



Agenda

Age-Friendly Brampton Advisory Committee

The Corporation of the City of Brampton

Date: May 25, 2021

Time: 7:00 p.m.

Location: Council Chambers - 4th Floor, City Hall - Webex Electronic Meeting

Members: Saad Ali (Co-Chair)
Bob Pesant (Co-Chair)
City Councillor D. Whillans
City Councillor J. Bowman
City Councillor C. Williams
Tony Brookes
Elvira Brathwaite
Umar Javed
Angela Johnson
Sushil Ninawat
Elizabeth Pike
Sonya Singh
Vidhi Bhatt, Brampton Multicultural Youth Council
Sandra Fitzpatrick, Manager, Region of Peel Public Health
Peter Howarth (CARP)
Myrna Adams, Brampton Seniors Council
Alexa Roggeveen, Sheridan College, Social Service Worker, Gerontology
Rodrigo Merio, Brampton Multicultural Community Centre
Laura Tribble, Advisor, Region of Peel, Housing Services
Joelle Berube-Cheng, Peel Senior Link

NOTICE: In consideration of the current COVID-19 public health orders prohibiting large public gatherings and requiring physical distancing, in-person attendance at Council and Committee meetings will be limited to Members of Council and essential City staff only. Public attendance at meetings is currently restricted. It is strongly recommended that all persons continue to observe meetings online or participate remotely.

For inquiries about this agenda, or to make arrangements for accessibility accommodations for persons attending (some advance notice may be required), please contact: Chandra Urquhart, Legislative Coordinator, Telephone 905.874.2114, TTY 905.874.2130
cityclerksoffice@brampton.ca

Note: Meeting information is also available in alternate formats upon request.

1. Call to Order

2. Approval of Agenda

3. Declarations of Interest under the Municipal Conflict of Interest Act

4. Previous Minutes

4.1. Minutes - Age-Friendly Brampton Advisory Committee - March 25, 2021

The minutes were considered by Planning and Development Committee on May 10, 2021 and approved by Council on May 19, 2021. The minutes are provided for Committee's information.

5. Presentations\Delegations

5.1. Delegation from Vasco Alcantara, Rick Hansen Foundation, re: Benefits of Universal Design, Age Friendly, Accessible Housing

5.2. Presentation by Mirella Palermo, Policy Planner, and Melinda Yogendran, Assistant Planner, re: Staying Connected: Video Resource & Directory for Seniors and Caregivers

5.3. Presentation by Tristan Costa, Planner, and Gloria Ruiz, Coordinator, re: Nurturing Neighbourhoods Update

6. Reports / Updates

6.1. Update by Bindu Shah, Policy Planner, re: Housing Brampton-Next Steps

Note: Staff presentation, recommendation report and executive summary provided for information.

7. Other/New Business / Information Items

8. Correspondence

9. **Question Period**

10. **Public Question Period**

15 Minute Limit (regarding any decision made at this meeting)

During the meeting, the public may submit questions regarding recommendations made at the meeting via email to the City Clerk at cityclerksoffice@brampton.ca, to be introduced during the Public Question Period section of the meeting

11. **Adjournment**

Next Regular Meeting - Tuesday, June 22, 2021 at 7:00 p.m.



Minutes

Age-Friendly Brampton Advisory Committee

The Corporation of the City of Brampton

Tuesday, March 30, 2021

Members Present: Saad Ali (Co-Chair)
Umar Javed
Angela Johnson
Elizabeth Pike
Sonya Singh
Vidhi Bhatt, Brampton Multicultural Youth Council
Joelle Berube-Cheng, Peel Senior Link
Sandra Fitzpatrick, Manager, Region of Peel Public Health
Laura Tribble, Advisor, Region of Peel, Housing Services
Peter Howarth (CARP)
Myrna Adams, Brampton Seniors Council
Alexa Roggeveen, Sheridan College, Social Service Worker, Gerontology
Jyoti Shukla, Community Impact Manager, United Way
City Councillor D. Whillans
City Councillor J. Bowman
City Councillor C. Williams

Members Absent: Bob Pesant (Co-Chair)
Tony Brookes
Sushil Ninawat
Rodrigo Merio, Brampton Multicultural Community Centre

Staff Present: Andrew McNeill, Manager, Official Plan and Growth Management
Daniella Balasal, Policy Planner
Mirella Palermo, Planner
Tristan Costa, Planner
Bindu Shah, Planner
Chandra Urquhart, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:04 p.m. and adjourned at 8:50 p.m.

2. **Approval of Agenda**

AFC005-2021

That the Agenda for the Age-Friendly Brampton Advisory Committee Meeting of March 30, 2021 be approved as published and circulated.

Carried

3. **Declarations of Interest under the Municipal Conflict of Interest Act**

Nil

4. **Previous Minutes**

4.1 Minutes - Age-Friendly Brampton Advisory Committee - January 26, 2021

The minutes were considered by Planning and Development Committee on February 22, 2021, and approved by Council on March 3, 2021. The minutes were provided for Committee's information.

5. **Presentations\Delegations**

5.1 Presentation by Bindu Shah, Planner, re: Overview of Housing Brampton

Bindu Shah, Planner, Planning, Building and Economic Development, provided a presentation entitled Overview of Housing Brampton, noting that the focus was on improving affordability, supply and choice of housing. The following was highlighted:

- Strategic directions
- Recommendations – Big Moves include
 - purpose built rental housing
 - attainable home ownership
- Age-Friendly strategy goals for youth and seniors
 - Promote the creation of affordable and accessible housing, along with a range of housing types and tenures

- Seniors housing study key recommendations
 - Culturally-sensitive seniors housing
- Proposed Official Plan Policies
 - range of seniors-oriented, accessible and adaptable housing – appropriate housing mix
- Proposed Incentives include
 - participation in Region of Peel's Incentive Program
 - relief of Brampton's planning application fees and fast tracking approvals

Committee discussion on this matter included the following:

- Explanation of the design of culturally-sensitive housing
- Consideration for a design of seniors housing that include day care facilities to encourage interaction between seniors and children
- Advantages and disadvantages of gated communities, such as, Rosedale Village
- Indication that seniors prefer to live in blended community to avoid isolation
- Examples from the Region of Peel of subdivisions that offer multi-residential zoning to accommodate seniors housing
- Suggestion that multi-generational housing and an integrated approach to seniors housing would be preferable with appropriate infrastructure provided
- Questions on policies with respect to selling dedicated senior housing
- Non-profit organizations may require City incentives to encourage development of affordable housing for seniors

The following motion was considered:

AFC006-2021

That the presentation by Bindu Shah, Planner, Planning, Building and Economic Development, to the Age-Friendly Brampton Advisory Committee meeting of March 30, 2021, re: **Overview of Housing Brampton** be received.

Carried

5.2 Presentation by Mirella Palermo, Planner, re: Review of Current Housing Policy Projects

Mirella Palermo, Planner, provided a presentation on Current Housing Policy Projects with the focus on the Policy Reviews on the following initiatives:

- Supportive housing – key moves include
 - removal of the minimum separation restrictions on the number of housing units in a defined area
 - simplifying the registration process where housing forms are permitted 'as-of-right'
- Lodging house – options for regulations include
 - allowing lodging houses in specific areas
 - adopting a city-wide approach through a tier system to limit the number of lodgers in a home
 - reviewing and enhancing compliance enforcement measures
- Student housing
 - meeting with post-secondary institutional
 - creation of a advisory committee
 - challenges encountered to capture the number of domestic/international students in the City and its relationship with lodging houses

Committee discussion on this matter included the following:

- Clarification that complaints received for registered lodging houses / groups home are and rarely received
- Indication that complaints appear to be from unregistered group homes / lodging houses that house students illegally
- List of registered group homes / lodging houses was available at the City Clerk's Office
- Registered or licensed homes are mostly concentrated in the downtown along Queen Street /Main Street
- Comments that residents are unaware whether homes are licensed or registered

- Suggestion that student housing study include
 - tech solutions initiative broadened to include public sites that advertise rentals – available to both landlords and tenants
 - educational institutions be approached and requested to provide and supply housing for both domestic and international students
 - other levels of government be approached with respect to obtaining information on numbers for international students enrollment in Brampton
- Indication that a recommendation report will be presented to Planning and Development Committee in the next few months

The following motion was considered:

AFC007-2021

That the presentation by Mirella Palermo, Planner, to the Age-Friendly Brampton Advisory Committee meeting of March 30, 2021, re: **Review of Current Housing Policy** be received.

Carried

6. Reports / Updates

Nil

7. Other/New Business / Information Items

- 7.1 Update by Daniella Balasal, Policy Planner, re: New Horizon's Funding Application – "Staying Connected: A Video Resource for Seniors and Caregivers"

Daniella Balasal, Policy Planner, advised that through a Federal grant program, funding was provided to the City to develop a video resource that allows seniors and caregivers to connect to existing resources. Some engagement sessions will be offered and staff will seek members' participation in the initiative. It is anticipated that the project will require a year for completion.

- 7.2 Update by Daniella Balasal, Policy Planner, re: Status – World Health Organization's Age-Friendly Communities Designation for City of Brampton

Daniella Balasal, Policy Planner, announced that the City was successful in obtaining the Age-Friendly designation by the World Health Organization. She thanked members for input in achieving the designation.

In response to a question, Ms. Balasal noted that there were no additional benefits for the City other than to be recognized both at home and globally of the City's strong commitment as an Age-Friendly community.

The following motion was considered:

AFC008-2021

That the update by Daniella Balasal, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of March 30, 2021, re: **World Health Organization's Age-Friendly Communities Designation Certificate for City of Brampton** be received.

Carried

7.3 Update by Daniella Balasal, Policy Planner, re: Final Age-Friendly Strategy Year 1 Progress Report

Daniella Balasal, Policy Planner, provided an update on the Final Age-Friendly Strategy Year 1 progress report which was presented to Council earlier this year. She noted that the report identified the status of the 155 action items listed in the Age-Friendly Strategy and incorporated draft comments from Region Peel Housing and Public Health Services. A progress report will be presented annually to Council.

Committee acknowledged the efforts and contribution of staff and Committee members on the success of the strategy.

7.4 Update by Andrew McNeill, Manager, Official Plan and Growth Management, and Tristan Costa, Planner, re: Memo - Brampton Plan Engagement

Andrew McNeill, Manager, Official Plan and Growth Management, and Tristan Costa, Planner, provided an overview of the memo on the Brampton plan engagement and encouraged members to attend the City-wide workshop scheduled for April 10th.

In response to a question, Committee was advised that the new Official Plan will include the design of roads and the nature of streets at a general level.

7.5 Update by City Clerk's Office, re: Resignation of Milagros Caballes, Member

Chandra Urquhart, Legislative Coordinator, advised that Milagros Caballes, member, has resigned from the Committee due to other commitments.

Committee acknowledged the resignation of Ms. Milagros.

The following motion was considered:

AFC009-2021

1. That the **Resignation of Milagros Caballes, Member**, to the Age-Friendly Brampton Advisory Committee meeting of March 30, 2021 be accepted; and
2. That Ms. Caballes be thanked for her years of volunteering and contributions to the Committee.

Carried

8. **Correspondence**

Nil

9. **Question Period**

Nil

10. **Public Question Period**

Nil

11. **Adjournment**

The following motion was considered:

AFC010-2021

That the Age-Friendly Brampton Advisory Committee meeting of March 30, 2021 do now adjourn to meet again on May 25, 2021 at 7:00 p.m.

Carried

Saad Ali (Co-Chair)

Bob Pesant (Co-Chair)



Delegation Request

For Office Use Only:

Meeting Name:

Meeting Date:

Please complete this form for your request to delegate to Council or Committee on a matter where a decision of the Council may be required. Delegations at Council meetings are generally limited to agenda business published with the meeting agenda. Delegations at Committee meetings can relate to new business within the jurisdiction and authority of the City and/or Committee or agenda business published with the meeting agenda. **All delegations are limited to five (5) minutes.**

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2

Email: cityclerksoffice@brampton.ca Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting: ☐ City Council ☐ Planning and Development Committee
☐ Committee of Council ☒ Other Committee:

[Age friendly Advisory Committee](#)

Meeting Date Requested: [May 25th 2021](#)

Agenda Item (if applicable):

Name of Individual(s): [Vasco Alcantara](#)

Position/Title:

[Business Development Manager, Accessibility Certification](#)

Organization/Person
being represented:

[The Rick Hansen Foundation](#)

Full Address for Contact: [101 College St,
Suite 120F
Toronto, ON
M5G 1L7](#)

Telephone: [416-602-5732](#)

Email: valcantara@rickhansen.com

Subject Matter
to be Discussed:

[Showcasing and explaining about successful RHFAC projects. Discussion about introducing RHFAC as a construction/retrofit requirement for accessibility for multi-unit buildings in the City of Brampton.](#)

Action
Requested:

A formal presentation will accompany my delegation: ☒ Yes ☐ No

Presentation format: ☒ PowerPoint File (.ppt) ☐ Adobe File or equivalent (.pdf)
☐ Picture File (.jpg) ☐ Video File (.avi, .mpg)

☐ Other:

Additional printed information/materials will be distributed with my delegation: ☐ Yes ☐ No ☐ Attached

Note: Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:**

- (i) 25 copies of all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
- (ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

Submit by Email

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P.13 and will be used in the preparation of the applicable council/committee agenda and will be attached to the agenda and publicly available at the meeting and on the City's website. Questions about the collection of personal information should be directed to the Deputy City Clerk, Council and Administrative Services, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2115.

