

## Appendix 2

### Overview of Work Completed to Date to Develop Brampton's Inclusionary Zoning Framework, as per the *Planning Act*

Table 1: Inclusionary Zoning Requirements and Description of Technical Work Completed to Date, in collaboration with the Region of Peel and Local Municipalities

O. Reg. 232/18 Requirement	O. Reg. 232/18 Description	Brampton's Current Status
<a href="#"><u>Housing Needs Analysis</u></a>	<p>Analysis is required of:</p> <ul style="list-style-type: none"> <li>• Population demographics</li> <li>• Household incomes</li> <li>• Housing supply by housing type currently and planned for in the Official Plan</li> <li>• Housing types and sizes of units needed to meet anticipated affordable housing demand</li> <li>• Average market price and rent for each housing types</li> </ul>	<p><u>Analysis Completed:</u> The Region of Peel, on behalf of the local municipalities, completed this housing needs analysis in April 2021.</p>
<a href="#"><u>Assessment Report</u></a>	<p>Analysis of:</p> <ul style="list-style-type: none"> <li>• Potential impacts on the housing market</li> <li>• Financial viability of development with Inclusionary Zoning, considering land value, construction costs, market price and/or rents</li> <li>• Housing demand and supply</li> </ul>	<p><u>Report Completed:</u> N. Barry Lyon Consultants (NBLC) was hired on behalf of the Region of Peel, Cities of Mississauga and Brampton, as well as the Town of Caledon to complete this analysis. This was completed in December 2021.</p>
<a href="#"><u>Peer Review of Assessment Report</u></a>	<p>Written opinion on the assessment report from:</p> <ul style="list-style-type: none"> <li>• An independent person of the municipality, and</li> <li>• Who is qualified to review the analysis (in the opinion of the council of the municipality)</li> </ul>	<p><u>Review Completed:</u> urbanMetrics was hired on behalf of the Region of Peel, Cities of Mississauga and Brampton, as well as the Town of Caledon to complete this analysis. This was completed in December 2021.</p>

Table 2: Description of Official Plan policies, Zoning By-law Amendment and reporting requirements to implement Inclusionary Zoning

O. Reg. 232/18 Requirement	O. Reg. 232/18 Description
<b>Official Plan Policies</b>	<p>Policies must address:</p> <ul style="list-style-type: none"> <li>• Minimum size of development/redevelopment Inclusionary Zoning is to apply (no less than 10 units, but municipalities may set a higher minimum);</li> <li>• Locations and areas where Inclusionary Zoning by-laws would apply;</li> </ul>

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	<ul style="list-style-type: none"> <li>• Range of household incomes for which Inclusionary Zoning units would be provided;</li> <li>• Range of housing types and sizes of units;</li> <li>• Number of affordable units or gross floor area to be occupied by affordable units;</li> <li>• Affordability period;</li> <li>• Applicable measures and incentives;</li> <li>• How the price or rent is determined;</li> <li>• How net proceeds will be determined and distributed to the municipality from the sale of an affordable unit;</li> <li>• Permission of offsite units and proximity to the development or redevelopment; and</li> <li>• How to monitor and ensure affordability of units is maintained.</li> </ul>
<p><b>Zoning Bylaw Amendment</b></p>	<p>An Inclusionary Zoning by-law is passed under s. 34 to give effect to the Official Plan policies.</p>
<p><b>Reporting and Monitoring</b></p>	<p>Every 2 years, the municipality needs to report the status of these affordable units, including the:</p> <ul style="list-style-type: none"> <li>• Number of affordable housing units;</li> <li>• Types of affordable housing units;</li> <li>• Location of affordable housing units;</li> <li>• Range of household incomes for which the affordable units were provided;</li> <li>• Number of affordable units converted to market units; and</li> <li>• Proceeds received by the municipality from the sale of the affordable housing units.</li> </ul> <p>The assessment report is to be completed every 5-years to assess the market impacts of Inclusionary Zoning.</p>