

POLICY OPTIONS REPORT

BACKGROUND RESEARCH AND ANALYSIS:
POLICY OPTIONS FOR HOUSING BRAMPTON



HOUSING BRAMPTON

AFFORDABLE • DIVERSE • INNOVATIVE

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City Planning and Design

Planning, Building and Economic Development

City of Brampton



Housing Brampton

Introduction

The City of Brampton is preparing a housing strategy called Housing Brampton. This report presents the background research, benchmarking and analysis of policy options that can help Brampton achieve the goals of the strategy. It has informed stakeholder engagement and selection of priority recommendations in Housing Brampton.

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Goal 1: Improve the Supply of Affordable and Rental Housing

Policy 1: Increase the supply of land suitable for development of affordable and supportive housing.

Action 1) Work with Realty Services to include a ‘housing priority’ policy when considering the acquisition, disposal, leasing or redevelopment of public lands, to support provision of affordable, senior, and supportive housing.

Deliverables:

- “Official Plan” (OP) amendment prioritising housing for city owned surplus sites- enter into land leases; donate land; or provide land at below market value;
- Amend City Corporate Policy and Procedure for Acquisition and Disposal of Real Property, to apply a “housing first” approach;
- Identify infill opportunities on city land;
- Develop policies and framework for acquisition of land for affordable housing- e.g., use the Inclusionary Zoning process, actively look for opportunities to acquire land for pilot programs or design competitions;
- Identify a list of potential affordable housing suppliers to participate with;
- Identify a list of pre-qualified non-profits to partner with affordable housing suppliers;
- Maintain accurate Mapping of properties on city Lands and Surplus lands List;
- Make recommendations for the land declaration process/ disposition process;

- Allocation of earnings made from sites not used for affordable housing into a housing reserve fund possibly;
- Prioritizing land for affordable housing uses where appropriate through various city initiatives, such as Precinct Planning;
- Collaboration with the School Boards and Region for processes to deem closures of school sites, acquisition of such sites, or partnerships- School boards may have surplus site development opportunities that are going untapped;
- Support the Region in identification of sites for regional housing programs;
- Leverage support from the Regional Official Plan policies that encourage municipalities to give priority to affordable housing;
- Pre-zoning sites through other processes, e.g., Riverwalk project;
- Framework for establishing housing as a priority during review by internal departments.

Opportunities

- Reduced land costs for developers of affordable housing;
- More efficient use of government-owned surplus land;
- Low investment for government with the potential of high returns in terms of affordable housing;
- Will restore public confidence, provide the City with say in directly facilitating the supply of affordable housing through public land;
- Contribute to creating new mixed income communities; Opportunity to review if the net proceeds from the disposal of the surplus lands for affordable housing purposes specifically can be deposited in a Municipal Reserve fund for affordable housing (to be set up);
- Also, opportunity to review city's Surplus Property List if interest received from affordable housing providers.

Constraints

- The municipality (or other level of government) may be passing up a chance to sell the land at a much higher rate;
- Land may not be in an ideal location for affordable housing (e.g., not close to transit or services);
- RECT needs to confirm no city interest in the potentially surplus property, affordable housing may not be the automatic priority for disposal of surplus lands, other city departments may have requirements;
- Economic impacts could be a barrier-What will the City lose in terms of real estate value, development fees, permit fees? Affordable rental -long term leases- may not pay property tax, City may lose out on that;
- Shifting the focus of the building industry away from a condominium development business model to a new mixed-income model that addresses the need for purpose built rental affordable and market housing.

Examples

- Recent example in Brampton: Disposal of surplus lands at fair market value for Habitat for Humanity; also an SOP has been finalized recently for process of deeming land surplus. The City maintains a Surplus Property List;
- Successful examples in Ontario:
 - [Governments in Ontario Making Headway in Using Surplus Lands for Housing.](#)
 - Mississauga-a Housing First policy. In February 2016, City of Mississauga Council approved the *Affordable Housing Program: Framework and Work Plan*. A key deliverable of the work plan was the development of a public land for housing first policy. Following approval of the

Affordable Housing Program: Framework and Work Plan, the Commissioner of Planning and Building prepared a Corporate Report titled "[Affordable Housing Program: Public Land for Housing First](#)" (in June 2016). Upon approval of the report, staff were directed to amend City Corporate Policy and Procedure 05-04-01 – *Acquisition and Disposal of Real Property*, to apply a "housing first" approach.

- Toronto: CreateTO, the City of Toronto's agency in charge of managing its real estate, along with the former Build Toronto, has put up more than 50 properties for development since its creation. [Housing Now Program](#): market and affordable rental housing with a mix of unit types and sizes on surplus properties near transit nodes. Organization - multiple groups set up to help realize this. Pre-plan sites, rezoning approvals completed, developer just applies for site plans and builds, mandatory non-profit partner, deep affordability.
- [City of Niagara Falls Official Plan](#): "In disposing of surplus lands that are suitable for residential use, Council shall consider offering the lands to not-for-profit organizations for affordable housing. Similarly, various boards, commissions and agencies shall be encouraged to dispose of surplus lands suitable for residential use for the purpose of affordable housing development."
- Vancouver Community Land Trust and is a partnership-based approach to creating affordable housing on City-owned sites for low- and moderate-income households.
- [City of Edmonton's Policy on the lease or sale of City-owned land for social housing development](#): Policy items include: Lease land to Alberta Mortgage and Housing Corporation at a rated approved by Alberta Municipal Financial Corporation/Lease to

the City's Non-Profit Housing Corporation (50% of market value + local improvements OR upfront payment of costs + carrying charges + local improvements, whichever is greater)/Lease to other social housing agencies (50% of market value + servicing paid upfront OR book value + servicing costs + annual taxes)/Sales to the City's Non-Profit Housing Corporation (50% market value + servicing costs OR sold at book value + servicing costs)/Sales to other social housing agencies(sold at market value).

Action 2) Pre-zone lands to facilitate medium to high density affordable, senior and supportive housing (Region of Peel sites, school sites, sites within and near planned Major Transit Station Areas, within City initiatives such as Riverwalk, places of worship, vacant or underutilised commercial sites, and strategic low-density areas).

Deliverables

- Inventory of suitable land for affordable housing- The criteria for including sites on the list could be: 800m from current or projected transit, Less than 2km from schools, Vacant or underutilized by owner. The database can include public lands, church properties, other commercial sites like under-utilized shopping plazas or strip malls, and current and projected transit hubs.
- OP Amendments to relevant sections including Places of Worship, Institutional and Temporary Use; Secondary Plan Amendments, Zoning By-law amendments (can be included in scope of work of comprehensive Zoning By-law review).

Opportunities

- Region of Peel is open to pre-zoning;

- Will increase the availability of pre-zoned and development-ready land, will also promote temporary use of lands for affordable housing (e.g., With tiny homes, container homes) until the market materializes for intended permanent uses;
- Eliminates significant risk and reduces time and costs for developers;
- Community opposition could be addressed comprehensively at the outset rather than on a case-by-case basis; could reduce appeals.

Constraints

- If City initiated, financial impact- preparatory investigation and analysis;
- Requires considerable municipal resources and study upfront;
- May not be possible to tailor an appropriate zoning by-law to suit a larger mature context;
- May limit City's ability to require developer to pay all costs associated with development.

