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Subject: **Considerations for Incentives to Non-Profit Affordable Housing and Long Term Care Projects in Brampton**

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Recommendations:

1. **THAT** the Recommendation Report titled **Considerations for Incentives to Non-Profit Affordable Housing and Long Term Care Projects in Brampton** to the Committee of Council meeting of March 30, 2022, be received;
2. **THAT** Council direct staff to bring forward a “Protocol for Evaluation of Requests for Incentives” for non-profit affordable housing and LTCs, a draft of which is included in this report; and
3. **THAT** Council direct staff to continue with a case-by-case basis evaluation of requests consistent with a Council endorsed Protocol for Evaluation of Requests for Incentives as an interim approach, until a City-wide CIP for Housing is established as per Council direction from the City’s housing strategy ‘Housing Brampton’.

Overview:

- Council directed staff to prepare a report for a request by Golden Age Village for the Elderly (GAVE) to provide relief for the payment of development charges, with the report including general consideration for

similar development charge grants, for other non-profit affordable housing projects, and other similar long-term care requests for support.

- Staff reviewed all previously received requests for financial and land support requests for various affordable housing and long term care projects. The City has not received an extensive list of requests over the years and has evaluated each request on a case-by-case basis.
- Staff undertook a jurisdictional scan for approaches taken by municipalities in addressing such requests. A wide variety of tools are used including CIPs, protocols, processes and policies. However, in some instances, case-by-case evaluation of requests continues while protocols and tools are established.
- The Council-endorsed housing strategy “Housing Brampton” includes a City-wide CIP for Housing, which will be established in Q4, 2022, pending Council approval. Background work for the CIP has already commenced in conjunction with Inclusionary Zoning work under way at the City. The CIP will include a toolkit of incentives for both non-profit and for-profit housing projects in the City, while taking a comprehensive look at the City’s financial and other resources.
- The City does not generally have surplus lands at its disposal. In the past Brampton has declared its parkland as surplus to meet such community requests. Parkland has been acquired to meet the City’s needs for uses such as open space and recreational programming through the development processes and is critical to the creation of complete communities as Brampton’s growth is forecast to reach 1.1 million by 2051. A Parkland Study is currently ongoing, which will determine the City’s current and future needs for parkland.
- Implementation of the approved Housing Brampton strategy includes a comprehensive review of underutilized land for as a possible support for creative affordable housing partnerships. This is underway and will be addressed through the City-wide CIP for Housing.
- For current land and financial requests, and until such time as the City-wide CIP for Housing is established, staff recommend an interim approach of continuing with a case-by-case evaluation of requests, with clear evaluation criteria established through a Council endorsed “Protocol for Evaluation of Requests for Incentives”, a draft of which is included in this report.
- Staff recommend that the Protocol Evaluation criteria should include application proforma analysis, details about other levels of governmental and private funding to be received including provincial and regional

incentives for LTCs, the total requested ask including financial and land (monetary value of land), as well as monetary value of previous commitments for the project by the City.

Background:

Council resolution

At the March 3, 2021 meeting, based on the community benefit analysis for the Golden Age Village for the Elderly (GAVE) project, Council directed staff to:

- Set the initial Rent for the ground leases of the 5 acres at a nominal amount;
- City absorb, and not charge GAVE for, the City's due diligence costs associated with the ground leases; and staff was directed to reassess the nominal rent, if applicable, every ten years.
- Support any additional long-term care (LTC) applicants in 2021, with charitable status and interest in Brampton, and which have received licensing for additional LTC funded beds, with similar and comparable assistance and resources, with all final decisions subject to Council approval.

At the February 2, 2022 Committee of Council meeting, Dr. Quynh Huynh, Vice Chair External, Golden Age Village for the Elderly (GAVE), provided a presentation on the status of the GAVE Campus of Care project, including financial concerns, and a request for financial relief for the payment of development charges to address the funding gap to complete this project. Committee discussion on this matter included the need for more long-term care beds in Brampton, and the need to consider the delegation's request with those received from other long-term care organizations to ensure comparable support is provided. Council motion [CW031-2022](#) directed staff to prepare a report thereon, including general consideration for similar development charge waiver, for other non-profit affordable housing projects, and other similar long-term care requests for support.

This report provides an informational response to Council's motion and requests Council direction to establish protocols to address future requests from non-profit developments.

City's Approach to Requests for Support (Land and Financial) for Affordable Housing And Long Term Care Projects

City of Brampton has previously supported requests for financial and non-financial incentives for affordable housing and long term care projects. Please see **Appendix 1** of this report for **a detailed breakdown of types of supports provided for these projects**. Based on the analysis of this breakdown, staff have identified the following list of supports.

Past financial supports that were approved by Council include:

- Deferral of development charges (DCs);
- Grants in lieu of DCs; and

- Grants in lieu of parkland cash in lieu, building permit fees, development application fees.

Past supports with land that were approved for the surplus portion of City lands include:

- Fair market value disposal; and
- A long term ground lease with discounted lease rates (only in the case of the GAVE project).

City staff had reviewed each request on its merit and brought forward recommendations for Council consideration. Some requests have also been denied by Council.

Case-by-case Evaluation Criteria Used in the Past:

- a general land use evaluation of the project, such as meeting intent of Official Plan policy;
- status of supply of affordable housing in the City;
- available City funding streams such as the City-wide Initiatives Budget;
- implications on the property tax base;
- project satisfying planning and building code requirements;
- status of provincial license for LTCs;
- financial viability in conjunction with the City's budget; and
- specific barriers such as the project awaiting provincial funds.

Note- not all criteria were used consistently in all evaluation requests.

Applicants were requested to submit the following to aid the evaluation:

- Community Benefit Study to ascertain economic and other benefits of the project.

Comprehensive eligibility criteria and evaluation criteria in the form of a protocol have not been established.

Benchmarking of Municipal Approaches to Land and Financial Incentives

Brampton Planning staff recently participated in a survey for a benchmarking exercise led by Region of Waterloo to identify various incentives provided by municipalities in Canada. Municipalities surveyed include Guelph, Halton Region, Hamilton, London, Oxford County, Regional Municipality of Peel, Simcoe County, Region of Waterloo and York Region. Lower tier municipalities such as Brampton were asked to submit data to the applicable upper tiers to be incorporated in the benchmarking. Region of Waterloo then brought forward a report on incentives, which can be found [here](#) (page 86). The scan did not include LTCs as such. City Planning staff has undertaken additional research to include Toronto and other cities in benchmarking for this report. Staff also reviewed provincial and regional incentives for LTCs (included later in this report).

The research indicated that incentives and initiatives used to encourage the development of for-profit and non-profit affordable housing across surveyed municipalities (Regional,

single and lower tier) include the following, either as standalone or combination of incentives:

Financial Supports	Land Supports
DC grants	Parcels of land with high resale value identified and leveraging the proceeds of land sales or leases
DC deferrals	Land value contribution used to buy affordable housing through a procurement and land disposition process
Waiver of planning and building permit fees	Long term land leases
Tax levies to allocate municipal funds for new affordable housing	A “housing first land use policy” to ensure any lands declared surplus are considered for affordable housing prior to disposition
DC by-law with affordable housing as a line item* (not an available option for lower tiers)	Acquisition of strategically located lands for affordable housing
CIP or a Municipal Capital Facilities By-law (certain geographical areas)	A land portfolio approach to manage an inventory of land for disposition and acquisition
Re-payable loans for affordable housing development	City wide surplus land policies and a surplus school sites evaluation and acquisition policy (for municipal acquisition)
Tax increment grants	Section 37 density bonusing for land dedication
A capital revolving reserve fund for affordable housing	

General findings from the information collected indicate that municipalities are increasingly turning to these comprehensive frameworks for incentives to encourage affordable housing development.

Staff find that even in simple protocols that do not require a larger framework, financial supports are often tied to locational or performance criteria. [Kitchener’s DC Payment for Affordable Rental Housing Policy](#) for non-profits includes an eligibility criteria for the project to be located within 450 metres of an Existing or Planned Transit Corridor as identified on ‘Map 2 Urban Structure’ in the Official Plan.

Developing affordable housing by leveraging land strategies is an emerging, but not too common, practice among municipalities.

- The City of Toronto has used surplus properties to develop new affordable homes.

- Ottawa recently acquired strategically located land from the Federal government to complete a major mixed-income community development.
- Hamilton acquired a former school site of 7.4 acres and sold it to two social housing providers who are developing it for affordable housing.
- Mississauga worked with a non-profit to help them gain access to a Peel District School Board surplus school site so that they would not need to bid for the land on the open market.
- City of Brampton is also working with Habitat for Humanity, and City owned surplus land is being provided for the development of affordable housing for the community. City is working with GAVE for the development of 140-unit Seniors Affordable Housing Project.

