

Housing Brampton Strategy & Initiatives



City Planning and Design
Planning, Building and Economic Development
City of Brampton



COUNCIL WORKSHOP JAN 29, 2021

Brampton's First Affordable Housing Strategy Housing Brampton



Analysis

Address Brampton's
Housing Needs, Gaps
And Aspirations,
Trends, Best Practices

Implementation

Policy, Design,
Programming And
Process
Improvements

Result

Affordability in all
contexts – Greenfield,
Intensification, Mixed
Use

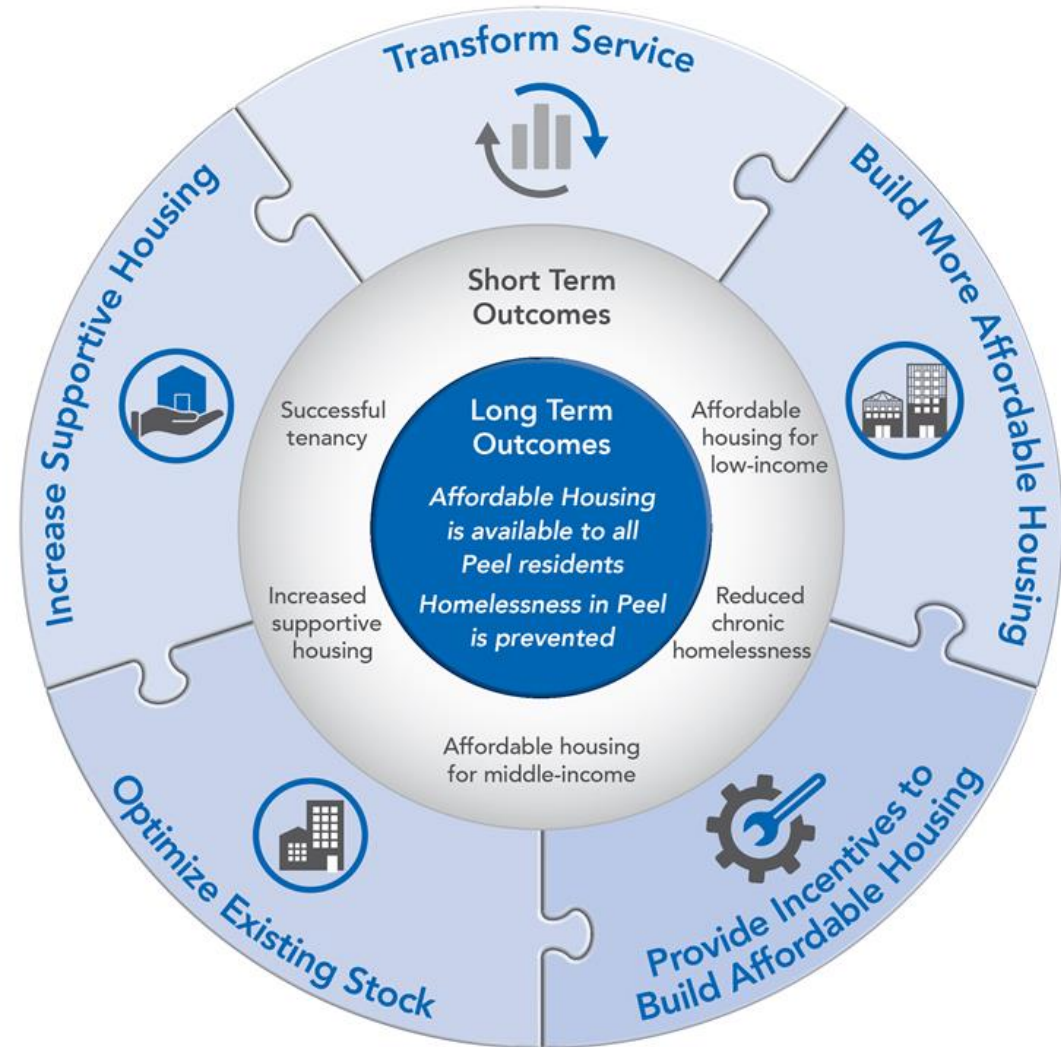
Mandate

To focus on facilitating the
creation of affordable housing
and improving housing
affordability & choice

Photo Credit: Vision 2040

Roles: Region of Peel

- q Service Manager for Social Housing in Peel
- q Emergency Shelters, Transitional Housing, Social and Affordable Housing, oversight of non-profit housing providers
- q Rent-geared-to-income Programs and Subsidized Units
- q Private Stock Strategy- Second Unit Assistance
- q Policies: Regional Official Plan, Housing Strategy, Housing Master Plan, Peel Housing and Homelessness Plan (2018-2028)



Source: Region of Peel, PHHP

Roles: City of Brampton



q Official Plan policies

q Housing Strategy

q Incentives for Housing Providers to
create Affordable Housing

q Community Improvement Plans,
Community Planning Permit
Systems

q Second Unit Registry

Peel Housing and Homelessness Plan

Brampton's target is 820 affordable units/year, of which:

- q 410 units are meant to serve low-income households (includes transitional and emergency housing)
- q 410 units for middle-income households (primarily private sector)

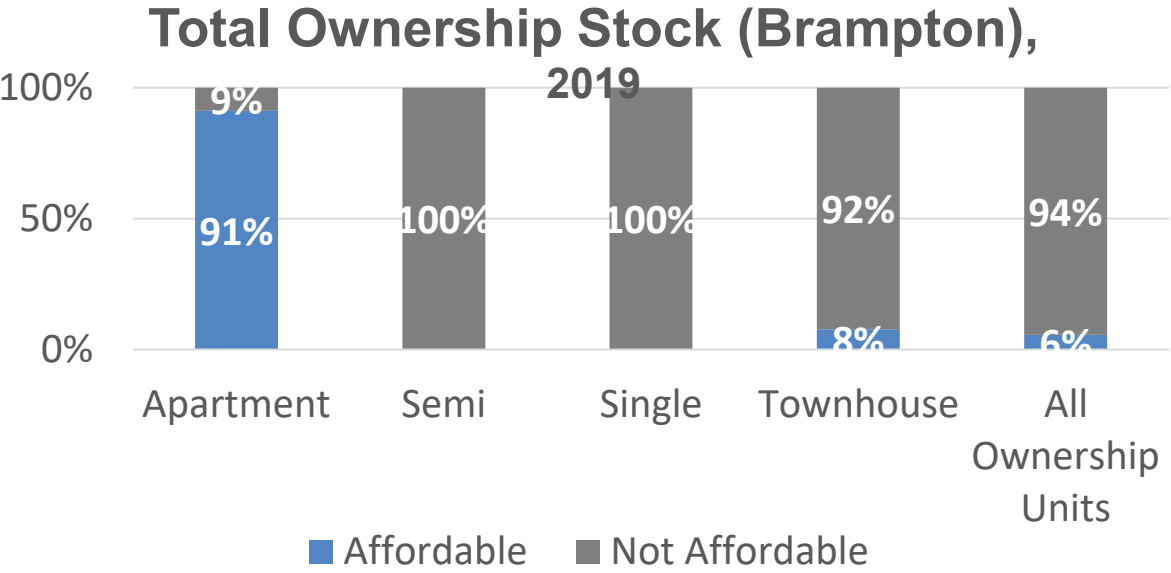
Total Ownership

	Brampton		Caledon		Mississauga	
	% of Local Municipal Stock	% Affordable Units	% of Local Municipal Stock	% Affordable Units	% of Local Municipal Stock	% Affordable Units
Apartment	5%	91%	0.4%	0%	20%	68%
Semi	19%	0%	8%	0%	17%	0%
Single	63%	0%	83%	0%	46%	0%
Townhouse	13%	8%	8%	0%	17%	8%
Total Units	6% (8,764 Affordable Units)		0% (Only 2 Affordable Units)		15% (30,567 Affordable Units)	

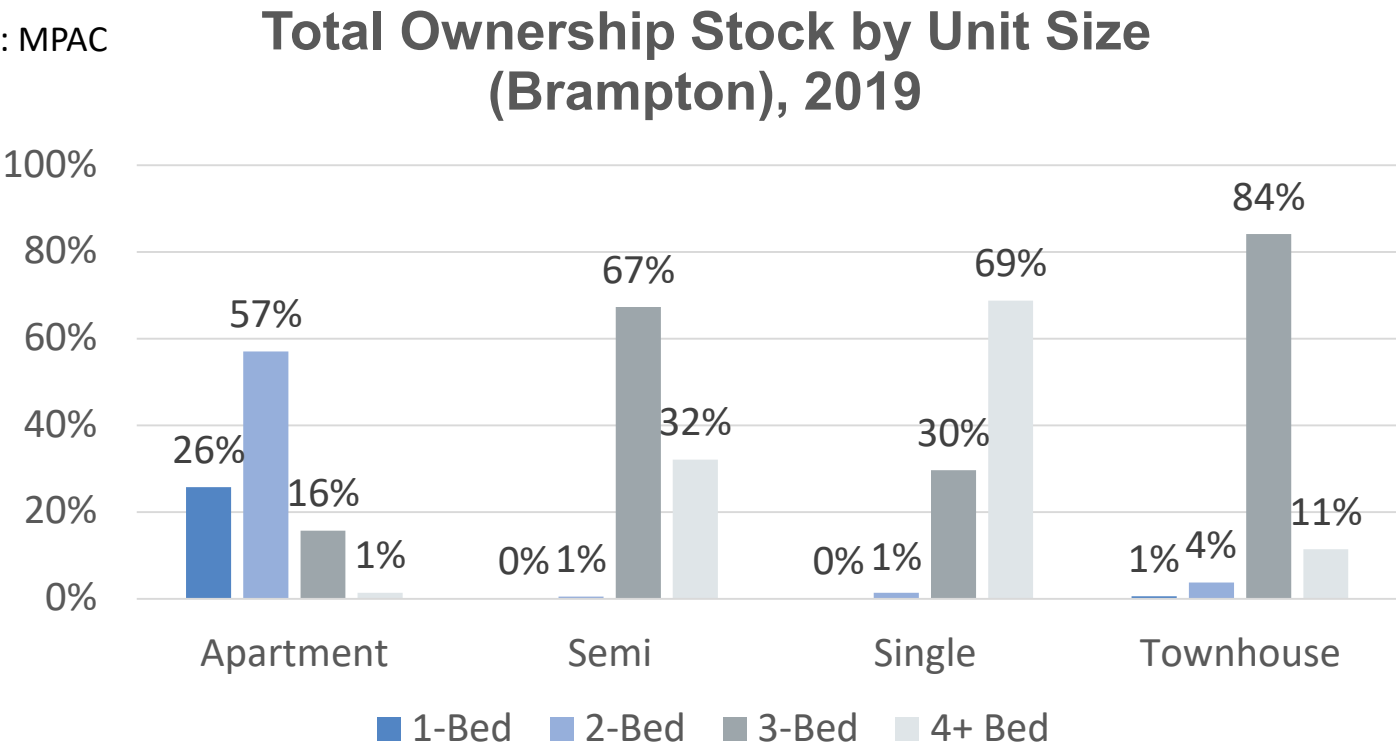
Ownership Affordability Threshold (2019): **\$423,038**



