MEMORANDUM

To: Current Tenants, City of Burlington, Planning Department

From: Landwise on behalf of the landowners, 2805531 Ontario Ltd.

Date: February 25 2026

RE: Tenant Relocation and Assistance Plan for 198-200 & 206 Plains Road East Redevelopment

This memorandum outlines the Tenant Relocation and Assistance Plan for the proposed redevelopment of 198-200 and 206 Plains Road East, Burlington ("subject lands"), a requirement as part of a complete application as outlined in the Pre-Consultation Document issued for the proposal. The subject lands are planned for a 6-storey, 66-unit mixed-use building. This plan is formulated in accordance with the Halton Region Official Plan and Burlington Official Plan, 1997 (partially in-effect) and Burlington Official Plan, 2020 (partially appealed), policies on tenant relocation and aligns with the requirements under the Residential Tenancies Act, 2006. Currently, 200-198 Plains Road East contains four (4) rental units, where three (3) units are occupied, and 206 Plains Road East contains three (3) rental units, where one (1) unit is occupied.

Legal Basis

The Landlord is pursuing an Official Plan Amendment and Zoning By-law Amendment for the subject lands. Upon approval, the demolition of the existing units is necessary and will trigger the Residential Tenancies Act, 2006, Section 50(1)(a), which permits termination of tenancies when a landlord *"in good faith requires possession of the rental unit for the purpose of demolishing it."*

Halton Region State of Housing Report (2024)

The Halton Region State of Housing Report provides an annual review of housing supply, demand, affordability in Halton Region. The Report outlines the important role that the Region has in the housing continuum to support existing and new residential growth.

Within the Halton Region rental market, the overall vacancy rate was 2.3% in 2024, which is below the 3% benchmark typically considered for a healthy market. The average market rent increased by 10%, from $1,788 in 2023 to $1,966 in 2024. As of 2024, there were 16,870 purpose-built rentals in Halton, representing a portion of the total housing supply needed for the 21.5% of households who are renters.

The Report provides affordable purchase price thresholds for each municipality, as defined by the Province and Development Charges Act. These are important benchmarks for setting compensation or assistance for displaced tenants who are looking to purchase. In Burlington, the threshold was $474,300 in 2024. Affordable housing is defined in the Report as housing costing no more than 30% of a household's gross income, without government assistance. Assisted housing is government-subsidized housing, where a portion of the housing cost is subsidized through a government program, making it more affordable.

In Halton, 21.5% of households are renter-occupied, with the average household size being 2.83 persons. This indicates that multi-bedroom rental units are in higher demand. Based on the 2021 Statistics Canada's Census of Population, the housing stock in Halton is characterized by 37.7% of higher density dwelling types (such as townhouses and apartments) and 62.3% of single-detached and semi-detached units. New housing activity in 2024 consisted of 83% of new builds were higher-density forms (apartments and townhouses), which are noted to be more likely to provide rental and affordable options. However, their rapid housing absorption (94.3% in 2024), a metric on the speed of which homes are sold during a given period, shows high demand. Additionally, 7,541 units were in the construction pipeline with 5,258 starts, which could provide future relocation options but not immediate relief.

In summary, the rental market with low vacancy and rising rent may make it difficult and expensive for tenants to relocate to a unit with the same number of bedrooms. While the proposed development is proposing condominium units, some units may be eligible for the Region's Rent Supplement program, where capital funding is provided in exchange for subsidized or market rent housing to low- to moderate-income households.

Tenant Notification Process

In compliance with the Residential Tenancies Act, existing tenants will receive formal written notice of termination with a minimum 120-day notice period. Confirmation of delivery will be documented to ensure notice. The notice will include the specific termination date based on the anticipated demolition schedule; an explanation of the reason for termination; summary of tenant rights and compensation entitlements; and, contact information for the relocation coordinator.

Beyond statutory requirements, the landlord commits to maintaining ongoing communication throughout the transition period, including regular updates regarding redevelopment timeline changes, and individual consultants for tenants requiring special assistance.

Relocation Assistance Package

The Residential Tenancies Act requires only one month's rent compensation for properties with fewer than five residential units (Section 52(2)), however, the landlord recognizes the significant impacts of displacement on tenants and voluntarily offers enhanced compensation: three months' rent, moving expense allowance of up to $1,500 per unit, and additional time beyond the required 120-day notice period.

Conclusion and Next Steps

This Tenant Relocation and Assistance Plan reflects a responsible approach to redevelopment that aims to balance property revitalization with responsibility to minimizing tenant disruption. The plan aligns with the Halton Region's and City of Burlington's commitment to managed growth and community welfare as outlined in municipal planning policies, while facilitating the development of new mixed-use development that will contribute to the City's long-term housing objectives.

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Upon approval of the Official Plan Amendment and Zoning By-law Amendment, and subsequent Site Plan Approval and Building Permit, tenants will be informed of the outcome and future steps include establishing a contact for the relocation coordinator, and detailed information materials for distribution to all affected households.

Respectfully Submitted,

LANDWISE



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