level Criteria	Supply/Vacancy Rate Criteria	Unit Quantity Criteria	Other Criteria or Requirements
Hamilton	<p>The existing market rent levels for the units proposed to be removed are not significantly (approximately 10%) below the average market rent levels for the City and the respective local housing market zone for rental units of a similar dwelling unit and structure type and size; and,</p> <p>For vacant rental units, the last market rent levels charged prior to vacancy for the units proposed to be removed were not significantly (approximately 10%) below the average market rent levels at the time for the City and the respective local housing market zone for rental units of a similar dwelling unit and structure type and size.</p>	<p>The rental vacancy rate by dwelling unit and structure type for the City and the respective local housing market zone, as identified on Schedule G – Local Housing Market Zones and based on CMHC data, has been at or above 2.0% for the preceding twenty-four months; and,</p> <p>The proposed removal shall not reduce the rental vacancy rate by dwelling unit and structure type to below 2.0% for the City and the respective local housing market zone.</p>	Does not apply for buildings of less than six units, except in the Downtown Secondary Plan area.	<p>OR, the building (or buildings) is determined to be structurally unsound, confirmed by the submission of a structural audit, prepared by a qualified professional with the conclusions of such audit deemed acceptable by the City.</p> <p><u>Downtown Secondary Plan:</u> It shall be demonstrated that the rental housing units have been replaced on-site; and,</p> <p>An acceptable tenant relocation and assistance plan addressing the right to return to occupy the replacement housing at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen the hardship, is provided.</p>
Toronto	All of the rental housing units have rents that exceed mid-range rents at the time of Application.	The supply and availability of rental housing in the City has returned to a healthy state and is able to meet the housing requirements of current and future residents. This decision will be based on a number of factors, including whether:	Does not apply for buildings of less than six units.	<p>In cases where planning approvals other than site plan are sought, the following are secured:</p> <p>a) At least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment Application is made;</p>

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Toronto (Continued)		<p>a) Rental housing in the City is showing positive, sustained improvement as demonstrated by significant net gains in the supply of rental housing including significant levels of production of rental housing, and continued projected net gains in the supply of rental housing;</p> <p>b) The overall rental apartment vacancy rate for the City of Toronto, as reported by the Canada Mortgage and Housing Corporation, has been at or above 3% for the preceding four consecutive annual surveys;</p> <p>c) The proposal may negatively affect the supply or availability of rental housing or rental housing sub-sectors including affordable units, units suitable for families, or housing for vulnerable populations such as seniors, persons with special needs, or students, either in the City, or in a geographic subarea or a neighbourhood of the City.</p>		<p>b) For a period of at least ten years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time;</p> <p>c) An acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship; and,</p> <p>d) All provisions of other applicable legislation and policies have been satisfied.</p> <p>Where existing rental units will be kept in the new development:</p> <p>a) Will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and,</p> <p>b) May secure any needed improvements and renovations to the existing rental housing, without pass-through of such costs in the rents to tenants.</p>

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Burlington	No criteria.	The rental vacancy rate by dwelling/structure type for the City of Burlington as defined and reported yearly through the CMHC Rental Market Survey has been at or above 3% for the preceding two-year reporting period;	Does not apply for buildings with fewer than six units.	Where demolition occurs, replacement rental housing units are provided for those units that are demolished. That negative economic and other impacts upon tenants are minimized, and; The requirements of any applicable Provincial legislation or regulation, as amended, are met.
Ottawa	No criteria.	No criteria.	No criteria.	The City will study the use of demolition control throughout the urban area as a means of maintaining the supply of affordable rental housing.
Mississauga	Demolition of residential rental properties will not be permitted if it adversely affects the supply of affordable rental housing. Rental Housing Protection By-law: Purpose-built rental units must be replaced or retained when existing rents for the units proposed to be converted or demolished are less than the affordable rate of 1.75 times average market rent	Demolition of residential rental properties will not be permitted if it adversely affects the supply of affordable rental housing as determined by rental vacancy rates. (rate not specified in OP) Rental Housing Protection By-law: Purpose-built rental units must be replaced or retained when the City's vacancy rate is less than 3%.	Does not apply for buildings less than six units.	If the rent level and/or vacancy rate criteria are not met, applications to convert more than six dwelling units will require a Section 99.1 permit under the <i>Municipal Act</i> .

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Kitchener	No criteria.	No criteria.	No criteria.	<p>A demolition control Application will be required for any requests to remove residential dwelling units from the housing supply in accordance with the Demolition Control Policies.</p> <p>The City will consider the following when reviewing demolition control applications:</p> <ul style="list-style-type: none"> a) The condition of the dwelling and/or residential building in terms of damage due to fire, water, wind, or other damaging cause of event, life and health safety and structural stability; b) Whether the property is a cultural heritage resource or has cultural heritage value or interest; c) The impact of the demolition on abutting properties, the streetscape and neighbourhood stability; d) The timeframe of redevelopment, where applicable, and, whether construction of a new structure is permitted pursuant to applicable legislation; e) Consultation with the neighbourhood where appropriate; and, f) Any other site specific issues.

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London	The City may establish policies to limit the demolition of residential units or the conversion of rental units to condominiums if it is demonstrated through the Housing Monitoring Report that there has been an adverse impact on the supply of affordable housing through these actions.	No criteria.	No criteria.	<p>For the purposes of preventing the premature demolition of residential buildings, Council may prepare and adopt a Demolition Control By-law which shall apply to designated areas of the City in accordance with the provisions of the <i>Planning Act</i>.</p> <p>The City will undertake, annually, and periodically as need arises, a housing affordability needs analysis and strategy for addressing deficient areas. This will include an assessment of:</p> <p>a) Rental vacancy rates, and the anticipated trend in vacancy rates; and,</p> <p>b) Demolitions and conversion statistics.</p>
Markham	Demolition of rental and shared housing units prohibited unless replacement units are provided if the rents of the units proposed for demolition are at or below the average market rents at the time of the Application.	No criteria.	Does not apply for buildings with fewer than six units.	None.
Windsor	No criteria.	No criteria.	No criteria.	The replacement of rental housing shall be required as a priority community benefit on sites where existing rental housing is to be demolished.

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Newmarket	No criteria.	Demolition of rental housing prohibited if the rental vacancy rate is below 3%.	Does not apply for buildings less than six units.	<p>Demolition of rental apartments shall require the approval of Council. When considering such Applications, Council will consider the following:</p> <ul style="list-style-type: none"> a) The rental vacancy rate at the time of Application; b) The number of units proposed in the conversion Application; c) The number of rental units under construction at the time of the Application; and d) The impact of the loss on the rental vacancy rate. <p>The Town may enter into agreements with the proponents of rental conversions, setting out the specific standards and conditions to be met.</p>
Vaughan	No criteria.	Demolitions that would result in a rental vacancy rate of less than 3% City-wide prohibited.	Applies to buildings with greater than six units.	None.
All municipalities surveyed, including Brampton, Guelph, Cambridge, Milton, St. Catharines, Barrie, Sudbury, Waterloo, Oakville, Oshawa and Kingston				Demolition control by-laws may be used to control the demolition of residential buildings or units.