Affordable Ownership Housing Brampton

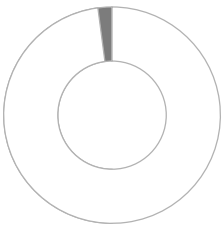


Source: MPAC



Affordable Rental Housing Brampton

Brampton Rental Condo Units



3% of all Brampton units are affordable to Peel moderate income households



60% of all Brampton units fall within 600 – 899 ft² (or 1–2 bedrooms)*

Source: Urbanation (2019)

Rental Housing Trends (Brampton)			
	2015	2019	% Change
Total Purpose-Built Rental Units	10,631	10,996	3%
Average Market Rent for Purpose Built Rentals	\$1,171	\$1,401	20%
Total Permitted Secondary Suite Units	2,465	4,794	94%
Secondary Condo Rental Market	911	1,453	60%
Average Market Rent for Condo Units (Peel Region)	\$1,555	\$2,201	42%

Source: CMHC; City of Brampton



Brampton's Vision for Housing

- q Creation of affordable housing
- q Greater housing choices
- q Planning for complete communities, healthy mix of land uses
- q Gearing up for intensification and higher densities to meet high growth projections

1. Housing Strategy
2. Incentives Program
3. Concierge Program
4. Inclusionary Zoning Assessment
5. Infrastructure Capacity Review
of Existing Neighborhoods
6. Additional Residential Units Review
7. Student Housing Review
8. Lodging Houses Review

Ongoing Initiatives

DEVELOPMENT OF HOUSING BRAMPTON

Housing Brampton Timelines



IMPLEMENTATION TOOLS

- | | |
|---|---|
| q Amendments to the current Official Plan | q Pilot Programs |
| q Amendments to the current Zoning By-law | q Process Improvements |
| q Input into the Brampton Plan | q Updates to Ongoing or New Corporate Initiatives |
| q Input into Design Guidelines | q New Processes |
| | q Input into other City Plans and Projects |
| | q Feasibility Studies |



2019:

- 4 Community Events
- 4 Open Houses & Workshops
- 15 Stakeholder Sessions
- Brampton Housing Advisory Committee Meetings

2020:

- 45 Focused Engagement Sessions
- 4 Guest Speaker Sessions
- Brampton Housing Advisory Committee Meetings

Overview of Stakeholder Engagement

Participants:

City of Brampton

Policy, Programs and Implementation
Official Plan and Growth Management
Realty Services
Strategic Communications
Urban Design
Environment, Development Eng.
Building, Economic Development
Legal Services
Development Services
Parks Planning, Community Services
Recreation, Finance
Corporate Projects, Policy & Liaison
Transportation Planning
Roads Maintenance, Operations & Fleet

Public Bodies

Region of Peel
Canada Mortgage and Housing Corporation
Dufferin-Peel Catholic District School Board
Peel District School Board
City of Mississauga
City of Kitchener
City of Edmonton

Participants:

Non-Profit/Community Sector

Peel/Halton Co-Operative Housing
Rick Hansen Foundation
Salvation Army
Habitat for Humanity
Indwell
Metis
Raising the Roof
Nation
Ontario Aboriginal Housing Services
Ontario Native Women's Association
Brampton Christian Fellowship
Federation FCM Urban Project

Private Sector

BILD
Brampton Real Estate Board
Brampton Board of Trade
Six Developments
The Daniels Corporation
Medallion
Parcel Developments
NowHousing
First National

Key Ideas Stakeholder Engagement

Focus on **well designed rental housing** of various types – will reduce issues around second units, lodging houses.

Build Single Room Occupancy buildings (SROs): community organizations, non-profits can manage

Get **non-profits** to build/ own/ operate affordable housing

Affordable housing is a **WORKFORCE STRATEGY**

Require builders to provide approved second units in new houses

Brampton should declare a **Housing Emergency**

Builders can provide a variety of **innovative housing**- but barriers exist, such as parking requirements

Use the carrot and stick approach – negotiate through incentives – it is difficult to build affordable housing

Build equity- why is so much land zoned for single detached houses?

Make the process easier for non-market builders

Any **public land** should first and foremost be used for social outcomes- housing for vulnerable residents

Use Pre-zoning!
zoning need not shrink-wrap sites

Not convinced that the vast majority of people in Brampton want more high-rises- **focus on mid rise buildings.**

Lifestyles differ- build more culture appropriate housing.

City should lead- showcase demo projects. Find the budget.

Be creative- look for underutilized sites, strip malls, add housing.

Funding programs should ask for city-specific criteria- subsidized housing does not offer many larger units.

Home retrofits, neighbourhood renewal, accessible housing

Support for Integration of Housing Affordability in City Initiatives

1. Brampton Plan
2. City-wide Parking Strategy
3. Transportation Master Plan Update
4. Environmental Master Plan Update
5. Parks and Recreation Master Plan Implementation
6. Sustainable Community Design Guidelines
7. Heritage Heights Secondary Plan
8. Home Retrofit Program
9. Transit Planning
10. Major Transit Station Area Policies
11. Urban Design Guidelines Update
12. Nurturing Neighborhoods Program

HOUSING BRAMPTON

4 BIG MOVES
17 ACTION ITEMS

5 Year Implementation Plan

BIG MOVES

ONE Purpose-Built Rental Housing

TWO Use of Public Land

THREE Attainable Home Ownership

FOUR Clear Housing Targets

BIG MOVE ONE

Purpose-Built Rental Housing

Goal: To provide stable and secure rental housing for diverse populations

1. Contribute Brampton Incentives to the Region of Peel Incentive Program for Rental Housing
2. Require a Wide Range of Rental Housing Near Transit
3. Single Room Occupancy (SRO) Housing (Pilot)
4. Support Non-profits in Acquiring and Operating Lodging Houses and Hotels as Affordable Housing
5. Allow Rental Housing in Commercial Areas



*L: Single Room
Occupancy
Housing*

*R: Rental Over
Existing
Commercial*



Eligibility Criteria



- May be mix of affordable and market rental units, however only affordable rental units are eligible for incentives
- Affordable rents must be 170% of MMR or lower (middle income affordable; up to \$2,050/month for a 1 bedroom, up to \$2,700 for a 3 bedroom)
- Rents must remain affordable for a minimum of 25 years

Budget



- Prepared to implement with current \$2.5 million in funding approved through the 2019 Regional budget process
- Staff requesting additional \$5 million through 2021 budget
- Continue working towards stacking of local municipal incentives

Region of Peel Incentive Program Middle Income Affordable Rental

Preferred Criteria



- Deeper affordability (below 170% of MMR)
- Longer duration of affordability (beyond 25 years)
- Proximity to transit, amenities, growth areas, areas of housing need
- Amenities on site; accessible features; sustainable features
- Value for money analysis

Pilot: Modular SROs



MODULAR CONSTRUCTION SCHEDULE



SITE BUILT SCHEDULE



*Modular Housing
Electech Canada*

BIG MOVE TWO

Use of Public Land

1. Prioritise Affordable Housing on Suitable Surplus City Land (Pilots)
2. Explore Co-location of Housing in New City Facilities
3. Acquire or Lease Land for Partnership Projects
4. Support Adaptive Re-use for Housing (Pilot)
5. Support Region of Peel's Land Banking Efforts

Goal: To use public land to address critical housing needs in partnership models

Vancouver's Fire Hall No. 5 and Housing Co-location Project



Pilot: Housing on Surplus City Land

Housing for Veterans



*Homes for Heroes 'urban village'
and 'tiny homes' in Calgary*



Pilot: Adaptive Reuse for Housing



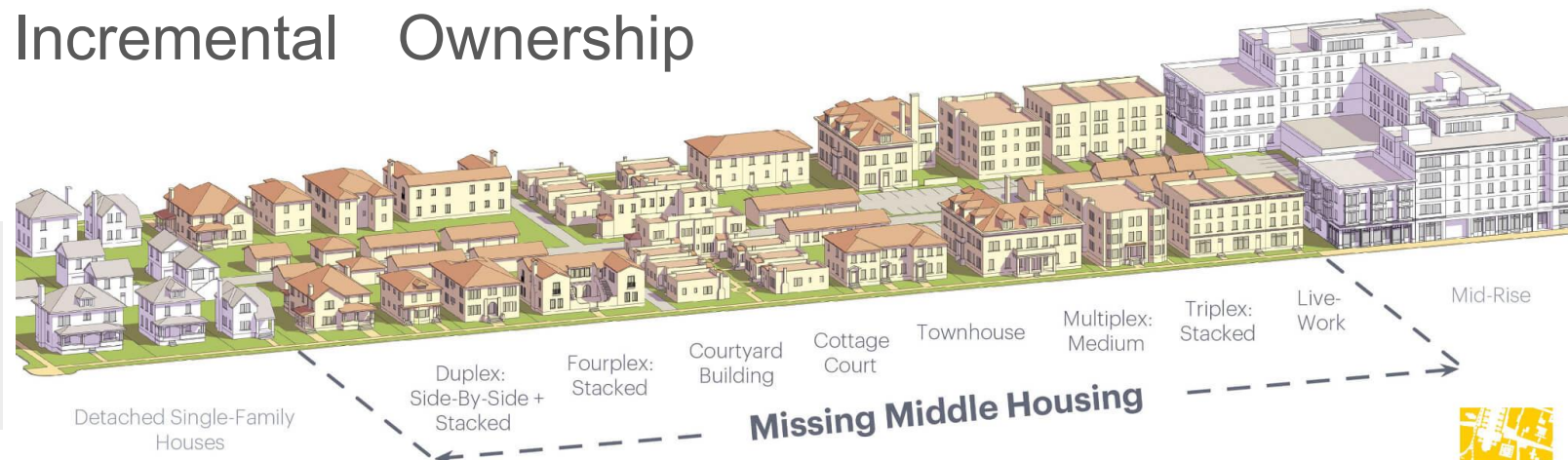
Mole Hill , Vancouver- adaptive reuse of 26 heritage houses into social housing

BIG MOVE **THREE**

1. Encourage Shared Equity Non-profits to Invest in Brampton (Pilot)
2. Encourage a Full Range of Affordability Options in Intensification Projects
3. Promote House-scale Infill Options in Lower Density Areas
4. Support Modular and Incremental Ownership Housing (Pilot)

Attainable **Home Ownership**

Goal: To stimulate creation of home ownership options affordable to various income groups



