



Rental Housing Demolition & Conversion Application

Application Purpose:

The City of Mississauga's Rental Housing Protection By-law 0121-18 (hereafter "By-law") allows the City to regulate the demolition and conversion of residential rental properties. Proposals to convert or demolish six (6) or more residential rental units are subject to the By-law and may need to obtain a Section 99.1 permit under the Municipal Act, 2001, in addition to any other permits or approvals.

Before submitting your application, please:

- Review the By-law to determine whether the by-law applies to your proposal and whether a permit is required:
<http://www.mississauga.ca/portal/residents/rental-housing-protection>
- Contact City Planning Strategies in the Planning and Building Department at RHP@mississauga.ca or by calling 311 (905-615-4311 outside City limits).

Please complete all pertinent sections of this application after reviewing the Definition Section on page 5. Sign and return this form to the Building Permit Examiner or Planner assigned to the related application file.

Proposal for Residential Rental Property ("rental housing") Demolition and Conversion (please check applicable box):

- ☐ Demolition (including Interior Renovations or Alterations)
☐ Conversion to Condominium
☐ Conversion to Co-Ownership

- ☐ Conversion to Freehold Ownership
☐ Conversion to Non-Residential Use
☐ Other: _____

1. APPLICANT INFORMATION

Last name: _____ First name: _____

Mailing address: _____

Email: _____ Telephone: _____ Fax: _____

Applicant is: ☐ Owner ☐ Agent ☐ Lawyer ☐ Architect ☐ Contractor ☐ Other: _____

2. SUBJECT SITE & PROPERTY OWNER INFORMATION

Street address: _____

General location of site: _____

Legal description: _____

Present use: _____ Proposed use: _____

Is the building(s) registered as a condominium? ☐ Yes ☐ No

Is the building(s) a life-lease property? ☐ Yes ☐ No

Number of existing dwelling units: _____

Number of existing rental units: _____

Registered owner (as it appears on Deed/Transfer): _____

Mailing address: _____

Email: _____ Telephone: _____ Fax: _____



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3. PROJECT INFORMATION

- (a) Please provide a brief description of the proposed project (including new buildings, additions, etc.):

- (b) Do any parts of the building(s), including Related Buildings, proposed for demolition, interior renovations or conversions contain the whole or any part of a dwelling unit? ☐ Yes ☐ No

- (c) Number of rental units by bedroom type:

Existing	Proposed
Bachelor:	Bachelor:
1-Bedroom:	1-Bedroom:
2-Bedroom:	2-Bedroom:
3-Bedroom:	3-Bedroom:
4-Bedroom:	4-Bedroom:
Other:	Other:
Total:	Total:

- (d) Are all existing rental units being demolished or converted by the proposal? ☐ Yes ☐ No

- (e) If no, how many existing units will be demolished or converted?

Bachelor:
1-Bedroom:
2-Bedroom:
3-Bedroom:
4-Bedroom:
Other:
Total:

- (f) Have there been previous demolition or conversion activities on the subject site within the last 5 years or later? ☐ Yes ☐ No

- (g) If yes, how many previously existing rental units were demolished or converted? _____

- (h) Are you also applying or have applied for a Related Planning Application(s) as defined under subsection 1(18) of the By-law?
(Please check all applicable boxes)

- ☐ Building Permit (and demolition permit)
☐ Ontario Heritage Act Approval
☐ Draft Plan of Condominium
☐ Official Plan Amendment
☐ Zoning By-law Amendment
☐ Minor Variance
☐ Site Plan Control
☐ Draft Plan of Subdivision
☐ Consent
☐ Other, please specify

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4. SUMMARY OF EXISTING RENTAL UNIT TYPES AND RENT

Summary of Existing Rental Unit Types and Rent					
Unit Type	Average Market Rent (AMR)*	Number of Units Below Affordable Threshold (Less than 175% of AMR)	Affordable Threshold (175% of AMR)	Number of Units Above Affordable Threshold (Greater than 175% of AMR)	Total Units
Apartment					
Bachelor	\$1,274		\$2,230		
1-Bedroom	\$1,752		\$3,066		
2-Bedroom	\$1,941		\$3,397		
3-Bedroom +	\$2,046		\$3,581		
Townhouse					
1-Bedroom	***		***		
2-Bedroom	\$1,793		\$3,138		
3-Bedroom +	\$2,111		\$3,694		
Total**					

*Based on CMHC Rental Market Report (2024).

**Ensure that the totals for all columns are noted and that the grand total comprises 100% of the existing rental units for the property.

***Data suppressed by CMHC

(a) Do the above rents include utility charges for heat, hydro and water? ☐ Yes ☐ No

(b) If no, which ones are not included? _____

(c) Is parking included? ☐ Yes ☐ No

(d) Are TV service fees included? ☐ Yes ☐ No



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Authorization of Agent

I/We _____ authorize _____

to act as agent and sign the application form to the City of Mississauga on my/our behalf for the lands known as

Name of Land Owner
(First, Last) _____ Signature _____ Date: _____

Name of Land Owner
(First, Last) _____ Signature _____ Date: _____

Signature of Signing Officer(s) of Corporation _____

Signature of Signing Officer(s) of Corporation _____

Declaration of the Land Owner

I/We _____, do solemnly declare that

1. As of the date of this application, I am the registered owner of the lands described in the application. I have examined the contents of the application, certify that the information submitted with it is accurate and concur with the submission of the application.
2. I acknowledge that it is an offence to furnish false or misleading information submitted with the application.
3. I acknowledge that it is an offence to demolish or convert residential rental property if the proposed work is subject to the Rental Housing Protection By-law.

Name of Land Owner
(First, Last) _____ Signature _____ Date: _____

Name of Land Owner
(First, Last) _____ Signature _____ Date: _____

Applicant's Signature

Signature of Owner/Agent _____ Date: _____

The personal information on this form is collected under the legal authority of the Municipal Act and the City of Mississauga's Rental Housing Protection By-law. This information is used to evaluate your application in order to determine the need for a Section 99.1 permit and for aggregate statistical reporting.



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DEFINITION SECTION

Co-ownership: refers to an equity co-operative or other co-ownership form of housing owned or leased by more than one person, where any such person has the right to reside in a dwelling unit in the property. Co-ownership properties are subject to the by-law if any of the units are rental.

Conversion: changing rental housing units to non-residential or non-rental purposes.

Demolition: refers to one or both of the following 1) removal of a building or any part of a building; or 2) interior renovations or alterations that will result in a change to the number of dwelling units in the building or a change to the number of bedrooms in any of the dwelling units.

Dwelling Unit: refers to one or more habitable rooms designed, occupied or intended to be occupied as living quarters as a self-contained unit, and contains sanitary facilities, accommodation for sleeping and one kitchen.

Related Buildings: are buildings that are under the same ownership and on the same parcel of land; or buildings that form part of the same development proposal.

Rental Unit: is a dwelling unit used, or intended for use, for residential rental purposes. This includes a dwelling unit that has been used for residential rental purposes and is vacant, and a dwelling in a co-ownership that is or was last used for residential rental purposes.

For the full definitions of these terms, please refer to the Rental Housing Protection By-law 0121-2018.