Examples

- Outlying municipalities (outside of GTA) are able to secure school sites more effectively because in the GTA the best and highest use of the property and the value is way beyond what makes sense for an affordable housing project.
- [Shaping Your City: City of Pickering Zoning By-law Review](#).
- Affordable Housing Land List -The Canadian Urban Institute and Ryerson University have developed a model for an Affordable Housing Land List that identifies public (including City-owned) land that could be used for affordable housing. Extensive conversations with staff in a number of City of Toronto divisions indicated that there is no formal overarching process for identifying surplus or underutilized lands that would be suitable

for affordable housing. Nor does it appear that there is any readily accessible coordinated or consolidated list of surplus/vacant or underutilized City-owned land.

Action 3) Review market demand and feasibility of residential designations in the OP, such as ‘Executive Residential’ and ‘Estate Residential’, specifically on unbuilt areas that are not transition areas.

Deliverables

- OPA- redesignation to medium density at appropriate locations.

Opportunities

- Will increase the City's stock of lands designated for medium density housing (more affordable than executive and estate residential housing).

Constraints

- Public buy-in, perceived issues of compatibility and land values with respect to existing built areas in executive and estate residential (Market Study can provide some answers);
- The industry already faces huge push back when introducing high end, higher density products. It is a good idea to look at areas with much lower density and look to introduce higher densities.

Examples

- [Toronto Gore Density Policy Review](#).

Action 4) Incorporate OP designations, policies, and targets (for land and units) suitable for affordable and supportive housing in ongoing city initiatives (such as Uptown and Downtown Plans, Heritage Heights Secondary Plan etc.).

Deliverables

- Statutory plans that clearly earmark lands or establish supportive policies for the provision of affordable housing;
- Awareness of the urgent needs for affordable housing in various project management teams;
- Include a housing component in mixed-use community facilities and hubs.

Opportunities

- Will facilitate the supply of land ‘policy ready’ for the provision of affordable housing, no separate stakeholder engagement will be required later on;
- If on City land, reduces or eliminates the land cost for the affordable housing producer and it ensures affordability over the long term as the land may continue to remain in public ownership;
- Better use of underutilized land;
- Can also be key component and catalyst in large market developments (e.g., in Uptown);
- A more efficient, sustainable and accessible approach to providing services.

Constraints

- Policies may be high-level, market analysis may be required for mixed uses in single buildings;
- Usually involves coordinating the goals and objectives of a range of users and investors;
- If on private land, difficult to fund and finance- needs innovative approaches such as those benchmarked by School of Cities (in relation to Uptown).

Examples

- [PPP Opportunity, Port Credit.](#)

Action 5) Encourage faith-based organizations with vacant or underutilized land holdings to consider development of housing.

Deliverables

- OP and zoning permissions and policies;
- Partnerships with existing non-profit housing agencies, local government housing agencies, and other non-profit organizations;
- GIS-based database of faith-based organizations.

Opportunities

- More efficient use of land;
- Secure and well operated affordable housing.

Constraints

- Heritage churches are all zoned institutional;
- Will need to consider parking standards and impacts.

Examples

- [Building from Faith: A Smart Practices Guide for Redeveloping Underutilized Church Land to Meet Community Needs.](#)

Action 6) Explore the feasibility of purchasing federal and provincial surplus lands for the provision of affordable housing (e.g., Provincial Affordable Housing Lands Program and Federal Lands Initiative).

Deliverables

- Advocate to Infrastructure Ontario-Provincial Affordable Housing Lands Program - led by Infrastructure Ontario (IO), with the Ministry of Finance, the Ministry of Housing and the Ministry of Infrastructure, plan to sell properties includes selling 243 properties - approximately 14,600 acres - to put them back into productive use over four years. Province evaluates properties prior to sale to determine if they could be used for affordable housing and long-term care spaces;
- Confirm if Brampton is on the circulation list- for surplus government real estate;
- The Federal Government has created a \$200 million fund through its National Housing Strategy that supports the transfer of federal surplus lands to eligible proponents, which includes non-profit and community organizations, as well as provincial and municipal governments. This federal land has been designated for eligible affordable rental and ownership housing projects, including mixed income, supportive and socially inclusive housing. The program was announced in 2018;
- Also, Federal Lands Initiative-led by the Canada Mortgage and Housing Corporation (CMHC) - currently no properties listed for sale.

Opportunities

- Process efficiencies addressed by Province include:
- Circulation time to external third parties (e.g., other levels of government) will be reduced, consistent with previous practice.
- A regulatory amendment to exempt realty transactions for disposition and severance from Environmental Assessment Act requirements, enabling efforts and resources to be focused on projects that have greater potential to impact the environment.

The future owner of the property would need to meet environmental obligations related to the proposed future use of that property.

- Ontario's Government for the People will ensure all obligations associated with its Duty to Consult Indigenous communities have been met.

Constraints

- Brampton does not have a Municipal Housing Development Corporation (like Toronto) but has the option to set up an affordable housing reserve fund.

Examples

- The [Downsview Lands](#) (formerly a military base) in the City of Toronto (571 acres) and [Wateridge Village](#) (formerly an air force base) in Ottawa (371 acres) are two examples of federal surplus lands being used to develop mixed-use communities.

Action 7) Explore direct provision of affordable housing and partnership opportunities, either through a civic department or an agency such as a Municipal Housing Development Corporation (MHDC).

Deliverables

- Development of a Business case and establishment of a Municipal Housing Development Corporation - as an arm's length agency of the City that could contribute the land to a joint venture with a developer;
- The framework could ensure negotiation opportunities for affordable housing;
- A MHDC can engage in a full range of services including development, new financial instruments, land acquisition and

sale, and affordable housing consultation with all partners and sectors.

Opportunities

- Acquisition could take advantage of the still lower prices before the zoning;
- Reduces city department's burden- can administer grants, obtain government funding, operate an Affordable Housing Reserve fund, promote city incentives and initiatives;
- The City can identify performance measures and outcomes and delegate affordable housing development to the MHDC.

Constraints

- Time consuming process of establishment;
- Will need a preliminary operating budget and approval of framework;
- If/when the City has decided to move forward with an MDC, there are a number of steps that need to take place, including seeking Ministerial approval, finalizing financial mechanism, selecting a board of directors, hiring a CEO, developing policies, procedures, and mandate, and setting up the MDC office. It is anticipated that an MDC implementation plan may take three to five years, to be verified through the proposed business case.

Examples

- London, Ontario-Effective 2016, the creation and support of new affordable housing is done through the [Housing Development Corporation \(HDC\)](#).

Action 8) Expand opportunities for developing affordable housing through land banking in coordination with the Region of Peel.

Deliverables

- Processes in collaboration with the Region to acquire land through development application process for a land banking program;
- OP policies that refer to a land banking program.

Opportunities

- land is scarce, land banking can help pool it for future use;
- This program offers great potential to the City and private non-profit sector developers to deliver affordable housing.

Constraints

- It is a medium to long-term process;
- A Housing Reserve Fund may be needed to accept affordable housing contributions in lieu of on-site units, or conveyance of land.

Examples

- [The future of housing is about more than just housing](#), Region of Peel Housing Strategy Informing the Update to the Peel Housing and Homelessness Plan and the Regional Official Plan;
- [Affordable Housing Landbanking Strategy Report, City of Greater Sudbury](#);

Policy 2: Incentivize the supply of affordable and purpose-built rental housing by planning, financial and other tools.

Action 1 Explore an Inclusionary Zoning (IZ) program for provision of affordable ownership and rental housing in new

developments, include OP policies and implement the program in Major Transit Station Areas (MTSAs).

Deliverables

- OPA, ZBL, Monitoring and reporting mechanisms;
- Policies of the OP should address the following policy requirements as set out in the regulation:
 - Size of the development (minimum unit threshold)
 - Locations and areas of inclusionary zoning
 - Eligible household incomes
 - Housing types and sizes of units
 - Required amount of affordable housing
 - Affordability period
 - How measures and incentives are determined
 - Price or rent of units
 - Approach to determine sharing of net proceeds
 - Offsite unit circumstances and conditions

Opportunities

- Will increase city's stock of affordable housing, specifically in intensification areas of MTSAs. New developments in MTSA areas could provide a certain % of affordable units for low/moderate incomes;
- Inclusionary housing policies have enabled the development of affordable housing units in markets where such housing would not normally have been developed (primarily in high-growth areas);
- Helps to overcome local opposition to affordable housing (NIMBY);

- Helps to offset high housing costs to lower income consumers during periods of rapid growth in market housing;
- Helps to promote diverse communities where households of a wide range of incomes can live.

Constraints

- IZ appears to work best in emerging markets, especially if properties have not yet been upzoned or designated for an increase in density. Financial feasibility from developer's perspective will also need to be understood. Also, will not be applicable currently in nodes that are not MTSAs yet have ability for intensification;
- Possible constraints from the for-profit development industry;
- Will require administrative support from senior and local governments, including identifying affordable housing prices and rents, monitoring development, and enforcing policies;
- Anticipated challenges (operational/financial) in mandating a certain percentage be geared to income type rental.

Examples

- [OAA report: Housing Affordability in Growing Urban Areas](#);
- [Exploring Inclusionary Zoning to Support Affordable Housing, City of Kitchener](#);
- [Inclusionary Zoning Policy, City of Toronto](#).

Action 2) Support and/or partner with non-profit affordable ownership groups who utilize a second mortgage structure (e.g., Options for Homes, Trillium Housing).

Deliverables

- Pilot projects with non-profits active in this field;
- Partnership models;
- Incentives.

Opportunities

- Allowing residents to enter into home ownership;
- Can be used to target specific aspects of development not covered by other sources;
- Options for Homes (OFH) has a longstanding working relationship with developers. In employment lands proximate to higher order transit, there are opportunities to convey parcels of land where conversions to residential are going to be permitted. OFH has the capacity to develop significant numbers of affordable ownership housing on dedicated parcels as part of mixed income communities;
- The model reduces construction and development costs by:
 - a. Acquiring land that is not as desirable to a conventional developer, or in a transitional area that is up and coming;
 - b. Reducing common amenity space (i.e. not having pools or extensive fitness rooms);
 - c. Maintaining a long-term business relationship with Deltera Ltd. and its contracted consultants to ensure design and construction efficiencies, a quality product and cost control;
 - d. Using an in-house marketing team and community-based marketing to minimize marketing and administration costs.
 Options has also negotiated construction financing at very low rates, with the savings being passed onto the owners.

Constraints

- The main barrier to scaling up production in the Options model is the availability of land. The Options model pays market value for land but usually seeks to buy land from a vendor who would be willing to defer payment until construction financing is secured or the building is occupied.
- A second and equally significant barrier is access to low-cost construction loan funding and equity.

Examples

- [Options for Homes \(Down payment loans\)](#)
The model is based on offering purchasers a loan that is recognized by banks as equity, in addition to the client's 5% down payment. This loan is the difference between the cost to build and the market price (usually 10% - 15%) of a unit. No payments of interest or principle are required on this "Options Contribution" until the client decides to sell (though it can be repaid at any time).
- [Shared Equity Mortgage Providers Fund.](#)

Action 3) Prioritize purpose-built rental housing by participating in Region of Peel's Incentive Pilot Program for Middle Income Affordable Rental Housing.

Deliverables

- Stacking of city's Incentives;
- Implementation through the Region.

Opportunities

- Will incentivise development of purpose-built rental housings with mid to large sized units, for middle income households. Locational criteria have been developed to prioritize projects in strategic locations, will be able to influence strategic growth.

Constraints

- Due to a Region-wide competitive selection process, not all applications will receive funding. Depending on Region's finalisation of program, may not be geared to projects with deeper affordability;
- Will not be eligible for layering of incentives through other policies such as IZ;
- Developers feel that incentives are great for reducing costs of construction; however, developers will still charge high rental rates if there is a demand for units at the market rate. There needs to be action to control cost, or mandate a certain percentage be geared to income type rental.

Examples

- [Purpose-Built Rental Units: Answer to Toronto's Housing Crisis?](#)

Action 4) Support the Region's DC Interest Rate Policy for affordable and market rental housing.

Deliverables

- City's DC Interest Rate for deferrals/installments to be consistent with the Region's (which is 0%).

Opportunities

- Will support the incentivization of purpose built rental which is needed in Brampton- rental vacancy rate is 1.3% for 2019. Bill 197 provided the chance that all rental housing gets an automatic development charges deferral. Region's interest rate to be 0%.

Constraints

- Financial implications for the City.

Action 5) Explore establishment and expansion of the Community Planning Permit System framework for key growth areas in the city.

Deliverables

- New Official Plan policies would need to set out a broad CPPS framework;
- Consultation and studies to identify specific boundaries for the Community Planning Permit by-law area, visioning, and detailed local frameworks.

Opportunities

- Provides more tools to municipalities to address local planning issues, promote community building and facilitate and streamline development;
- Inclusionary Zoning will be facilitated in CPPS areas (in addition to MTSA areas);
- Queen Street CPPS is being prepared, there is opportunity to envision one in Heritage Heights Secondary Plan and other intensification areas;
- Community involvement in establishing strategic land use vision and requirements for development;
- Flexibility in uses and development standards.

Constraints

- The CPPS requires significant staffing capacity and time to bring forward comprehensive policies and by-laws.

Examples

- [Queen Street East Community Planning Permit System By-Law;](#)
- [Overview of the Community Planning Permit System, City of Toronto;](#)
- [Development Permit System: A Handbook for Municipal Implementation, Ministry of Municipal Affairs and Housing.](#)

Action 6) Analyse the Section 37, Community Benefit Charge and Development Charges frameworks for impacts on the provision of affordable housing.

Deliverables

- Section 37 Pilot and internal implementation process;
- Possible Community Benefit Charge Strategy, feasibility and consultation, Annual report on CBC account, funds and their use, and assets acquired;
- Development Charge by-law update expected in a couple of years, can include any reductions in DC rates for the critical housing typologies needed in Brampton- e.g., larger apartment units.

Opportunities

- Affordable housing as a local community benefit;
- Housing strategy will embed the importance of affordable housing as a priority community benefit when considering density bonusing.

Constraints

- Coordinated approach;

- Sec 37 is expiring in 2022, transition period ongoing, City could make the most of new development applications proposing significant increase in density.

Examples

- [Section 37 Benefits, City of Toronto.](#)

Action 7) Explore feasibility of using capital loans and grants to supplement incentives for affordable housing.