Rick Hansen Foundation Accessibility Certification (RHFAC) Program

Multi Unit Residential Buildings (MURB)

May 2021



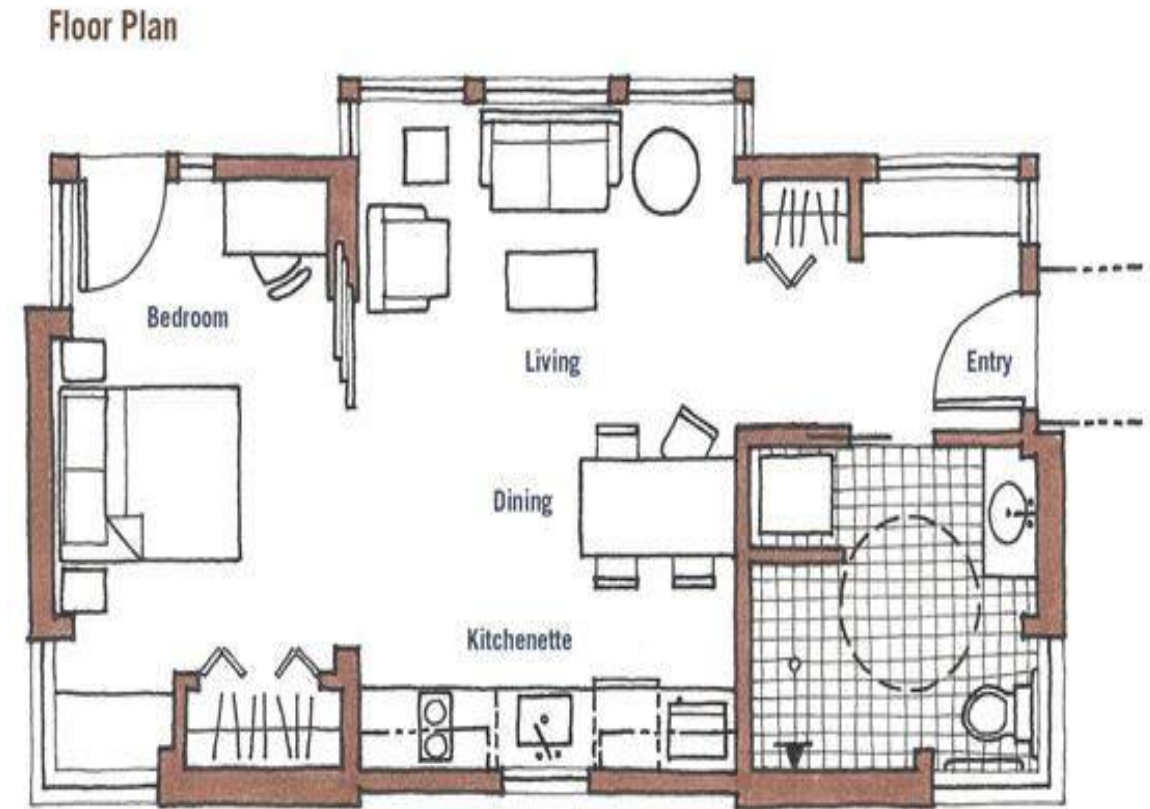
Accessibility Starts at Home



- Did you know: 23% of Canadians are Persons with Disabilities?
- Did you know: 50% of Canadians Know, Work or Live with a Person with a Disability?
- Did you know: Most Builders/Developers offer Less than 10% of their MURBs as Accessible Units?
- Did you know: According to a TD Bank report, Persons with Disabilities have a Buying Power of \$50 Billion per Year?

Accessibility: From Legislation to Design to Build

- In Canada, there are no legislated minimum requirements for an accessible condo or home, only building codes.
- Legislation needs to be introduced, mandating minimum requirements. You can be that driving force.
- MURBs **MUST** be designed with Accessibility in Mind.
- Ideally, all units should be Universally Designed, but a MINIMUM of **25%** MUST be designed for accessibility.



RHFAC and MURBs: Example 1 – Ryder Village, Hope B.C.

- Using RHFAC, Developers can Build to an RHFAC Gold Standard.
- Save hundreds of thousands on retrofits as accessibility legislation changes.
- Ensure that most units are accessible for persons with disabilities.
- Showcase that Universal Design can also mean Beauty in Design.



RHFAC and MURBs: Example 2 – Carleton University New On-Campus Residence



- Using RHFAC's Accessibility Consulting Services will ensure better accessibility through the design and construction process.
- Cost of Building to RHFAC Gold from the Design Phase: Less than 1% of the Total Budget.
- Ensures Universal Design is Utilized to Build an Accessible and Beautiful Building.

RHFAC and Canadian Mortgage and Housing Corporation (CMHC)

- CMHC's Housing Supply Challenge objective is to reduce barriers to housing supply and affordability. The Challenge – aims at creating data solutions that improve decision-making for housing supply across Canada.
- RHF's proposed solution is to create a standardized tool to rate residential housing accessibility that would inform a housing registry, making housing purchases much easier across Canada.
- RHF is one of 11 successful applicants from over 100 applicants to move to Stage 2 of challenge to develop a proof of concept over the next 5 months.
- Currently, RHFAC can rate MURBS. RHF is looking for partners to conduct some pilot ratings to collect data to help develop a proof of concept for this initiatives.
- RHFAC will also be adding a new rating module on single family homes based on the CSA's Accessible Housing Standard expected to be released in Spring 2022.



A place to call home

RHFAC Contact Information

Mike Greer

mgreer@rickhansen.com

Outreach & Engagement Specialist Accessibility
Certification

Vasco Alcantara

valcantara@rickhansen.com

Business Development Manager, Accessibility
Certification



Date: 2021-05-14

Subject: **Age-Friendly Directory**

Secondary Title: Project Overview

Contact: Mirella Palermo, Policy Planner & Melinda Yogendran, Assistant Policy Planner

Report Number: Planning, Bld & Ec Dev-2021-626

Recommendations:

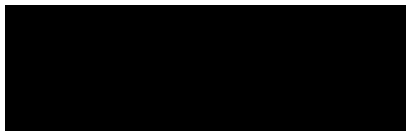
1. THAT the presentation titled, 'Age-Friendly Directory – Staying Connected: Video Resource & Directory for Seniors and Caregivers' presented to Age-Friendly Brampton Advisory Committee be received.

Age-Friendly Directory

“Staying Connected: Video Resource & Directory for Seniors and Caregivers”

Age-Friendly Brampton Advisory Committee
May 25, 2021

Please note: photo(s) were taken prior to onset of COVID-19 and introduction of physical distancing and mandatory face covering regulations.



Project Overview

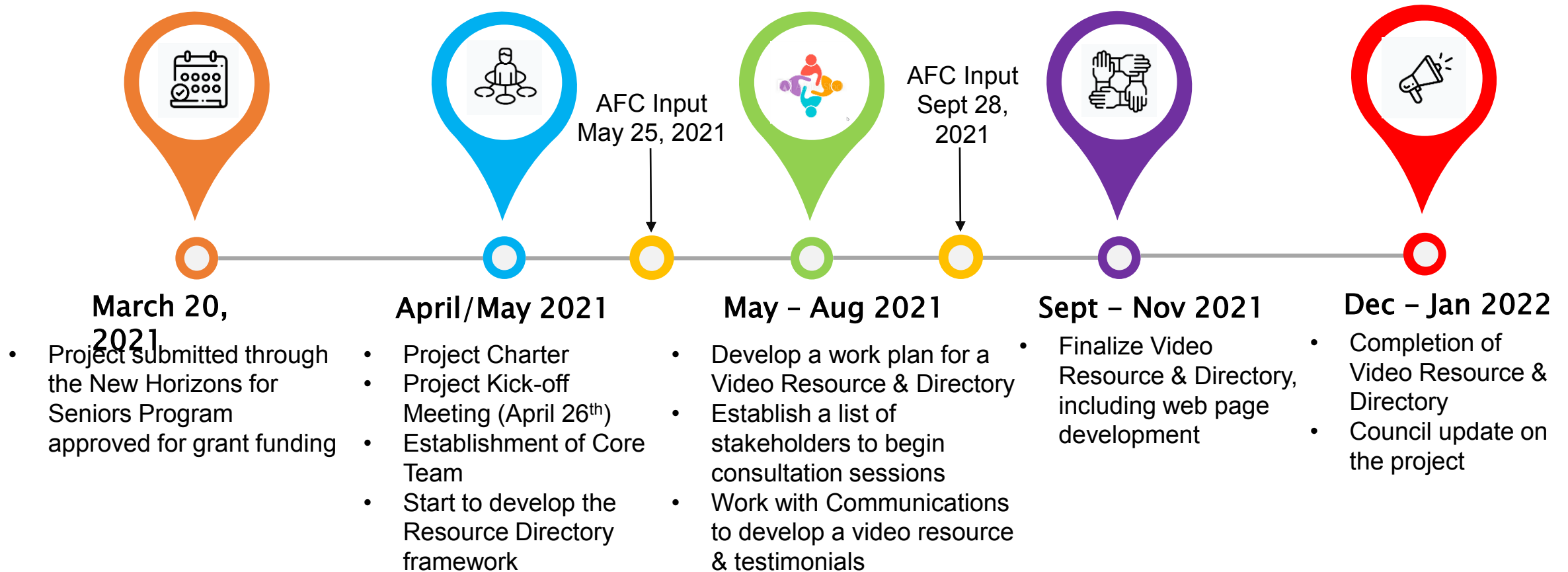
- **Mandate:** To increase access to resources and services for seniors and caregivers through the development of a video tool and a Brampton Age-Friendly Directory.
- **Objectives:** Fostering intergenerational connections; furthering Brampton's Age-Friendly Vision to meet the needs of all ages and abilities; and, leveraging expertise and wisdom of older adults in Brampton.
- The video resource and directory supports the following age-friendly focus areas as identified by the World Health Organization and Brampton's Age-Friendly Strategy and Action Plan:
 - ✓ #4 Social Participation; #5 Respect and Social Isolation; #7 Communication and Information; #8 Community Support and Health Services
- Grant funding approved in March 2021: \$20,575 (\$850 Professional fees; \$19,725 Project Costs (WebEx, Video Production, Translation, Tech support, promotion, ads)



Project Timeline

Initial Phase

Implementation Phase





Directory Themes

Social Supports

- Peel Food Map
- Brampton Social Support Task Force
- On-line Grocery Delivery Options
- Peel Senior's Link

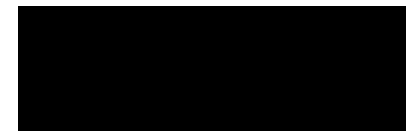
Transportation

- MODMobility
- TransHelp
- CANES Ride Connect
- GTA Accessible Transportation Inc.

Recreation

- Flower City Community Centre
- Brampton Community Recreation Programs
- Roots Community Services Inc.

*Proposed Themes & Services
For Discussion*





Social Connectivity

- City Virtual Activity Sessions
- City Seniors Digital Cafe
- Brampton Multicultural Centre Seniors Program
- Italian Cultural Centre (Brampton)



Health & Well-being

- Ontario Seniors Dental Care Program
 - LHIN Home and Community Care Support Services
- Indus Community Services Seniors Wellness Program

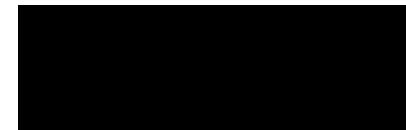


Financial Supports

- Ontario Manage Your Finances
 - March of Dimes Accessible Modification Grant

Directory Themes

*Proposed Themes & Services
For Discussion*





Directory Themes

Housing and Home Services

- Central West Healthline Senior's Apartments
- Peel Access to Housing (PATH) for Supportive Housing

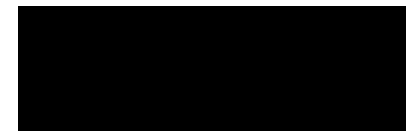
Accessibility

- March of Dimes Home & Vehicle Modifications
- Assistive Device Program
 - Assistive Mobile Technology Initiative

Suggestions

What would you like to see here?

