

Housing Brampton

Overview of Proposed Strategy



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AGE-FRIENDLY BRAMPTON
ADVISORY COMMITTEE MEETING
MARCH 30, 2021



Housing Brampton

Mandate

**Focus on improving housing
affordability, supply, and
choice**

**Affordable
Housing**

**Greater
Housing
Choice for All**

**Complete,
attractive
communities**

Photo Credit: Vision 2040

1. Reduce housing supply barriers
2. Make full use of regulatory tools
3. Commit City resources
4. Collaborate with non-profits
5. Advocacy and outreach
6. Demonstrate innovation

Strategic Directions

Recommendations



4 Big Moves
16 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

How does **Housing Brampton**
align with recommendations of the
Age-Friendly Strategy
and the
Seniors Housing Study?

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

- ✓ Create affordable home modifications to improve accessibility
- ✓ Provide more diverse housing options and sizes
- ✓ Increase supply of affordable housing
- ✓ Encourage housing to be located near amenities
- ✓ Increase funding sources for affordable housing
- ✓ Develop Official Plan policies

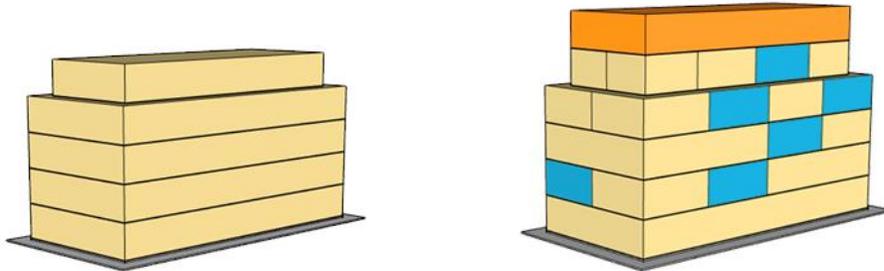
Seniors Housing Study

Key Recommendations

- ✓ Additional affordable housing for seniors
- ✓ Culturally-sensitive seniors housing
- ✓ Development applications for seniors' developments to be assessed against the site selection criteria in the study
- ✓ Creation of local partnerships with not-for-profit and faith-based community
- ✓ Strong Official Plan policies
- ✓ Incentives and tools to promote the development of seniors housing

