

# Rental Housing Protection By-law Implementation

**Presentation to the Development Industry Liaison Group (DILG)**

**November 18, 2024**

# Background

- In 2022, at the direction of Council, staff undertook consultations regarding a proposed new by-law to regulate the demolition and conversion of rental housing under S. 99.1 of the Municipal Act.
- Following this process and the incorporation of revisions, a final By-law was approved by Council in **June 2024**. (PED22091(a)).
- One item deferred – Tenant Relocation and Assistance Guideline.
- The effective date of the new Rental Housing Protection By-law is **January 1, 2025**.



# When Does the By-law Apply?

- Applies to any proposed conversion or demolition of a residential rental property, if that property has **6 or more** residential units.
- A property is considered a residential rental property if **at least one** unit on the property is a rental unit.
- **Demolitions** can be whole or partial demolitions of a physical building, or alterations within an existing building that result in the demolition of units or unit types.



# New Process

- The new **Screening Process** will be in effect as of January 1,2025, to determine if a proposal requires a Section 99.1 Permit.
- **Development Planning** staff will review screening forms and advise if an application is required under the Rental Housing Protection By-law.
- In many cases, there would be related Planning applications, and the applications would be processed concurrently.
- The application form and user guide will outline what information is required as part of an application as per the By-law.
- All applications have a tenant engagement requirement, which requires that a tenant information meeting be held for existing tenants after an application has been deemed complete by the City.

# Next Steps

Prior to January 1, 2025, staff are preparing :

- Screening form
- Application form
- Templates for various process letters
- Template for Rental Replacement agreements
- User Guide for applicants
- Process guide and training materials for staff



Information **Website**

- Will contain by-law information, user guide and forms



## Thank you!

**Questions?** Contact Melanie Pham at [Melanie.Pham@hamilton.ca](mailto:Melanie.Pham@hamilton.ca) or Kathy Jazvac at [Kathy.Jazvac@hamilton.ca](mailto:Kathy.Jazvac@hamilton.ca)