Deliverables

- Budget allocation for incentives program;
- Feasibility Study (stacking City incentives onto regional).

Opportunities

- Enables the City to participate in an active manner in development through a variety of means such as public-private partnerships, land acquisition, and partnering in private developments on key municipal properties;
- Helps non-profit or private sector corporations to develop affordable housing.

Constraints

- Capital funding programs are quite limited at all levels of government;
- Administration.

Examples

- [Challenges and Opportunities in Financing Affordable Housing in Canada: Background Brief prepared for the Federation of Canadian Municipalities.](#)

Action 8) Explore rebate of municipal fees and charges (DCs, planning applications, building permit) through appropriate programs and tools such as a CIP/MCFB.

Deliverables

- Fee By-law amendment;
- DC Charges review and amendment to DC by-law;
- CIP programs- expansion or new programs.

Opportunities

- Acts as an incentive to private developers to develop affordable housing.

Constraints

- Development charges offset the increased capital and infrastructure costs associated with the increased requirements for service; the municipality will need to address any relief in DCs through other means;
- There will be municipal costs associated with administering these programs.

Examples, Details

- Property Tax Exemption: Approved projects could be partially exempt from paying property taxes. Similar to the process of Toronto's Open Door, an implementing by-law is necessary to designate the property as a Municipal Capital Facility to permit the tax exemption;
- Development Charge Exemptions: Depending on the mechanism selected, the City can either waive development charges through an MCFB or offer an equivalent grant through the CIP;

- CIP Incentives TIG: A ten-year TIG where the increase in property tax as a result of the development is refunded to the developer annually through a grant. 100% of the increase in property taxes is refunded for the first five years, reducing by 20% each year after that. After ten years, the project is required to pay the full property tax rate. The amount of the tax grant shall not exceed the total value of the work that resulted in the reassessment. This program would not exempt property owners from an increase in municipal taxes due to a general tax rate increase or a change in assessment for any other reason after the property has been improved, except by reason of an assessment appeal;
 - Development Charge Grant: A grant is offered to offset the cost of development charges, subject to the availability of funding. The grant will be provided at the time of building permit. Continuation of the Development Charges Program requires funding through the annual Capital Budget and is subject to City Council approval;
 - Municipal Fees and Charges: This program would waive most municipal fees normally required for planning approvals (e.g. zoning by-law amendments, minor variances, severances, site plan control, cash-in-lieu requirements, etc.). The City could waive fees for a planning approval at the time of application. Developers Forum feedback- Can incentivise affordable housing of all tenures. Region did stakeholder engagement on this- the developers' take on it is that the process should be simple:
 - Shared equity models;
 - Don't always need full relief, even a discount would help sometimes;
 - Deferrals would not ensure affordability over the long term - Table was very positive. They thought DC's were way too high;
 - "If the municipality and region are serious about it, it is going to cost some money. This is a very real cost. They should be looking at it for relief for any type of unit." The table felt it was unfair to put the cost of new infrastructure on new ownership. Property taxes should fix that;
 - Both as a grant and as a deferral this is high impact, if we can defer it as much as possible we have to borrow less money, which will save. The best thing would be at substantial completion. This would be even more important for rental because condo developers can use the deposits;
- [Development incentives for new affordable rental housing - City of Kitchener;](#)
 - [Report To: Development Application Fees & Building Permit Fees for Affordable Rental Housing \(kitchener.ca\).](#)

Action 9) Encourage and support construction efficiencies and construction cost savings, including the use of modular housing and mass timber construction.

Deliverables

- Advocacy- inform and engage construction and property management companies, tech start-ups, financing and funding assistance;
- Promote construction and property management companies to save on operational costs through vertical integration;
- Providing design solutions to build affordable housing affordability through a quick process that reduces construction and maintenance costs.

Opportunities

- According to CHMC: Modular or pre-fabricated homes can be constructed year around regardless of the weather. CAD and manufacturing ensure efficient use of building materials, facilitates the scheduling of workers and enables bulk purchasing of materials. Construction times are faster. The use of precise manufacturing equipment and processes can improve air-sealing and overall quality control;
- Mass timber construction is more sustainable, visually appealing, faster, and cheaper.

Constraints

- Lack of interest / awareness;
- Difficult to finance;
- Parts transportation, crane, and assembly costs;
- Standard unit design plans do not take into account differing climates, social issues, and local community interests so modifications may be necessary.

Examples

- [City of Toronto Modular Housing Initiative](#);
- [Timber Towers in Alberta](#);
- [CHMC funding for modular housing](#).

Action 10) Require Affordable Ownership Housing and rental housing in conversion processes of employment land, specifically in Provincially Significant Employment Zones that overlap with Major Transit Station Areas.

Deliverables

- Official Plan policies.

Opportunities

- Land values, transit oriented affordable housing.

Constraints

- Coordination with conversion policies and the Region.

Action 10) Prioritise purpose-built rental housing by exploring municipal revenue tools to finance supply (Tax Increment Financing, establishment of an Affordable Housing Reserve Fund, etc.).

Deliverables

- Finalization of a financial mechanism that supports supply of the required affordable housing targets and typologies; Affordable Housing Reserve Fund established, with implementation process and criteria under CBC regime; Review of tax ratios for rental buildings complete, Explore Tax Increment Financing for affordable housing developments;
- Review of various fiscal measures, such as the use of municipal land, direct funding, and relief from various fees and charges (e.g. development cost charges, community amenity charges); Utilizing the Affordable Housing Reserve Fund to provide funding to specific affordable housing projects; Development (Planning and Building) Application Fee Equivalent Grant Program: Payment of a grant to offset the cost of planning application fees for development proposals- can be tailored to support smaller developments and would be subject to limitations (such as a cap on the reduction in fees;

- Review all opportunities for financing support from upper-levels of government including taxation and assessment practices, such as the land transfer tax, to ensure they do not impede the delivery of rental housing;
- Initiate conversations with developers who have owned land in Brampton for many years and encourage ways of rental development on those lands. The viability of purpose built rental can increase significantly if a developer purchased land many years ago and is now redeveloping the site. This situation could involve vacant land that was not developed upon acquisition, commercial properties that are underutilized, shopping centres where the original land value has already been capitalized, properties with sufficient surplus area for intensification, and many others. In these situations, a developer might not have any land costs, which can have a significant impact on the economics of a project and the required subsidy amount calculated in this analysis.

Opportunities

- It is important to understand financial mechanisms that have the potential to facilitate supply of rental housing typologies- in Brampton context, it may mean the supply of apartments and family friendly housing, second units and accessory units. Housing Reserve Funds can play an important role in the provision of affordable housing, as grants made available from the fund could make building affordable housing more attractive and feasible for developers and non-profit organizations. City may be able to use CBCs to contribute to a Housing Reserve Fund. The City can also use general revenue, taxes, and donations to

contribute to the Housing Reserve Fund. Rental protection reserve fund is also permitted under Municipal Act.

- TIF:
 - Encourages redevelopment of an area as it decreases the future tax burden;
 - Helps reduce the costs and risks of developing brownfield sites;
 - Offers a strategy to “self-finance” a redevelopment project without having to raise or impose new taxes;
 - Once the TIF expires, the municipality will receive the full benefit of the property taxes on a much higher property tax base that would otherwise be present;
 - Can be an additional revenue stream to meet a community’s housing needs.

Constraints

- Any impacts on City finances. Moreover, the Province has not yet issued the regulations to implement the CBC. Detailed analysis will be required to formulate the City's CBC and By-law to include the opportunity to create a Housing Reserve Fund. Management of the fund, implementation process and criteria will need to be established.
- TIF:
 - Decreases an important source of revenue for municipalities;
 - May be complicated and municipal staff intensive to implement.

Examples

- Housing Reserve Fund: [Victoria](#), [North Vancouver](#);
- Mississauga- The By-law states that any cash-in-lieu received from the destruction/replacement of rental units will be allocated to a Housing Reserve Fund- The Housing Reserve Fund is not yet formally established – a staff report is forthcoming;
- In Ontario, Tax Increment Financing (TIF) is generally provided through a grant and is essentially the difference between future tax payable and current tax payable that would result from re-development. This tool would be well-suited for specific neighbourhoods in need of redevelopment or large tracts of land to be developed. TIFs can also be used as a mechanism to support affordable housing near transit investments and in this way, the municipality may use this tool in combination with other tools to build affordable housing;
- Calgary has extensive experience with TIF in Canada, e.g., [East Village](#), [Rivers District](#).

Action 11) Support non-profit organizations in the establishment of Community Land Trusts that ensure perpetual affordability and community control of land.

Deliverables

- Policies in the OP supporting community land trusts.

Opportunities

- Land trusts can provide a wide range of housing choices over the years which provides for lower income people through creating two housing markets. This has been very successful in Whistler;

- Land trust's board is composed of community residents, allowing for the possibility of direct, grassroots participation in decision-making and community control of local assets.
- CLTs can be good vehicles for small or medium sized organizations such as co-ops, non-profits and faith groups that want to grow and build capacity;
- Gives municipalities a broad suite of tools to cover the costs of services that are needed as a result of development.

Constraints

- Land trusts may not scale.

Examples

- [Perpetual Affordability and Community Control of the Land: Community Land Trusts in Canada](#);
- [Sanford Housing Society, Vancouver](#);
- [Parkdale Neighbourhood Land Trust \(PNLT\)](#): Community-based land trust, Toronto, ON;
- Vivacité - Société Immobilière Solidaire: Shared Equity Housing Trust, Montreal, Quebec;
- BC Housing Land Trust Project, Vancouver Community Land Trust Foundation: Co-op Portfolio Model Approach, Vancouver, Canada- The project will be delivered through a cross-subsidy rental model which relies on a portfolio approach to deliver affordable rental units.

Action 12) Support non-profit acquisition and operation of lodging houses and hotels to provide stable stock of purpose built affordable rental units.

Deliverables

- Policy: City to support Non-profit acquisition and operation;
- Municipal policy for City to acquire land for non-profits partnerships: Small Sites Acquisition Program;
- Advocate for grant funding from senior levels of government.

Opportunities

- Provides ready built form for non-profits to start operations with minimal renovation;
- Efficiently utilises existing stock;
- Establish City Reserve Fund for affordable housing;
- Collaboration between the public, non-profit, and community organisations.

Constraints

- Funding.

Examples

- [Pilot Project to Protect Rooming Houses for Long term Affordability, City of Toronto](#);
- Since the 1980s, Montréal has transferred much of its private rooming house stock into municipal or non-profit ownership. The City developed a rental housing acquisition program ([the Programme d'acquisition de logements locatifs, or PALL](#)) to revitalize deteriorating neighborhoods and improve the housing conditions of low- and moderate-income households living in such apartment buildings. Through this particular program, the City has acquired and renovated over 3,258 units in 65 apartment buildings. Following the renovation, the management of the units was delegated to non-profit organizations, including a housing co-operative.

As of 2013, the City still owned 2,283 of these units operated by non-profit organizations, in 46 projects.

- Montreal also has an acquisition program for rooming houses ([Programme d'acquisition de maisons de chambres, or PAMAC](#)). Under this program, the City has acquired and renovated about 400 rooms in 15 housing projects. Management of the properties has been transferred to non-profit associations serving clients with special needs. In 2010, the PAMAC had more than 300 rooms in 11 projects.
- In 2014, San Francisco initiated the [Small Sites Acquisition Program \(SSP\)](#) to support the acquisition and rehabilitation of properties facing Ellis Act evictions and maintain them as affordable housing for current and future tenants by removing them from the speculative market. Through the program, the City acts as a gap lender, offering a second mortgage at a very low interest rate so that borrowers are able to cover costs of a first, competitive-rate mortgage, with below-market rents. SSP is funded through multiple sources, including voter-approved bonds, inclusionary housing fees, and the City's Housing Trust Fund. As of May 2018: 25 buildings and 160 units acquired; 327 people served, with an average AMI of 65%.

Policy 3: Improve the development review process for affordable, supportive and purpose-built multi-unit rental housing developments and include applicable policies in the Official Plan.

Action 1) Set up a concierge 'Housing Review Pilot Program' with qualifying criteria and process for prioritizing and

expediting the development review of affordable housing projects with governmental funding deadlines, purpose-built rental projects as well as supportive housing (re)developments.

- Work with internal and external review agencies to form a Housing Review Task Force and assign dedicated Policy Planning staff resource to align and advocate;
- Schedule regular monitoring and workshop style sessions with consultants and review groups;
- At the pre-consultation stage, advise development applicants to apply for SEED funding from CMHC;
- Allow phased approvals of Site Plan applications;
- Where feasible, allow phased payment of securities for applications;
- Explore simplified submission requirements and alternate development standards;
- Look for opportunities to streamline the heritage review process and requirements, including templates for Heritage Easement Agreements.

Deliverables

- Process parameters, advertizing;
- If the pilot is successful, an OPA clarifying the process and priority criteria.

Opportunities

- One stop shop approach, will provide fast tracking and 'concierge' services, reduce uncertainties, spur more interest from developers, non-for-profits;
- Important for smaller developments;

- Construction can start sooner, and financing costs will be lower;
- Shorter approval times can reduce development risk Faster approvals mean that the costs of developing housing are decreased, and that if savings are passed on to consumers, this will result in housing that is more affordable. The main benefit associated with fast-tracking is the reduction of costs associated with holding undeveloped land;
- A more efficient approval process makes for a more efficient use of developer and municipal staff time and resources.

Constraints

- Staff resources, impact on other applications, perception of fairness and equality;
- Developers mentioned this was important but mainly from a risk reduction perspective; may not impact affordability of housing supplied;
- The implementation of a more efficient and/or automated system requires more client and staff training, and sometimes involves high upfront implementation costs for the municipality;
- Monitoring is required to ensure that a reduction in approval times is not the result of a decrease in the quality of planning and design decisions.

Examples

- [Housing Business Plan 2013-2022, City of Saskatoon;](#)
- [Resources for Housing Affordability & Diversity, Metro Vancouver;](#)
- [Housing and Homelessness Strategy and Housing Needs Report, City of Burnaby.](#)

Action 2) Collaborate with the Region to establish implementation processes (including legal agreements, off-site dedication, cash-in-lieu) to secure affordable residential units.

Deliverables

- Preparation of terms of reference for Housing Report or for Planning Justification Report (for addition of Housing Analysis section); OPA to clarify criteria and details of requirement of housing data;
- Conversion report which states the number of existing units and the number of new units, housing types, and mix;
- Section 37/CBC agreements;
- IZ process and administration;
- Non-profit and partnership inventory.

Opportunities

- Acquisition of affordable units will be more streamlined;
- Will inform monitoring activities: both overall growth management and affordable housing targets;
- The Region is open to collaboratively working on this through the OP process and figuring out what that process looks like.

Constraints

- Clear targets for affordable housing.

Examples

- [Terms of Reference for Housing Reports, City of Mississauga](#);
- [Making Room for the Middle: A Housing Strategy for Mississauga](#).

Action 3) Allow concurrent review of development applications related to the same project- Official Plan and Zoning By-law amendments, Subdivision and Site Plan applications.

Deliverables

- Review Task Force or Framework for Commenting.

Opportunities

- Faster review, consistent approach.

Constraints

- This depends on the complexity of the project;
- Need to define clear submission requirements for concurrent applications and need eligibility criteria.

Action 4) Establish criteria for requirement of Market Studies as part of Development and Site Plan applications.

Deliverables

- OP policy, Terms of Reference.

Opportunities

- Detailed market studies based on different housing typologies could show demands for each type;
- Could be more tailored towards affordable housing to provide ward level details;
- Could lead to a more efficient approval process makes for a more efficient use of developer and municipal staff time and resources.

Constraints

- History shows that many conducted market studies have been weak in terms of the rationale and were poorly done;
- The implementation of a more efficient and/or automated system requires more client and staff training, and sometimes involves high upfront implementation costs for the municipality.

Examples

- [1 Fairview Road East, City of Mississauga, Housing Report.](#)

Action 5) Prepare a training module in multiple languages for applicants to refresh them on what makes a successful application for development and building applications, to improve efficiency and reduce resubmissions.

Deliverables

- Handbooks for application preparation, municipal development permit system, and requirement in different languages.

Opportunities

- Building capacity for non-profit developers and residents

Action 6) Collaborate with the Region to assist developers and non-profits with pre-purchase review of properties for projects proposing various forms of affordable housing; including guidance on funding sources and processes.

Deliverables

- Pre pre-consultation meetings, overview of studies required and site feasibility

Opportunities

- Merge within Concierge Program
- It will allow developers to identify restrictions, costs involved, etc. before purchasing land.

Constraints

- May lengthen the process.

Action 7) Facilitate community groups and non-profits in partnership opportunities for suitable development applications proposing affordable housing.

Deliverables

- A list of pre-qualified organizations/non-profits that provide affordable housing so they could partner with for profit developers.

Opportunities

- Facilitate the relationship between the City and various stakeholders involved in affordable housing provision.

Constraints

- May not be timely in terms of development proforma building.

Examples

- [Non-Profits Partnerships Create New Affordable and Supportive Housing: CMHC.](#)

Policy 4: Explore reducing parking costs and promote parking innovations to improve housing affordability, through the Official Plan, Zoning By-law and city-wide Parking Strategy.

Action 1) Prepare a city-wide policy framework for reducing and optimizing parking for housing, especially in areas with high transit frequency.

Deliverables

- OP policies and Zoning By-law amendments for reduced parking standards, shared parking, parking near rapid transit, in intensification areas;
- GIS map containing the list of stops and intersections plus the walkshed distances to map. Map is publicly available to be used for the parking study as well as developers and development planners who can see where they need less parking.

Opportunities

- Increased density and reduced parking requirements allow more moderate and low-income households to choose

homes in accessible locations where their transportation costs are minimized;

- Reducing parking requirements reduces project costs significantly;
- Substantial impact on walkability and transit friendliness.

Constraints

- Should align with fair and easy access to transit, and other travel modes - dependent on other factors for success;
- Analysis of infrastructure capacity is required.

Examples

- [Parking Requirement Impacts on Housing Affordability: Victoria Transport Policy Institute;](#)
- [City of Edmonton Open Option Parking](#) i.e. no minimum parking requirements;
- [City of Belleville](#) identified existing parking requirements for residential development as a significant barrier in incentivizing development of affordable rental housing. They looked at case studies of affordable housing in Southeast Ontario.

Action 2) In development applications, support initiatives such as carpool parking considerations, off-site parking, bike parking, and ride-share parking.

Deliverables

- Bike share, care share, and ride share pilot projects based on research of the actual transportation needs;

- Shared mobility business models, especially those with cross-sector partnerships, to understand how best to reach low-income communities.

Opportunities

- Increasing household affordability through reducing transportation related costs;
- Acts as a complement to local transit;
- Incorporate shared mobility into long term transportation planning.

Constraints

- Logistical and infrastructural issues;

Examples

- [Connecting Low-Income People to Opportunity with Shared Mobility.](#)

Action 3) Explore and establish differentiated parking rates based on ‘affordable housing’ criteria (e.g., for developments with government funding).

Deliverables

- Guidelines for the Reduction of Parking Requirements for Affordable Housing;
- Relaxed the zoning requirements for additional on-site parking for second units.

Opportunities

- Increasing household affordability;

- Enhancing active modes of transportation (walking and cycling) and the use of transit.

Constraints

- A comprehensive parking study is required;
- Possible discrepancy of parking requirements for conversions versus new builds;
- Is functional in walkable neighbourhoods that have access to transit and are walkable.

Examples

- [Parking Standards Background Study Draft Final Report: Area-Specific Zoning By-law for the Urban Centres Secondary Plan, Town of Newmarket.](#)

Action 4) Review and optimise parking requirements for housing typologies such as duplex, triplex, cluster housing, live-work developments, stacked townhouses, stacked back to back townhouses, lodging houses, micro-unit housing and Single Room Occupancy developments (SROs), various forms of senior housing (retirement homes, assisted/supportive housing, long-term care facility, seniors apartment buildings), on-campus student housing, and additional residential units (in the form of garden suites/laneway units) on single, semi and townhouse lots.

Deliverables

- Updated parking requirements for each housing typology.

Opportunities

- Promote a greater housing choice.

Constraints

- Comprehensive Parking strategy not expected to be completed till 2022.

Examples

- [City of Toronto: Expanding Housing Options in Neighbourhoods](#): Many lots will not have the ability to provide one parking space for each dwelling unit on the same lot, as is often required. In these cases, parking standards become a barrier to development of new housing. Toronto City Council has previously reduced parking requirements when allowing Laneway Suites in 2018 and amending the requirements for secondary suites in 2019.

Action 5) Prepare supportive policies to promote sustainable transportation and influence travel behaviour (such as providing parking reductions based on barrier free and easy access and proximity to transit stops and hubs).

Deliverables

- Official Plan policies, maybe Zoning By-law provisions for car pooling; especially in MTSAs.

Opportunities

- Increasing transportation efficiency, cost savings, and healthier and more equitable communities;
- Synergies with the Transportation Master Plan; Brampton's Community Energy & Emissions Reduction Plan.

Constraints

- 'Encouraging' policies, maybe difficult to modify behavioural patterns;
- Not feasible in established low density areas.

Examples

- [Sustainable Transportation Strategy: Region of Peel, 2018](#);
- [Scarborough Centre TMP: Transportation Demand Management](#).

Action 6) Introduce policies, zoning regulations and implementation criteria and mechanisms for shared parking provisions e.g., between multiple uses in the same development or between compatible uses in the vicinity- places of worship and schools/commercial uses.

Deliverables

- Criteria and framework for review and approval of shared parking arrangements, Zoning By-law updates to parking regulations.

Opportunities

- Useful for existing situations and in planning of mixed use developments, impact on project costs, walkability and transit friendliness;
- Excess land can be used for something more valuable than parking;
- Religious and commercial uses and schools are good candidates for shared parking because they typically have opposite peak parking times.

Constraints

- Demand management and peak time coordination could be challenging.

Examples

- [City of Guelph Parking Standards Review](#);
- [Victoria Transport Policy Institute: Parking Requirement Impacts on Housing Affordability, Parking Management for More Affordable Housing](#).

Action 7) Explore parking requirements based on unbundling of parking from rent in the required parking for rental developments and condominium.

Deliverables

- OPA ZBA to introduce regulations for parking requirements that do not follow the typical per unit measures. To also impact condominium approval/agreement clauses.

Opportunities

- Provides affordable housing to no-car households, reduces parking requirements and costs for developers;
- Unbundling parking costs is a top way to promote transportation option and reduces auto-dependency.

Constraints

- When parking is oversupplied the price of the unbundled space is driven down thus mitigating its potential impact on travel behavior.

Examples

- [Arlington County Residential Building Study](#): A new study by Mobility Lab makes a strong case for unbundling parking from rent to inspire more sustainable transportation choices. Unbundle Parking for the Most Effective Transportation Demand Management.

Action 8) Explore alternate development standards for road layout and parking layout and provision, such as ‘woonerf’ designs.

Deliverables

- Traffic-calming measures;
- Pilot projects;
- Area-specific urban design guidelines.

Opportunities

- A human-oriented approach where pedestrians take priority;
- Supports active transportation modes;
- Visually appealing as cars presence on streets is limited.

Constraints

- Incomplete implementation of principles in practice could hamper success.

Examples

- [Woonerf Principles](#);
- [West Don Lands Toronto](#).

Action 9) Introduce parking management programs such as for on-street parking in residential and mixed-use neighbourhoods.

Deliverables

- Guidelines for the reduction of parking requirements for affordable housing;
- Updated parking regulations for flexibility in on-street time limits and costs.

Opportunities

- On-street parking spaces require less land per space than off-street parking, since they do not require access lanes;
- Reducing minimum residential street widths allows developers to build narrower streets and less parking, and rely more on efficient parking management;
- On-street parking spaces could be increased by using a curb lane for parking rather than traffic during off-peak periods, and designating undersized spaces for small cars or motorcycles.

Constraints

- On-street opportunity costs can be high if they use road space needed for traffic lanes or sidewalks;
- Most jurisdictions require wide residential streets in order to provide on-street parking.

Examples

- [Parking Management, Strategies, Evaluation and Planning:](#) Parking management refers to various policies and programs that result in more efficient use of parking resources;

- [People Over Parking: Planners are Re-evaluating Parking Requirements for Affordable Housing.](#)

Policy 5: Protect existing and planned affordable housing stock and land designations that can accommodate affordable and rental housing.

Action 1) Develop Official Plan policies and by-laws for demolition control and condominium conversion; for protection of purpose-built rental housing.

Deliverables

- Official Plan policies that prohibit the conversion of rental buildings unless the vacancy rate reaches a certain level;
- A rental conversion by-law under the municipal act.

Opportunities

- Existing rental buildings are a valuable component of the city's affordable housing stock. Controlling the conversion of rental buildings to condominium ownership and the demolition of rental units without replacement helps protect this stock;
- Can help preserve affordable housing for residents of a building that would otherwise be demolished or converted to condominiums or luxury rental units;
- Can help stabilize inner-city neighbourhoods and increase self-sufficiency of tenants.

Constraints

- Buy in from development industry, regular monitoring of CMHC rental vacancy rate, rental stock;
- Prohibitive measures may not be helpful: ‘developers’ perspective.

Examples

- [The City of Mississauga: Rental Housing Protection By-law.](#)

Action 2) Explore policies in the Official Plan that address review of individual re-designation requests (from mixed use to residential) and downzoning requests in intensification areas (from medium/high density residential to low density residential) against City's overall needs and targets for affordable housing.

Deliverables

- OP Policy, database of conversion history and requests-confirm legal implications;
- Block plans and secondary plans that move away from single and semi zoning.

Opportunities

- Will address and prevent ‘leakage’ of designated land areas that can accommodate affordable housing (mixed use developments, towns, apartments, etc.);
- Outright prohibition of downzoning in intensification areas (as in some cities) can ensure the efficient use of land;
- Avoid the necessity of rezoning in the future;

- Keep property values high due to the high potential for development.

Constraints

- Development industry to be consulted, regular monitoring will be required, targets need to be established;
- May be seen as limiting the rights of property owners;
- May be challenging to implement in established areas;

Examples

- [Downzoning Process, City of Surrey;](#)
 - Currently individual developers submit applications which are reviewed on a site-specific basis. City does not have a clear picture as to the loss of medium density or mixed use, convenience commercial to low density forms. If a market study is requested, it does not provide a large-scale picture or analysis;
 - Downzoning is the reduction of density allowed for a certain property under zoning bylaws, such as from high density to medium density. Downzoning may have the effect of reducing the affordable housing stock as sites that are currently zoned to allow multi-residential developments, which are generally more affordable, would only allow low density residential developments after the downzoning process.
-

Policy 6: Explore flexible and alternate development standards to facilitate financial viability of housing applications.

Action 1) Prepare a city-wide Alternate Development Standards (ADS) Toolkit for affordable and innovative housing developments, establish applicability criteria (road and parking standards, urban design and open space standards).

Deliverables

- Expand suite of ADS, with clear criteria for qualification, share with developers at pre-consultation stages related to Subdivision Design Guidelines;
- Designating champion planners and committee/teams to hold conversations with the proponent at an early stage and identify what is a must and what the City can make optional in developments.
- This policy would involve either adopting alternative standards (the use of flexible planning and engineering standards) or modifying standards for particular uses (the modification of specific standards for affordable housing and housing geared to special needs). Alternative development standards are intended to replace traditional standards with more flexible and innovative regulations.

Opportunities

- Increased housing affordability, achieved by reducing the costs of servicing lots, lowers housing prices for consumers when savings are passed on;

- More intense use of land ensures lower per-dwelling land costs and reduced municipal infrastructure costs;
- A reduced environmental footprint through more compact development, which can reduce greenhouse gas emissions;
- Greater variety in housing types encourages more inclusive and affordable neighbourhoods;
- This helps overcome supply constraints due to minimum size standards and lets the market supply reach lower-income households.

Constraints

- Conventional engineering standards reflect built-in safety factors and are only likely to be relaxed when there is clear evidence that doing so can provide public benefits without undue risk;
- Modifying development standards can involve or affect many different participants including elected officials, planners, engineers, construction managers, environmental professionals, etc.; not all groups will have the same level of understanding and offer the same support for the new programs and policies;
- Difficult to identify agreed-upon financial impact costs;
- The aggregation of several alternative standards in one development may yield a different result than the simple sum of its parts.

Examples

- [Design Consideration in Developing Alternative Housing, A City of Toronto User Guide.](#)

Policy 7: Address relationship between transportation affordability and housing affordability.

Action 1) Develop a policy regime that prioritizes provision of affordable and family-friendly housing near MTSA and mobility hubs to ensure residential growth is supported by transportation affordability and choice.