Affordable Housing

✓ Inclusionary Zoning

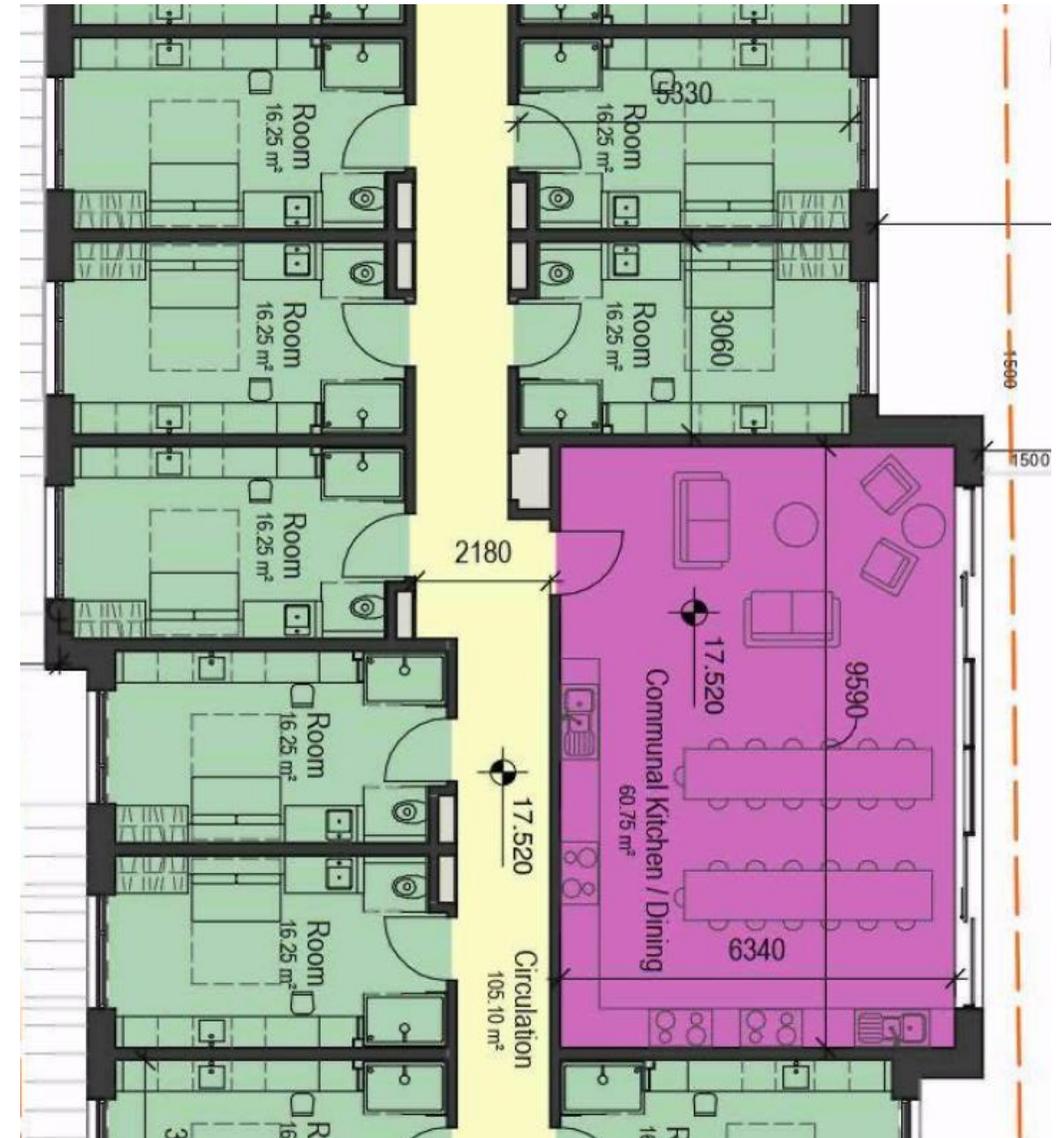


5 Stories - 58,000 square feet **6 Stories - 66,000 square feet**

58 Market-Rate Units
No Affordable Units

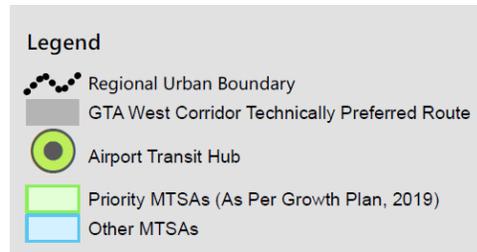
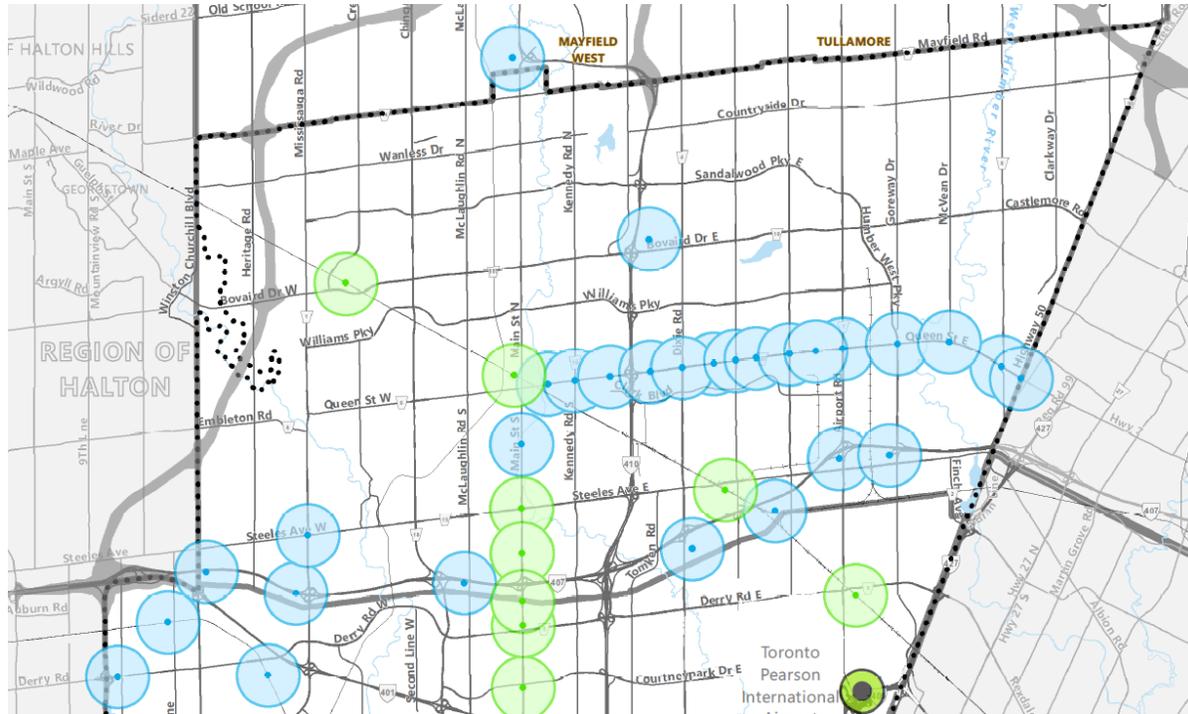
10% Inclusionary Requirement
14% Density Bonus
60 Market-Rate Units
6 Affordable Units