Many municipalities deal with below-market-value land requests on a case-by-case basis. Generally, municipal staff recommend market value transactions, and at the discretion of Council, transactions may be undertaken at something less than market value. This has also been Brampton's practice.

When municipalities do not have considerable surplus land, they strategically limit supports in policies and protocols. For example, the [City of Edmonton's Policy on The Lease or Sale of City-Owned Land for Social Housing Development](#) allows land to be sold at various discounted rates to the City's Housing Corporation but specifies that sales to all other non-profits will only be at market value.

Province of Ontario Incentives Program for LTCs

The Province of Ontario accepted applications to build new long-term care beds and redevelop existing long-term care beds from current and potential long-term care home operators in Ontario as part of the government's commitment to creating 30,000 new long-term care beds over the next decade to deal with the growing demand. Applications are evaluated based on the projects ability to align with a number of criteria including, program objectives, policy priorities, project readiness, financial viability and the ability to address local need. In June 2020, the Province of Ontario government announced a redesigned funding model that will lead to the building of additional, modern long-term care homes. It was meant to accelerate the construction of urgently needed long-term care projects, and new and redeveloped beds. The Province also declared that surplus provincial land will be fast-tracked for long-term care home projects in three suburban cities of the Greater Toronto Area. It offered three land parcels tied to requirements for a total of 896 new long-term care beds and attached Minister's Zoning Order (MZO) to expedite approvals.

The [Province's Long-term care Home Capital Development Funding Policy, 2020](#), states that the Ministry will provide a development grant, per bed, to cover a portion of eligible project costs, which may include:

- furniture and equipment
- building permit

- *municipal development charges*
- architect fees and other professional fees
- *any costs relating to the acquisition of the land or building*, demolition of the building, financing, letters of credit, rezoning, audit fees, site survey, insurance, travel and meals, plans and prints, commissioning or bonding, general administrative costs, marketing expenses.

Region of Peel Incentives Program for LTCs

On March 10, 2022, the Regional Council approved an interim financial incentive pilot program that will provide extended DC deferrals and grants-in-lieu of DCs to help support eligible new Long-Term Care Homes (LTC) and Hospice developments in Peel.

The general terms and conditions of the recommended framework are summarized below:

- Applications for grants will only be available to a not-for-profit organization;
- *A DC deferral agreement* shall be entered between the Region and the landowner with terms and conditions satisfactory to the Chief Financial Officer and Commissioner of Corporate Services;
- The deferral interest rate is recommended to be zero per cent as set out in the Region's existing DC Interest Rate Policy;
- *An extended DC deferral* can be entertained to ensure sufficient funds are accumulated in the Region's DC Financial Incentive Reserve to provide grant payment;
- Only the portion of DC payable that is not funded by Federal or Provincial funding can be eligible; and
- Maximum grant after Federal and Provincial funding amounts up to 50 per cent of the eligible DC payable (up to 100 per cent for hospice developments as well as for an eligible public not-for-profit organization under hospitals in Peel such as the Trillium Health Partners or the William Osler Health System).

The proposed interim financial incentive program may help bolster LTC and Hospice developments in Peel by offering a financial support that can potentially fill gaps when provincial funding is insufficient.

Current Situation:

Legal framework for incentives

For eligible non-profit corporation applicants, City Council does not need to be concerned about the bonusing prohibition in section 106 of the Municipal Act, 2001 in considering providing relief from the various fees. Grant power under section 107 of the Municipal Act, 2001 is utilized for providing grants in lieu of fees. With respect to planning fees, it is open to City Council to pass a Resolution waiving the planning fees if Council is satisfied that it would be unreasonable to require payment in accordance with the fee schedule,

for a not for profit organization. Payment of Cash in lieu of parkland dedication is addressed in section 42 of the Planning Act and City By-law 41-2002 as amended. In order to maintain the integrity of the system of collecting Cash in lieu of parkland dedication, Brampton staff have maintained that any relief be by way of a grant equal to the amount of the required payment. City can pass a municipal housing facility by-law for Section 110 of the Municipal Act - allows municipalities to enter into an agreement with non-profit and for-private developers to provide incentives in exchange for affordable housing. That as well as CIP incentives can include giving or lending money, giving, leasing, or selling property, guaranteeing borrowing, and reduce wholly or partially development charges and property taxes, depending on the instrument.