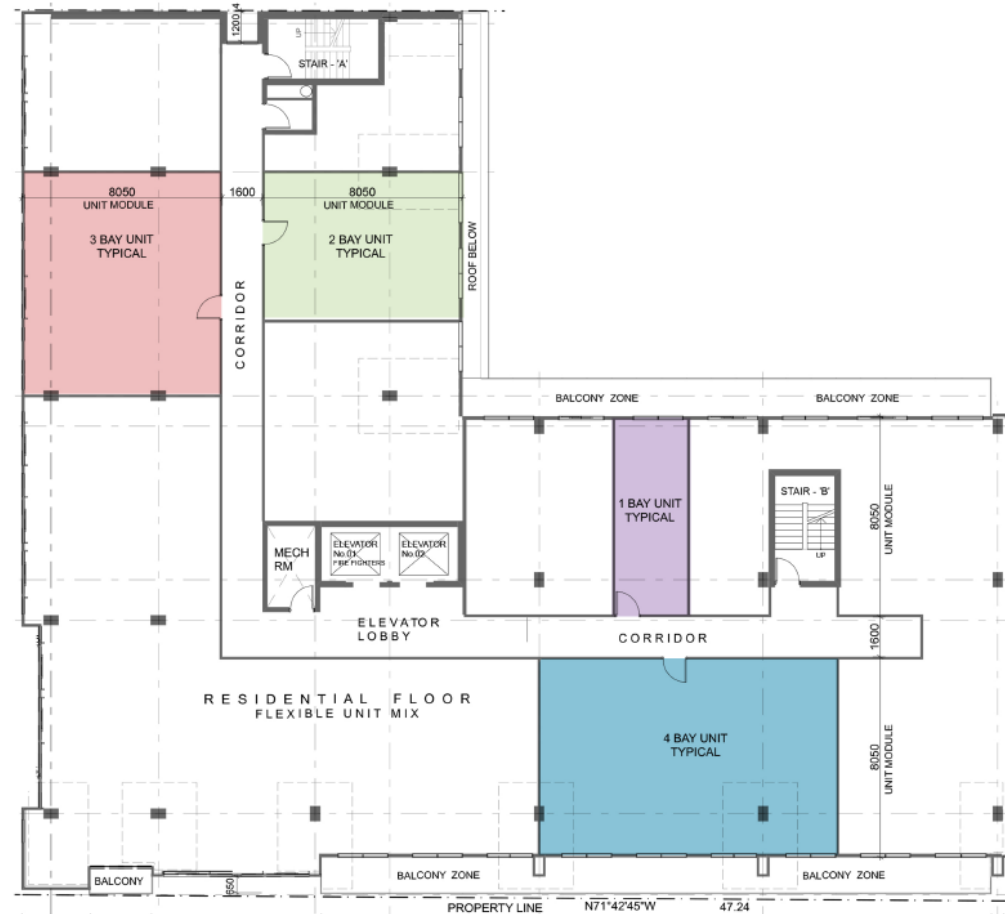
Encouraging Shared Equity Developers to Invest in Brampton




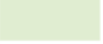


Top: Condominium development by Options for Homes (shared equity developer) in Toronto

Left: A new multi-phase community by Options for Homes in Scarborough. When complete, it will include two residential towers, stacked townhomes and a new public park.

Pilot: Incremental Housing



UNIT TYPES

-  4 BAY
-  3 BAY
-  2 BAY
-  1 BAY

SVN-Parcel -Proposed flexible housing development in Hamilton

Promoting Accessible Multi-Unit Housing

*The Rick Hansen Foundation's
accessibility standards and certification
program rates the meaningful
accessibility of the built environment.*



BIG MOVE **FOUR**

Clear Housing Targets

Goal: To better plan for the housing needs of Brampton's residents and advocate for funding & partnership opportunities

1. Align Housing Targets with Growth Forecasts, Intensification Plans and Region's Targets
2. Ensure Targets Address Needs of All Household Typologies
3. Monitor and Report Annually to Council



IMPLEMENTATION

Community on Board

1. Reframe the Importance of Attainable and Inclusive Housing
2. Use Non-statutory Neighbourhood Meetings
3. Encourage Infill and Intensification Developments to Provide Local Public Realm Improvements



The Right Policies

Brampton Plan

1. Strategic Intensification
2. Prohibiting Downzoning in Intensification Areas
3. Affordable Housing as a Community Benefit
4. Sensitive Infill Development
5. Housing Mix and Tenure in New Developments
6. Rental Conversion & Demolition
7. Mixed Uses, Adaptive Reuse
8. Rental Housing in Commercial Areas
9. Shared Housing

And....

10. Range of Seniors Oriented Housing

11. Accessible and Adaptable Housing

12. Transit Oriented Affordable Housing

13. Increased Density on Under-utilized
Sites

14. Climate friendly Neighborhood Design

15. Family friendly Multi-unit Housing

16. Amenity Areas

17. Innovative Housing Typologies

18. Lodging Houses and Other Rentals

19. Large Sites Development

1. Pre-zoning Sites For Use Permissions
2. Inclusionary Zoning
3. Minimum Height And Density Standards
4. As-of-Right Permissions for a Variety of Housing Options
5. Optimize Parking
6. Small Scale Employment Generation

Smart Zoning for Housing Affordability

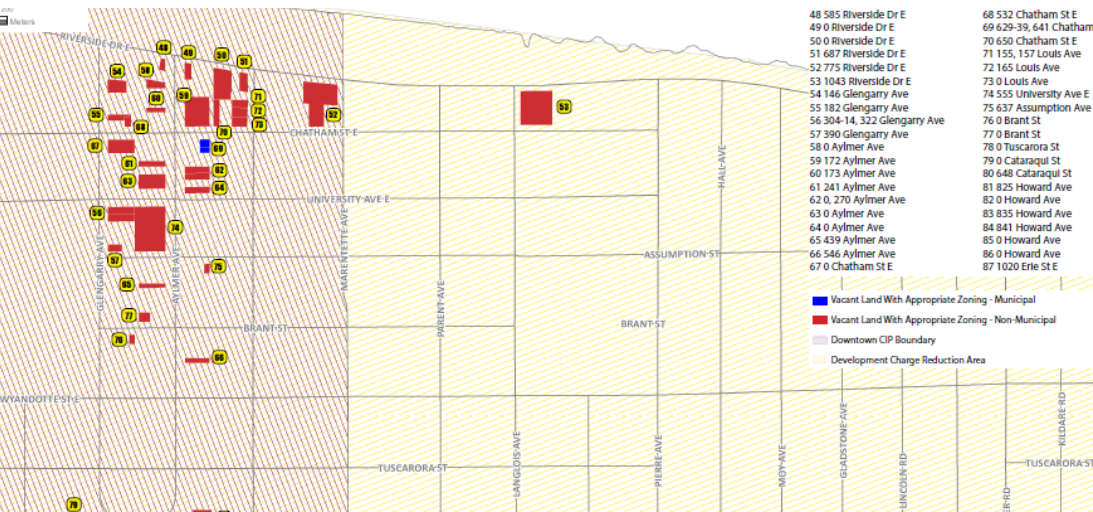


Toronto's new RAC zoning allows small scale retail and community service uses on ground levels of apartment towers

Supportive Processes

1. Concierge Program for Affordable Housing Applications
2. Alternate Development Standards
3. Urban Design Guidelines
4. Inventory of Opportunity Sites
5. Concurrent Applications

City of Windsor's map of opportunity sites and incentive areas for housing



FAMILIES AND TRANSIT-ORIENTED DEVELOPMENT

**Creating
Complete
Communities
For All**



1. Establish a Purpose-built Rental Housing Forum
2. Continue to Collaborate with the Region Of Peel
3. Build Relationships with Social Purpose Real Estate Developers
4. Prepare a Framework to Facilitate Partnerships between Non-profits and Private Developers
5. Continue to Confer with the Brampton Housing Advisory Committee
6. Continue to Advocate with Higher Levels of Government

Strong Partnerships And Advocacy

A Framework of Incentives

Incentive Tool/Format	Brampton Incentive and Status
Regional Municipal Capital Facilities By-law	Stacking options proposed to Region's Capital Grants (<i>for consideration</i>)
Central Area CIP	<ul style="list-style-type: none"> • Relief from city DCs (<i>in place</i>) • Relief from Region and School Board DCs (<i>not activated</i>) • TIEG Program (<i>not activated</i>) • Development Application Fee Equivalent Grant (<i>not activated</i>) • Direct Investment/Development Partnerships Program (<i>not activated</i>)
Zoning By-law	Elimination of minimum parking requirements within certain locations (<i>proposed</i>)
City Land – Sale or Lease	City Land- surplus or new acquisition (<i>activated on a case specific basis</i>)
Assistance and Priority Processing of Applications	Concierge Program (<i>activated</i>)
City wide CIP/Municipal Capital Facilities By-law (for future contemplation)	<ul style="list-style-type: none"> • Capital Grants (<i>for consideration</i>) • TIEG (<i>for consideration</i>) • Relief from City DCs (<i>for consideration</i>) • Development Application Fee Equivalent Grant (<i>for consideration</i>)

Thank **you**

For more information visit

Housing Brampton

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

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BIG MOVES

ONE Purpose-Built Rental
Housing

TWO Use of Public Land

THREE Attainable Home

Ownership

FOUR Clear Housing Targets



Additional Residential Units (ARUs)

Brampton's Implementation of Provincial Bill 108:
More Homes, More Choice Act, 2019

Council Workshop
January 29, 2021

**FOR
AFFORDABLE
RENTAL UNITS
IN MARKET
HOUSING**



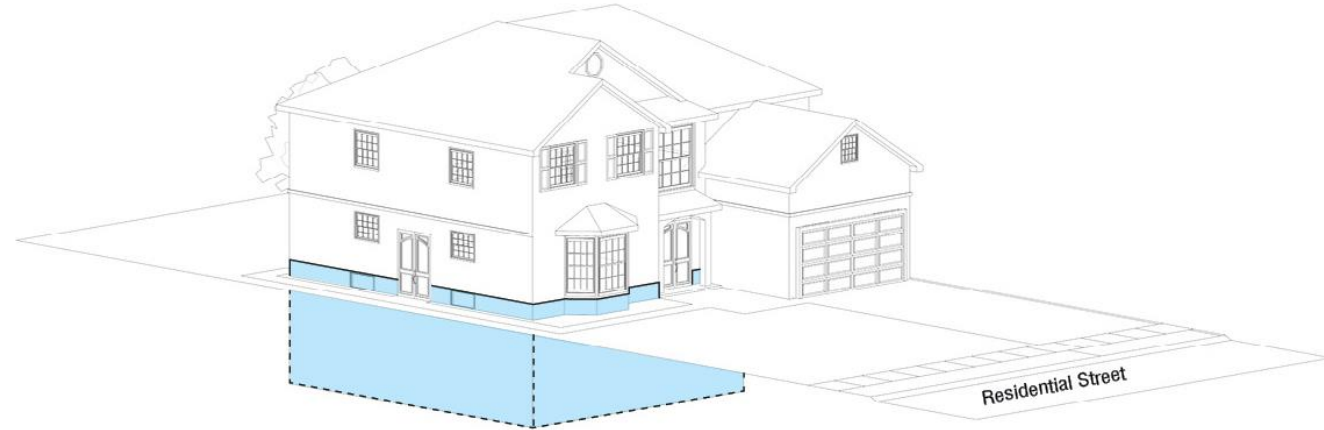
LOW - MIDDLE
INCOME
HOUSEHOLDS

Background

- With the enactment of Bill 140 in 2011, the Province expanded the options municipalities have for providing a range of affordable housing in their communities.
- In 2015, Brampton adopted Official Plan and Zoning By-law Amendments and a Registration By-law to permit second units in detached, semi-detached and townhouse dwellings, subject to specific zoning requirements.

