

Item	Motion re: Rental Replacement By-law
Mover	Councillor Roberts
Seconded	Councillor Choose an item.

Recommendation

Whereas the City of Cambridge is experiencing a housing affordability crisis, with increasing demand for affordable rental units;

And whereas the preservation of existing affordable rental housing is essential to ensuring that the city maintains a diverse and accessible housing inventory;

And whereas there is a risk of losing affordable rental properties due to the demolition or conversion of rental units into non-rental housing as a result of new developments or reconstruction projects;

And whereas other municipalities, such as the City of Kitchener, have implemented rental replacement by-laws to protect their rental inventories while also supporting the development of new housing projects;

And whereas a rental replacement bylaw program applies to any development project involving the conversion or demolition of five or more rental units, requiring developers to replace the units with the same number and type of unit offering tenants options like returning to the new development with similar rents or other options;

Therefore, be it resolved that Cambridge City Council direct the Chief Planner to investigate the feasibility and potential implications of instituting a rental replacement by-law similar to other programs;

And be it further resolved that the Chief Planner report back to Council as part of the 2026 budget with recommendations, including considerations for maintaining rental units and supporting sustainable development practices within the City of Cambridge.