

## Rental Housing Protection By-law Municipal Scan

Summary Stats Table					
Number of Municipalities	Vacancy Rate for Preceding 4 years	Preceding 3 years	Preceding 2 years	Vacancy Rate for current year only	Does not depend on Vacancy Rate
4 with RHP By-law	1	0	1	0	2
12 with OP policies	0	4	3	5	0

Rental Housing Protection Policies Municipal Scan					
Municipality	Policy Location	Vacancy Rate Criteria	Affordability Criteria	Unit Threshold	Replacement Requirements
<b>Toronto</b>	Toronto Municipal Code <b>By-law</b> Chapter 667	At or above 3% for the preceding <b>four (4)</b> annual surveys  Uses CMHC overall “Rental Apartment” rate	None	6+ units	<ul style="list-style-type: none"> <li>• Replacement at similar rents</li> <li>• Tenant relocation and other assistance</li> </ul>
<b>Hamilton</b>	Rental Housing Protection <b>By-law</b> 24-109	At or above 3% for the preceding <b>two (2)</b> years  Does not tie to CMHC data	Units above 100% AMR	6+ units	<ul style="list-style-type: none"> <li>• Replacement at similar rents</li> <li>• Tenant relocation support</li> </ul>
<b>Oakville</b>	Rental Housing Protection <b>By-law</b> 2023-102	None	None	6+ units	<ul style="list-style-type: none"> <li>• Replacement at similar rents</li> <li>• Enhanced tenant assistance package</li> </ul>
<b>Kitchener</b>	Rental Replacement <b>By-law</b> 2024-132	None	None	6+ units	<ul style="list-style-type: none"> <li>• Replacement at AMR</li> <li>• Tenant compensation agreement</li> </ul>

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Rental Housing Protection Policies Municipal Scan					
Municipality	Policy Location	Vacancy Rate Criteria	Affordability Criteria	Unit Threshold	Replacement Requirements
<b>Markham</b>	Official Plan	At or above 3% for the preceding <b>three (3)</b> – year reporting period	None	6+ units	<ul style="list-style-type: none"> <li>• Replacement at or below AMR</li> </ul>
<b>Cambridge</b>	Official Plan	At or above 3% for the preceding <b>three (3)</b> years	None	“multi-unit”	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Waterloo</b>	Official Plan	At or above 3% for the preceding <b>three (3)</b> years as reported by CMHC	Affordable for Low and Moderate income households	None	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Sudbury</b>	Official Plan	3% or higher for the preceding <b>three (3)</b> years as reported by CMHC	None	6+ units	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Burlington</b>	Official Plan	At or above 3% for the preceding <b>two (2)</b> – year reporting period	None	6+ units	<ul style="list-style-type: none"> <li>• Replacement at similar rental rate with same number of bedrooms</li> </ul>
<b>Guelph</b>	Official Plan	Discouraged if vacancy rate is below 3% for the latest <b>two (2)</b> surveys	None	None	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>St. Catherines</b>	Official Plan	At or above 3% within the preceding <b>two (2)</b> annual surveys	None	6+ units	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Ottawa</b>	Official Plan	Seek to maintain a vacancy rate of at least	None	None	<ul style="list-style-type: none"> <li>• None</li> </ul>

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<b>Municipality</b>	<b>Policy Location</b>	<b>Vacancy Rate Criteria</b>	<b>Affordability Criteria</b>	<b>Unit Threshold</b>	<b>Replacement Requirements</b>
		3 per cent measured by the <b>annual</b> CMHC Rental Market Report			
<b>Brampton</b>	Official Plan	Seek to maintain a vacancy rate of at least 3 per cent measured by the <b>annual</b> CMHC Rental Market Report	None	None	• None
<b>Vaughan</b>	Official Plan	Seeks to maintain a minimum 3% vacancy rate	None	None	• None
<b>Newmarket</b>	Official Plan	Prohibited if vacancy rate is below 3%	None	6+ units	• None
<b>Kingston</b>	Official Plan	May be denied if vacancy rate is below 3%	None	None	• None

Other municipalities examined: London, Windsor