Second Units

- Self-contained residential units with kitchen and bathroom facilities within dwellings or within accessory structures, with a separate access.
- City of Brampton currently refers to them as “Second Units” or “Two-Unit Dwelling”.
- **Also referred to as:**
Accessory apartments, basement apartments, secondary units/suites, two-unit housing, “granny flats”, in-law flats, laneway housing, coach houses.



Example of an Attached Second Unit to the Principal Dwelling



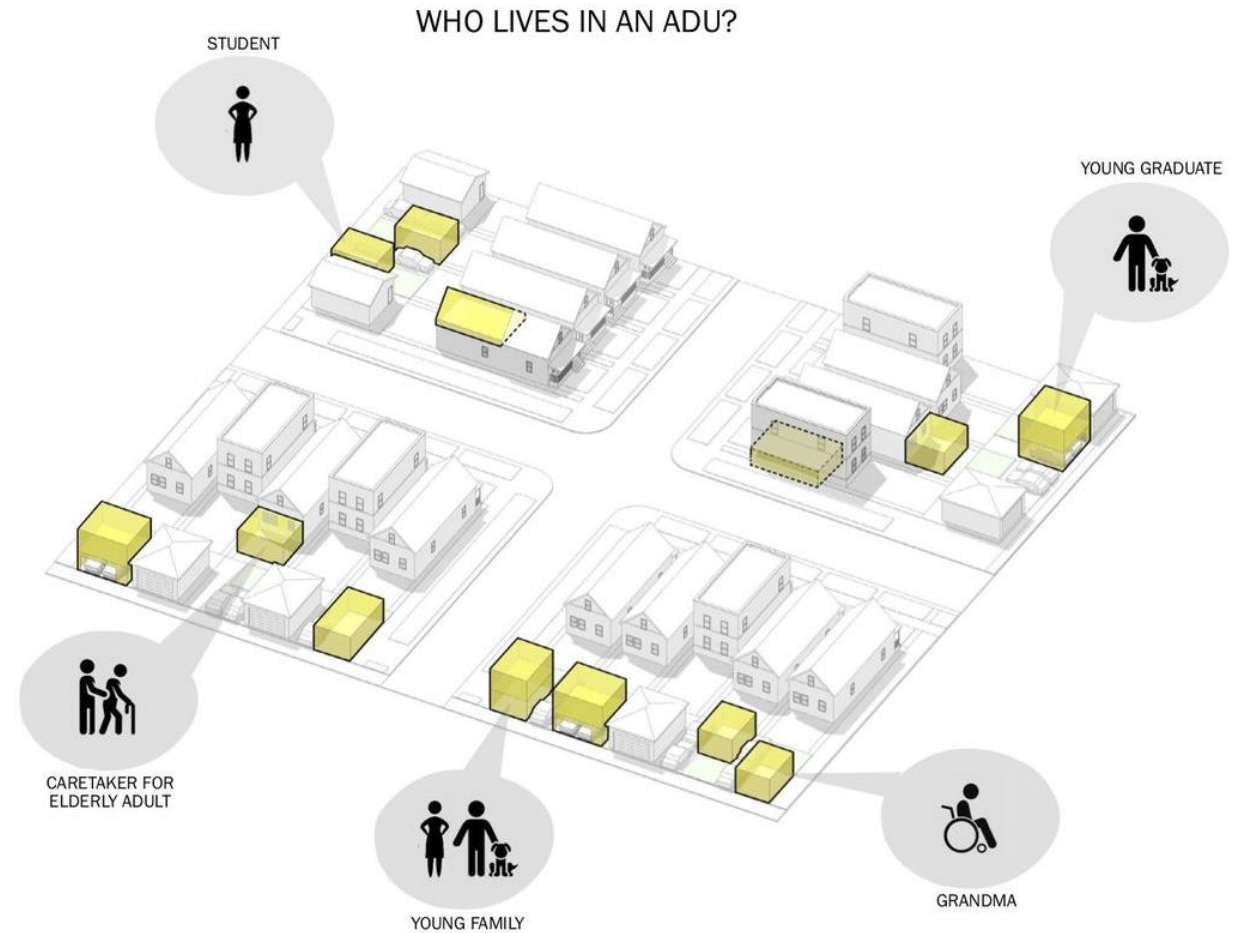
Example of a Detached Second Unit

Bill 108, the *More Homes, More Choice Act, 2019*, received Royal Assent in June 2019 and made **legislative changes** to the *Planning Act* that came into force September 2019:

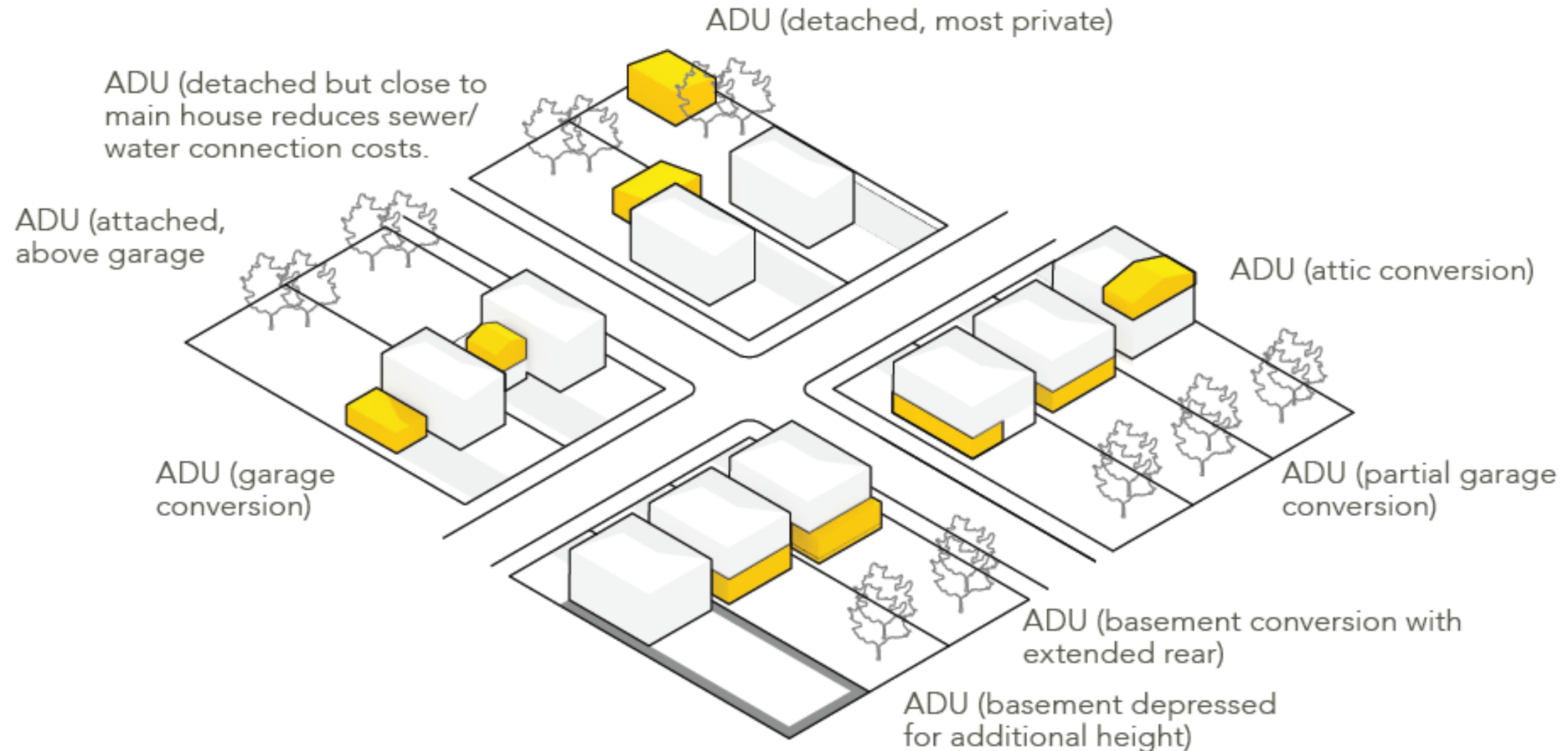
Section 16 (3) of the Planning Act	
Bill 140	Bill 108
An official plan shall contain policies that authorize the use of a second residential unit by authorizing,	An official plan shall contain policies that authorize the use of additional residential units by authorizing,
(a) the use of two residential units in a detached house, semi-detached house or rowhouse if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains a residential unit ; and	(a) the use of two residential units in a detached house, semi-detached house or rowhouse; and
(b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse if the detached house, semi-detached house or rowhouse contains a single residential unit .	(b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.

Purpose of Additional Residential Units (ARUs)

- Support the range and supply of affordable rental housing
- Gentle intensification by better utilizing existing infrastructure
- Support housing needs based on different income levels and stages of life – young people, couples, young families, caretakers, and seniors
- Offers a sustainable housing option
- Empower homeowners and provides an additional revenue stream