✓ Single Room Occupancy (Co-living) Housing



SRO project for students in Dublin

Where will Inclusionary Zoning apply in Brampton?



Potential MTSAs in Brampton



Applicability of IZ: Boundary of downtown CPPS Area

Affordable Housing

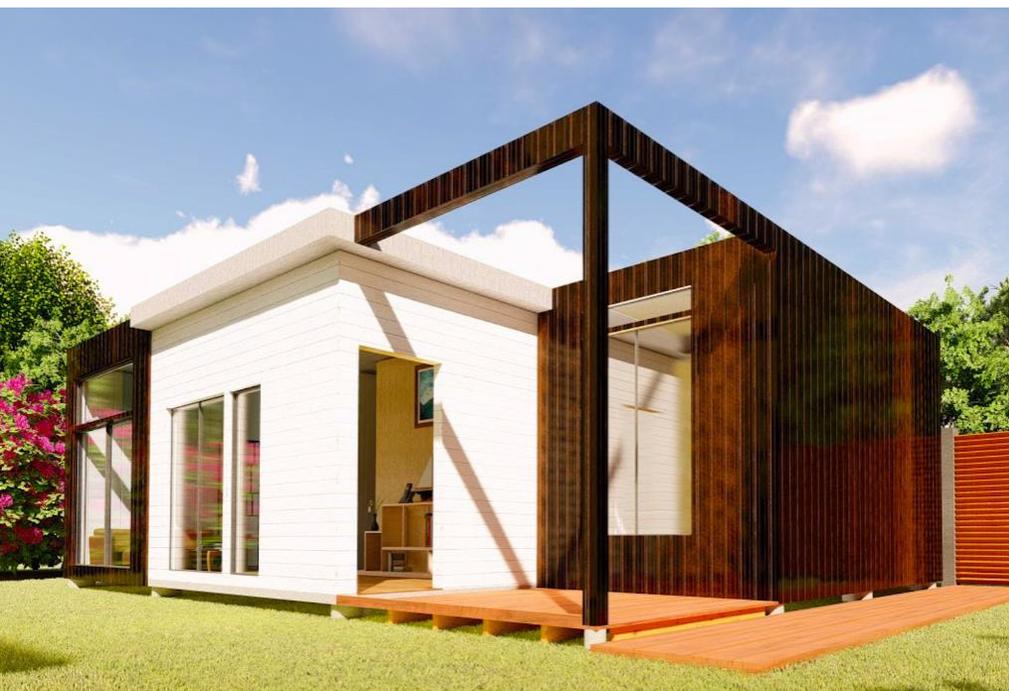
- ✓ Adaptive Re-Use for Housing
- ✓ Flexible Housing



