

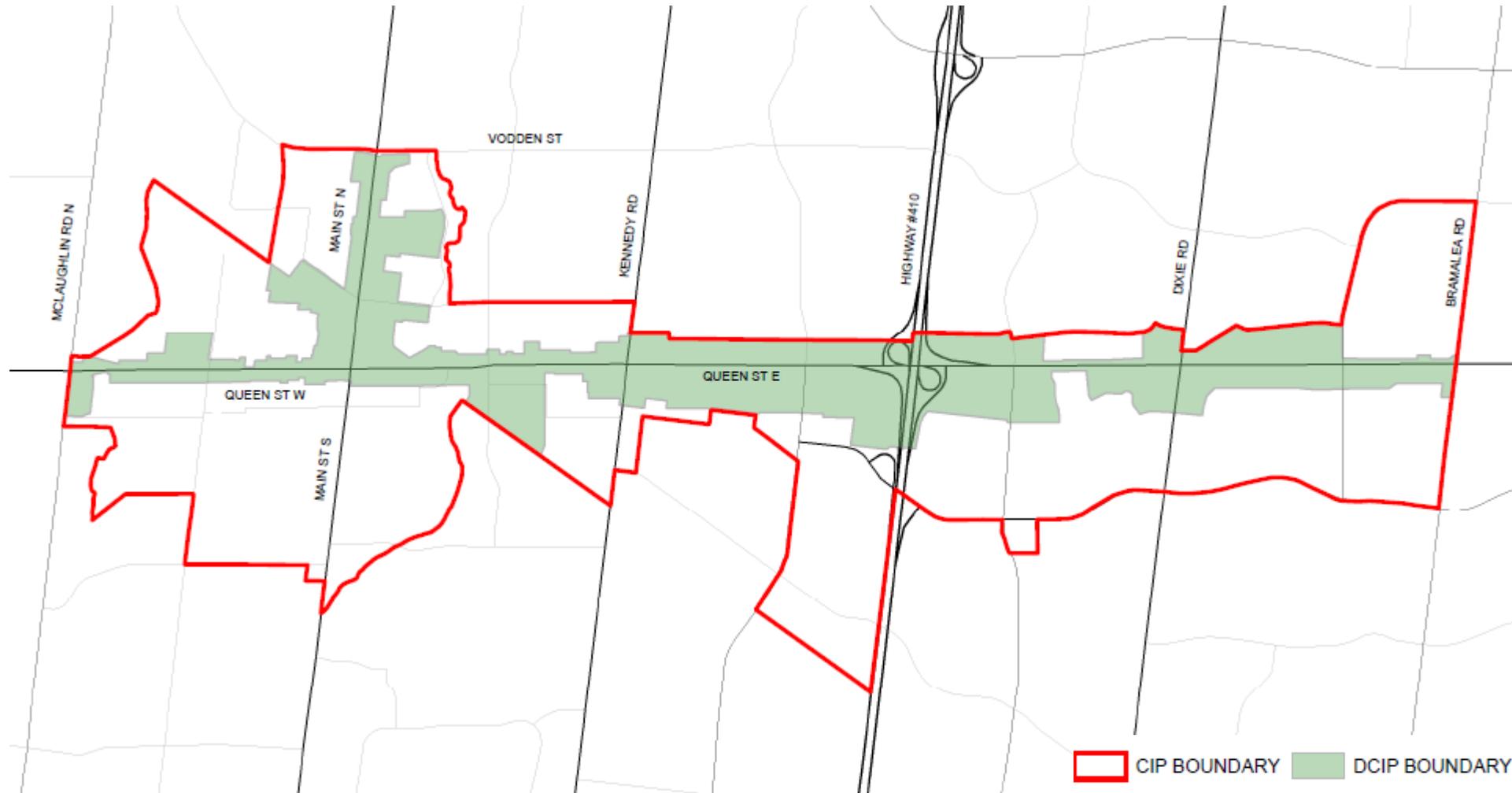
Updates to the Central Area Community Improvement Plan's Development Charges Incentive Program Implementation Guidelines

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

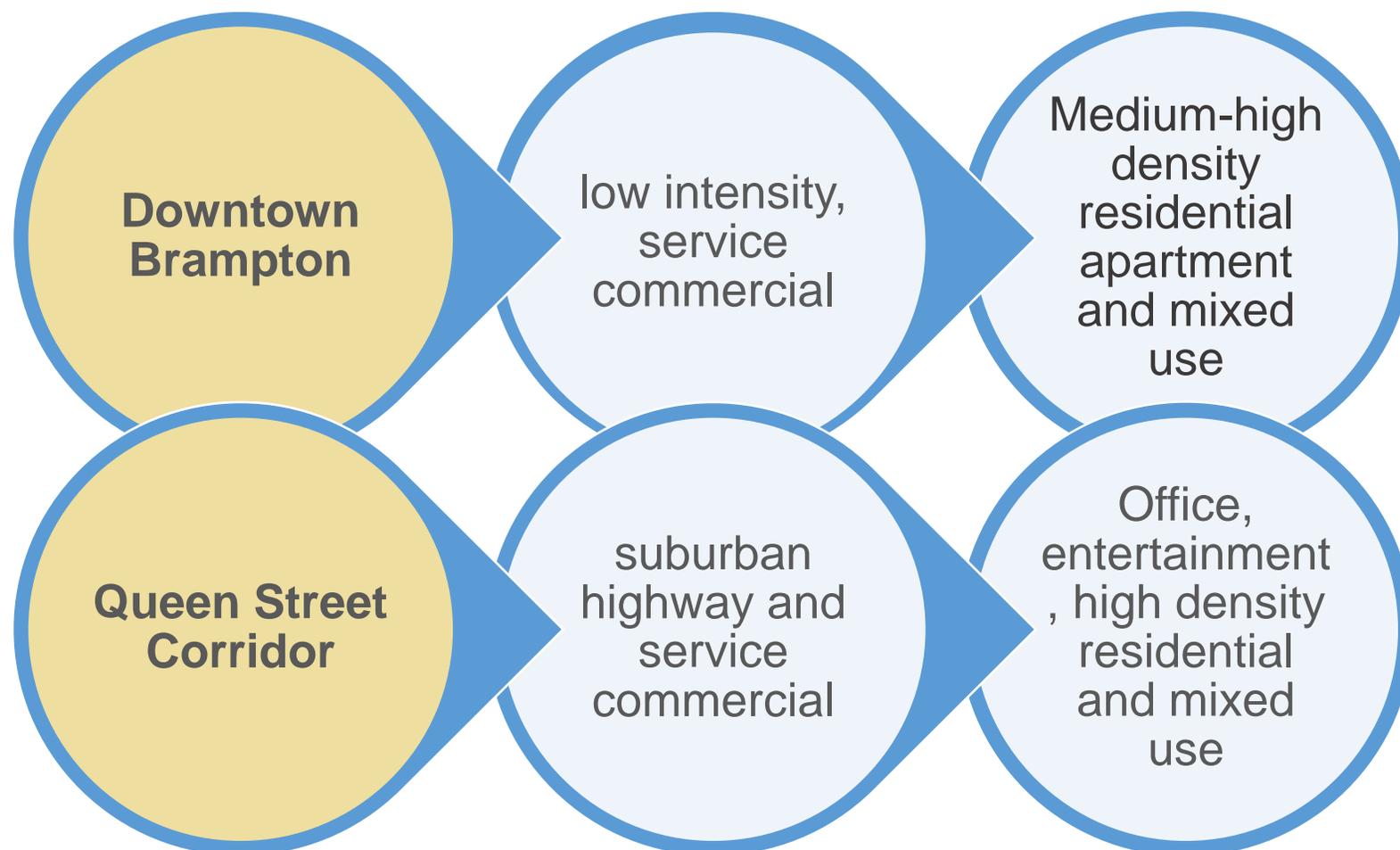
Implementation Guidelines and
Application Forms

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

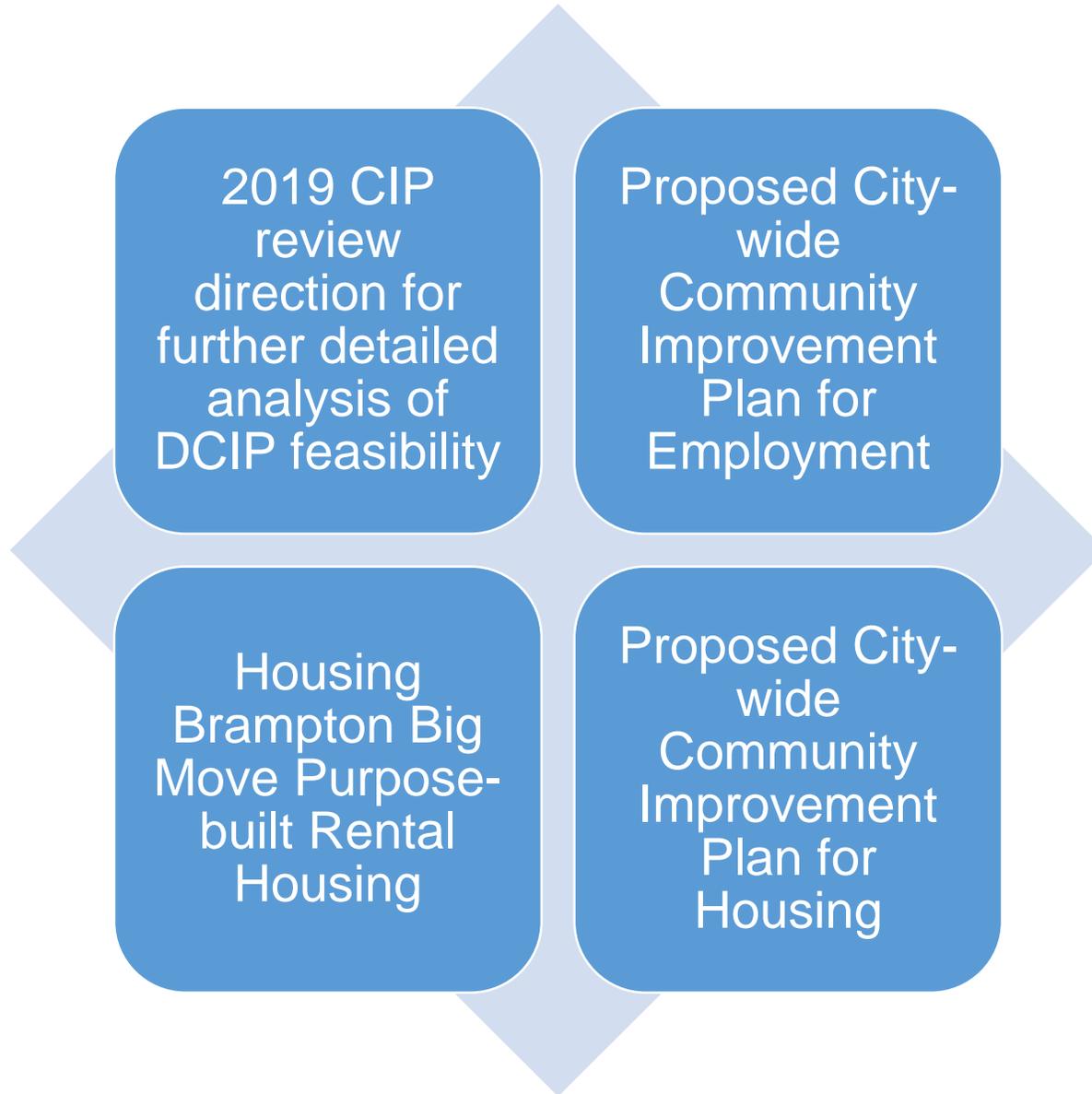
- Do not form part of CIP
- Council authorised to approve amendments

