

Appendix 1

Proposed Consultation Plan for Inclusionary Zoning

In preparation for an Information Report and Statutory Public Meeting for Inclusionary Zoning, a proposed consultation plan has been prepared to develop Brampton's Inclusionary Zoning framework. The proposed plan outlines a collaborative approach to the policy development process and utilizes subject matter expert knowledge to draft the policies that will be presented to Council in a manner that balances different stakeholder perspectives. A consultation summary will be presented with the draft policies to advise on the findings from this consultation plan. This proposed consultation plan builds on contact groups identified through Vision 2040, Brampton Plan, and Housing Brampton. Engagement with the Brampton Housing Advisory Committee will also be a core component of this proposed plan.

Phases of Engagement:

Phase 1: Media Campaign (Q3/Q4 2022)

Staff will work to share information to the public about Inclusionary Zoning in Brampton and introduce a diversity of Brampton residents to the opportunities presented in adopting Inclusionary Zoning in the city.

Phase 2: Technical Working Sessions (Q3 2022)

- Information Session – Share Information to Educate and Inform all participants
 - Week of August 15th
- Technical Working Sessions – Providing a number of session times to allow all interested participants the opportunity to attend based on their respective schedules, while providing smaller working sessions to allow for key stakeholders to partner in developing the policies
 - Week of September 5th
 - Week of September 26th
- Wrap Up Session – share key findings from Technical Working Sessions with the Brampton Housing Advisory Committee
 - Date to be determined based on availability of the Committee (projected for October 2022)

Phase 3: Share Draft Policies (Q4 2022)

Contact information will be collected to provide information from the wrap up session and advise of the key policy directions and landing points that will inform the draft policies to be shared with Council. All members involved throughout the sessions will be provided with a copy of the wrap up session materials and shared the meeting agenda for the Statutory Public Meeting.

Phase 4: Revise Based on Feedback (Q1 2023)

Once the draft policies are shared with Council through a Statutory Public Meeting and feedback is received on the draft policies, stakeholders involved in developing the draft policies will be brought back together for another Technical Working Session to be a part of the process in revising the draft policies for final presentation to Council.

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Approach to Engagement:

To ensure a collaborative approach, this consultation plan considers progressing through the information gathering stage to a partnership model for developing the policies:

1. **Educate/Inform** - provide relevant information to support residents and stakeholders in providing informed feedback
2. **Consult** – gather feedback based on this informed perspective, listening to differing perspectives to effectively understand everyone’s collective starting point or knowledge on the matter
3. **Involve/Partner** – partner together stakeholders in the process of finalizing a path forward to draft policies

A summary of technical findings will be presented at all meetings to advise of all relevant background information to educate all participants and support informed feedback. The working sessions will then allow time for all to share their own perspectives and work together across different backgrounds, industries, and interests to determine a made in Brampton approach to Inclusionary Zoning.

To present all the required elements of the policies, the consultation meetings will focus on listening and working collaboratively to determine an approach for all policy components, including:

- Scale of development/minimum size of development
- Geographic application of Inclusionary Zoning
- Range of household incomes
- Range of housing types and sizes of affordable units
- Number of units or gross floor area of affordable units
- Period of affordability
- Incentives
- Offsite units

Administration of the Inclusionary Zoning framework will also be discussed through these sessions.

List of Stakeholders for Consultation:¹

In addition to reaching out to Brampton residents and Indigenous Communities, a wide range of stakeholders will be contacted and informed of the relevant sessions available to develop the policies. The working sessions will bring these different stakeholders to support a shared dialogue and work through a variety of perspectives that will help staff to determine a collective approach for Brampton’s Inclusionary Zoning framework. The media campaign prior to Technical Working Sessions will focus on expanding the reach beyond the known stakeholder groups and support identification of any missing groups or stakeholders.

Development Industry & Financial Institutions:

- Building Industry and Land Development Association (BILD)
- Ontario Home Builders’ Association (OHBA)

¹ Note: this list is not exhaustive but to be used as a starting point to reach out to key stakeholders

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- Realtors Association
- CMHC
- Current developers working in the city
- REITs
- Vancity
- RBC
- CIBC
- TD Bank
- Scotiabank
- Bank of Montreal

Landowners:

Staff will work to coordinate with the Major Transit Station Area Planning team to determine relevant landowners.

Non-Profit Organizations:

- Ontario Non-Profit Housing Association (ONPHA)
- Options for Homes
- Salvation Army
- AbleLiving Services
- Congress of Black Women of Canada
- Habitat for Humanity
- Pathway Non-Profit Community Development Inc. of Peel
- Rick Hansen Foundation
- Peel Multicultural Council
- Indus Community Services
- Punjabi Community Health Services

Community Interest Groups/Housing Advocates:

- Association of Community Organizations for Reform Now (ACORN) – Peel Region
- Peel/Halton Co-operative Housing Federation
- Faith Group Coalition
- World Sikh Organization
- Brampton Board of Trade
- Neighbourhood Associations
- Seniors groups
- Other Faith groups

Planning Staff:

- Region of Peel staff
- City of Mississauga staff
- Town of Caledon staff
- City of Brampton staff