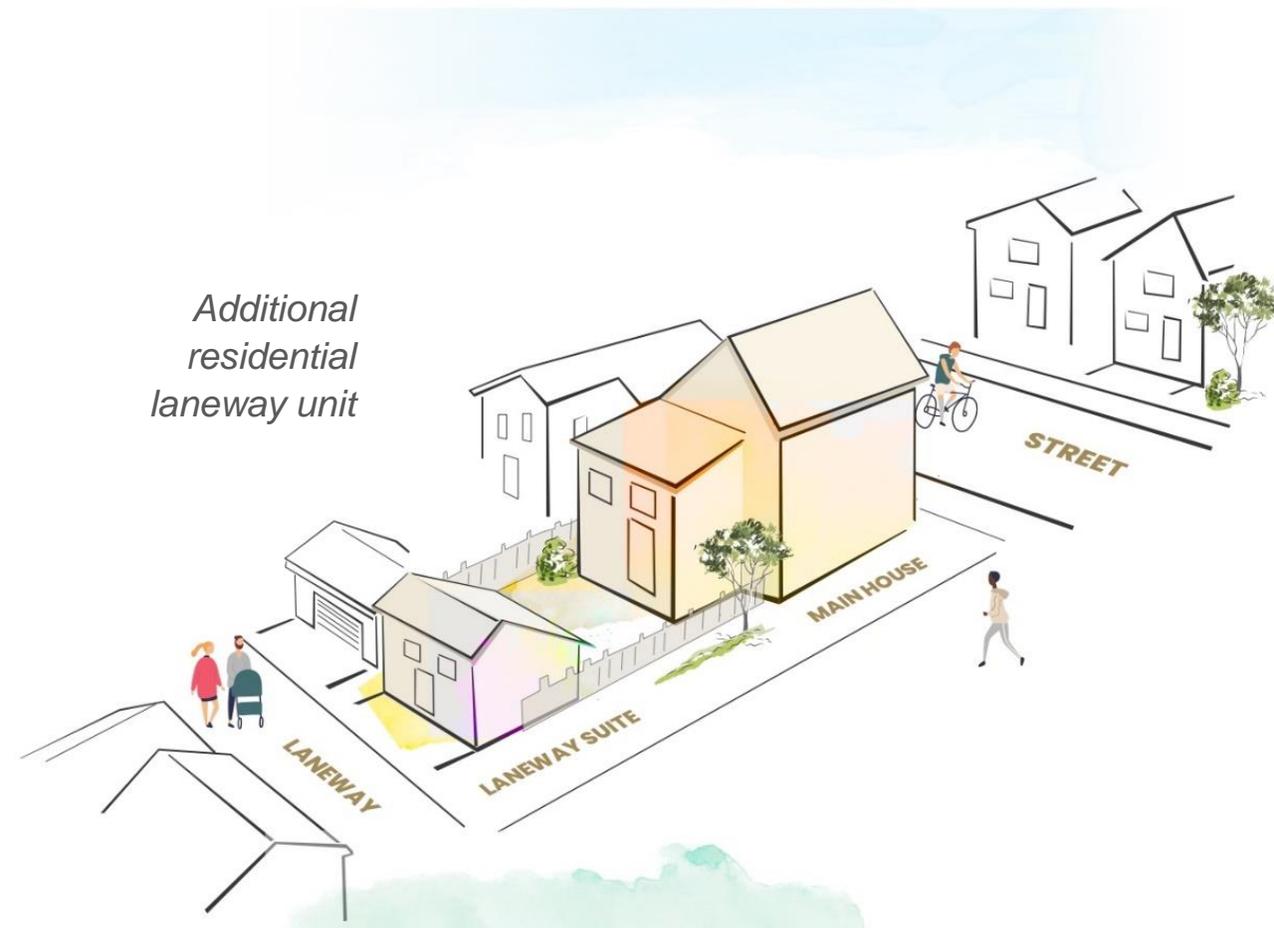
Adaptive re-use project by Raising the Roof

Affordable Housing

- ✓ Home Share
- ✓ Additional Residential Units



Additional residential backyard unit



- Which of these items and housing typologies will be more suitable for age-friendly needs?
- Do you have any suggestions about introducing the new typologies within Brampton?

Thoughts

Accessible Housing

- ✓ Policies to support accessible housing and accessibility projects
- ✓ Design guidelines to support adaptable design
- ✓ Additional Residential Units review to explore accessibility requirements



Rick Hansen Foundation retrofit of buildings to incorporate accessible design



VisitAble home offering a zero-step entrance

Culturally-Sensitive Housing

- ✓ Single Room Occupancy buildings designed for specific cultural needs
- ✓ Policies and design guidelines to support multi-generational households



