

Housing Brampton



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PLANNING AND DEVELOPMENT
COMMITTEE MEETING MAY 10, 2021



Housing Brampton

Mandate

**Improving housing
affordability and choice**

**Affordable
Housing**

**Greater
Housing
Choice for All**

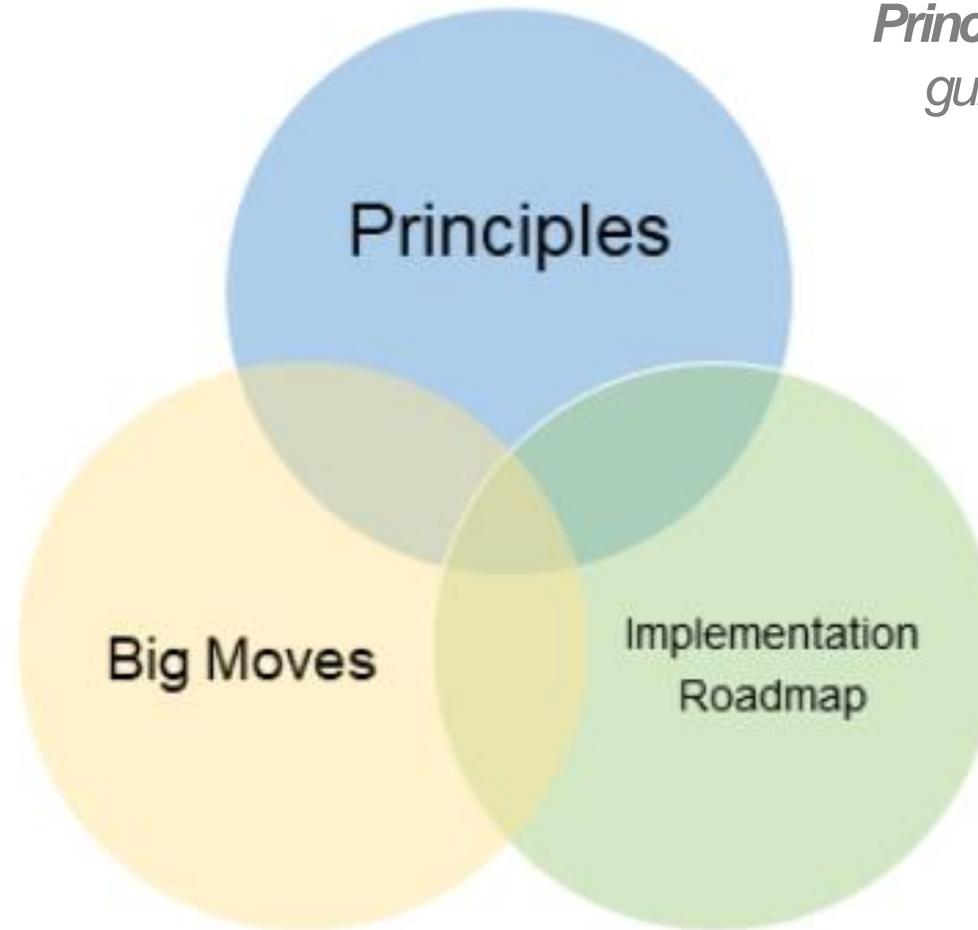
**Complete,
attractive
communities**

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



Principles: are overarching values to guiding housing development in Brampton

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

