



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

November 19, 2024

PED22091(b) – Report Back on Rental Housing Protection Tenant Assistance Guideline

(City-wide)

Presented by: Melanie Pham

History

- Rental Housing Protection By-law was considered at June 18, 2024 Planning Committee.
- Other amendments and documents also considered to enable the operation of the By-law.
- Other documents included the Tenant Relocation and Assistance Guideline.



Tenant Relocation and Assistance Guideline

- Outlines the requirements for Tenant Relocation and Assistance that will be applied across all permit applications.
- One form of assistance is “rent gap compensation”.
- Concerns raised that rent gap compensation would be insufficient for tenants to obtain suitable alternative housing while temporarily displaced.

Council Direction

- June 26, 2024 - Council deferred the approval of the Guideline and directed staff to undertake further review to determine an appropriate process for calculating rent gap compensation.
- Staff met with CMHC representative to discuss available data sets and data limitations.
- Staff reviewed various other methods for determining values for rent gap compensation.

Recommendations

- Changes are recommended to the guideline which would provide a greater level of rent gap compensation when this is required.
- It is also recommended that the same methodology be used for the Renovation License and Relocation By-law permit process.
- Numbers will be updated annually

Rent Rates Used to Calculate Compensation Rates (2023)	
Unit Size	Maximum Rate
Bachelor	\$1,812
1 Bedroom	\$1,812
2 Bedroom	\$2,215
3 Bedroom+	\$2,547



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE