



Report
Staff Report
The Corporation of the City of Brampton
2022-07-25

Date: 2022-06-23

Subject: Recommendation Report: Proposed Consultation Plan for Developing Brampton's Inclusionary Zoning Framework

Contact: Shannon Brooks, Policy Planner III, City Planning and Design,
905-874-2061, Shannon.Brooks@brampton.ca

Bindu Shah, Principal Planner/Supervisor, City Planning and Design, 905-874-2254, Bindu.Shah@brampton.ca

Andrew McNeill, Manager, Official Plan & Growth Management, Planning, Building and Economic Development Department, 905-874-3491, Andrew.McNeill@brampton.ca

Report Number: Planning, Bld & Ec Dev-2022-682

Recommendations:

1. **THAT** the report titled **Recommendation Report: Proposed Consultation Plan for Developing Brampton's Inclusionary Zoning Framework** to the Planning and Development Committee Meeting of July 25, 2022 be received; and
2. **THAT** Planning, Building and Economic Development staff proceed with the proposed consultation plan to develop an Inclusionary Zoning framework for Brampton.

Overview:

- Inclusionary Zoning provides an opportunity to support the provision of affordable housing options in Brampton and is an implementation action of "*Housing Brampton*", Brampton's first housing strategy.
- Significant work has been undertaken in recent years, in collaboration with the Region of Peel and local municipalities, to complete the legislated requirements to enact Inclusionary Zoning in Brampton.

- **To build on the technical work conducted to date, the proposed consultation plan outlined in this report will support a collaborative approach with relevant stakeholders to developing Brampton's Inclusionary Zoning policy framework.**
- **Upon completion of the proposed consultation plan, staff will present to Council the draft policies through a Statutory Public Meeting and seek Council adoption in 2023.**

Background:

The provision of a full mix and range of housing options is the cornerstone to building complete communities, places where all ages and abilities can live, work, learn and play. In recent years, housing affordability has been a growing challenge across the Greater Toronto Area. Brampton residents identified housing affordability as a key issue facing communities during consultation conducted for [Vision 2040](#), [Brampton Plan](#), and [Housing Brampton](#), Brampton's first Housing Strategy. To address these housing challenges, Council endorsed 4 Big Moves and subsequent actions in *Housing Brampton* to improve housing affordability and choice. Inclusionary Zoning is a commitment of *Housing Brampton*, intended to assist in the delivery of affordable housing options in key, transit-supported locations.

To continue building on the relationships developed through the consultation completed in developing *Housing Brampton*, staff are recommending a collaborative community engagement approach to developing Brampton's Inclusionary Zoning Framework, as outlined in Appendix 1. The engagement approach to developing an Inclusionary Zoning framework includes making full use of regulatory tools, incorporating equity and collaborating with the non-profit sector.

Overview of Inclusionary Zoning:

Inclusionary Zoning is a municipal planning tool that supports the creation of affordable housing units, authorized in 2018 under the *Planning Act*, R.S.O. 1990 (hereinafter referred to as the "*Planning Act*") and Ontario Regulation 232/18. This enables municipalities to require a portion of new units be affordable in developments of 10 units or more. This planning tool is limited in geography, applying only to Protected Major Transit Station Areas (PMTSAs) and Community Planning Permit System Areas. To date, the City of Toronto is the first municipality to adopt Inclusionary Zoning in their jurisdiction, with implementation starting in September 2022. Brampton is aligned with many other municipalities in the Greater Golden Horseshoe Area that are in the process of developing their Inclusionary Zoning policy framework and are working to address the required components, as identified through the *Planning Act*.

Updates to two of Brampton's planning instruments are required to adopt Inclusionary Zoning as outlined through Section 35.2 of the *Planning Act* and Ontario Regulation 232/18. They are as follows:

1. An Amendment to the Official Plan passed under s.16(4) of the *Planning Act* outlining IZ policies; and
2. A by-law passed under s.34 and s.35.2 of the *Planning Act* to implement the policies outlined in the Official Plan.

The Official Plan policies and by-law must address a number of core elements that staff are looking to engage with stakeholders to develop.

Overview of Technical Work Completed to Date:

In [February 2020](#), Brampton staff were directed by Council to initiate the completion of an Inclusionary Zoning Assessment Report to support the development of an Inclusionary Zoning program. Since 2020, Brampton staff, in collaboration with staff from the Region of Peel, City of Mississauga and Town of Caledon, have been working to complete the necessary background work required by the legislation, as outlined in Table 1 of Appendix 2.

Significant work was undertaken throughout 2020 and 2021 to finalize the [Housing Needs Analysis](#), [Assessment Report](#) and [Peer Review](#) in accordance with the legislation, including working with Regional staff to develop Inclusionary Zoning policies for the adopted Regional Official Plan Amendment. In February 2022, a Council Workshop was held to provide an overview of Inclusionary Zoning, outline key information pertaining to technical work completed to date, and provide general policy directions based on the technical analysis. Table 2 in Appendix 2, outlines the requirements to be addressed through the Inclusionary Zoning policies that Brampton develops. The proposed consultation plan will build on the technical work conducted to collaboratively develop and draft Inclusionary Zoning policies for Brampton with the community and key stakeholders that address the legislative requirements identified in the *Planning Act*.

In April 2022, the Region of Peel adopted a new Regional Official Plan, and in accordance with the *Planning Act*, are awaiting approval from the Minister of Municipal Affairs and Housing. In order to finalize inclusionary Zoning policies, approval of the Region's Official Plan, with the delineation of Major Transit Station Areas is required. Brampton staff are currently working to conduct detailed planning studies for each delineated Major Transit Station Area.

Current Situation:

Staff are proposing a collaborative consultation plan to provide a Brampton-specific approach for an Inclusionary Zoning policy framework. In researching other cities and evaluating their policies, each Inclusionary Zoning framework is unique and representative of a number of core elements:

- Market factors;
- Demographics of the community;
- Policy framework of the City;

- Other housing programs offered by the City;
- Administrative capacity; and
- Housing needs of residents.

Further details on this benchmarking exercise are outlined in Appendix 3. To build on this technical work, a consultative, partnership model is preferred to develop a made in Brampton Inclusionary Zoning policy framework that considers the different perspectives of the community and key stakeholders.

Key stakeholders identified for the development of Inclusionary Zoning are:

- Members of the public;
- Non-profit organizations;
- BILD and development proponents;
- Regional and municipal staff;
- Community interest groups; and
- Housing advocates.

As outlined through the Council Workshop, a number of key principles have been identified to guide the development of Inclusionary Zoning in Brampton:

- Create transit-oriented, mixed income and complete communities;
- Deliver diverse housing options by increasing the supply of affordable housing units;
- Ensure long-term affordability is maintained; and
- Principles of equity and inclusion are integral to the policies.

In alignment with these principles, the engagement approach to developing the Inclusionary Zoning framework will ensure the draft policies presented to Council are well-informed by quantitative or technical findings, as well as qualitative analysis through a series of working sessions with key stakeholders.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this report.

Corporate Implications:

There are no corporate implications at this time. However, consideration will be given in developing the Inclusionary Zoning framework on how to reduce corporate impacts in implementing and administering Inclusionary Zoning.

Term of Council Priorities:

The proposed consultation plan will help to deliver the strategic directions outlined in the 2019-2022 Term of Council Priorities. Specifically, engaging stakeholders and members of the public in the development of Brampton's Inclusionary Zoning policy framework support "A Well-run City (Good Government)" priority.

Conclusion:

This report seeks direction to engage relevant stakeholders in the development of Brampton's Inclusionary Zoning framework. Staff will report back to Planning and Development Committee with the outcomes of this consultation process as well as draft Inclusionary Zoning policies and proposed Zoning By-law Amendments in 2023.

Authored by:

Reviewed by:

Shannon Brooks, Policy Planner III,
Official Plan and Growth
Management,
City Planning and Design
Planning, Building & Economic
Development Department

Bob Bjerke, RPP, MCIP
Director, City Planning & Design,
Planning, Building & Economic
Development Department

Approved by:

Jason Schmidt-Shoukri,
Commissioner, Planning, Building and
Economic Development

Attachments:

Appendix 1 - Proposed Consultation Plan

Appendix 2 - Overview of Work Completed to Date to Develop Brampton's Inclusionary Zoning Framework, as per the *Planning Act*

Appendix 3 - Inclusionary Zoning Benchmarking Exercise