

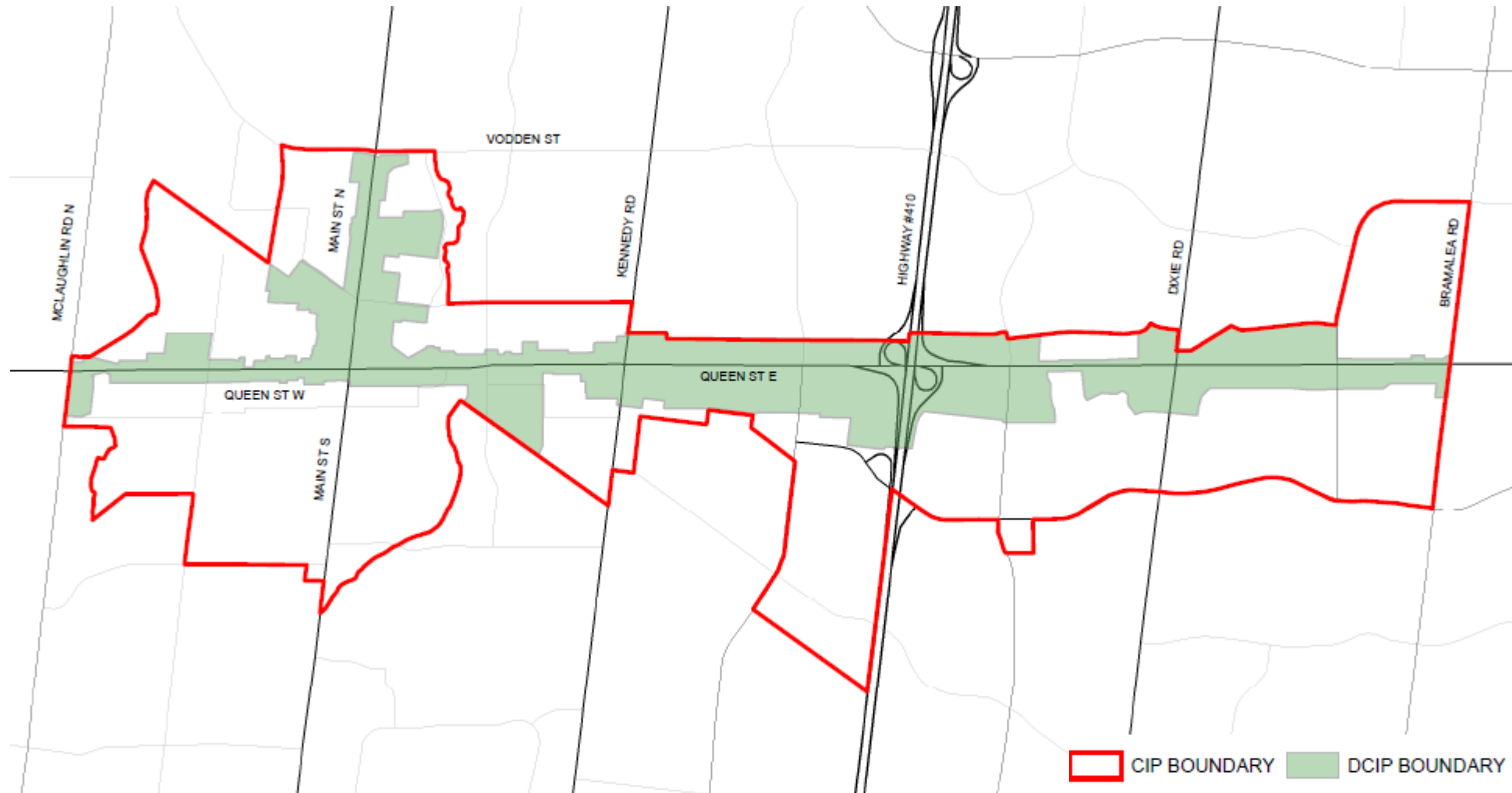
# Updates to the Central Area Community Improvement Plan's Development Charges Incentive Program Implementation Guidelines

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



Planning and Development Committee  
DECEMBER 6, 2021

# Central Area Community Improvement Plan and Development Charges Incentive Program Areas



# Brampton's Central Area Community Improvement Plan

## History

- Previous CIP 2000
- Amended in 2007
- Amended in 2010
- Amended in 2013
- Amended in 2019

## Companion Documents

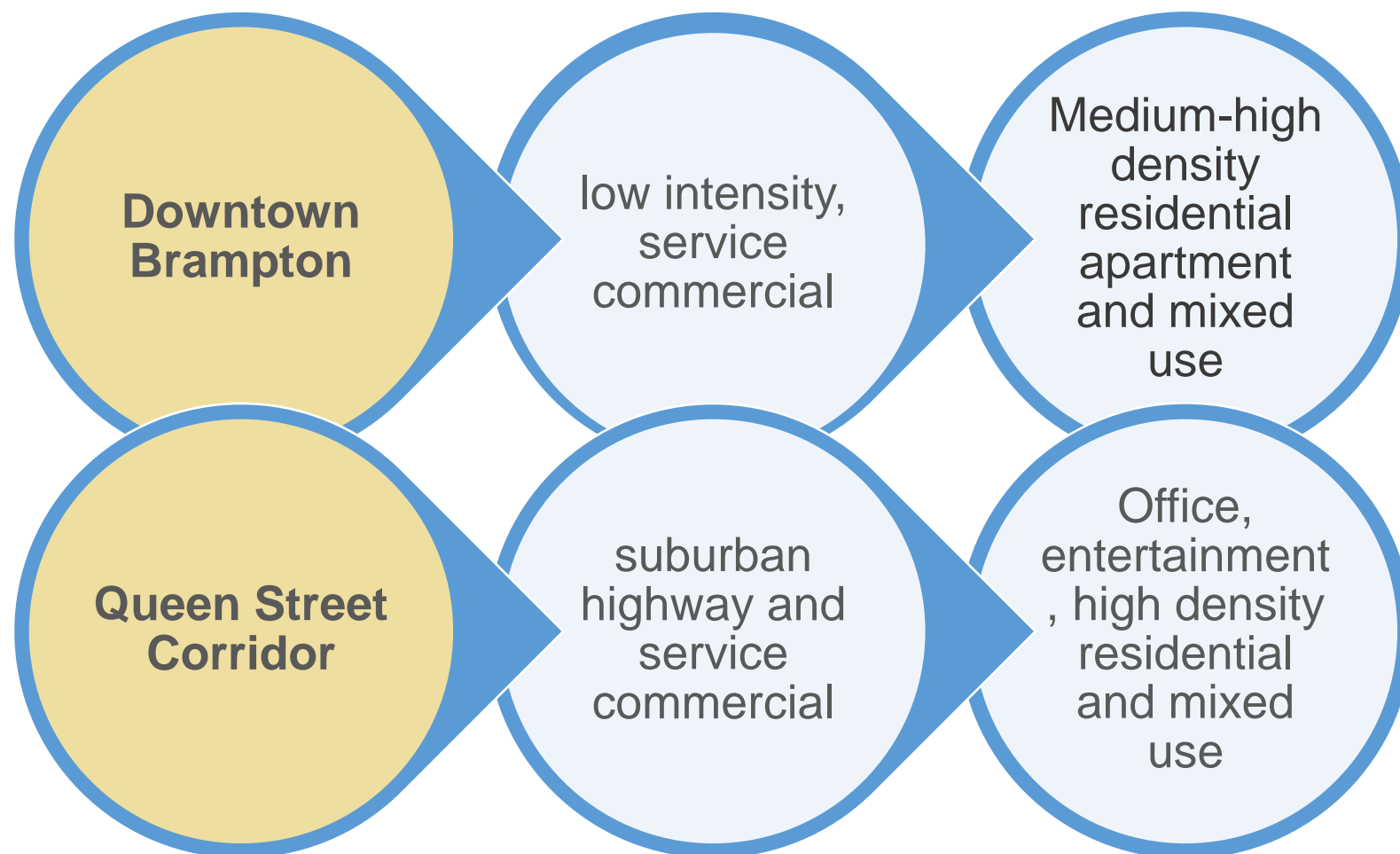
Implementation Guidelines and  
Application Forms

## Active Incentives Programs

1. **Development Charges Incentive Program (DCIP)** provides relief from payment of DCs for intensification and mixed-use development.
2. **Facade and Building Improvement Programs:** matching grants for façade and building improvements

# Development Charges Incentive Program (DCIP)

## Program Objectives



# Development Charges Incentive Program (DCIP)

## Implementation Guidelines

- Rules
- Eligibility criteria
- Process requirements
- Monitoring
- Other matters related to the governance of the program

