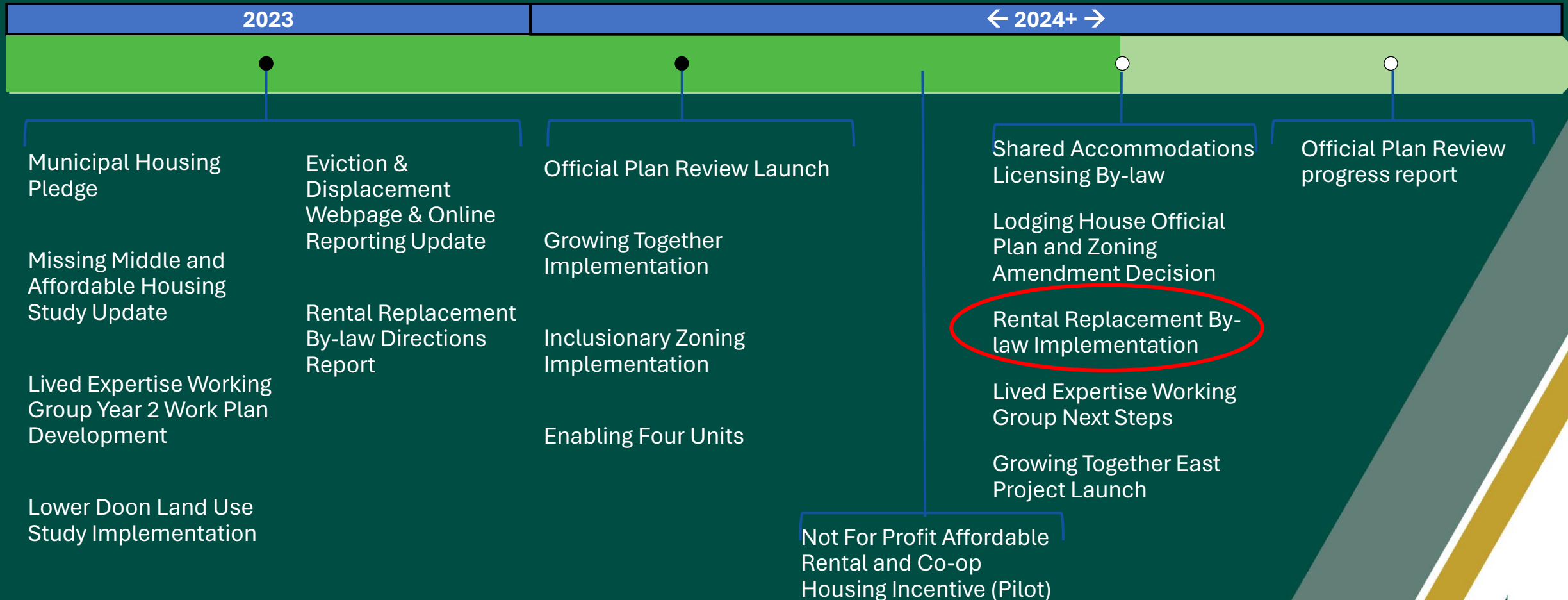


Rental Replacement By-law

Planning & Strategic Initiatives Committee

June 17, 2024

The Next Instrument in Kitchener's Housing Toolkit



The Next Instrument in Kitchener's Housing Toolkit

A transformation in how Kitchener approaches housing

Rental Replacement encourages development while minimizing displacement

Why now?

“Building a city for everyone where, together, we take care of the world around us – and each other.”



Balancing Policy Objectives

**Protect
Rental Housing**



**Increase
Housing Supply**

Policy Context

Applies to applications for demolition or conversion made under the *Planning Act*.

Authority provided by Section 99.1 of the *Municipal Act*.

By-law covers renters from demolition or conversion.

By-law does NOT protect renters from renovation causing evictions.

How It Works

WHAT IT MEANS FOR TENANTS

- Rent waiver, payout, or replacement unit when displaced

WHAT IT MEANS FOR RENTAL STOCK

- Rental units must be replaced at an affordable rate for 10 years

Financial feasibility modelling shows that large-scale intensification of rental properties will remain viable.

Recommendations

- That the proposed Rental Replacement By-law, be approved in the form shown in Attachment 'A' to report DSD-2024-282; and,
- That City initiated Official Plan Amendment OPA24/007/K/NG, for the purposes of administering a Rental Replacement By-law, be adopted in the form shown in the Official Plan Amendment attached to Report DSD-2024-282 as Attachment 'C', and accordingly forwarded to the Region of Waterloo for approval; and,
- That By-law 2013-093, being Chapter 620 – Demolition Control of the Municipal Code, be amended by the “Proposed By-law” attached to Report DSD-2024-282 as Appendix 'D', to enable the administration of a Rental Replacement By-law; and further,
- That staff be directed to continue to work towards a tenant assistance policy as outlined in Kitchener’s Housing for All Strategy.