

City of Brampton Housing Incentives

What We Heard Report



Context

The City of Brampton is the fastest growing city among Canada's 25 largest cities. As the population of the City continues to grow, so does the demand for housing.

Purpose

The City is working to develop a **City-wide Housing Incentive Program** which will focus on incentivizing and attracting various forms of affordable housing.

Engagement Opportunities



November 14, 2023

Technical Advisory
Committee Meeting



December 7, 2023

Focus Group
Meeting



January 10, 2024

Incentive Steering
Committee

25+ Total Participants

Engagement Objectives

Gain insights into **challenges and opportunities** in building housing, particularly affordable housing, and explore **incentives and best practices** that support the development of affordable housing within the City of Brampton.

Key Terms:

Supportive Housing: Combines affordable living spaces with tailored services to assist individuals, often facing homelessness or challenges such as mental health issues, in achieving stability and independence.

Short-term Variable Payment Loans: Loans with fluctuating payment amounts over a brief period, typically tied to variable interest rates.

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Themes

Challenges and Gaps

- Greater certainty with the outcome of development application and review process.
- Although supportive housing is the responsibility of the Region of Peel, there is an identified need **for increased supportive housing opportunities**, family sized units, and deeply affordable housing.
- A lack of clear **operating models** and **definition** for supportive housing. It should be noted, this is important, but it is out of scope for this program.
- Policy can over-emphasize **ownership model versus rental models**.

Role of Non-Profits and the Development Industry

- Non-profits can play the roles of **both developer and delivery agency**, well placed to identify target demographics for the affordable units.
- Explore opportunities to Lean on **City supports** and include contribution from **all levels of government**.
- Partnerships with **affordable housing**.

Best Practice and Experiences

- Capacity building grants.
- Accessibility standards (i.e., buildings, public spaces, individual units).
- The inclusion of Pre-fab units.
- Density Bonusing.

Barriers & Opportunities

- Aim to **streamline** development application and approvals process.
- Include **affordable housing policies** in the Official Plan and Zoning By-law directly instead of using site-specific agreements.
- Explore **as-of-right permissions** that enable increased density subject to specific policies. It should be noted, this had been removed from the *Planning Act* and can no longer happen in Municipalities.
- Parking requirements can be a **barrier**, particularly for higher density developments, there is **opportunity** to explore parking reductions to offset this.

Incentives for Developing Affordable Housing

- Consider **short-term variable payment loans**.
- Explore **Official Plan policies**, that require land to be set aside for affordable housing when large sites are developed.
- Consider offering **up-front grants** as this is important as often affordable housing projects cannot get to the development application process due to the funding needed for studies, let alone construction.
- Explore opportunities for **density incentives** that enable affordable housing projects.