- Community Improvement Plans and Municipal Capital Facility By-laws

- a) *Community Improvement Plan (CIP)*

It is a tool under Section 28 of the Planning Act that permits a municipality to implement policy or invest funding in a specifically defined project area. Section 28 (1.1) of the Planning Act specifically defines affordable housing as a community benefit that can be the sole objective of a CIP. Common incentives within a CIP includes grants for development charges, tax increment equivalent grants (“TIEG”), application and building permit grants, feasibility study grants, façade improvement grants, capital grants to offset construction costs, construction financing, offering municipal land in support of a community improvement, and many others.

Some municipalities are creating CIPs to implement incentives for affordable housing.

- The City of Cambridge has an Affordable Housing CIP that exempts projects from planning and building permit fees, allows the deferral of development charges, and provides a tax increment grant.
- The City of Hamilton released a Housing for Hamilton CIP in 2019 that provides a framework for giving development charge grants for affordable housing.
- The City of London implemented an “Affordable Housing Development Toolkit” through a CIP in January 2020. One incentive in their toolkit provides a re-payable loan for affordable housing development.

- b) *Municipal Capital Facility Agreements / By-Law (MCFA)*

It is a tool enabled through Section 110 of the Municipal Act, which states that municipalities can enter into an agreement with non-profit and for-profit developers to provide incentives in exchange for affordable housing. The MCFA allows a municipality to offer land, a wide variety of grants, as well as the additional permission of reducing or eliminating the payment of property taxes (a CIP can only offer a TIEG).

- City of Toronto’s successful Open Door affordable housing incentive program is administered through a MCFA.
- The Region of Waterloo is able to provide development charge grants and other similar incentives to private and non-profit developers through its Capital Facilities By-law.

- Region of Peel has recently established a Municipal Capital Facilities By-law to provide grants to affordable rental projects, and local municipalities are able to stack their own incentives on top of the Region's grants.

Brampton's Incentives Framework

Apart from various grants in lieu of DCs, fees and parkland CIL and land supports offered by the City, the following are ongoing and planned initiatives under an incentives framework in Brampton for housing:

a) Central Area Community Improvement Plan (CIP)

The Central Area CIP establishes a toolbox of programs designed to support specific planning objectives by aligning financial incentives with the identified planning goals. Individual incentive programs are established by way of approval of Implementation Guidelines and corresponding budget.

Two incentive programs in the Central Area CIP that have been activated through the approval of a Budget and Implementation Guidelines: the Development Charges Incentive Program and Façade and Building Improvement Programs. Affordability is an objective of the CIP.

b) Proposed City-wide CIP/MCFA for Housing

Housing Brampton, the City's newly endorsed housing strategy and action plan, identifies a city-wide need for a range of housing choices and tenure, including purpose-built rental housing, affordable rental housing and affordable ownership housing for many household typologies such as youth, single parents, seniors, and large households. Moreover, the upcoming Inclusionary Zoning regime may require consideration of offsets for market developments located in Major Transit Station Areas and Community Planning Permit System Areas, that will provide affordable ownership and rental units.

Housing Brampton recommends the establishment of a new City-wide CIP for Housing to support market developers, non-profits and charities in provision of purpose-built rental housing and affordable housing. The CIP timelines need to follow the Inclusionary Zoning (IZ) work being undertaken at the City. Currently, the City is testing the type and depth of incentives that may be needed under IZ. This work is undertaken by a consultant (NBLC) who will provide recommendations for the City's considerations to support both IZ and the upcoming CIP. Based on this analysis, in Q3, 2022, staff will initiate the CIP work and will prepare a report outlining a toolbox of Incentive Programs to be included in a new City-wide CIP for Housing. That report will provide an analysis of the effectiveness and financial implications of the different types of incentives, identify what types of development would be eligible, and identify a recommended budget for potential new incentive programs.

The City is also reviewing the feasibility of an MCFA in lieu of a CIP as the most efficient tool and hence this report mentions both with respect to the Program.

A comprehensive review of affordable housing incentives through the upcoming City-wide CIP for Housing will support many projects that contribute to the City's affordability goals. Long Term Care Homes can also be considered under the CIP.

c) Housing Catalyst Capital Project

Housing Brampton promotes the use of innovative approaches to address housing needs. The Brampton Housing Catalyst Capital Project (HCCP) is a deliverable of Housing Brampton. It addresses two of the six principles that will guide the City's response to housing needs; 'Collaborate with the non-profit sector' and 'Demonstrate innovation'. The HCCP aims to incentivise new housing options in the City of Brampton by providing financial supports to private non-profits that can deliver the pilot projects identified in Housing Brampton. The intent is that these pilots will inspire others and help the City establish required policy and other mechanisms to facilitate continued innovation. Brampton has an immense need for safe and affordable housing for students and first time homebuyers, among others. Pilot ideas that may be incentivized in Phase 1 include Single Room Occupancy housing (SROs), proposals that explore community land trust models and shared equity developments.