## Approval

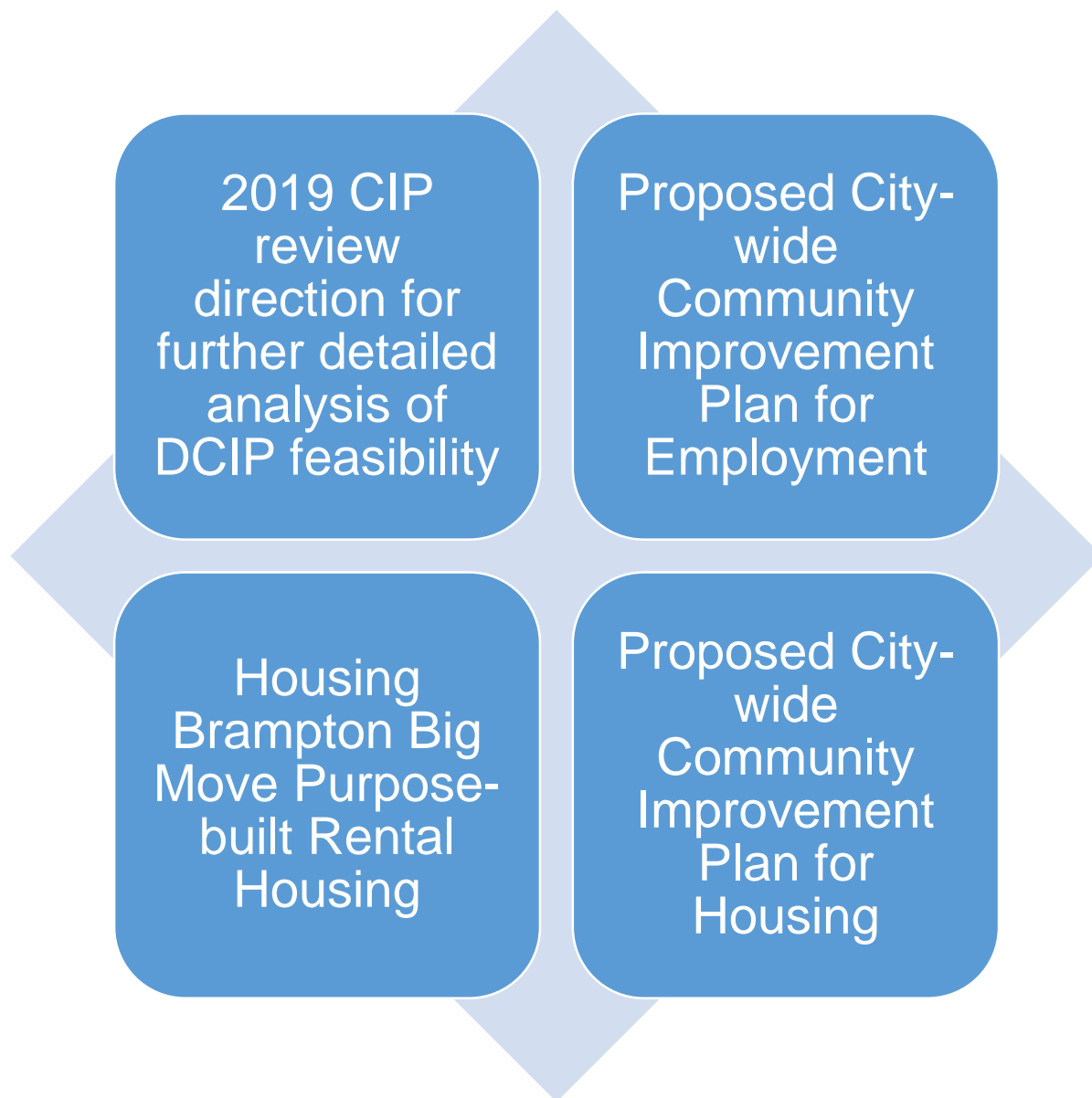
- Do not form part of CIP
- Council authorised to approve amendments

## Adjustments to Program

**Council may approve changes, suspension or discontinuation of the Program**

Eg. if limited funds -  
the number of applications and/or the  
magnitude of the projects proposed  
for the CIP exceed available funds

# Background



## DCIP Statistics

1. \$30 million spent in DC incentives since inception
2. Helped to create roughly 2,750 residential units and over 40,000 square feet of commercial and office space
3. Most of the incentives used for residential developments
4. Annual repayment 1.2M (City)



# Development Trend and City Investment

- Shift from greenfield development towards intensification of the built up areas.
- **City Investment in the Central Area**
- Hurontario-Main Street Light Rail Transit
- Queen Street Bus Rapid Transit projects
- Downtown flood mitigation project – Riverwalk
- Post-secondary expansion projects
- Integrated Downtown Plan
- Innovation District anchored with the future Centre of Innovation



# Development Viability in DCIP Area

- Infrastructure investments improve development viability and marketability of projects
- Consultant (NBLC) analysed the financial viability of residential projects (both ownership and rental tenures)
- Appendix 3 of report provides an expert opinion from NBLC

## Consultant Recommendations

- Purpose-built rental projects will continue to benefit from supports in the form of incentives
- May no longer be necessary to incentivize new market condominium development
- Phase out the incentive in a manner consistent with the nature of the current application activity



# DCIP Funding

Developer proposes an eligible high density residential development

City provides DC incentives- Approved annual contribution limit of \$1.56 million