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

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

Principles

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

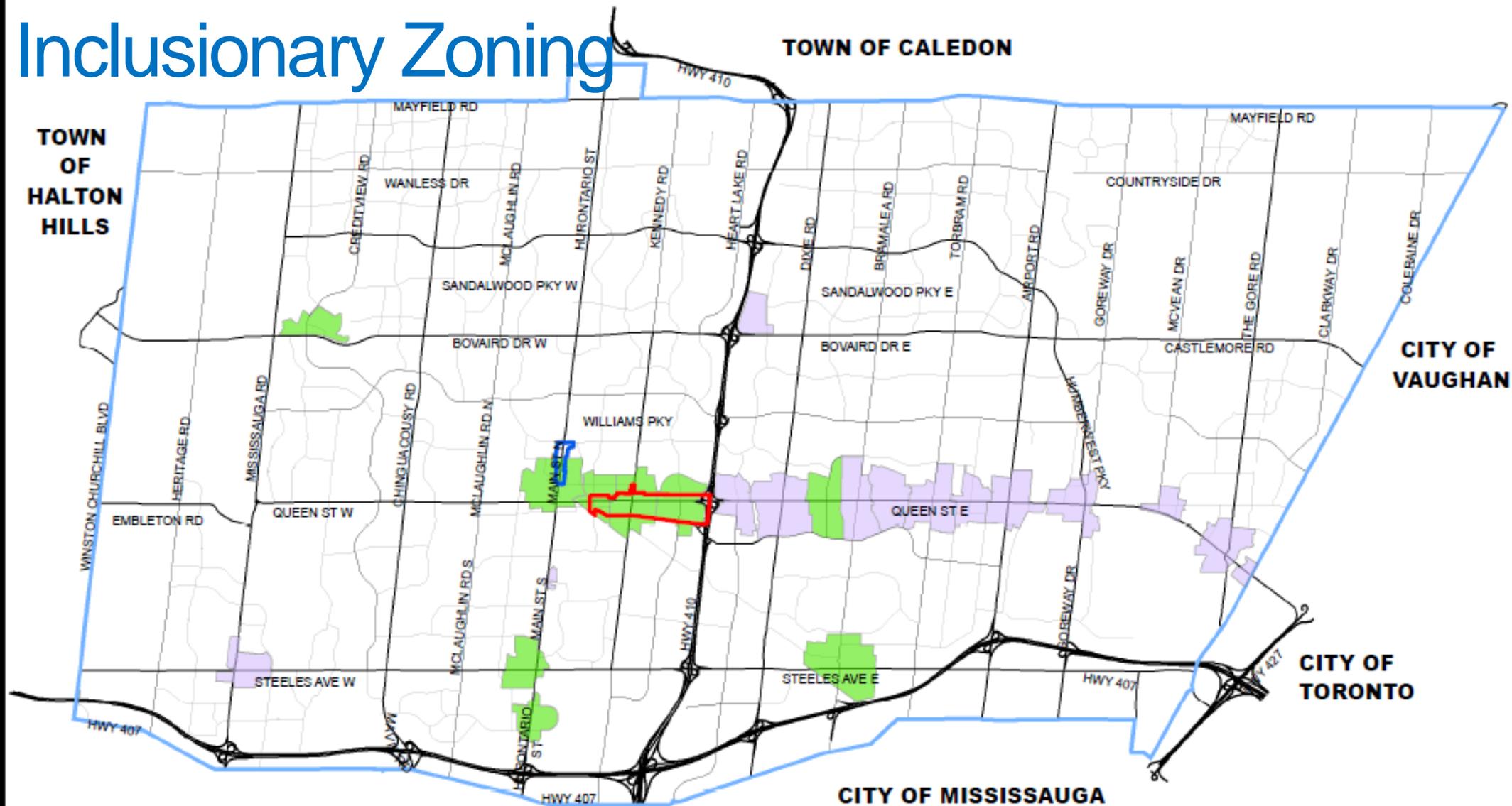
Recommendation # 5

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



- MAIN STREET NORTH DPS BOUNDARY
- PROPOSED QUEEN STREET PRECINCT CPPS BOUNDARY
- PRIMARY MTSA
- PLANNED MTSA



POTENTIAL AREAS FOR INCLUSIONARY ZONING IN BRAMPTON - APRIL 2021

Planning Act – Section 37 Amendments

Original Section 37 (Density Bonusing)