d) Stacking Incentives on the Region's Incentive Program

City of Brampton had retained the services of a consultant (NBLC Ltd.) to prepare a study "Opportunities, City-Wide, for Appropriate Community Improvement Plan(s) – Affordable Housing". The study evaluated various mechanisms that Brampton could utilize to provide supports and had recommended that the City participate in the Region of Peel's new Affordable Housing Incentives Pilot Program (AHIPP) which would be delivering capital grants to affordable rental projects.

In keeping with its goals of promoting housing affordability, the City of Brampton has committed to integration with the AHIPP. The City will stack City incentives to the Region's CIP to further support any qualifying projects in Brampton. In 2021 City Council approved \$400k as an initial stacking grant for one year through a budget amendment. In the future, the City may also explore other stacking mechanisms apart from local capital grants. The Program is meant to incentivize affordable rental housing, and is designed on a competitive format. The City is also committed to supporting purpose-built rental housing and affordable ownership housing, which the City's proposed CIP can accommodate.

Judicious Use of Financial Incentives

City staff aim to target the new CIP for Housing to developments that meet Brampton's affordability goals and needs to ensure that City finances are utilized in a targeted and responsible manner. DCs are one-time fees levied on development to recover municipal growth-related capital costs. DCs enable municipalities to recover from growth, in a one-time, equitable, and non-distortionary manner, the portion of capital costs that cannot be recovered by efficient property taxes and user fees. Brampton can benefit from a judicious use of DC incentives. This can be achieved by establishing clear eligibility and evaluation criteria for DC incentives. Brampton recently re-oriented the Central Area CIP to focus on new rental projects as financial viability analysis showed that market condominium projects in the area do not require supports. DC deferrals is still an option that can alleviate the applicant's fiscal pressures and would not adversely affect the tax base in the long run.

Housing Brampton and Use of Public Land

Housing Brampton speaks to use of public lands in "*Big Move Two – Use of Public Land*" and recommends the following:

- 8.2.1 Prioritise affordable housing on suitable surplus City land
- 8.2.2 Explore co-location of housing in new City facilities
- 8.2.3 Acquire or lease land for partnership projects
- 8.2.4 Support adaptive reuse for housing
- 8.2.5 Support land banking efforts

Details of related initiatives are as below:

8.2.1 Prioritise affordable housing on suitable surplus City land

Housing Brampton acknowledges that the City, the Region and School Boards have an opportunity to help non-profits, purpose-built rental developments and pilot projects with access to suitable surplus public land (either vacant or underutilized). Brampton can also explore funding from senior levels of government to acquire land for Pilot Projects and partnership approaches with housing developers and operators.

Housing Brampton mentions that if surplus sites are available and deemed suitable for residential development, Brampton shall prioritize the development of affordable housing on these sites. The City is initiating a review of opportunity sites which is a deliverable of Housing Brampton. Currently, surplus land suitable for residential uses is generally not available, unless parkland is carved out, which may further reduce Brampton's supply of parkland.

The City's Parks Planning staff are currently preparing a Parkland Dedication Study, Strategy and By-Law Update which is expected to be complete by May, 2022. This will further inform the need for parkland relative to the exponential growth forecasts for Brampton, among other matters. The Parkland Study will establish a revised urban parkland provision target, which will be necessary to

assess parkland needs city-wide, as measured against the revised provision, and incorporating new park typologies, taking into consideration current supply and the development trend to higher density. Additionally, the strategy and urban parkland study will recommend creative solutions through the design, function, and implementation of new parks in order to address supply needs and inform acquisition strategies.

The City will continue to approach other public agencies, including school boards to facilitate conversations around surplus school lands and surplus provincial lands. Brampton's asks at AMO and pre-budget submissions to the Province and the federal government consistently include requests for provincial and federal land for affordable housing in Brampton.

8.2.2 Explore co-location of housing in new City facilities

The City is investigating infill opportunities and co-development of affordable housing with City facilities such as community centres and fire stations. This type of mixed-use provides easy access to public amenities and improves housing affordability. The Brampton Plan (Official Plan review) will establish policy to support this objective.