*Proposed Themes & Services
For Discussion*



Questions and Comments

Project Leads

Mirella Palermo, Policy Planner & **Melinda Yogendran**,

Assistant Policy Planner

Planning, Building & Economic Development



Date: 2021-06-07

Subject: Nurturing Neighbourhoods Program Update

Contact: Tristan Costa, Planner, tristan.costa@brampton.ca
Gloria Ruiz, Coordinator, gloria.ruiz@brampton.ca

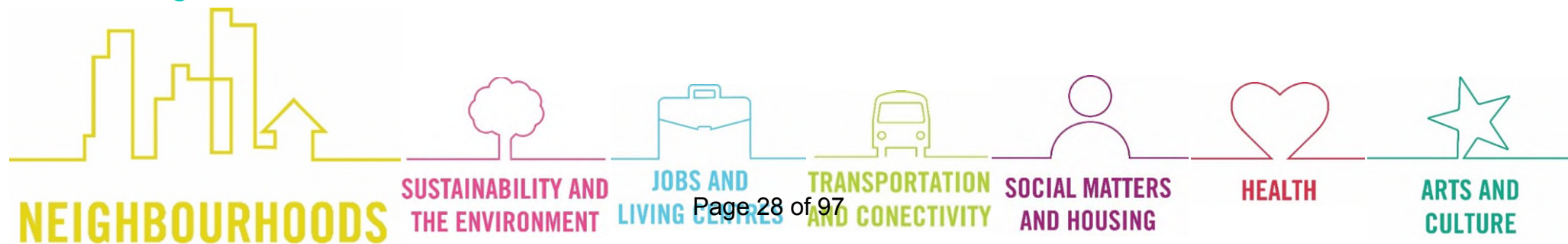
Report Number: Planning, Bld & Ec Dev-2021-635

Recommendations:

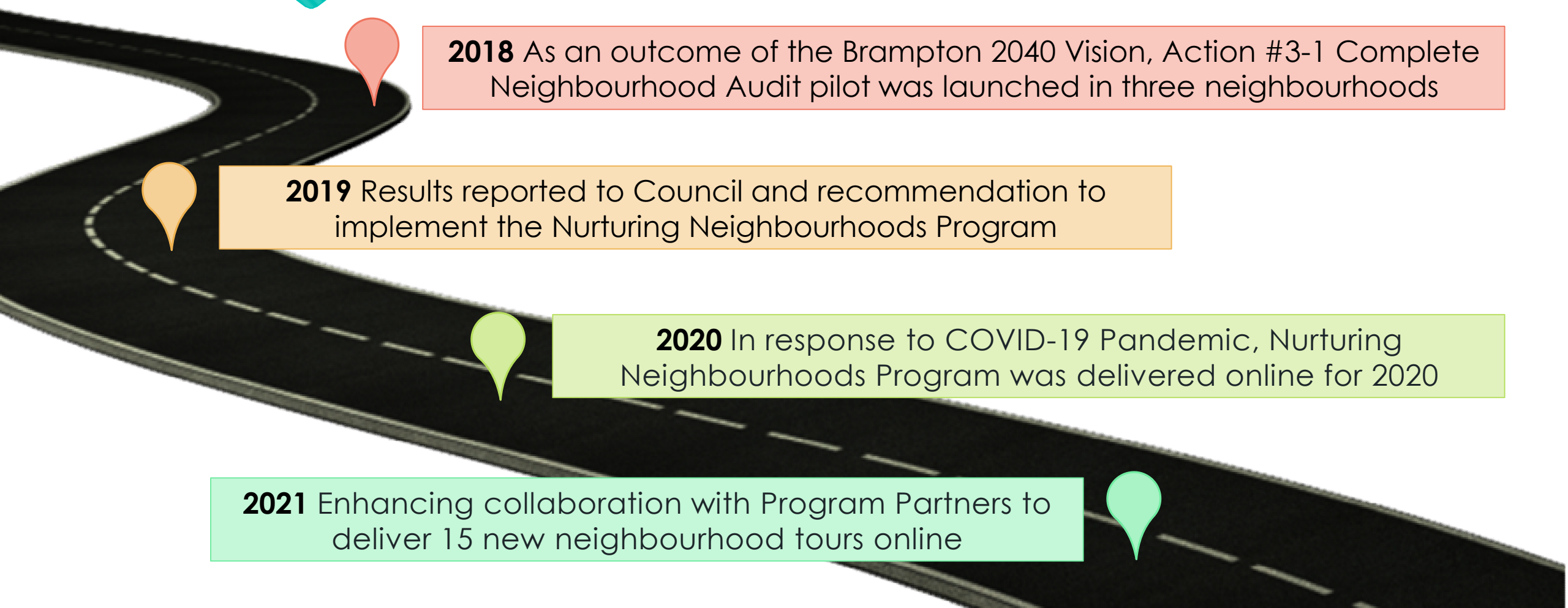
That the presentation by Tristan Costa, Planner Official Plan and Growth Management, and Gloria Ruiz, Coordinator, Community Innovation and Resilience, to the Age-Friendly Brampton Advisory Committee meeting of May 25, 2021, re: Nurturing Neighbourhoods Program Update be received.

Brampton 2040 Vision Nurturing Neighbourhoods Program Overview

Age-Friendly Brampton Advisory Committee Presentation
May 25, 2021



THE JOURNEY TOGETHER SO FAR



2018 As an outcome of the Brampton 2040 Vision, Action #3-1 Complete Neighbourhood Audit pilot was launched in three neighbourhoods

2019 Results reported to Council and recommendation to implement the Nurturing Neighbourhoods Program

2020 In response to COVID-19 Pandemic, Nurturing Neighbourhoods Program was delivered online for 2020

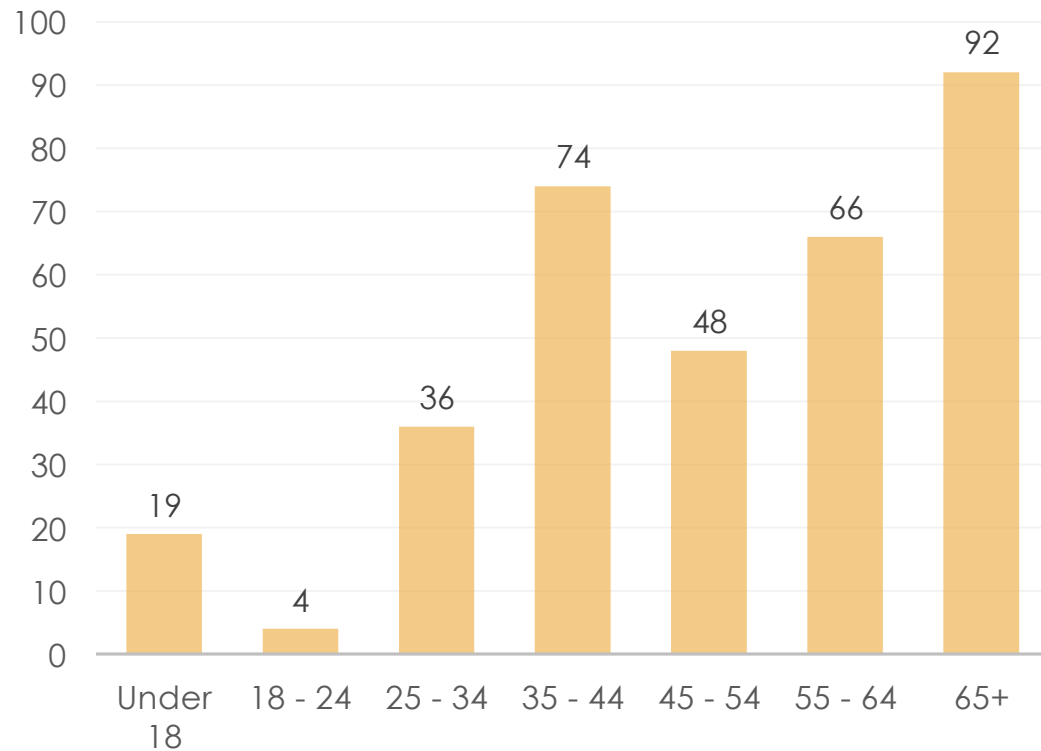
2021 Enhancing collaboration with Program Partners to deliver 15 new neighbourhood tours online

29 NEIGHBOURHOODS TOURED IN PERSON + VIRTUALLY

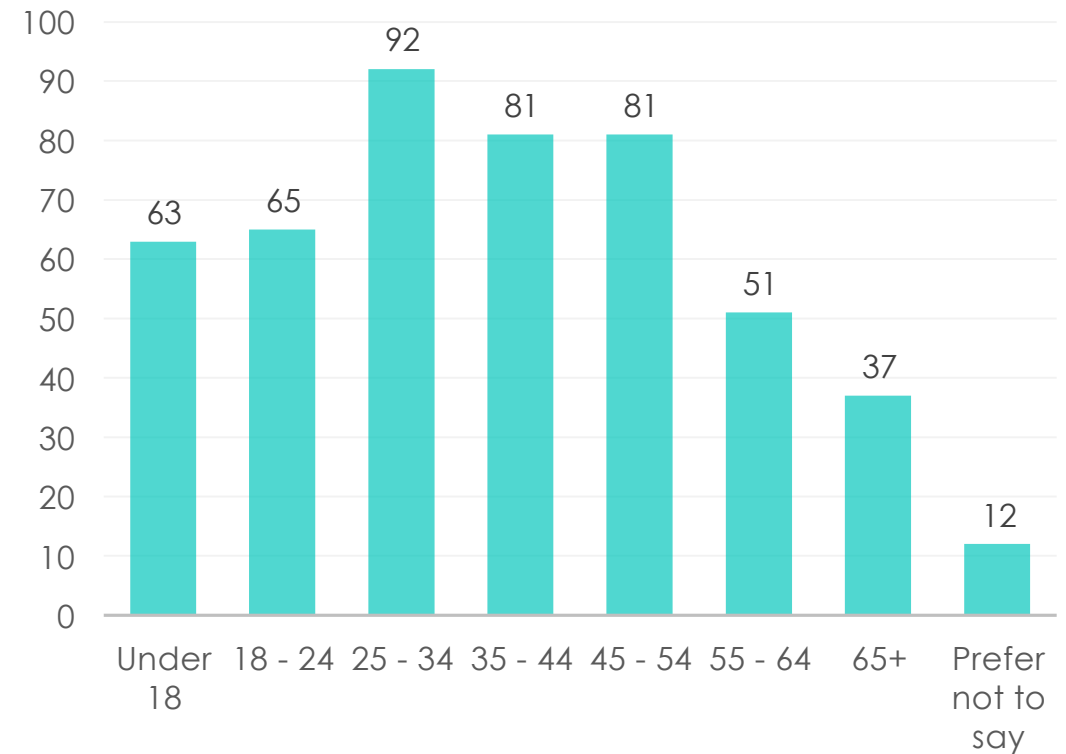
Mount Royal Ebenezer West Creditview Downtown West
Professors /Pavilion Springbrook Gore/Castlemore Bramalea SNAP
Lake Valley Creek Bramalea E Section Madoc E F K Sections
Bramalea Snelgrove Mount Pleasant Hickory Woods Deerfield
A B C D Trinity Commons Village Heart Lake South Credit Valley
Sections County Court Northwood Sheridan Ebenezer East Lakelands
Peel Village Meadowland Park Spring Valley Mount Pleasant Village

2019 vs. 2020 NEIGHBOURHOOD SURVEY

Q3) What is your age?



Q3) What is your age?





THOUGHTS

- **What would be the best way(s) for the City to communicate with you?**
- **What suggestions would the Advisory Committee make to support a strong outreach to all age groups for virtual and in person events?**

WHAT IS OUR DATA TELLING US?

THEMES INCLUDE:

- Getting Around
- Community
- Environment (built/natural)

60%

KNOW SOME OR MOST OF THEIR NEIGHBOURS

Q7: Which of the following most describes you



50%
**HAVE A STRONG
SENSE OF
BELONGING**

Q6: How would you respond to this statement: "there is a strong sense of belonging in my neighbourhood"



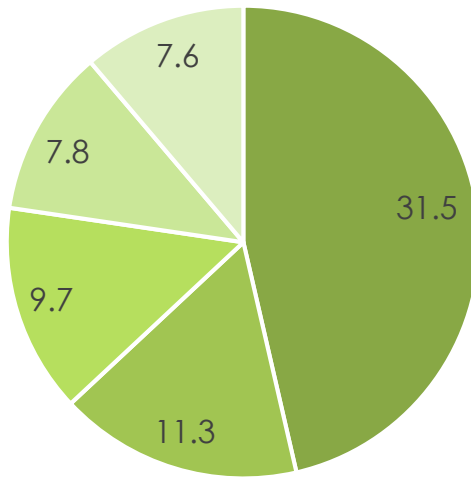
78%
**LOVE THE PLACES
THEY LIVE**

Question 5: How do you feel about the neighbourhood you live in?

Preliminary City-wide Data Results

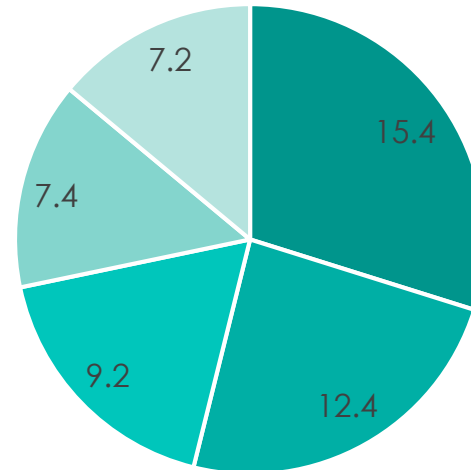
Top 5 Themes: Survey Results Q18, 19 + 20

I love it here!



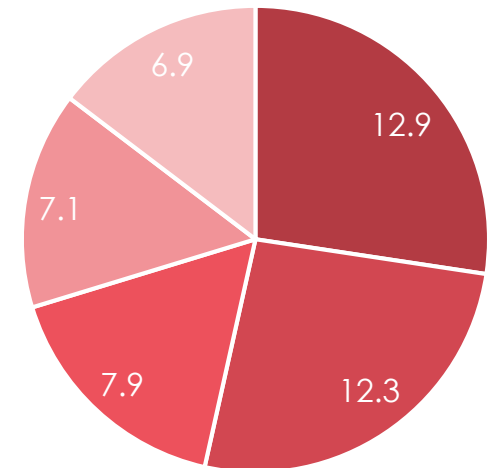
- Parks and Trails
- Community Building/Connectedness
- Active Transportation
- Entertainment & Retail
- Connectivity (Infrastructure)

I wish this was here!



- Public Spaces & Community Hubs
- Parks and Trails
- Entertainment & Retail
- Public Art
- Community Building/Connectedness

We can do better here!