Family-friendly housing includes senior-friendly amenities

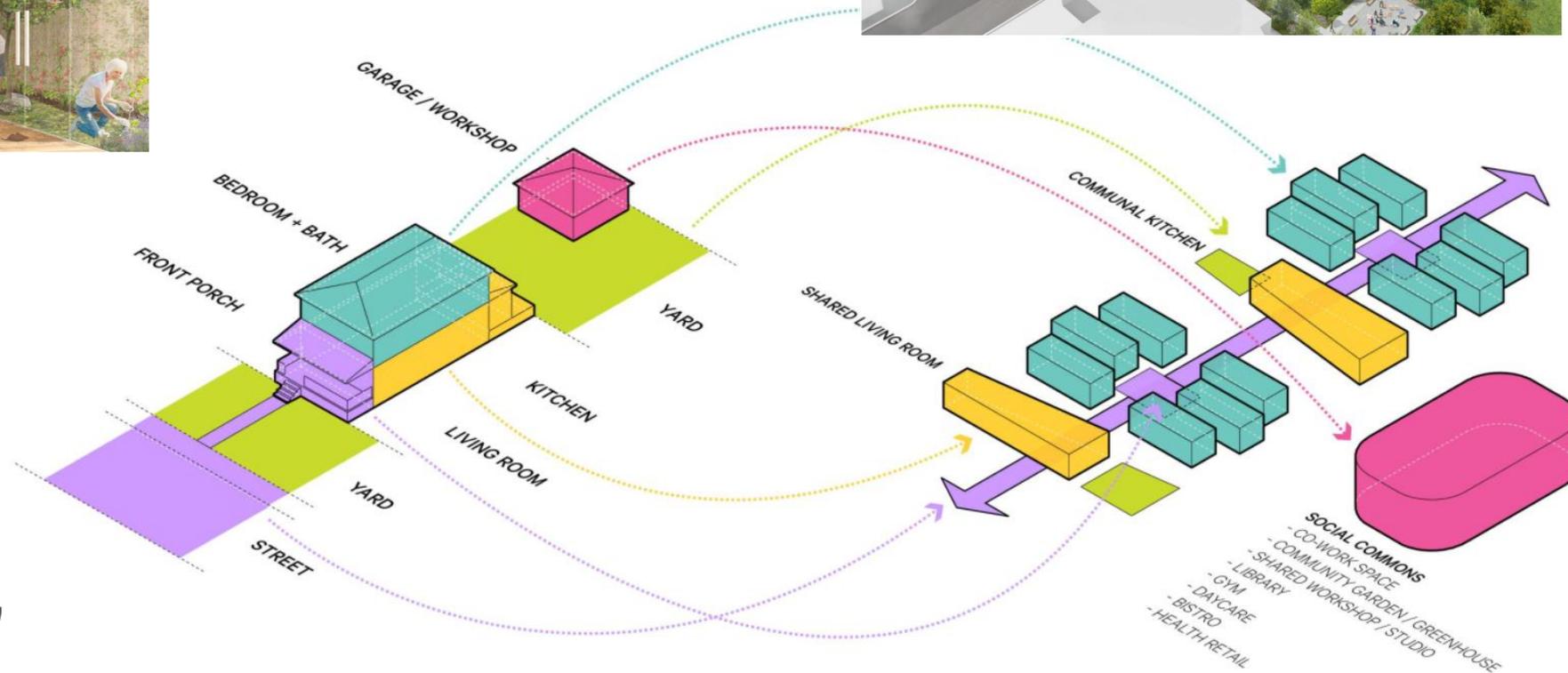
Family-friendly housing includes senior-friendly amenities

Senior Living Design Ideas



✓ Rethink Senior Housing Design

SVN- St. Elizabeth Senior Housing Prototype Project, Toronto



- Do you have other suggestions for how accessibility, multi-cultural housing goals can be achieved?
- Is there a senior housing design idea we can explore further?

Thoughts

Senior Housing Site Selection

- Criteria for proposed developments
 - Minimum lot size of 2 acres
 - Walkability
 - Access to amenities (grocery stores, shopping, banks, transit, community centers)
 - Land use compatibility and constraints of subject sites
- ✓ Criteria used in Development Review process.
- ✓ Criteria will be used to support pre-zoning of sites for senior housing

- What do you think about setting aside/zoning dedicated land for seniors housing as opposed to integrating seniors housing in market development projects?

Thoughts

Non-Profit Acquisition and Operation of Rental Housing

- ✓ Lodging houses and hotels as affordable housing
- ✓ Affordable units in Inclusionary Zoning sites (upcoming)
- ✓ SROs geared towards students, seniors and other singles

- Does the Committee see a role in facilitating collaboration with non-profits in Brampton?

Thoughts

Proposed Official Plan Policies

- ✓ A range of seniors-oriented housing
- ✓ Accessible and adaptable housing
- ✓ Family-friendly apartments
- ✓ Amenity areas
- ✓ Housing adjacent to transit and community hubs
- ✓ Appropriate housing unit mix

Proposed Incentives

- ✓ Brampton's participation in Region of Peel's Incentive Program
- ✓ A Comprehensive Incentives Framework including these types of incentives:
 - Relief of Brampton's planning application fees
 - Tax Increment Grants
 - City owned land at a discount or on lease
 - Reduced parking ratio
 - Fast-tracking approvals

Thank *you*

For more information visit

Housing Brampton

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Brampton](#)

Questions and Comments

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