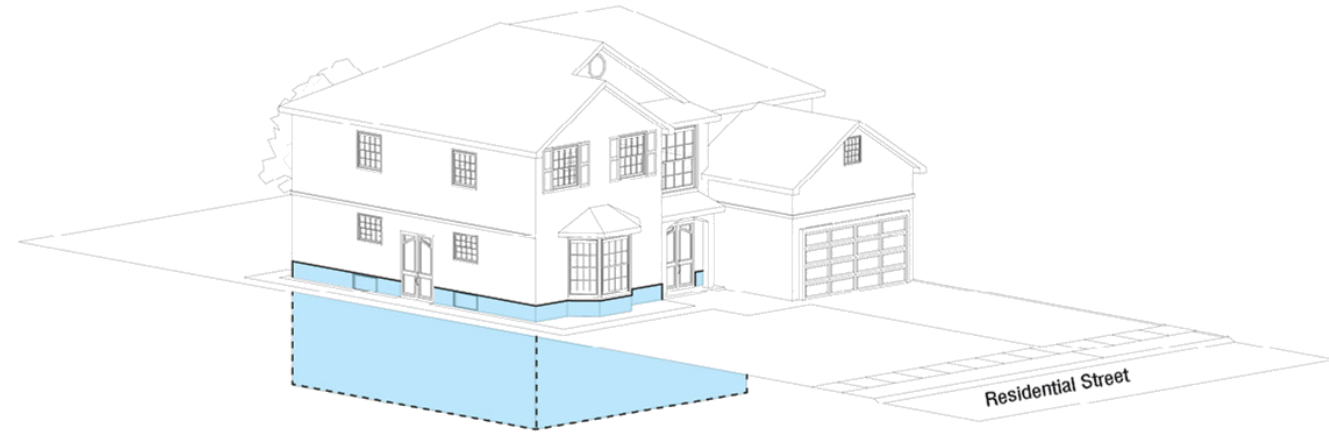
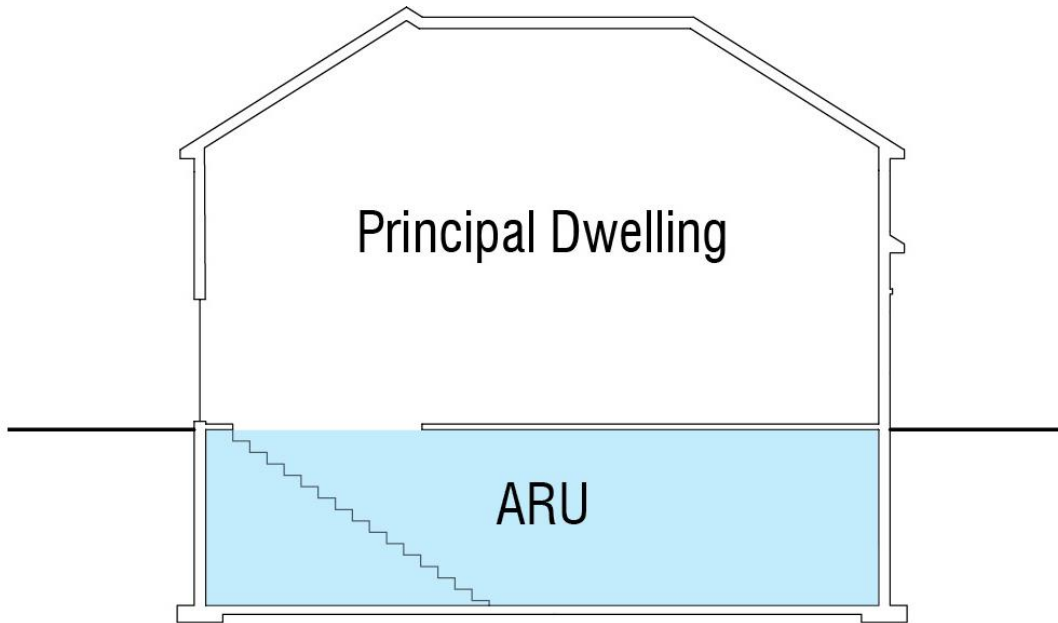
Additional Residential Unit **Typologies**



Permitted Second Units/ Additional Residential Units (ARUs)

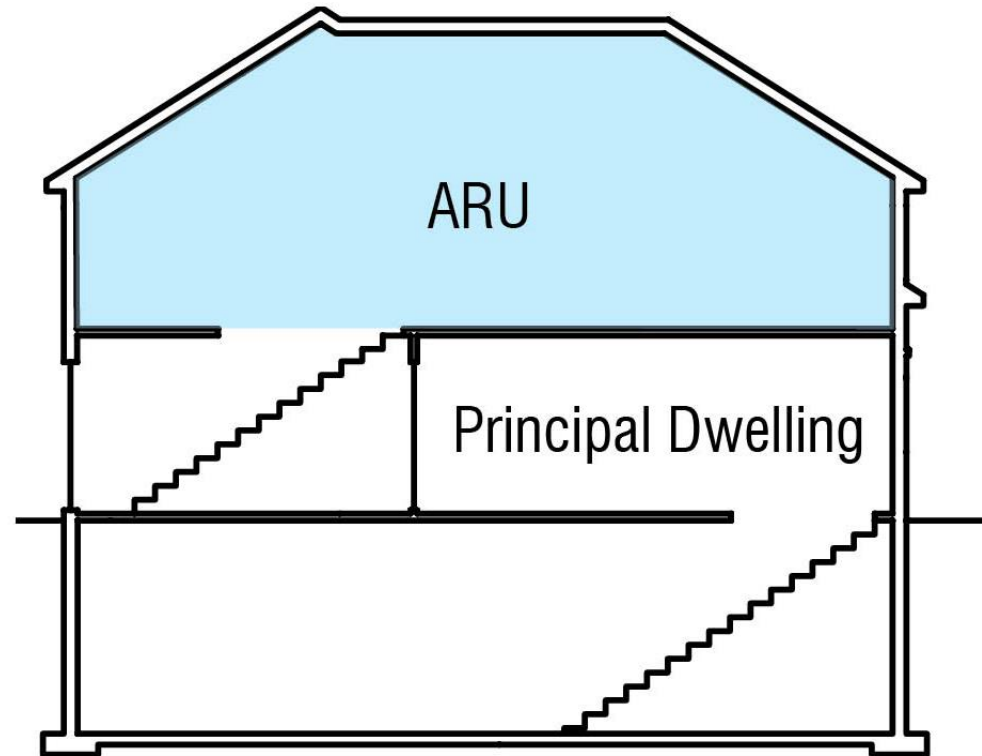
Typology 1: Second Unit/ARU

Basement Unit



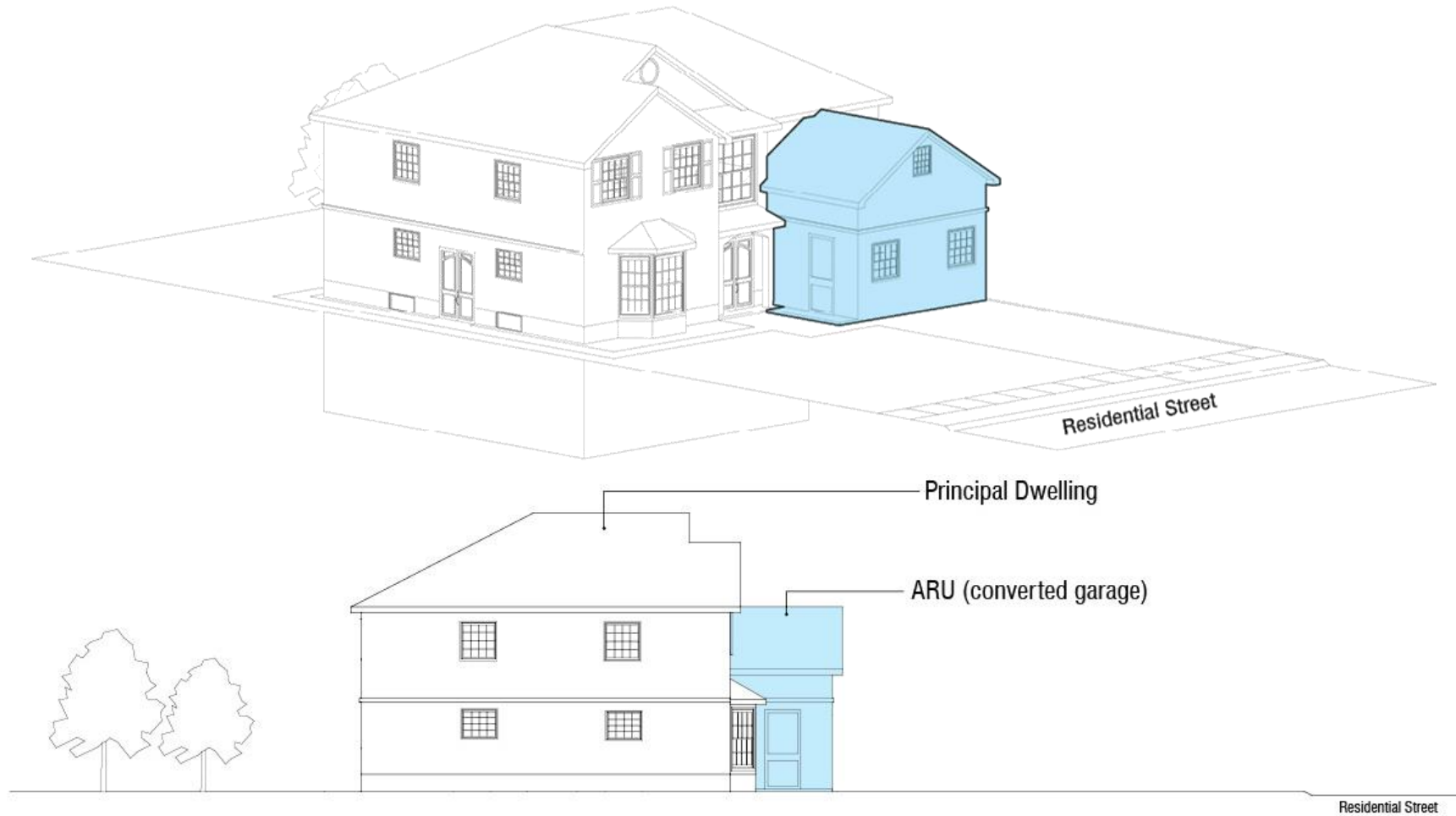
Typology 2: Second Unit/ARU

Second floor
or attic unit



Garage converted to an
Attached ARU

Typology 3. Attached ARU



Not Permitted & Proposed Additional Residential Units (ARUs)

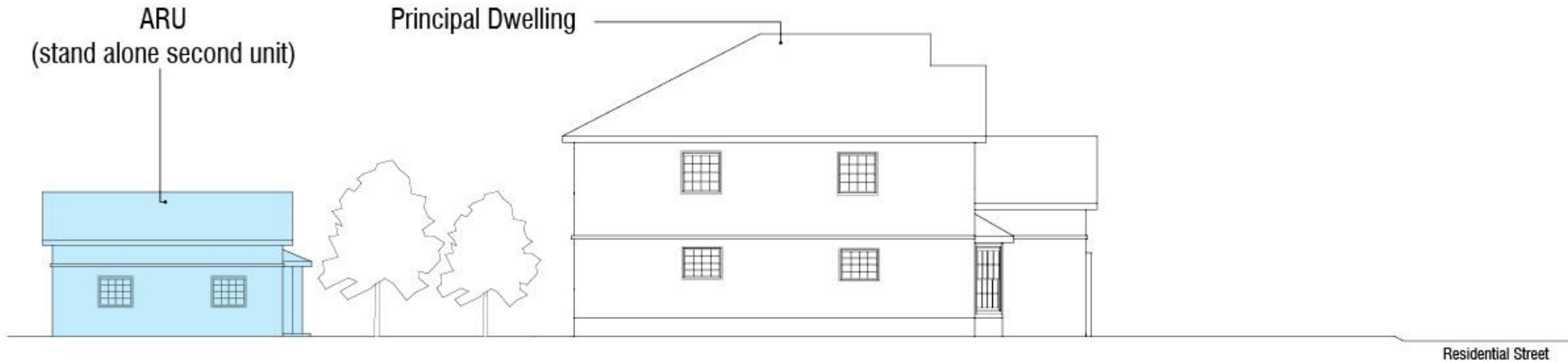
Also known as, Coach House, granny suite, etc.