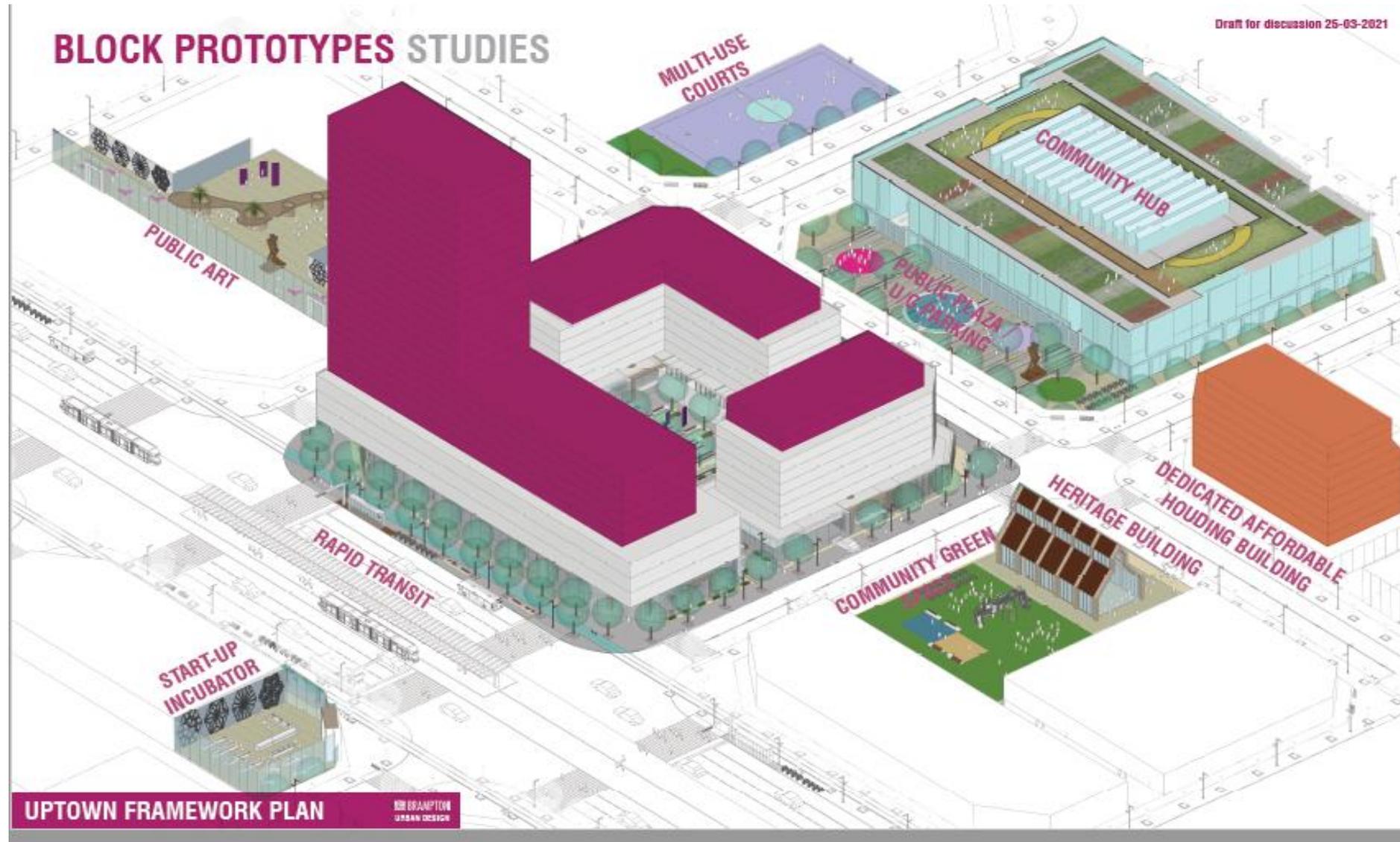
- Originally Section 37 in the Planning Act authorized local municipalities to increase zoned height and/or density of development in return for "facilities, services or matters"
- Allowed for an agreement between City and landowner to secure the benefits - on title