- Traffic Calming
- Parks and Trails
- Waste Management
- Property Maintenance
- Active Transportation

SUPPORTING OUR AGE-FRIENDLY STRATEGY

- Nurturing Neighbourhoods Program defined as a performance indicator for several of the 55 action items within the Age-Friendly Brampton Strategy
- Established a program that is accessible for all ages, abilities, and supports youth and seniors
- Program will help identify Community Champions – we want residents to lead the charge!
- Our neighbourhood audits also engages businesses and business owners
- Data collected will help support the evolving change within communities and support short, medium, and long term action planning



THOUGHTS

- **As a member of the Advisory Committee, are you interested in being a community champion?**
- **Do you know anyone who would be interested in being a community champion?**

NEXT STEPS



**Continue to deliver
Nurturing Neighbourhoods
Program online**



**Community Safety &
Well-Being Office**



**15 new neighbourhoods
will be visited in 2021**



Thank You

Tristan Costa
Planner, City Planning & Design
Planning, Building & Economic Development
905.874.2557

Gloria Ruiz
Coordinator, Community Safety & Well-Being
Community Services
905.874.3485

Housing Brampton



Bindu Shah, Planner III
Planning, Building and Economic Development
City of Brampton
Jeffrey Humble, Manager
Policy, Programs and Implementation
Planning, Building and Economic Development
City of Brampton



Housing Brampton



Affordable
Housing

Greater
Housing
Choice for All

Complete,
attractive
communities

Mandate

Improving housing
affordability and choice

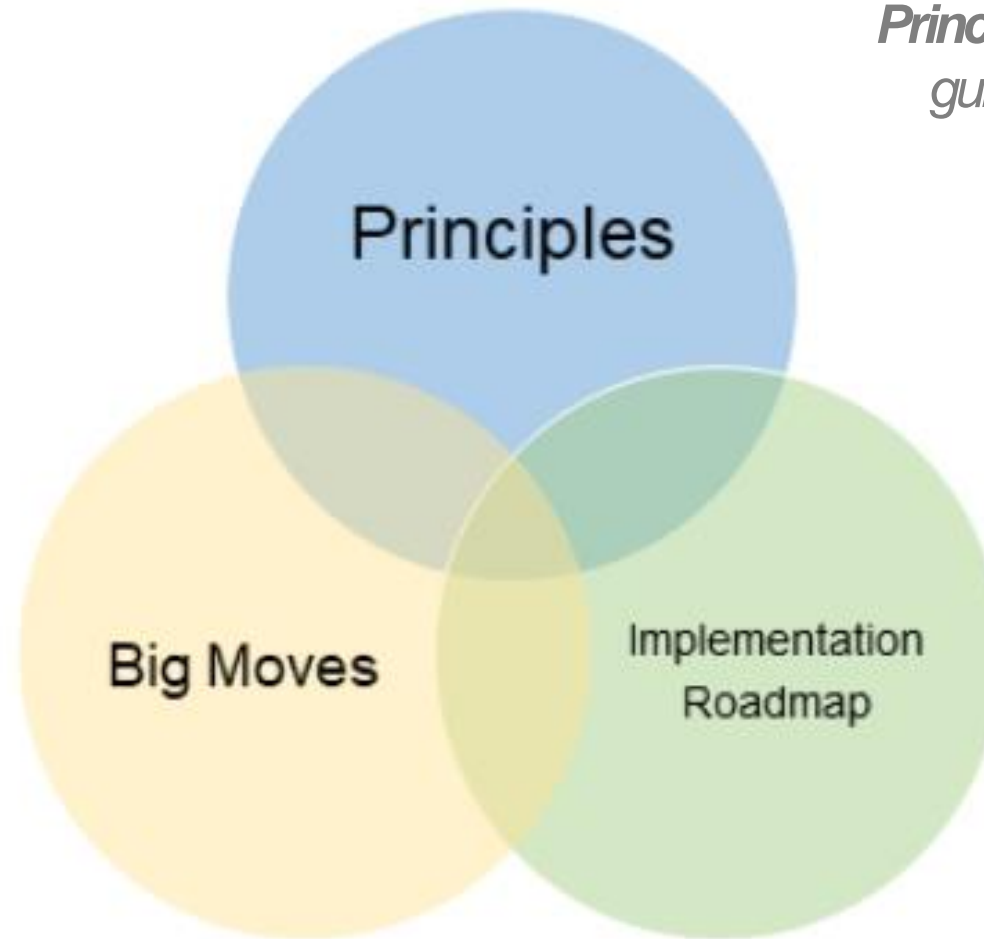
Photo Credit: Vision 2040

Vision of Housing Brampton

*“Brampton will be a **vibrant, inclusive and thriving** city with a wide range of housing options that are **affordable, diverse and innovative**”.*

Structure

Big Moves: are areas to
needing
fundamental focus and a
commitment
to immediate action



Principles: are overarching values to
guiding housing development in
Brampton

Implementation Roadmap: is
the bridge between the strategy
and execution to helping
Brampton
achieve various housing goals

Principles

1. Reduce barriers to housing supply
2. Make full use of regulatory tools
3. Incorporate equity
4. Collaborate with non-profits
5. Advocate for the right type of housing
6. Demonstrate innovation

Big Moves

ONE Purpose-Built Rental Housing

TWO Use of Public Land

THREE Attainable Home Ownership

FOUR Clear Housing Targets

Implementation Roadmap

1. Bringing the community onboard
2. The right policies
3. Smart zoning for housing affordability
4. Supportive processes
5. Integration with other City plans
6. A framework of incentives

Next Steps

Q4
2019

Public
Engagement

Q4
2020

Stakeholder
Engagement

Incorporate Feedback

Q1
2021

Council Workshop &
Draft Strategy

Q2
2021

Endorsement
May 10, 2021 PDC

Q2 2021 Implementation

Implementation

- Policy and Zoning
- Programs
- Administrative Processes

2021-2022:

Short Term
Priority Actions

2023-2024:

Medium Term
Actions

**2025 and
onwards:**

Long Term
Actions

Ongoing Initiatives to continue..

- Lodging House Review & Licensing Process
- Infrastructure Capacity Analysis
- Additional Residential Units Policy Review
- Concierge Program

Recommendation Report

Recommendation # 4

Incorporate Housing
Brampton within various
City initiatives and plans

- Brampton Plan
- Zoning By-law
- Urban Design Guidelines
- Transportation Master Plan
- MTSA's
- Integrated Downtown Plan
- Heritage Heights Secondary Plan

Recommendation Report

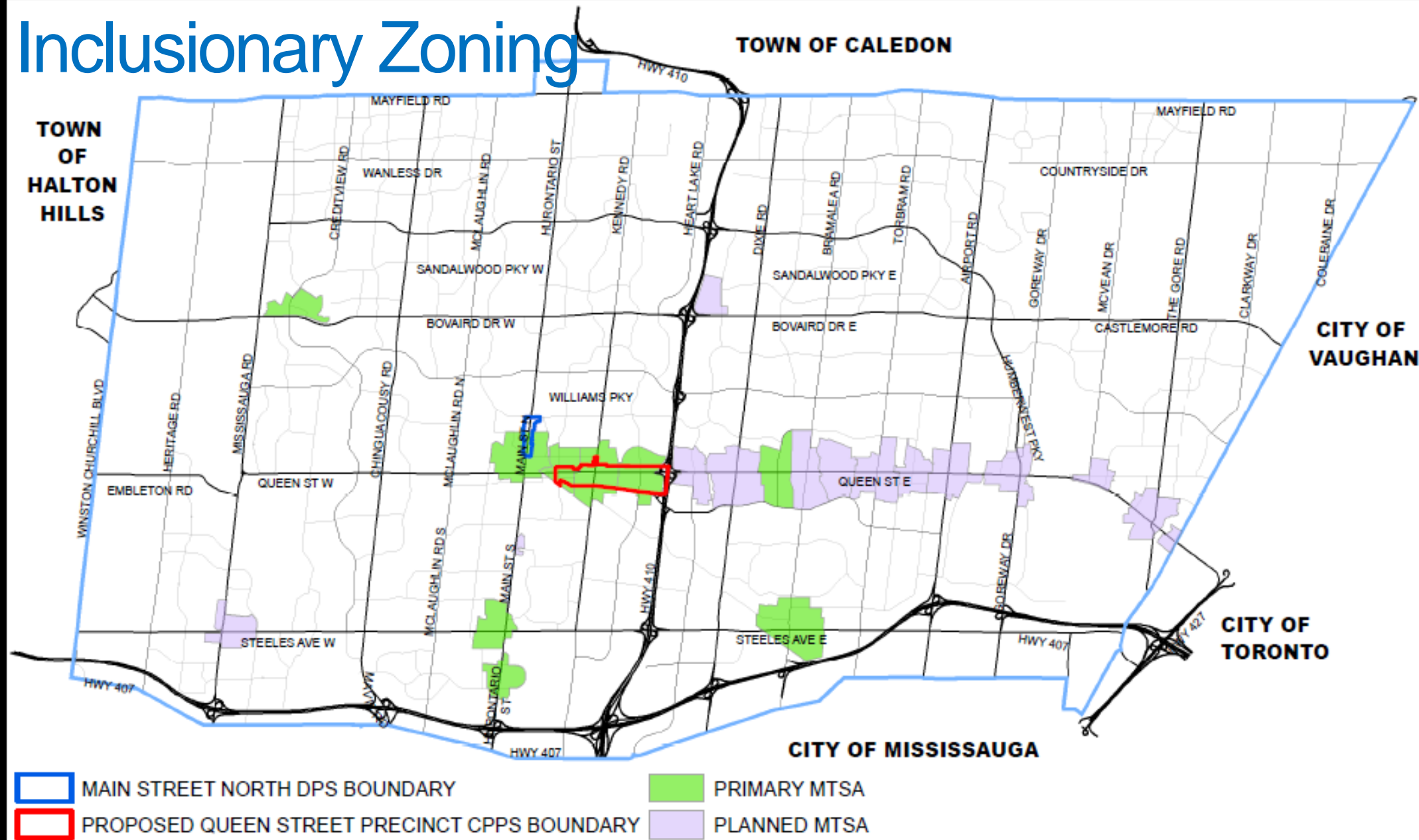
Recommendation # 5

Regulatory Tools

- Inclusionary Zoning
- Density Bonusing
- Community Benefit Charges

- To obtain affordable units from market development applications
- IZ Assessment Report ongoing
- Preliminary findings- IZ feasible in some areas more than others
- IZ may be more feasible for condominiums, than purpose-built rentals
- Density Bonusing- possible until Sep, 2022
- CBC Strategy and CBC By-law

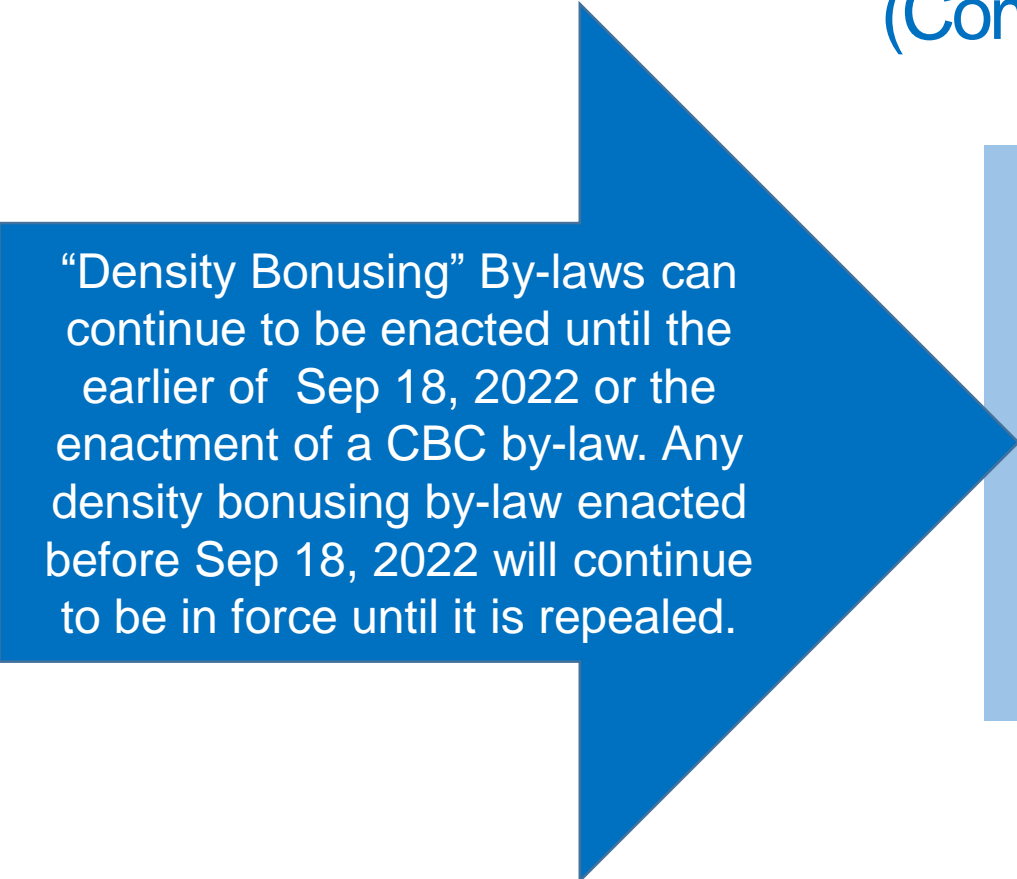
Inclusionary Zoning



Planning Act – Section 37 Amendments

Original Section 37 (Density Bonusing)

- Originally Section 37 in the Planning Act authorized local municipalities to increase zoned height and/or density of development in return for "facilities, services or matters"
- Allowed for an agreement between City and landowner to secure the benefits - on title