Typology 4. Detached ARU



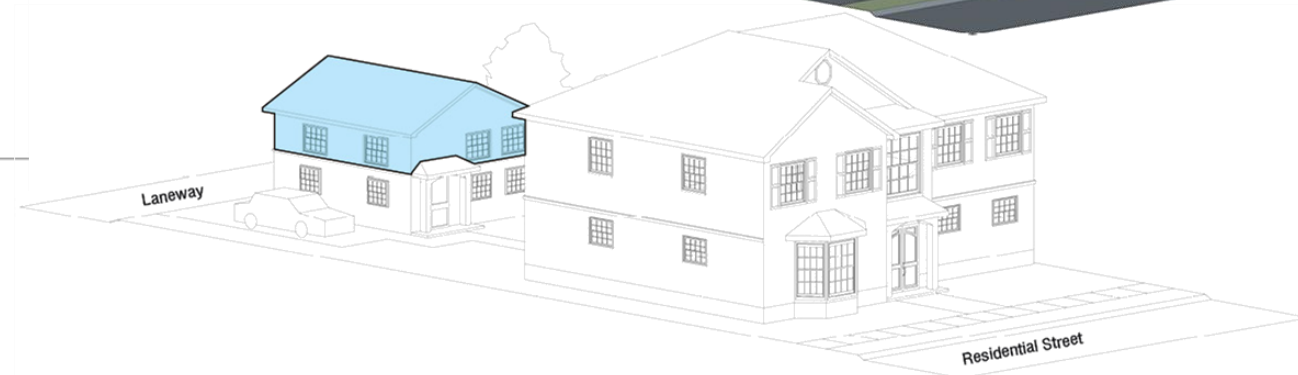
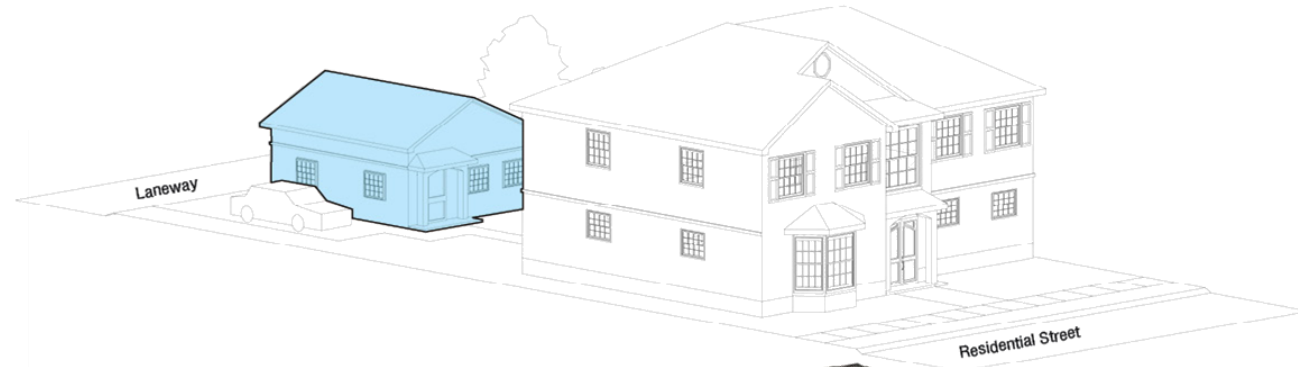
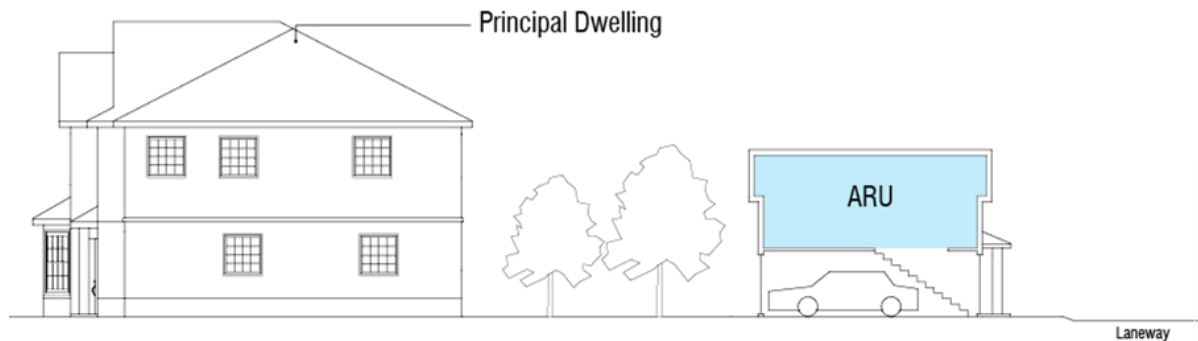
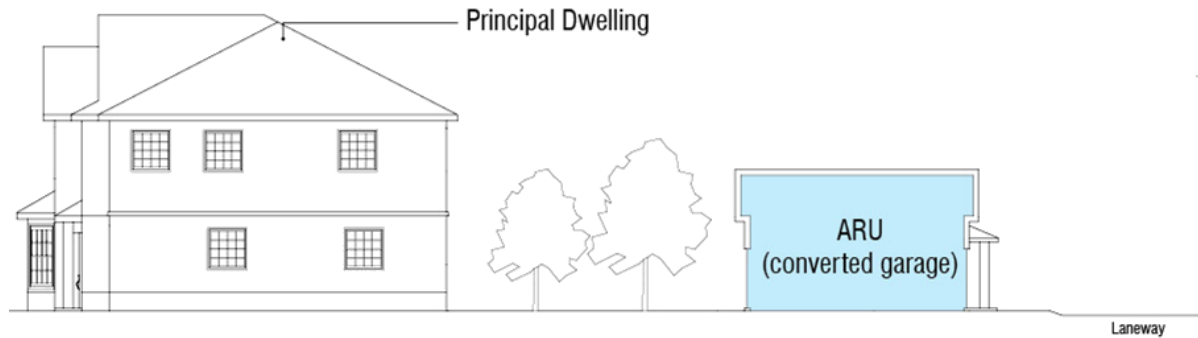
ARU
(stand alone second unit)

Principal Dwelling

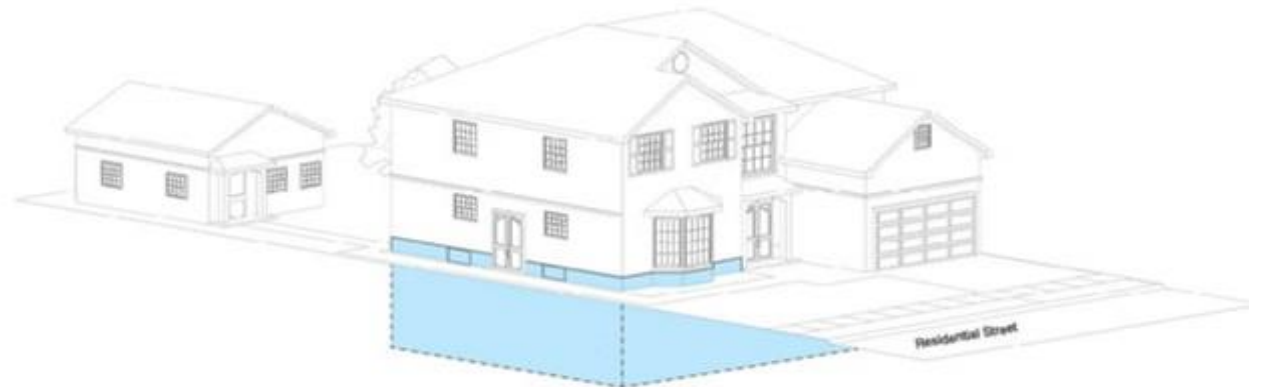


One Storey or Two Storey
(over the garage)

Typology 3. Laneway Suite



Typology 6: Three-unit dwelling



Encourage Creative ARU Designs



Policy Review

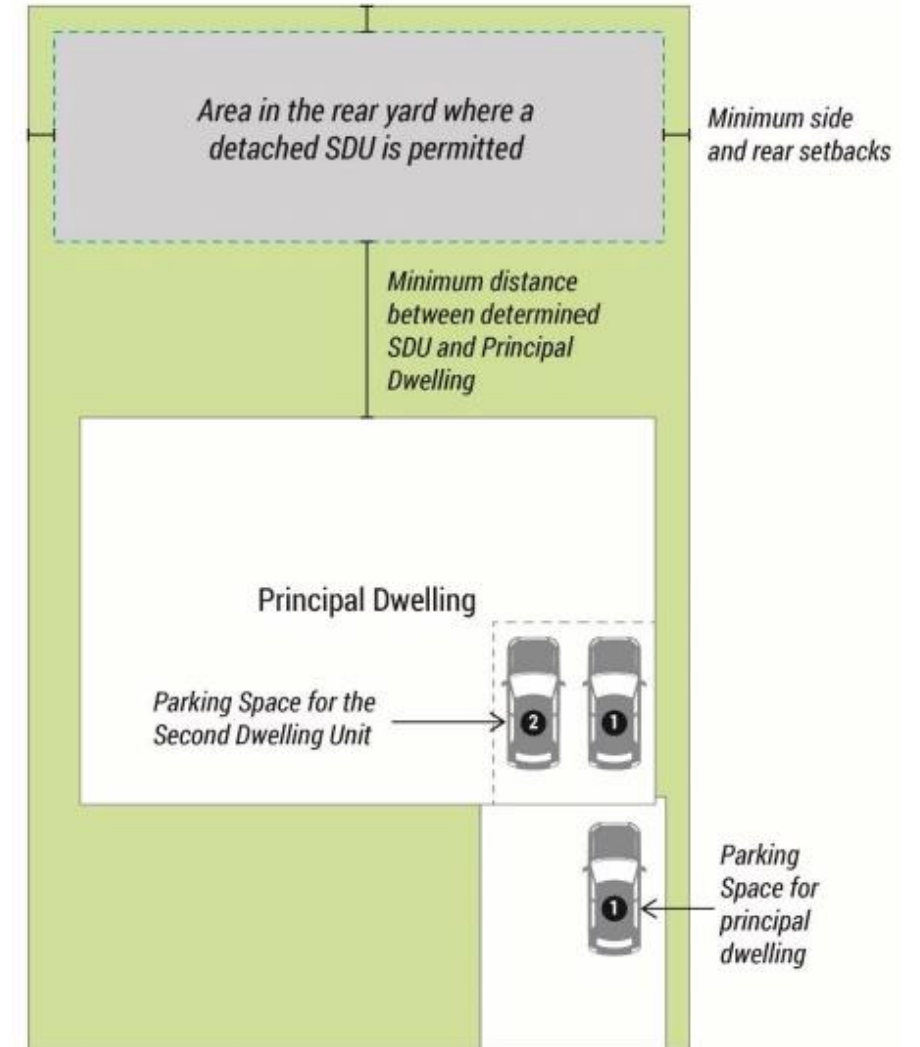
- A **cross departmental team** has been established
- Oversee the **policy review** and contribute to the development of appropriate **regulations focused on public health and safety**
- Propose **Official Plan and Zoning By-law Amendments** to expand on the existing Second Unit policies
- Amend the existing **Registration Process** to ensure residential units are safe, legal and livable

Core Team

- Policy Planning
- Zoning
- Building
- Public Works & Engineering
- Transit
- Traffic Planning
- Legal
- Fire & Emergency Services
- Enforcement & By-law Services