"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

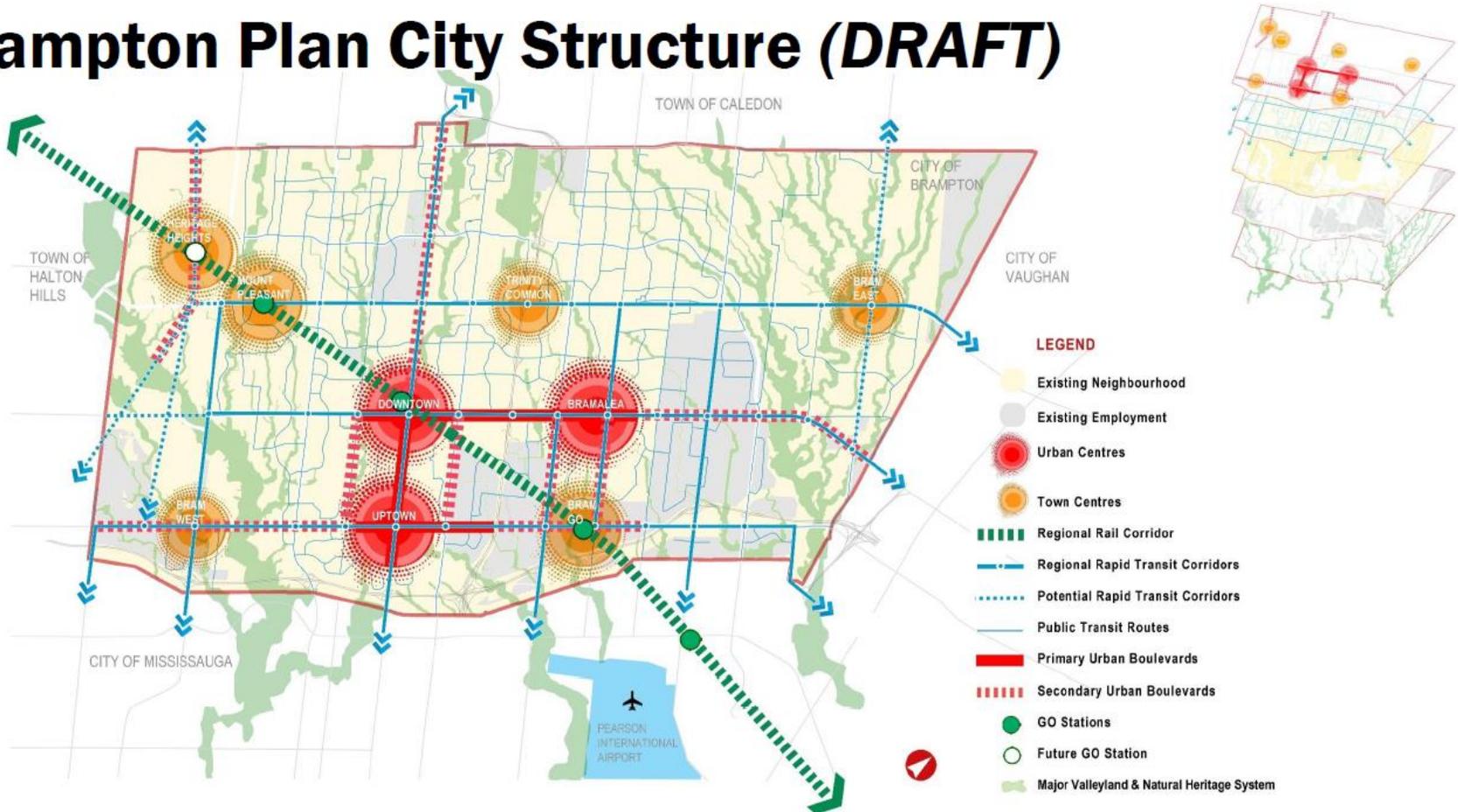
- market rental housing
- affordable rental housing
- affordable ownership housing

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

- Include Inclusionary Zoning considerations

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

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)				
	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

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