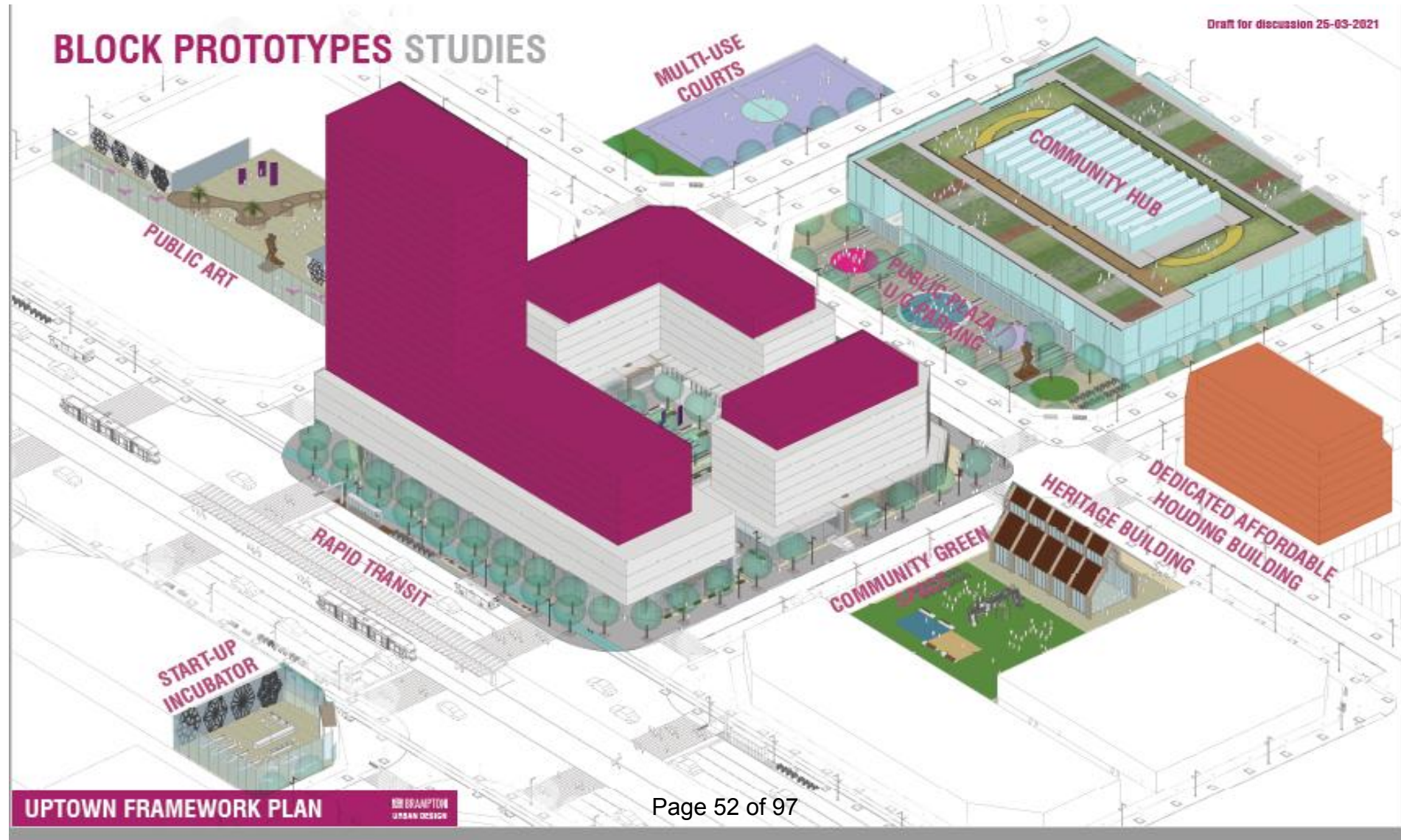


"Density Bonusing" By-laws can continue to be enacted until the earlier of Sep 18, 2022 or the enactment of a CBC by-law. Any density bonusing by-law enacted before Sep 18, 2022 will continue to be in force until it is repealed.

Updated Section 37 (Community Benefit Charge)

- CBC can be imposed against land to pay for capital costs of facilities, services and matters that are required because of development or redevelopment in the area

Examples - Community Benefit Options



Recommendation Report

Recommendation # 7

City-wide Community Improvement Plan (CIP) for Housing

- Staff Report & Statutory Public Meeting
- Copy to MMAH for review and comment
- Toolbox of Incentive Programs
- Implementation Guidelines

TO BE SCOPED FOR

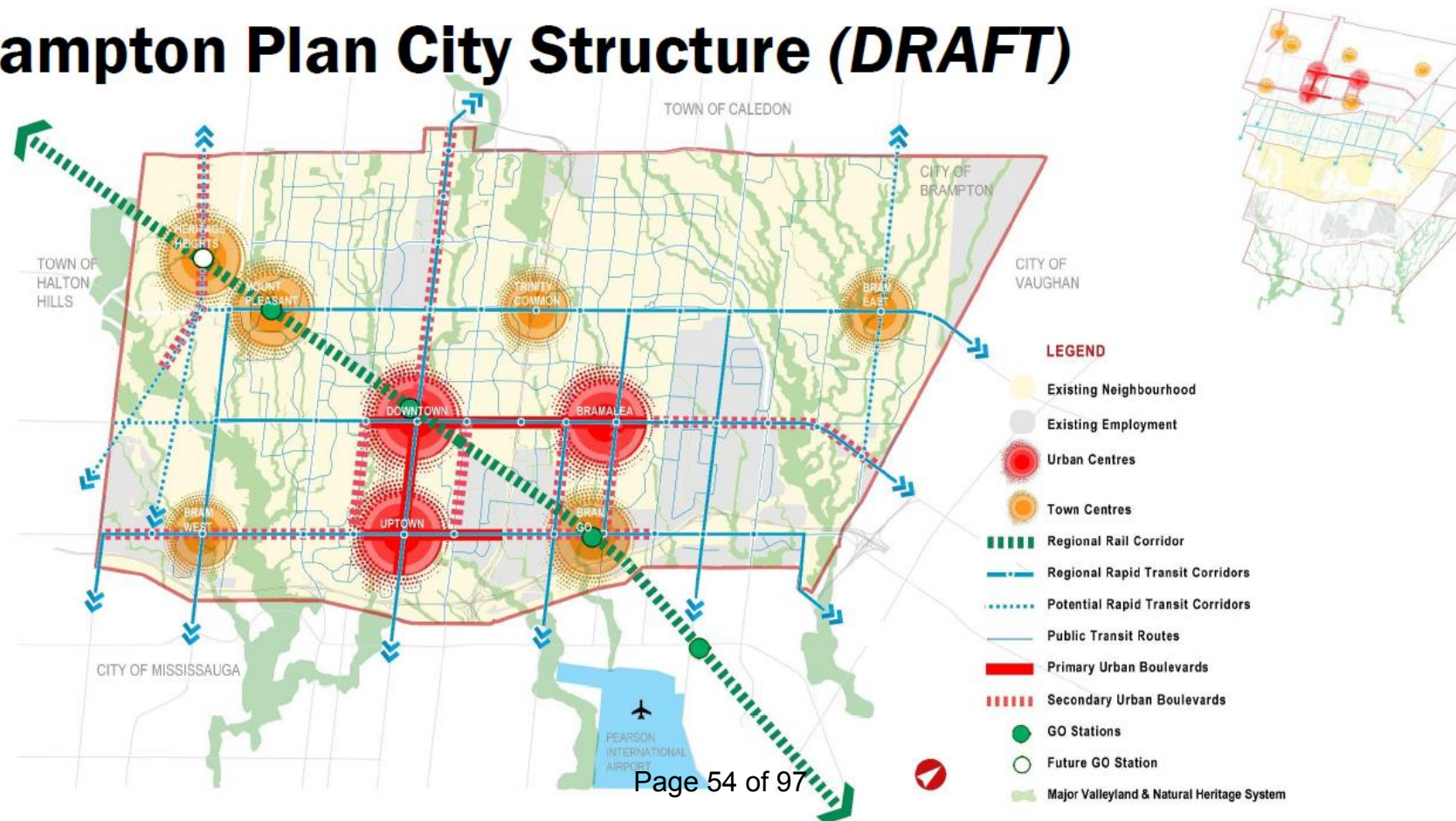
- market rental housing
- affordable rental housing
- affordable ownership housing

WILL SUPPORT

- Market developers
- Non-profits

City-wide CIP alignment with Brampton City Structure

Brampton Plan City Structure (*DRAFT*)



Recommendation Report

Recommendation # 8

Incentive Programs in City-wide **Community Improvement Plan (CIP) for Housing**

INITIAL PROGRAMS

Development Charges (DC)

Equivalent Grant Program

Criteria: can include rental projects, affordable units, larger units, etc.

Development Application Fee

Equivalent Grant Program

Criteria: Zoning and Site Plan fees

- Include Inclusionary Zoning considerations

Recommendation Report

Recommendation # 9

Housing Catalyst Capital Project for Pilot Projects led by private non-profits

- Support new ideas and approaches
- Resident involvement
- Projects distributed throughout City
- Total \$8 Million
- \$4 Million requested by a Budget Amendment (Supplementary Report May 10 PDC)
- \$4 Million to be requested through 2022 Budget process
- Implementation Guidelines to follow

Recommendation Report

Recommendation # 9

Financial incentive to a Brampton project qualifying for the **Region of Peel Incentives Pilot Program**



In **BRAMPTON**, the subsidy required
for a developer to deliver affordable
rental housing ranges between

\$31,500 and **\$47,800**

per unit for the middle income group

- Region to provide grants of up to \$7.5 Million
- City can stack own capital grants
- One time-\$400,000 - to be requested through 2022 Budget
- Will help obtain 10 family-sized affordable rental units

Pilot Project Ideas

- **Shared Equity housing** (for low and moderate income groups)
- **Modular housing** (SROs, addition to existing low-rise commercial buildings, etc.)
- **Adaptive reuse** for housing
- **Seniors housing and multi-generational housing** that is designed to be affordable, and with culture-appropriate project design
- **Flexible/incremental housing** for low-moderate income groups
- **Home Share Program**
- **Veteran housing**

Recommendation Report

Recommendation # 12

Non-market Housing

- Review of Regional affordable housing targets for Brampton
- Equitable distribution of Region's resources

NON-MARKET HOUSING

26% of households on the Region's Centralised Waitlist (CWL) are from **BRAMPTON**. Households on the waiting list consist of:



50%
FAMILIES



28%
SINGLES



24%
SENIORS

Annual Housing Targets

Overall Housing Stock	7,500 new housing units annually in Peel: 2000 affordable units, 5500 middle income and greater (private sector) - 25% of all new housing development is rental - 50% of all new housing development is medium or high density				
Segment	Emergency Temporary / Transitional Housing	Low Income	Middle Income	Middle Income and greater	Supportive Housing
Provider	Public, Nonprofit	Public, Nonprofit, Private Sector	Nonprofit, Private Sector	Private Sector	Public, Nonprofit
Average # of units /year	30	770	1,000	5,500	200
Mississauga	10	400	520	2,860	104
Brampton	18	316	410	2,255	82
Caledon	2	54	70	385	14

Region of Peel Affordable Housing Developments

Completed in Brampton (2010-2021)

Project Address	Year	Affordable Rental / Supportive Units
Chapelview (Region owned)	2010	200 units
Nance Horwood Place (Region owned)	2010	30 units
Sheard Henderson Avenue (Third Party project)	2011	26 units
Snelgrove Place (Region owned)	2012	94 units
Norton Lake (Region owned)	2013	200 units
Villa Polonia (Third Party project)	2013	225 units
Resale Condo Acquisition Program (Region owned)	2015-2017	4 units
Hansen Rd project (Third Party project)	2018	205 units
Hansen Rd Conversion Units (Third Party)	2018	27 units
Main & Market Conversion (Third Party)	2018	6 units
Brampton Bramalea Christian Fellowship Residences (third Party project)	2021	89 units

- More than 1,100 affordable rental or supportive units developed in Brampton
- Region of Peel builds and third-party builds supported with Regional funding as well as existing federal-provincial housing program funding
- Region's affordable housing builds include a combination of subsidized and market rent units

Region of Peel – Planned Projects in Brampton

Housing Master Plan (2021 – 2034)

Project	Location	Type	Affordable rental Units/ Shelter Beds	Timeline	CMHC – NHS Funding Commitment Available?
Brampton Youth Shelter Replacement	Location to be identified	Shelter	40	2019-2022	Yes
Chelsea Gardens	4,10 Knightsbridge Road	Affordable Rental	200	2019–2023	Yes
Peel Manor A	525 Main Street North	Supportive	91	2019–2025	Yes
Peel Manor B	525 Main Street North	Supportive	103	2019–2025	Yes
Brampton Family Shelter	Location to be identified	Shelter	60	2020–2024	Yes
Chamney Court	1–64 Chamney Court	Affordable Rental	348 (64 replacement units)	2022–2028	Yes
9996 Kennedy Rd Child Care site, Parkholme Place	Southwest corner of Bovaird Drive and Kennedy Road	Affordable Rental	395 (31 replacement units)	2022–2028	Yes
McHardy Court and Fair Oaks Place	101–198 McHardy Court 2–26, 31 Fair Oaks Place	Affordable Rental	783 (444 new – 339 replacement units)	2026–2032	No
New Haven Manors	2–12 New Heaven Manors	Affordable Rental	454 (311 new, 143 Replacement units)	2026–2032	No
175 Central Park	175 Central Park Drive	Affordable Rental	220 (175 new, 45 Replacement units)	2028–2033	No
Knightsbridge, Knightsbridge Child Care site	1 Knightsbridge Road	Affordable Rental	392 (302 new, 90 Replacement units)	2028–2034	No

Recommendation Report

Recommendation # 13

Advocacy

- Advocate to the Province of Ontario and the Federal Government

- More funding for Brampton- eg. Rapid Housing Initiative
- Purpose-built rental housing
- Priority access to surplus or under-used crown lands

Thank **you**

For more information visit

Housing Brampton

[City of Brampton | Housing Brampton | Housing
Brampton](#)

Project Lead

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Planning, Building and Economic Development

Bindu.Shah@brampton.ca



Date: 2021-04-21

Subject: **Housing Brampton**

Secondary Title: Housing Strategy and Action Plan

Contact: Bindu Shah, Policy Planner III, City Planning and Design,
Bindu.Shah@brampton.ca, 905-874-2254; and
Jeffrey Humble, Manager, Policy and Strategic Initiatives,
Planning, Building and Economic Development Department,
Jeffrey.Humble@brampton.ca, 905-874-5179

Report Number: Planning, Bld & Ec Dev-2021-435

Recommendations:

1. **THAT** the report titled “**Housing Brampton**” to the Planning and Development Committee meeting of May 10, 2021, be received;
2. **THAT** the City of Brampton Housing Strategy and Action Plan, “Housing Brampton” (Appendix 2) be endorsed by Council;
3. **THAT** staff report to Council annually on the achievement of the action items contained within Housing Brampton;
4. **THAT** staff incorporate the recommendations and actions of Housing Brampton within the City’s Official Plan, Zoning By-law, Urban Design Guidelines, development review processes and various City initiatives identified in Housing Brampton;
5. **THAT** staff advance the timely implementation of regulatory tools identified in Housing Brampton, such as inclusionary zoning, density bonusing and/or a Community Benefits Charge By-law, to facilitate affordable housing in appropriate development applications;
6. **THAT** the Study (City of Brampton: Opportunities, City-Wide, for Appropriate Community Improvement Plan(s) – Affordable Housing, November 2020) prepared by NBLC and attached to this staff report (see Appendix 4) be endorsed by Council;

7. **THAT** staff prepare a City-wide Community Improvement Plan (CIP) for Housing; schedule a Statutory Public Meeting; and, forward the final document to the Ministry of Municipal Affairs and Housing for review and comment prior to the Statutory Public Meeting;
8. **THAT** staff develop Development Charge Equivalent Grant implementation guidelines and Development Application Fee Equivalent Grant implementation guidelines for Council approval, in order to activate the City-wide CIP for Housing;
9. **THAT** an amount of \$4 Million for the Housing Catalyst Capital Project be considered through the 2022 budget process to continue the support for non-profit led Pilot Projects identified in Housing Brampton;
10. **THAT** staff prepare a report for Council consideration for the 2022 budget process, outlining a financial incentive of \$400,000 towards a Brampton project that qualifies for the competition-based Region of Peel Incentives Pilot Program for affordable rental housing;
11. **THAT** an additional two permanent full time staff resources be considered for a total budget of approximately \$260,000 (inclusive of salary, benefits and WSIB), through the 2022 budget process, to ensure timely implementation of the numerous action items in Housing Brampton, pending Council approval;
12. **THAT** Council advocate for a review of Region of Peel's affordable housing targets and for an equitable distribution of Region of Peel's programs and resources for non-market housing, based on updates to Brampton's current housing needs data and new growth projections;
13. **THAT** Council advocate to the Province of Ontario and the Federal Government to support Brampton in implementation of Housing Brampton through appropriate funding programs and priority access to provincial and federal surplus land, among other supports; and
14. **THAT** a copy of Housing Brampton and Council resolution be sent as information to the Region of Peel, the Ministry of Municipal Affairs and Housing and the Minister of Families, Children and Social Development.

Overview:

- **In October 2017, Council approved the development of a Framework for the City of Brampton's Housing Strategy (Housing Brampton), and endorsed a project work plan.**

- **Following alignment with the Brampton 2040 Vision, a Housing Needs Assessment completed in June 2018 provides a snapshot of the current housing contexts and needs. This followed the creation of a Housing Advisory Committee.**
- **A number of preliminary housing action items are complete, including the development of a Concierge Pilot Program to assist with the approvals processes for affordable housing applications, a Supportive Housing Review, and a Seniors Housing Study.**
- **This staff report brings forward the final document, Housing Brampton, for Council's endorsement.**
- **Housing Brampton's foundation includes a driving Vision; six overarching Principles; and, four Big Moves. It also aligns with Vision #5 of the Brampton 2040 Vision related to social matters and housing, and the "Create Complete Communities" Term of Council Priority.**
- **Planning, Building & Economic Development staff will begin to work on immediate housing action items, and will align subsequent implementation efforts with annual budget processes.**
- **Updates to the City's Zoning By-law, current Development Review Process, Urban Design Guidelines and many other City initiatives will be required in order to achieve the objectives of Housing Brampton.**
- **In addition, many of the housing related official plan policies will develop through the City's Official Plan Review (Brampton Plan); that is currently underway.**
- **The City will collaborate with the for-profit and non-profit housing developers to balance the use of municipal regulatory tools (policies, inclusionary zoning, density bonusing, Community Benefit Charges, etc.) with a range of incentives, to support the creation of desired housing options.**
- **Staff recommend moving forward with a City-wide Community Improvement Plan (CIP) for Housing to incentivize purpose-built rental and affordable housing. In Q4, 2021, staff will schedule a Statutory Public Meeting and present a by-law and Implementation Guidelines to activate the selected incentive programs within the CIP for Housing.**
- **Staff recommend additional incentives such as a new funding through a Housing Catalyst Capital Project to support non-profit led innovative Pilot Projects, City capital grants to Brampton projects within the Region of Peel's Incentives Pilot Program and non-financial incentives such as**

parking reductions and use of public land. This initiative requires capital funding of \$8.4 Million, with \$8 Million required for the Housing Catalyst Capital Project and \$0.4 Million to support the Region's Financial Incentive Program. In addition, two full-time staff resources are recommended at approximately \$260,000.

- A supplemental staff report will recommend approval of the initial \$4 Million for the Housing Catalyst Capital Project through a budget amendment, while the remaining \$4 Million for the Catalyst Project, \$0.4 Million for support of the Region's Financial Incentive Program and two full-time staff, are to be considered through the 2022 budget process.**
- The City will continue to advocate to higher levels of government for support in implementation of Housing Brampton.**

Background:

With an average annual population growth rate of approximately 4.0% between 2001 and 2016, the City of Brampton has been one of the fastest growing municipalities in Canada. Preliminary forecasts prepared as part of the Regional growth distribution exercise show Brampton reaching a population of approximately 985,060 people (in approximately 291,730 housing units) by the year 2051.

With Brampton's growth now shifting from greenfield development to greater intensification, Brampton needs to re-evaluate its housing options and prepare for a bold and creative shift in the way it approaches housing. The City is in a favorable position to do so as its housing supply is already beginning to diversify with higher density housing forms such as stacked townhomes and apartments. Brampton is also undertaking significant City-building projects that could further increase demand for a wide range of housing.

Brampton's new vision for its future, Brampton 2040 Vision ("Brampton 2040") as endorsed by Council in 2018 followed an extensive public engagement process. Brampton 2040 Vision depicts a more sustainable, urban and innovative direction for the City. The Vision suggested that Brampton adopt a Brampton-made comprehensive housing strategy to address various housing needs of its residents.

Brampton is facing challenges with housing affordability. Housing prices are escalating at unprecedented rates (an increase of 158% from 2005 to 2019). Rents are also rising, with vacancy rates at 1.3 percent (2020), with 3% considered as a healthy rate. Rapidly rising housing costs have placed pressures on all households in the low and medium income ranges in Brampton. Certain household typologies in the City are experiencing significant challenges in finding suitable housing. These include persons living alone, lone parents, recent immigrants, at-risk youth, seniors and families with children.

City Council endorsed a framework and work program for Housing Brampton in 2017. Brampton 2040 identified the need for alignment and a Housing Needs Assessment - completed in June 2018 to provide a snapshot of the current housing contexts and needs. This followed the creation of a Housing Advisory Committee.

A number of early housing initiatives have been undertaken prior to the completion of Housing Brampton, including a Concierge Program for affordable housing development applications, a Supportive Housing Review, a Seniors Housing Study, and the Second Unit Registration Program. Many other initiatives are ongoing, such as the Additional Residential Units Review, Student Housing Review and Inclusionary Zoning Assessment.

The Housing Brampton strategy meets the Provincial and Regional Policy Framework as outlined in Appendix 2.

The development of the Strategy has been based on many factors including the City's housing needs, population, demographics and growth forecasts; market and intensification analysis; a best practices review and assessment of local opportunities; feedback from community engagement and from Council; legislative and policy context.

Current Situation:

After extensive stakeholder consultation and analysis, the City has now completed the development of Housing Brampton (see Appendix 2). This staff report brings forward the final strategy for Council's endorsement.

Scope of Housing Brampton:

The scope of the strategy is primarily on facilitating the supply of purpose-built rental, affordable rental and affordable ownership housing. Brampton will continue to play a supporting role to the Region of Peel and other stakeholders in the provision of non-market housing (including emergency and transitional housing).

Affordable housing, within the PPS, 2020 and the Official Plan (OP), is defined as adequate housing that is affordable to households of low, moderate and middle incomes, or households within the lowest 60 percent of the income distribution for the housing market area. For 2020, the Region's affordable ownership threshold was \$438,306: and the affordable rental threshold was \$1,503 per month. Housing related costs exceeding these two numbers (for ownership and rental housing each) are considered unaffordable.

Structure of Housing Brampton:

The structure of Housing Brampton includes a Vision, Principles, Big Moves and an Implementation Roadmap.

Vision Statement

The Vision statement below is a culmination of the input received from the stakeholders on the desired outcome of Housing Brampton.

“Brampton will be a vibrant, inclusive and thriving city with a wide range of housing options that are affordable, diverse and innovative”.

Principles

The six Principles that will guide the City’s response to housing needs are:

1. Reduce barriers to the supply of housing
2. Make full use of regulatory tools
3. Incorporate equity
4. Collaborate with the non-profit sector
5. Advocate for the right housing
6. Demonstrate innovation

"Big Moves"

The four Big Moves or focus areas that need a commitment to immediate action are:

1. Purpose-built Rental Housing
2. Use of Public Land for Housing
3. Attainable Homeownership Options
4. Clear Housing Targets

Actionable charts of deliverables with timelines (short/medium/long term) have been provided in relation to these Big Moves.

Implementation Roadmap

In addition to the Big Moves, an Implementation Roadmap includes actions that will help Brampton meet housing needs. It comprises the following:

1. Bringing the community onboard
2. The right policies
3. Smart zoning for housing affordability
4. Supportive processes
5. Integration with other city plans
6. A framework of incentives

The key companion documents; prepared during the strategy development process; such as, the Policy Options Report, can be accessed [here](#).

Engagement

The recommendations contained in Housing Brampton, were carefully prepared; and, reviewed by a large cross-section of subject matter experts. This includes City and Regional staff, the development industry, the non-profit sector, as well as, the Brampton Housing Advisory Committee. In 2019, public engagement included pop-up events at city community centers, open houses and public workshops. In addition, 45 focused engagement sessions conducted in 2020 included internal and external stakeholders, including BILD.

Consultation took place with the Brampton Housing Advisory Committee. Two Council Workshops were held in September, 2020 and January, 2021. Through detailed implementation of the actions and recommendations of Housing Brampton, further engagement with all stakeholders will form part of statutory planning processes. An Engagement Summary Report, available [here](#), provides highlights of the 2019 and 2020 engagement sessions.

Overview of Housing Brampton and Recommendations of this Staff Report

Housing Brampton is forward looking, and many of its recommendations are new approaches for the City. A concerted effort by all stakeholders is required during implementation for the strategy to succeed in its goals. The City needs to demonstrate commitment by streamlining its development review processes, setting up supportive policies, seeking funding from higher levels of government and providing financial and non-financial incentives to support the objectives of Housing Brampton.

The following section highlights key aspects of Housing Brampton as they relate to the Recommendations of this staff report.

A. Policy and Processes

Brampton will continue to advance a number of housing initiatives including Additional Residential Units Review and Student Housing Review. Upon endorsement of Housing Brampton, staff will incorporate its recommendations in City policy planning and processes, including Brampton Plan, Zoning By-law Update, Urban Design Guidelines, Integrated Downtown Plan and development review processes.

The Recommendation 4 of this staff report requests direction that staff incorporate the actions of Housing Brampton within various City initiatives.

B. Use of Regulatory Tools

Housing Brampton proposes that the City make full use of regulatory tools to achieve housing objectives. Some of these tools have not been utilised in Brampton as they may not have been relevant to the housing needs of the city, or simply because they have been recently introduced in the *Planning Act* including Inclusionary Zoning (IZ) and Community Benefit Charge By-law, as outlined in Appendix 2.

The Recommendation 5 of this staff report seeks direction to advance the timely implementation of regulatory tools identified in Housing Brampton, such as inclusionary zoning, density bonusing and/or evaluation of a Community Benefits Charge By-law, to facilitate affordable housing in appropriate development applications.

C. Housing Incentives

On May 8, 2019, Council passed Resolution [PDC056-2019](#) that provides direction for staff to develop a new Community Improvement Plan(s) and amendments to the Central Area Community Improvement Plan.

On November 16, 2020, Council passed Resolution [PDC139-2020](#) that provides direction for staff to review the opportunity of waiving the City's Development Charge (DC) portion for high-rise developments across the City.

In response to Item 2 of PDC056-2019, the City retained, in December 2019, the services of N. Barry Lyons Consultants Ltd. (NBLC) to explore opportunities City-wide for the appropriate use of CIPs to incent employment growth and deliver affordable housing. Two separate studies were prepared one for employment and the other for the delivery of affordable housing.

The affordable housing related study (*City of Brampton: Opportunities, City-Wide, for Appropriate Community Improvement Plan(s) – Affordable Housing, November, 2020*) attached as Appendix 4, recommends that the City of Brampton begin to take steps to integrate with the Region of Peel Incentives Pilot Program, which is designed to incentivize affordable rental housing with a priority for larger units. This direction would reduce the administrative and financial burden on Brampton.

c1) Region of Peel Incentives Pilot Program

The Region's Program, (see [here](#)), is expected to launch in May 2021, with a total regional budget for capital grants of \$7.5 million. Locational criteria will prioritize projects in strategic locations. Brampton has an opportunity to add its own incentives (on top of the Region's capital grants) to Brampton projects, as a stacking option. This can provide funding to create additional affordable units within the Program.

The Recommendation 6 of this staff report, recommends that the above-mentioned study, prepared by NBLC, (Appendix 4), be endorsed.