Key Considerations

- ü Official Plan regulations that permit ARUs
- ü Zoning requirements – unit size, setbacks, height and parking
- ü Health and safety – Building Code, Fire Code
- ü Infrastructure capacity (water and wastewater/sanitary)
- ü Privacy concerns
- ü Registration process and by-law enforcement



Benchmark Review

Benchmark Municipalities that Permit Additional Residential Units (ARUs)

Criteria	Range Permitted *
Max. GFA & Unit Size	40 m ² – 125 m ²
Max. Lot Coverage for all accessory structures	10% to 50%
Max. Height	3 metres – 7 metres
Min. Rear/interior side yard setback	0.6 metres – 3.5 metres
Min. Separation Distance from ARU to Principal Dwelling	1.8 metres – 5 metres
Parking spaces required	0 to 1.0 parking spaces

* Ranges prepared based on benchmarking completed of municipalities in Ontario, British Columbia & Alberta

- ü Vancouver, BC (Laneway housing)
- ü Calgary, AB (Backyard suite)
- ü Ottawa, ON (Coach houses)
- ü Toronto, ON (Secondary & Laneway suites)
- ü Kitchener, ON
- ü London, ON
- ü Kingston, ON
- ü Guelph, ON
- ü Windsor, ON

Infrastructure Capacity Analysis

- Planning, Building and Economic Development is currently undertaking an Infrastructure Capacity Analysis as part of Housing Brampton
- The analysis reviews the carrying capacity of existing built up areas for gentle intensification such as additional residential units
- The outcome of the Infrastructure Capacity Analysis will inform the ARUs policy review to determine potential implications to existing municipal infrastructure and services



Over the Garage



Garage Conversion

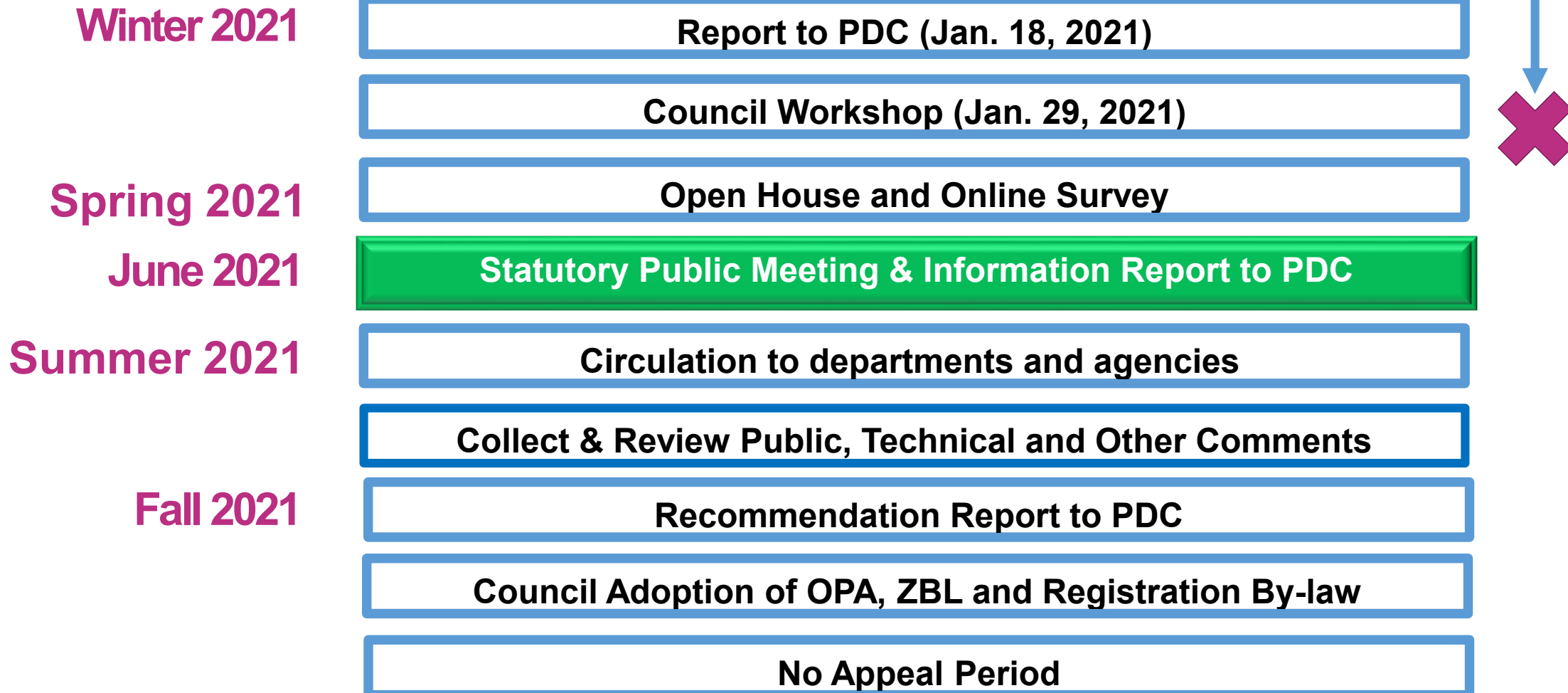


Stand-Alone Unit



Basement or Attic Conversion

Next Steps



Thank *you*

For more information visit

ARU Policy Review

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

Project Leads

Shahinaz Eshesh and Claudia LaRota

Policy Planners

Planning, Building and Economic Development

Questions?



Lodging House Policy Review

(Council Workshop – January 29, 2021)



LODGING HOUSE shall mean a single detached dwelling in which residential accommodation is provided, or is intended to be provided in which each lodger does not have access to all of the habitable areas of the building and consists of more than four (4) lodging units; or a single detached dwelling in which lodging is provided for more than four (4) persons with or without meals.

Quick Facts



Lodging House Review

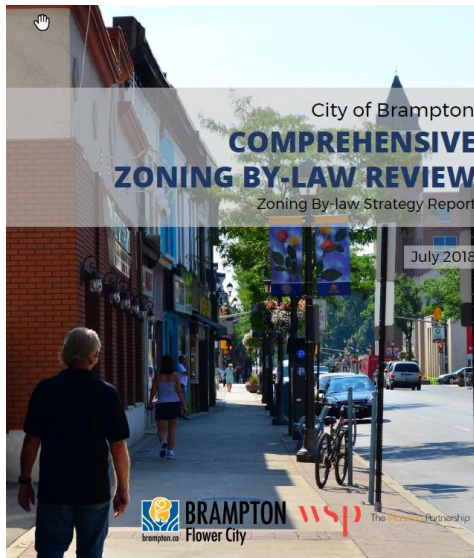
Current Situation

Lodging Housing Complaints (from 311)	
2015	59
2016	113
2017	171
2018	409
2019	677
2020	596
2021	23 (as of Jan 22 nd)

Lodging House Review

Official Plan

4.2.1.10 The City shall permit rooming, boarding and lodging houses in residential designations, subject to zoning, licensing, and safety regulations and the ability to integrate such housing forms with the host neighbourhoods in an acceptable and appropriate manner, where such housing forms are permitted in the applicable Secondary Plan.



Parent zones that currently list a lodging house as a permitted use, subject to the requirements and restrictions of Section 10.15

R2B(1)

R4A

R4A(1)

R4A(2)

R4A(3)

R4B

CRC

DC

Section 10.15 Provisions

- Single detached dwelling (whole or part)
- 305 meter separation distance
- Complying with the requirements of the Lodging House Licensing By-Law
- Parking requirements: 2 spaces for the proprietor and 0.5 space for the lodger

Purpose of Lodging Houses

- ✓ Fills a critical gap in the housing storage for people with lower incomes who are unable to afford conventional housing.
- ✓ Provides safe, well-maintained and affordable places to live.
- ✓ Aligns with key initiatives:
 - Housing Brampton (underway)
 - Brampton 2040 Vision (Vision 5: Social Matters and Housing)
 - Ontario Human Rights Commission
 - Universal Declaration of Human Rights (Article 25 – the right to a standard of living adequate for health and well-being which includes access to housing)

What to consider when developing policies and regulations?

- ✓ OHRC recommends removing a bedroom cap, and basing any bedroom restrictions on existing health and safety and occupancy standards
- ✓ Compliance with the Building & Fire Codes
- ✓ Enforcement measures
- ✓ Creating inclusive communities