Developer does not pay DCs, DC funding gap created

City has to make DC Reserve Funds whole and close the gap

City moves funds from General Reserves into DC Reserves- current annual repayment of \$1.2 million

Additional 391 large apartment units or 679 small apartment units can be approved under the DCIP (both condo and rental)

# Housing Brampton

## Big Move 1 Purpose-built Rental Housing

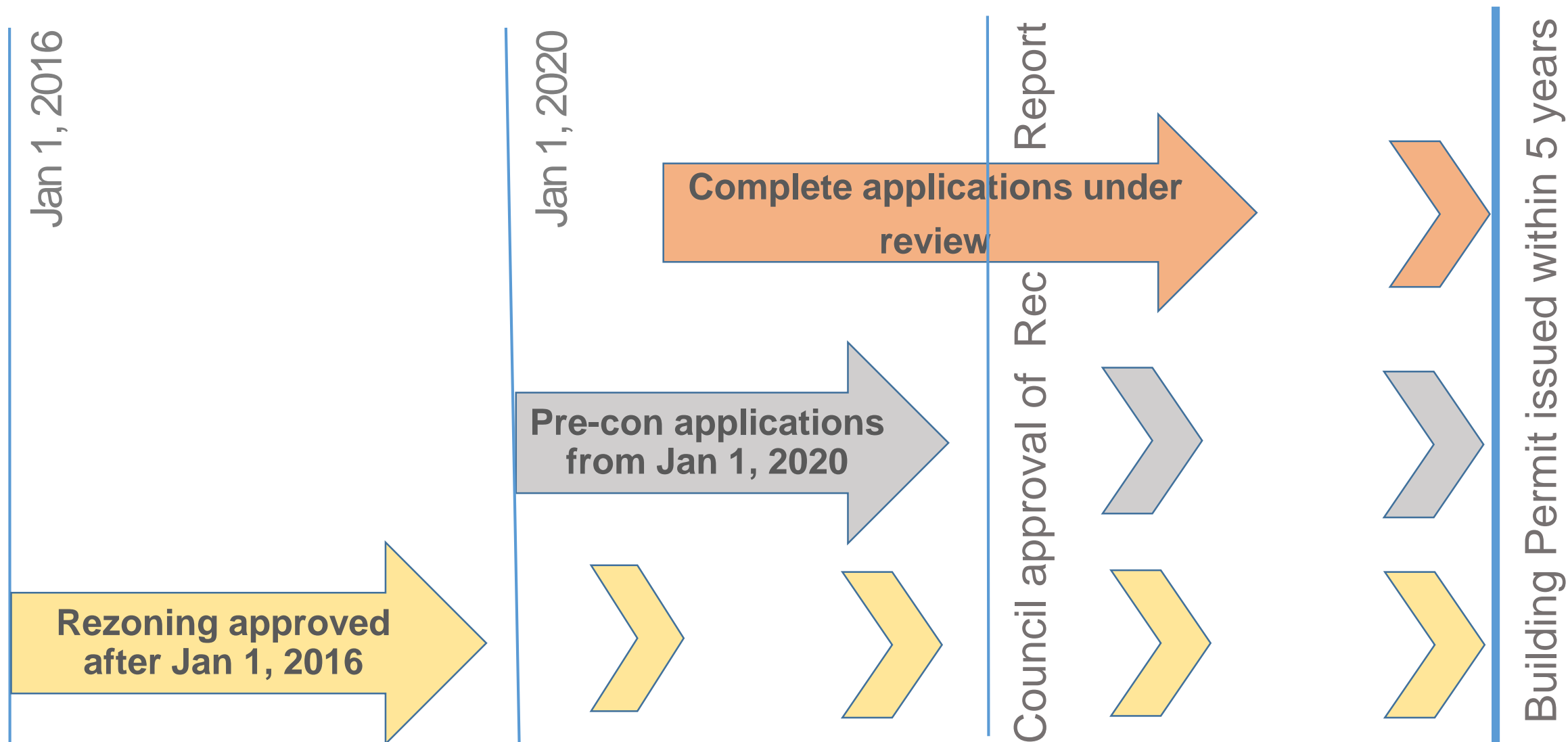
- Objective to increase the supply of adequately sized purpose-built rental housing for low and middle-income households
- Supports Peel Housing and Homelessness Plan, 2018 target for 25% of all new housing development to be rental
- Low supply of new purpose-built rental housing creates a pressure on the existing low density residential areas (second units and lodging houses)



# Report Recommendations

1. Strategic refocus of the DCIP so City finances are utilized in a targeted and responsible manner
2. DCIP shall provide greater support to purpose-built rental housing
3. Transition to allow current and recent condominium developments to continue to avail of the incentives, with a sunset clause

# Proposed Transition







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