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

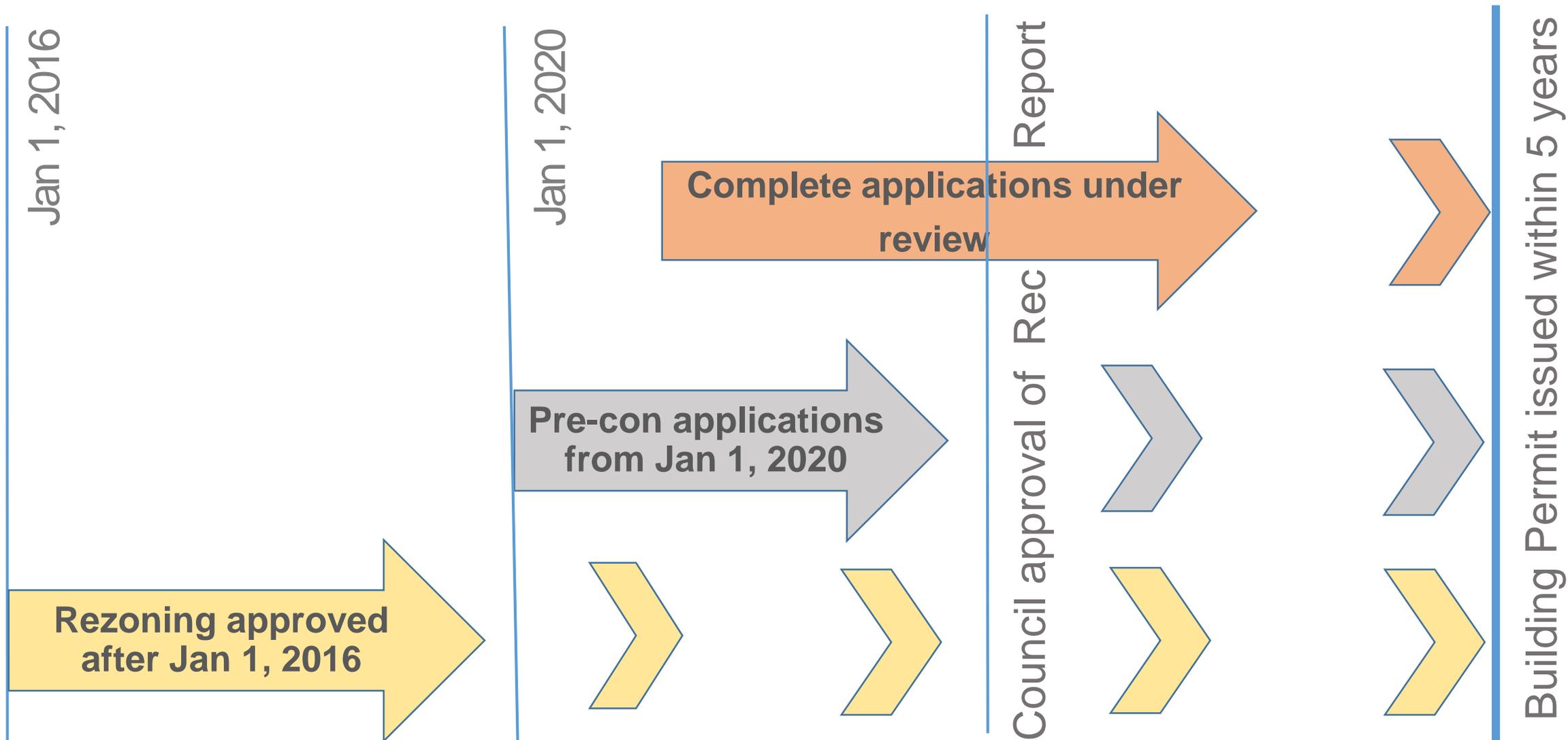
- Objective to increase the supply of adequately sized purpose-built rental housing for low and middle-income households
- Supports Peel Housing and Homelessness Plan, 2018 target for 25% of all new housing development to be rental
- Low supply of new purpose-built rental housing creates a pressure on 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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