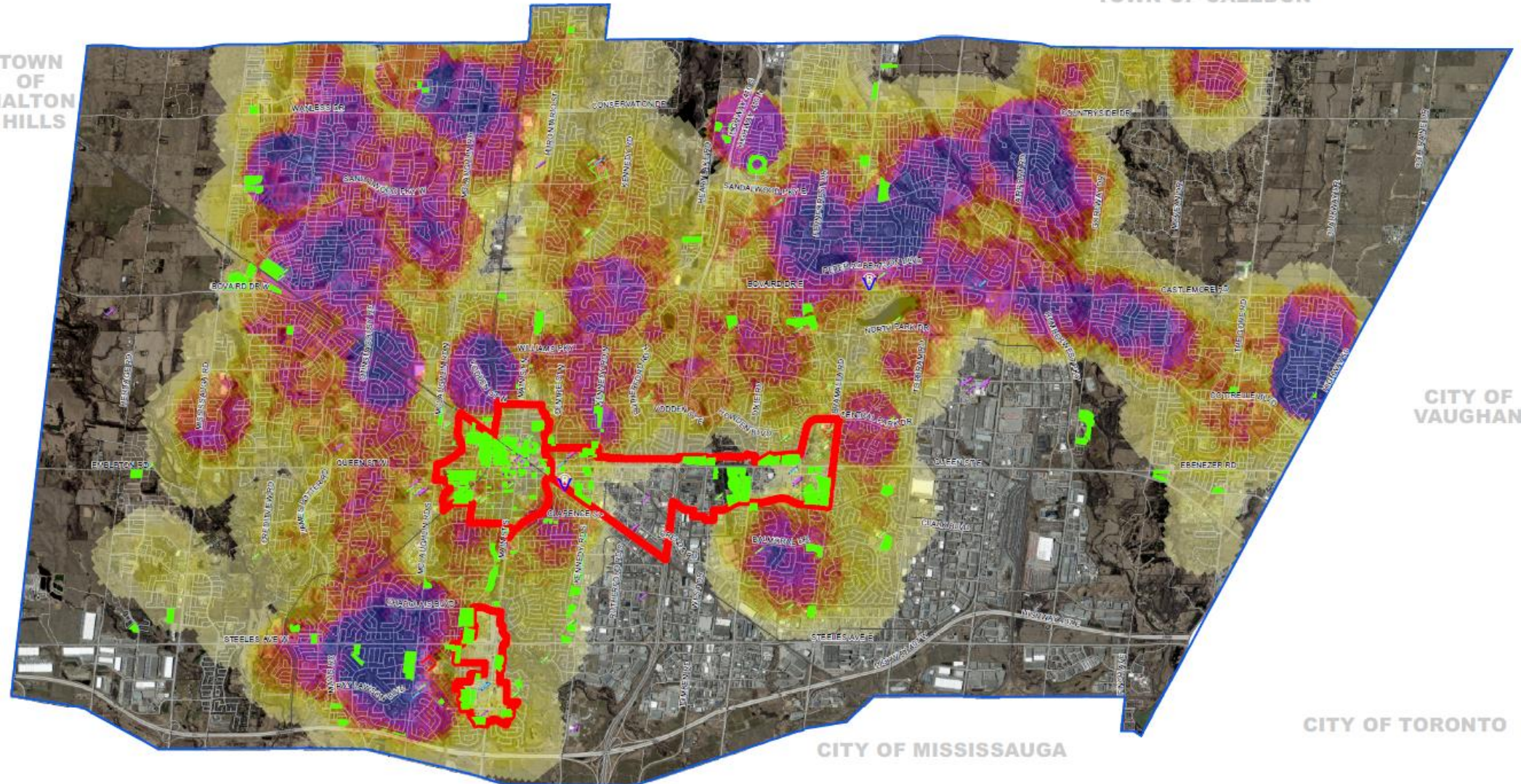
Regulatory Framework

- ✓ A zoning approach that establishes city-wide permissions for multi-tenant houses with zone-specific regulations such as, maximum number of rooms and minimum parking.
- ✓ Enhancing licensing requirements to improve conditions for tenants by including the requirement for a property management plan (i.e. waste management, pest management, and a process for landlords to respond to tenant issues).
- ✓ Developing an Enforcement and Compliance Strategy which includes inter-divisional strategic enforcement measures, education and outreach.
- ✓ A zoning approach that establishes geographic-specific permissions.
- ✓ Establishing a lodging house classification system (i.e. lodging house small & lodging house large).

What other municipalities are doing?

- ✓ Toronto, ON
- ✓ Waterloo, ON
- ✓ Barrie, ON
- ✓ Guelph, ON
- ✓ Oshawa, ON
- ✓ Mississauga, ON
- ✓ Hamilton, ON
- ✓ Calgary, AB
- ✓ Edmonton, AB

**TOWN
OF
HALTON
HILLS**

CITY OF
VAUGHAN

CITY OF TORONTO



Date: 2021/01/29

Value



High

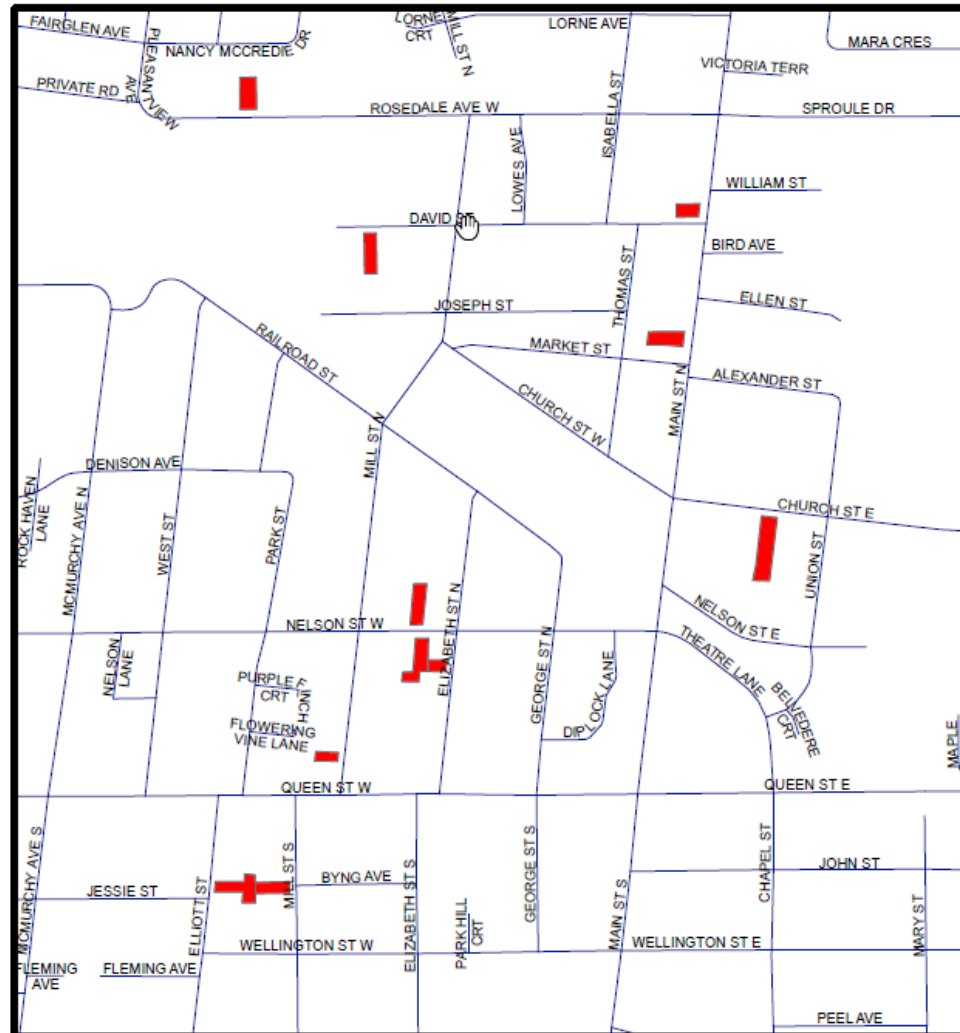
Low

-  Police Station
-  Recreation Facility
-  City Facility
-  Sheridan College
-  Hospital


 Proposed Parking Elimination Boundary

Parent zones where a lodging house is a permitted use

2020 LODGING VIOLATIONS



Legend

 EXISTING LODGING HOUSES

Options for Regulations

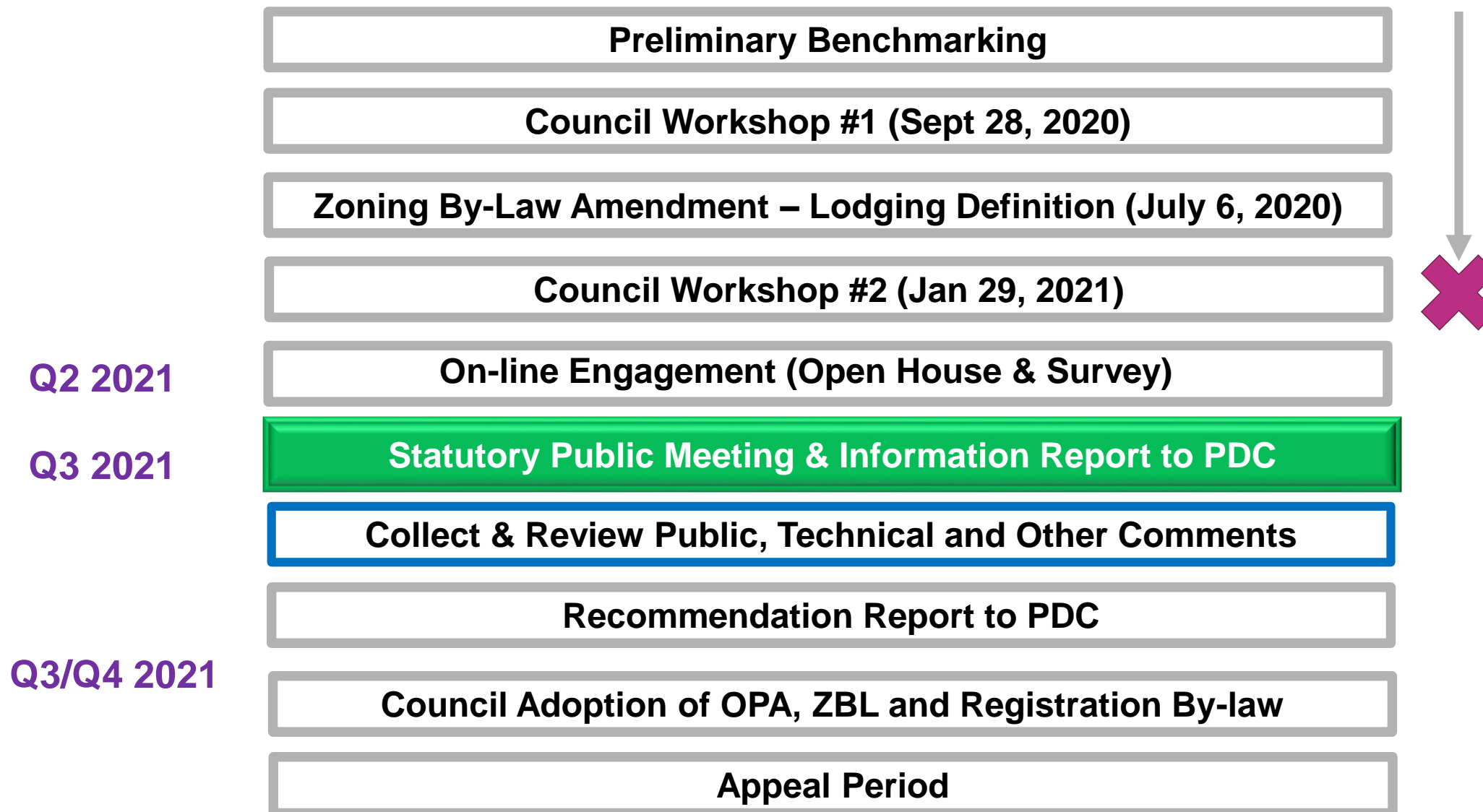
- ✓ Expanding the number of parent zones in the Zoning By-Law that permit lodging houses
 - ✓ Permitting lodging houses in specific geographic areas with unique defined criteria
 - ✓ Permitting lodging houses city-wide with zone specific requirements (i.e. maximum number of lodgers and parking space requirements)
 - ✓ Developing a city-wide classification based on eligibility criteria (i.e. dwelling type, number of occupants, etc.)
 - ✓ Coordinating with By-Law Enforcement, Fire & Emergency Services to review/enhance enforcement and compliance measures
 - ✓ Continuing the City's annual licensing system with enhancements to improve the program
- ✓ Limit the number of lodgers (based on the number of bedrooms – 2 people per bedroom) in compliance with Building & Fire Code
 - ✓ Considering a city-wide approach through a tiered classification system (i.e. Lodging House Tier 1 – maximum of 6 lodgers permitted in all residential designations based on specific criteria; Lodging House Tier 2 – to a maximum between 10 to 12 lodgers permitted in higher density residential designations based on site-specific criteria)
 - ✓ Dwelling type (expanding beyond single-detached dwellings)
 - ✓ Not permitted in a two-unit dwelling

Internal Review Committee

- ✓ Policy Planning
- ✓ Building & Zoning
- ✓ Fire & Emergency Services
- ✓ Property Standards
- ✓ By-Law Enforcement
- ✓ Legal Services
- ✓ Clerks



Project Timeline



Questions and Comments

Project Lead

Mirella Palermo, Policy Planner

Planning, Building and Economic Development

*Thank
you*