NBLC's study does not recommend an amount that Brampton should contribute as incentives to the Region's Program. However, a *Financial Assessment and Business Case Report* for the Region's Incentive Program, prepared by NBLC (available [here](#)), summarizes the subsidy cap calculated for test sites in Peel Region across each affordability threshold and tenure. The results indicate that in Brampton, the subsidy required for a for-profit developer to deliver mid-large sized affordable rental housing units (as per the program criteria) ranges between \$31,500 and \$47,800 per unit for the middle-

income group, based on the location. The City has an opportunity to create more affordable units in Brampton, by providing this subsidy amount per unit.

Based on the findings of the *Financial Assessment and Business Case Report*, staff recommend that under the 2022 budget process, Brampton plan for a capital grant of \$400,000 to incentivize an additional 10 affordable units in the first year. Depending on the uptake of the Program, staff will bring forward annual budget requests through subsequent years' budget processes for Council's review and approval. Should Brampton's City-wide CIP for Housing be established, it will provide the required incentives to Brampton projects qualifying for the Region's Program.

The Recommendation 10 of this staff report addresses the urgency and the need for Brampton to budget for Brampton's contribution to the Region's Program. Staff will prepare a report for Council consideration for the 2022 budget process, outlining a financial incentive of \$400,000 towards a Brampton project that qualifies for the competition-based Region of Peel Incentives Pilot Program for affordable rental housing.

c2) Central Area Community Improvement Plan

The Central Area CIP establishes a toolbox of programs designed to support specific planning objectives. Individual incentive programs established by way of approval of Implementation Guidelines, and a corresponding Budget. The last amendment to this Plan in September 2019 included the addition of affordable housing as an objective of the Plan. Developers can receive up to 100% waiver on the City's portion of development charges as part of the Downtown DC Incentive Program within the Central Area CIP.

To date, the City has waived over \$30 million in DCs that helped to create roughly 2,750 residential units and over 40,000 square feet of commercial/office space. In order to replenish the waived DCs, the City is currently transferring \$1.2 million annually from the General Rate Stabilization Reserve to the DC reserves.

Staff recommend that the Central Area CIP not be amended, as of now, as it meets the objectives of incentivizing high-density residential, commercial and mixed-use developments. Staff further recommend that the ongoing Integrated Downtown Plan project evaluate any amendments required to this Central Area CIP, based on directions and recommendations of that project. Should the City-wide CIP for Housing be established, a development will be eligible to receive incentives from only one of the CIPs (the Central Area CIP or the City-wide CIP).

c3) A City-wide Community Improvement Plan for Housing

The Region's Incentives Pilot Program specifically incentivizes affordable rental housing with a unit mix that prioritizes mid-large sized affordable units. The Program is designed in a competition format, with projects from Mississauga, Brampton and Caledon vying for the Region's capital grant. On the other hand, Brampton's Central Area CIP is geographically limited to downtown Brampton and the adjacent Queen Street East area.

Housing Brampton identifies a larger, City-wide need for a range of housing choices and tenure, including purpose-built rental housing, affordable rental housing and affordable ownership housing for many household typologies such as youth, single parents, seniors, and large households. Moreover, the upcoming Inclusionary Zoning regime may require consideration of offsets for market developments located in Major Transit Station Areas and Community Planning Permit System Areas.

In lieu of the above considerations and the constraints of the two incentives programs mentioned earlier, staff recommend the establishment of a new City-wide Community Improvement Plan for Housing. The City-wide CIP will support market developers, private non-profits and charities in provision of purpose-built rental housing and affordable housing in the form of mid-high density projects.

Staff will prepare a report outlining a toolbox of Incentive Programs to be included in a new City-wide CIP for Housing. The individual incentive programs, for Council approval, will be developed with implementation guidelines and corresponding budget. The toolbox will include the following and other tools:

- **Development Charges (DC) Equivalent Grant Program**
This program will incentivize housing including market rate purpose-built rental projects (including SROs – single room occupancy housing), affordable units within market ownership and rental developments, senior housing and large units (with 3+ bedrooms) within market developments or projects led by private non-profits and charities. The detailed implementation guidelines will specify if the City DCs are waived fully or partially; any locational criteria as well as any caps on maximum waiver amounts per development.
- **Development Application Fee Equivalent Grant Program**
This grant will offset a portion of the costs associated with rezoning and site plan applications for qualifying projects.

A comprehensive analysis for this program needs to include the impacts of other regulatory tools such as inclusionary zoning and Community Benefits Charge. By Q4, 2021, staff will be in a position to design the DC Incentive Program and the Development Application Fee Equivalent Grant Program. Staff will prepare detailed analysis for grant estimates and financial considerations for these two programs. Other programs will be considered for implementation in the future.

The Recommendation 7 of this staff report requests direction to prepare a City-wide CIP for Housing, schedule a Statutory Public Meeting and forward the final document to the Ministry of Municipal Affairs and Housing for review and comment prior to the Statutory Public Meeting.

The Recommendation 8 of this staff report requests direction to develop Development Charge Equivalent Grant implementation guidelines and Development Application Fee

Equivalent Grant implementation guidelines for Council approval, in order to activate the City-wide CIP for Housing.

c4) Housing Catalyst Capital Project

Housing Brampton proposes a number of approaches and Pilot Projects to demonstrate new housing solutions (see Appendix 3). Housing Brampton also proposes a strong collaboration with non-profit housing developers, including co-operatives and faith-based organizations. Through the Stakeholder Engagement for Housing Brampton, the City received positive feedback and many inquiries from non-profits who are interested in developing housing in Brampton. Staff recommend that the City establish a Housing Catalyst Capital Project to deliver capital funding and support non-profits in the delivery of Pilot Projects. This will assist non-profits in upfront costs associated with technical studies, design, land acquisition, construction, etc. There will be a regular call for applications and funds granted to private, community based non-profit housing providers.

The Implementation Guidelines for the Housing Catalyst Capital Project will be developed and reported to Council for approval.

A supplemental staff report will recommend a 2021 budget amendment to allocate the initial \$4 Million for this Capital Project. This amount supports approximately ten Pilot Projects depending on scale of the project and funding requests. Staff will prepare a Program Report on a case-by-case basis for approval of funds for each Pilot Project.

The Recommendation 9 of this staff report requests an additional contribution of \$4 Million for the Housing Catalyst Capital Project through the 2022 budget process, subject to Council Approval. This amount supports an additional 10 Pilot Projects depending on scale of the project and funding requests. The Capital Project will cease to be operational once the total \$8 Million is exhausted.

c5) Other incentives in Housing Brampton include:

- Concierge Program for affordable housing development applications:

This City program launched in 2021 to support affordable housing applications through project formulation and development review processes.

- Sale, lease or acquisition of public land for affordable housing applications.
- Reduced parking rates:

The parking ratio reduction is an incentive tool that will not have direct financial implications on the City. Parking spaces, especially underground spaces, are very costly to build. The estimate of underground parking space in Brampton is around \$55,000 per space. A recent Zoning By-law Amendment eliminated minimum parking requirements for high-density developments in many areas planned for intensification

and well served by transit. The City-wide Comprehensive Parking Strategy will include optimal parking requirements for low and medium density housing typologies. In addition, the City will explore differentiated parking rates based on 'affordable housing' criteria to incentivize the supply of affordable housing across the City.

D. Staff Resources

Housing Brampton is a comprehensive document, with a multitude of action items. Implementing Housing Brampton will require adequate and dedicated staff resources to prepare new policies and zoning, build and monitor pilot programs, establish and administer incentive programs, undertake extensive community outreach, continue dialogue with other levels of governments and design new administrative and legal processes. The City may also consider formalising a staff division working specifically on housing and related focus areas.

The Recommendation 11 seeks consideration for an additional two permanent staff resources for a total budget of approximately \$260,000 (inclusive of salary, benefits & WSIB), through the 2022 budget process, to ensure timely implementation of the numerous action items in Housing Brampton, subject to Council approval.

E. Non-market Housing

Many recommendations in Housing Brampton will lead to increased housing options for low-income households. The provision of non-market housing (emergency shelters, transitional and subsidized housing) is generally managed by the Region of Peel, in collaboration with other community housing providers. The Region is planning to develop its Housing Master Plan sites in Brampton in a phased manner, which will increase supply of emergency, transitional and subsidized housing over the next few years.

The Region of Peel is also working with Brampton, Caledon, and Mississauga to distribute the population forecasts allocated to Peel in *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* amongst the three lower-tier municipalities. Distribution reflects growth trends and long-range plans of the three municipalities and seeks to ensure that the Region will achieve the density and intensification targets set out for it in *A Place to Grow*. Preliminary forecasts prepared as part of the distribution exercise show Brampton reaching a population of approximately 985,060 people (in approximately 291,730 housing units) by the year 2051.

Based on Brampton's new growth projections and growth allocation, [current affordable housing needs, housing supply trends and income trends](#), it is recommended that the current established targets for housing in Brampton be reviewed and updated to reflect the new data. A review of Regional housing targets will also inform Brampton's share of the Region's resources for non-market housing, or the rationale to fast-track planned investment. Moreover, it will support advocacy for more provincial and federal funding. The City will collaborate with the Region to review and update local targets for non-market housing in Brampton.

The Recommendation 12 addresses the need for a review of Regional affordable housing targets and an equitable distribution of Region of Peel's programs and resources for non-market housing, based on updates to Brampton's current housing needs data and new growth projections.

F. Advocacy to Higher Levels of Government

The federal government created the Rapid Housing Initiative (RHI), administered by the Canada Mortgage Housing Corporation, to create new affordable housing rapidly to navigate the COVID-19 crisis. The Region of Peel was allocated \$30.4M through the Major Cities stream in the RHI as up-front forgivable loan. The Federation of Canadian Municipalities (FCM) is advocating for an expansion of this program in the 2021 Federal budget to \$7B from \$1B over the course of the National Housing Strategy period.

The Recommendation 13 addresses the need for continued advocacy (in collaboration with the Region of Peel, FCM and Association of Municipalities of Ontario (AMO)) to the Province of Ontario and the Federal Government to help support Brampton in implementation of Housing Brampton. The City will advocate for items such as:

- increased funding for Brampton from programs such as the Rapid Housing Initiative (RHI) (as described above);
- a strategy and/or financial assistance for the development of (international) student housing; and,
- priority access to surplus or under-used crown lands to the City contingent on the provision of affordable housing.

Monitoring and Measuring Progress

Housing Brampton is a framework for achieving the housing related aspirations of the City of Brampton; the success of the Plan will depend on a commitment to implement action items over their prescribed timeframes. This commitment includes the City, Region of Peel, the development industry and all other stakeholders.

The short term (1-2 years), medium term (3-4 years) and long term (5 plus years) deliverables detailed in Housing Brampton (see Appendix 2) will be monitored and evaluated annually with a Report to Council.

Corporate Implications:

Financial Implications:

Housing Brampton requires capital funds of \$8.4 Million, with \$8 Million required for the Housing Catalyst Capital Project and \$0.4 Million to support the Region's Financial Incentive Program in addition to two full-time staff resources recommended at approximately \$260,000.

A supplemental staff report will recommend a 2021 budget amendment to allocate the initial \$4 Million for the Housing Catalyst Capital Project, while the remaining \$4 Million for the Catalyst Project, \$0.4 Million for support of the Region's Financial Incentive Program and two full-time staff, are to be considered through the 2022 budget process.

As of December 31, 2020, the City has \$94.1 Million available in uncommitted strategic reserves. The \$8.4 Million in capital funding requirements for this initiative represents 9% of available strategic reserves for the City.

As part of the 2022 budget process staff will request, for Council consideration, a one-time financial incentive amount of \$400,000 towards a Brampton project for the Region of Peel Incentives Pilot Program for affordable rental housing; and \$4 Million for the Housing Catalyst Capital Project to continue the support for the non-profit led Pilot Projects in Housing Brampton. Housing Brampton will also require two additional staff resources at a total cost of approximately \$260,000 (inclusive of salary, benefits and WSIB) and will be included as part of the 2022 budget process. The total anticipated 2022 budget request will be approximately \$4,660,000, subject to Council approval.

Other Implications:

There are no other implications in this report. The completion and endorsement of the Strategy will position the City to commence implementation. Housing Brampton aligns with other corporate initiatives, including the Brampton Plan, Transportation Master Plan Update, Age-Friendly Strategy and others, in addition to the Brampton 2040 Vision that will guide the City's growth over the next 20 years.

Term of Council Priorities:

This report directly aligns with the Council Priority to Create Complete Communities.

Next Steps:

Following endorsement of Housing Brampton, City staff will begin work on immediate action items as described in this report.

Conclusion:

Housing crises in cities are structural and large-scale. These are driven by a multitude of factors, including income disparities, the cost of building housing to minimum standards, expectations of project profit, supply and demand, mortgage rates, land speculation as well as immigration policies. A municipal housing strategy can succeed if supported by other approaches, such as robust economic and social development efforts.

Housing Brampton is an ambitious, collaborative approach to understand and address the complex housing challenges faced by the City. It proposes a range of solutions through legislative mechanisms such as the *Planning Act* and *Municipal Act*. With the approval of this staff report, Council endorses the final City of Brampton Housing Strategy

and Action Plan, Housing Brampton, moving the city forward in its commitment to address varied and urgent housing needs of its residents.

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Attachments:

1. Housing Brampton (Executive Summary)
2. Housing Brampton (Main Document)
3. Pilot Projects identified in Housing Brampton
4. Study: City of Brampton: Opportunities, City-Wide, for Appropriate Community Improvement Plan(s) – Affordable Housing, November 2020, N. Barry Lyon Consultants Limited

Appendix 1: Housing Brampton (Executive Summary)



HOUSING BRAMPTON
AFFORDABLE • DIVERSE • INNOVATIVE

HOUSING BRAMPTON

Executive Summary

April 2021



MAYOR'S MESSAGE



“Safe and adequate housing is key to physical, economic, and social well-being. I am proud that Brampton is developing its first ever housing strategy- *Housing Brampton*. It is a bold step forward to improve affordability and diversity through new and innovative approaches. We are working closely with community stakeholders and our regional, provincial and federal partners to help create the best conditions possible for better housing supply, more options and greater availability for all.”