8.2.3 Acquire or lease land for partnership projects

The City-wide CIP will establish criteria to support this objective. Partnership projects, such as innovative solutions to housing for vulnerable groups can be incentivised through this approach under the CIP. Brampton will actively advocate to senior levels of government and other sources for funding programs and opportunities for the same.

8.2.4 Support adaptive reuse for housing

Many of Brampton's heritage buildings are vacant or underutilized, which presents opportunities for refurbishment and adaptive reuse for many uses, including affordable housing for groups like seniors and families. Often the cost of rehabilitating heritage buildings may be lower than cost to build new units. An adaptive reuse approach reduces poverty by providing at risk individuals with a housing solution and supports the skilled trades required for heritage conservation. Brampton has initiated work on this objective by including this as a pilot idea under the Housing Catalyst Capital Project.

Current (2022) Requests for Affordable Housing and LTCs

- a) GAVE LTC: DC grants;
- b) Habitat for Humanity: Grant in-lieu of DCs for long affordability or a deferral of DCs with no payments until year 21 for 20 years of affordability;
- c) Guru Nanak LTC: Relief from Permit Fees and DCs ; and

- d) Region of Peel: Relief from Parkland Dedication, including cash-in-lieu, by waiving or providing a grant to offset such charges.

Staff have reviewed past and current requests received by the City for supports/incentives (see Appendix 1). The City approached each past request on an individual basis. Staff have also completed a comprehensive scan of parameters around the issue of non-profit requests for financial and land supports. Determining the right approach to streamlining and establishing criteria on dealing with these requests is the next step.

Recommendation

Staff are working on establishing a City-wide CIP for Housing, anticipated to be in place in Q4, 2022, depending on Council approval and budget. It may take the format of a Municipal Capital Facility By-law, which is easier to manage and administer.

The upcoming City-wide CIP for Housing:

- is a deliverable of the Council endorsed “Housing Brampton”;
- can apply to both non-profits and for-profit developments;
- will include clear criteria for eligibility and evaluation of applications ;
- will target desired type of housing based on the City’s needs (eg. unit size, level of affordability, new housing types);
- may cap a ‘per unit’ support to the housing or LTC unit;
- can be used for both ownership and rental formats;
- can offer full or partial DC grants, waiver of application fees, land acquisition and lease options, tax increment grants, and many other incentives;
- will be a dedicated financial commitment by the City;
- can stack other levels of governmental incentives on to City’s portion;
- will be easy to implement, administer and monitor by staff; and
- will provide surety to housing developers.

As an interim measure, until the upcoming City-wide CIP for Housing is established, staff recommend that a Council-endorsed “Protocol for Evaluation of Requests for Incentives” for non-profit affordable housing and LTCs be established.

Such a protocol and streamlined process will ensure that applications are reviewed in a fair and equitable manner based on performance, locational and other criteria. This will also provide certainty to applicants when applying for other levels of funding.

A preliminary draft of the proposed criteria to be included in the protocol is included below for reference. More criteria may be added to support an understanding of project fit and the cost/ benefits per additional housing unit or LTC bed. Based on Council's direction, staff will finalise the protocol and bring forward for Council endorsement at an upcoming Council meeting.

Preliminary Draft Criteria for Inclusion in a Proposed Protocol for Evaluation of Requests for Incentives:

1. non-profit status of the proponent
2. prior development experience of the proponent
3. status of provincial license for LTCs
4. a general land use planning evaluation of the project
5. implications on the property tax base
6. application proforma analysis
7. other levels of governmental and private funding to be received including provincial and regional incentives for LTCs
8. the total requested ask including financial and land (monetary value of land)
9. previous commitments for the project by the City and their monetary value

Corporate Implications:

Financial Implications:

There are no financial implications of this report. Depending on Council direction on the staff recommendation, staff will prepare a corresponding financial analysis on the direction provided and outline impacts to the City's finances and to enable targeting tax payer money towards City-building goals such as affordable housing and long term care.

Other Implications:

There are no other implications with this report.

Term of Council Priorities:

This report directly aligns with the Council priorities of 'Creating Complete Communities' by focusing incentives for strategic residential growth; and the priority that 'Brampton is a Well-Run City' by proposing effective management of municipal finances.

Conclusion:

City of Brampton is committed to providing supports to affordable housing and LTC projects that meet the needs of residents. This report addresses Council direction for an equitable approach to the review and allocation of incentives; and recommends an approach to streamline the application and evaluation process.

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Attachment:

Appendix 1: Support Requests for Affordable Housing and Long Term Care Projects in Brampton