Mayor Patrick Brown



ACKNOWLEDGEMENTS

Housing Brampton is the result of feedback, advice, and expertise provided by residents of Brampton, Council, City staff, the Region of Peel, non-profit organisations, co-operatives, community partners, development industry representatives, other levels of government and the Brampton Housing Advisory Committee. Thank you for your passion and contribution to the development of this strategic document! The City looks forward to working closely with all partners in the implementation of Housing Brampton.

HOUSING BRAMPTON

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Strategic Communications, Culture and Events

Real Estate

Public Works and Engineering

Corporate Communications

Parks Maintenance and Forestry

Recreation

Environment and Development Engineering

Roads Maintenance, Operations and Fleet

Legal Services

Finance

Fire and Emergency Services

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“Housing Brampton”

Homes are important. People devote most of their lives in finding and enjoying their homes. Adequate housing helps people participate more fully in society, do better in school and stay healthier. During the COVID-19 pandemic, the importance of safe and equitable housing has amplified. Housing is a critical city-building component. Cities that provide for their residents’ housing needs remain socially, environmentally and economically sustainable and competitive.

“Housing Brampton” is the City of Brampton’s very own Housing Strategy and Action Plan, a blueprint to address its housing goals. Housing Brampton follows the guidance of Brampton 2040 Vision, which provides a more sustainable, urban, and innovative direction for the City.

With an average annual population growth rate of 4.0% between 2001 and 2016, Brampton has been one of the fastest growing municipalities in

Canada. Brampton is also a city rich in multiculturalism. The Brampton 2040 Vision suggests that the City adopt a Brampton-made comprehensive housing strategy to address the varied housing needs of its residents. The development of a housing strategy is also a Term of Council priority under ‘Creating Complete Communities’. Housing Brampton aligns with legislation and policy at the national, provincial and regional levels, as well as with the needs of residents.

“Housing Brampton” is the City of Brampton’s very own Housing Strategy and Action Plan, a blueprint to address its housing goals.



Current Housing Situation in Brampton

Similar to the trends in the Greater Toronto Area, in Brampton, housing costs are escalating at unprecedented rates. Rents are also rising, with rental vacancy rates hovering close to 1.3 percent (2020), where a rate between 3% to 5% is considered healthy. Waitlists for non-market housing units are increasing, with residents requiring rent supplements to afford housing. Households in the low and medium-income ranges in Brampton cannot afford the housing they need. This is even more so for persons living alone, lone parents, recent immigrants, at-risk youth, seniors, and families with children. To overcome the hurdle of high housing prices, certain practices are becoming more common, such as co-ownership with friends and family, sharing a single-family home between two families, dividing the floors between them, or children seeking financial support from parents for down payments.



MOST COMMON DWELLING TYPES IN BRAMPTON IN 2018



61%

of all owned dwelling units were single-detached houses



13%

of all owned dwelling units were row houses



15%

of all owned dwelling units were semi-detached houses



38%

of all apartments 5 storeys or larger were occupied by renters

City's Role in Housing

The City plays a key role in policy planning and establishing good regulations and processes to facilitate the provision of market housing. Brampton can also influence the provision of housing that is affordable to its residents through primarily planning policy, zoning, financial and non-financial incentives to housing developers and non-profits, and by advocacy and partnerships. Brampton's role will create the

greatest impact for moderate-income households, and some impact for low-income households.

Housing Brampton has developed key recommendations to strengthen this role. Brampton will also continue collaboration with the Region and advocacy with senior levels of government for non-market housing investment in Brampton.



Development of Housing Brampton

City Council endorsed a framework for Housing Brampton in 2017, with the direction that the strategy find ways to increase the supply of rental and affordable ownership units in Brampton. The 2018 Brampton Vision 2040 exercise led to the establishment of a housing vision in the 'Creating Complete Communities' goals. Brampton undertook a "Needs Assessment" in 2018, to understand focus areas, local housing preferences and demographics.

A Housing Advisory Committee was formed at the same time, to support the development and implementation of Housing Brampton. Over the years, changes to provincial regulation were also captured in the preparation of the strategy. The development of Housing Brampton has been based on many factors. These include Brampton's housing needs, gaps, possibilities, legislative context and stakeholder input.

Engagement

Over 2019 and 2020, the City engaged with residents, builders and developers, community stakeholders, and other levels of government to develop a strategy responding to the current and future housing needs of Brampton residents.

The Engagement Summary Report (February, 2021) provides a summary of the engagement sessions. The engagement highlighted an incredible support for the strategy, and a call to finding creative solutions and overcome constraints of past development approaches.



The Vision for Housing Brampton

The Vision statement below is a culmination of the input received from the stakeholders on the desired outcome of Housing Brampton.

Housing Brampton will support the City in improving housing affordability, add more diverse types of housing to the City's housing stock and use innovative approaches to create a complete community.

“Brampton will be a vibrant, inclusive and thriving city with a wide range of housing options that are affordable, diverse and innovative”.



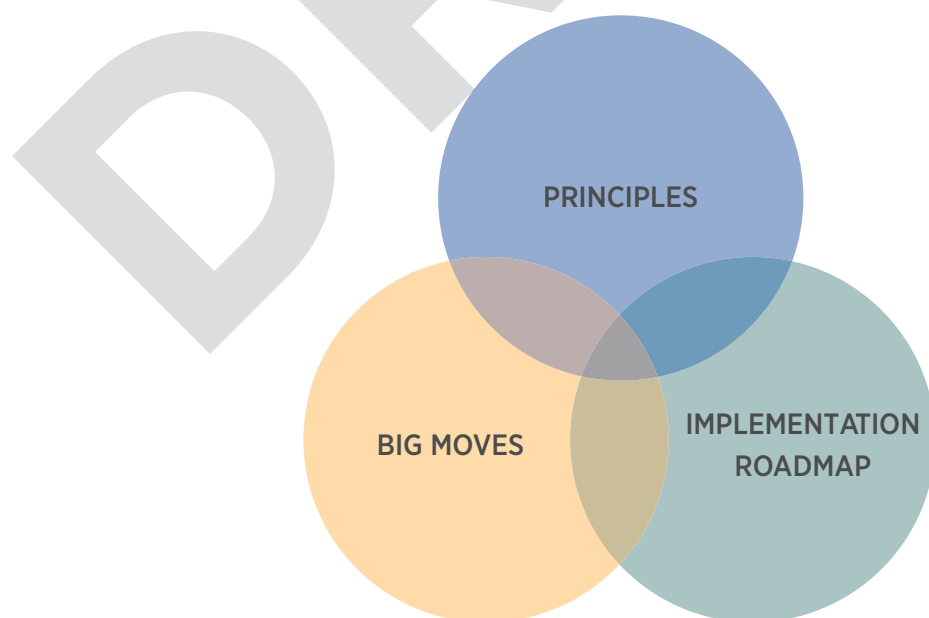
Policy Options

A number of possible policy approaches to address Brampton's housing needs were explored. **The Policy Options Report** (February, 2021) highlights the analysis and benchmarking for each of the possible policies. The analysis included a review of the opportunities and constraints, as well as possible deliverables.



The Plan

The recommended solutions, developed in close consultation with residents and stakeholders, support the Vision of Housing Brampton. The structure of the Plan includes Principles, Big Moves and Implementation Roadmap. The three structural components are interrelated and overlap.



Principles

Building on the Vision, a set of Principles was developed as overarching values that will guide housing development in Brampton.

1. REDUCE BARRIERS TO SUPPLY OF HOUSING

- o streamline the development review process, offer greater support services to developers of affordable housing, set up required policies and land-readiness through the Brampton Plan and Zoning By-law Update projects

4. COLLABORATE WITH THE NON-PROFIT SECTOR

- o support partnerships with non-profits and market developers, community organisations in acquisition and operation of affordable housing

2. MAKE FULL USE OF REGULATORY TOOLS

- o use land use planning and financial tools such as new official plan policies, zoning by-laws, Inclusionary Zoning, Community Improvement Plans, Community Planning Permit Systems, financial and non-financial incentives

5. ADVOCATE FOR THE RIGHT HOUSING

- o collaborate with the Region of Peel in policy, growth management and development planning, advocate for funding programs and investment in Brampton from the provincial and federal governments

3. INCORPORATE EQUITY

- o ensure planning policies, regulations and process are inclusive and non-discriminatory

6. DEMONSTRATE INNOVATION

- o support demonstration/pilot projects to test new housing typologies or partnership approaches

Big Moves

Based on the data analysis, technical stakeholder input and policy options review, four Big Moves have been selected. These are areas that need fundamental shifts and a commitment to immediate action.

1. PURPOSE-BUILT RENTAL HOUSING

To increase the supply of adequately sized purpose-built rental housing for low and middle-income households.

Action Items:

- 1) Commit to Brampton-specific Incentives within the Region of Peel Incentive Program for Rental Housing
- 2) Facilitate a Wide Range of Rental Housing Near Transit
- 3) Single Room Occupancy (SRO) and Co-living Housing
- 4) Support Non-profits in Acquiring and Operating Lodging Houses, Hotels and Other Rentals as Affordable Housing
- 5) Allow Addition of Rental Housing in Commercial and Other Areas

2. USE OF PUBLIC LAND

To support the use of public land for affordable housing, pilot demonstration projects and purpose-built rental housing.

Action Items:

- 1) Prioritise Affordable Housing on Suitable Surplus City Land

- 2) Explore Co-location of Housing in New City Facilities
- 3) Acquire or Lease Land for Partnership Projects
- 4) Support Adaptive Reuse for Housing
- 5) Support Land Banking Efforts

3. ATTAINABLE HOME OWNERSHIP

To stimulate creation of home ownership options affordable to the moderate-income group.

Action Items:

- 1) Encourage Shared Equity Developers to Invest in Brampton
- 2) Plan for a Full Range of Affordability Options in Key Growth Areas
- 3) Allow for House-Scale Infill Options in Lower Density Built-up Areas
- 4) Support Modular and Flexible Housing

4. CLEAR HOUSING TARGETS

To establish clear targets for housing needs and monitor progress.

Action Items:

- 1) Align Housing Targets with Growth Forecasts, Intensification Plans and Region's Targets
- 2) Monitor and Report Annually to Council

Implementation Roadmap

The Roadmap provides a path to help Brampton achieve the Vision of Housing Brampton. Roadmap items will require a collaboration between stakeholders, city departments and senior levels of government, as well as residents of Brampton.

1. BRINGING THE COMMUNITY ONBOARD

To achieve success in its housing initiatives, the City must invest in long-term, sustained communications with residents. Some of the approaches that will instill resident confidence and support are:

- Proactive Outreach to Reframe the Importance of Attainable and Inclusive Housing
- Non-Statutory Neighbourhood Meetings Led by Proponents of Development Applications
- Local Public Realm Improvements in Development Applications

2. THE RIGHT POLICIES

Creating a supportive policy environment is key to the success of Housing Brampton. The following policy focus areas (in no order of importance) shall be reviewed in detail through Official Plan Amendment processes and through the Brampton Plan development and engagement process:

- Strategic Intensification in Key Growth Areas
- Discouragement of Downzoning in Intensification Areas
- Understanding Neighbourhood Growth Options
- Housing Mix and Tenure in New Large Site Developments
- Rental Conversion and Demolition
- Mixed Uses
- Adaptive Reuse
- Range of Seniors-oriented Housing
- Accessible and Adaptable Housing
- Climate-friendly Neighborhood Design
- Family-friendly Apartments
- Amenity Areas
- Lodging Houses and Other Rentals



3. SMART ZONING FOR HOUSING AFFORDABILITY

Brampton will utilise the following zoning approaches to support the creation of diverse and affordable housing options and contribute to the creation of complete communities:

- Pre-zoning Sites for Use Permissions
- Appropriate Height and Density Standards
- As-of-Right Permissions for a Variety of Housing Options
- Optimized Parking
- Small Scale Employment Generation

4. SUPPORTIVE PROCESSES

The following process initiatives will support the goals of Housing Brampton:

- Implementation Processes to Secure Affordable Housing
- Alternate Development Standards
- Urban Design Guidelines
- Inventory of Opportunity Sites
- Concurrent Development Applications
- Housing Analysis for Development Applications

5. INTEGRATION WITH OTHER CITY PLANS

Housing Brampton will align with the following City Plans:

- Brampton Plan
- City-Wide Parking Strategy

- Transportation Master Plan Update
- Brampton Grow Green Environmental Master Plan Update
- Parks and Recreation Master Plan Implementation
- Community Energy and Emissions Reduction Plan Implementation
- Sustainable Community Design Guidelines
- Heritage Heights Secondary Plan
- Transit Planning
- Zoning By-law Update
- Urban Design Guidelines Update
- Nurturing Neighbourhoods Program
- Age-Friendly Strategy Implementation
- Integrated Downtown Plan
- Brampton Growth Management Program

6. A FRAMEWORK OF INCENTIVES

As part of the implementation of Housing Brampton, a city-wide incentives program of financial and non-financial incentives will be established, including the following:

- A City-wide Community Improvement Plan for Housing
- A Housing Catalyst Fund or Capital Project
- Reduced Parking Rates
- Concierge Services for Affordable Housing Applications

Monitoring Progress

The short term (1-2 years), medium term (3-4 years) and long term (5 years and beyond) deliverables detailed in the Plan will be monitored and evaluated annually with a Report to Council. The report shall also evaluate barriers, if any, to the successful implementation of Housing Brampton and provide recommendations to address these barriers.

Please visit [Housing Brampton](#) for the full strategy document and background studies.







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     brampton.ca