Deliverables

- Prioritize growth in MTSA areas, mobility hubs;
- Initiate a Cost of Sprawl Study;
- Establish complete streets policies, so all streets are designed to accommodate diverse uses and users;
- Improve sidewalks, crosswalks, paths and bike lanes, and reduce traffic speeds where needed to ensure that walking and cycling are comfortable and safe;
- Support lower-cost mobility options such as carsharing, bike sharing, and ridesharing services;
- Improve public transit services, particularly in lower-income neighbourhoods and other areas with many car-free households.

Opportunities

- Increased housing affordability - Affordable housing is tied directly to transportation;
- Reduce household expenses on car ownership, insurance, fuel, and parking.

Constraints

- Ensuring proper accessibility for people with disabilities and seniors.

Examples

- [Want to make housing more affordable? Start by designing neighborhoods, not just buildings, Strong Towns.](#)

Action 2) Within new transit-oriented development guidelines, highlight the relationship between affordable housing and transit networks.

Deliverables

- Equitable TOD guidelines: recommendations for a policy framework and actions.

Opportunities

- For many households transportation is the second-largest annual expenditure after housing. Providing multiple transportation options improves the general affordability of the household;
- Considering transportation accessibility in selecting sites for new affordable housing can lead to finding better locations.

Constraints

- Coordination required between different departments in creation of accessible + affordable housing. A location may be found suitable by housing planners but not considered as a priority in terms of transit infrastructure development by transportation planners.

Examples

- [The Housing + Transportation \(H+T®\) Affordability Index](#);
- [Equitable TOD in Halifax: Exploring Affordable Rental; Housing Strategies and Partnerships in Transit-Oriented Developments](#).

Policy 8: Plan for sustainability of residential developments to ensure affordability and address climate change impacts.

Action 1) Develop policies and programs that support strategic intensification and sustainable and resilient renewal of mature neighbourhoods.

Deliverables

- Develop policies that ensure the application of the energy-saving strategies and technologies in the redevelopment of existing residential stock;
- Subdivision Design Guidelines, Infill Design Guidelines;
- Active transportation program;
- Streetscape design guidelines.
- Partnerships with organizations such as Raising the Roof / Capreit & Ecosource is formed for SNAP (K section Bramalea);
- Applicants to consider CEERP criteria at the earliest stage of development and sustainable Assessment prior to pre-consultation.

Opportunities

- Increasing energy performance in buildings;

- Meeting CEERP GHG reduction goals;
- Green infrastructure;
- Increased building safety (elevators, emergency measures, etc.)
- Additional density and mixed-use designations may be granted should sustainable considerations be provided, or climate standards be met;
- Safe and active transportation network;
- Efficient use of the existing infrastructure;
- Improving public health;
- Placemaking opportunities to create livable streets;

Constraints

- Investment required for covering initial costs;
- Limit funding opportunities available;
- Building partnerships with other jurisdictions;
- Community education and participation;
- Convincing the public on intensification benefits;
- Existing interest in greenfield development;
- Infrastructure improvement costs;

Examples

- [Bramalea SNAP](#);
- [FCM's Sustainable Affordable Housing initiative](#)
- [Mississauga Housing Strategy](#), Action 8: Investigate infill opportunities and co-development of affordable housing with City facilities;
- [CityHousing Hamilton \(CHH\)](#) is taking adaptation and mitigation measures to retrofit buildings and improve heating, cooling, and humidity control systems. They recently completed a pilot project;

- [Sustainable Neighbourhood Action Plan \(SNAP\) for Bramalea;](#)
- [Better Apartments Design Standards, Victoria State, Australia;](#)
- [The 15-minute City concept.](#)

Action 2) Incorporate energy-saving strategies and technologies in the construction of new affordable housing and promoting sustainable retrofitting for older residential buildings.

Deliverables

- Home retrofitting and energy efficiency programs;
- Policies that ensure the application of the energy-saving strategies and technologies in the construction of new affordable housing buildings;
- Funding and educational programs;
- Overlapping census data over property age maps to initiate pilot programs is in progress. We can add items that aligns with this (private & community gardening, tree canopy etc.)

Opportunities

- Sustainability improving affordability.

Constraints

- Upfront costs.

Examples

- [Enbridge Affordable Multi-Family Housing Program;](#)
- [Federation of Canadian Municipalities \(FCM\): Sustainable Affordable Housing;](#)

- [Saveonenergy.ca Retrofit Program.](#)

Policy 9: Encourage and support the adaptive re-use of built heritage resources, both privately and publicly owned, for affordable housing where deemed appropriate.

Action 1) Work with Realty Services to identify vacant or underutilized City-owned built heritage resources which can be converted to affordable housing for operation by not-for-profit organizations.

Deliverables

- Explore potential partnerships with non-profits;
- Work with internal City departments to identify potential properties for conversion to affordable housing through programs such as Raising the Roof’s Reside program;
- Staff report to Council to follow up on findings and discussions.

Opportunities

- Provide a use for currently vacant/underutilized City-owned built heritage resources;
- Support the City-Owned Heritage Resources policies in the OP;
- Shared cost of rehabilitation of built heritage resources;
- Contribute to affordable housing supply within Brampton;

- Reduce poverty by providing at risk individuals with a housing solution;
- Support the skilled trades required for heritage conservation;
- Cost of rehabilitating heritage buildings may be lower than cost to build new units.

Constraints

- Opportunities may be limited as a result of other potential projects proposed for City-owned properties;
- Requires the cooperation and support of development proponents for heritage conservation and facilitation of solutions, which may not always be present;
- Requires proactive identification and inter-departmental collaboration to ensure that affordable housing partnership options are discussed as early as possible in the life cycle of an application;
- Current zoning of some properties does not facilitate adaptive re-use and it would be beneficial to remove some of the 'red tape'.

Examples

- [Parkdale charity buys \\$7.2M heritage building to secure affordable housing units](#);
- [Mole Hill in BC contains 170 social housing suites, three daycares, a group home and a host of community assets](#);
- [Successful example of Reside in nearby Caledon](#), Ontario indicates that projects to convert built heritage to affordable housing are successful in the Peel Region.
- [Examples of the conversion of heritage buildings into affordable housing throughout Canada](#): The Angus Shops in Montreal, Quebec; Coxwell Stables in Toronto, Ontario; the

Hydro Commission Substation in Kitchener, Ontario; and Mole Hill in Vancouver, British Columbia;

- Recent Partnership, to be completed in Spring 2021, between the City of Toronto, Dixon Hall and Toronto Community Housing to rehabilitate historic row houses at 502-508 Parliament Street in Cabbagetown.

Goal 2: Enhance Housing Diversity and Design

Policy 1: In the Official Plan, identify key growth areas in tune with higher order policy regime, direct, prioritise and promote medium to high density housing and a diverse housing supply in these areas.

Action 1) Undertake a strategic intensification analysis to inform city structure and identify directions for housing density and form in each key growth area of the City.

Deliverables

- Align Brampton Plan policies with draft Regional OP Policy: Encourage the local municipalities to ensure local municipal official plan policies and zoning by-laws permit high-density development in Strategic Growth Areas where appropriate;
- Analysis of infrastructure capacity;
- Strategically locate medium density housing forms such as townhouses, stacked townhouses, stacked back-to-back townhouses and low rise/walk up apartments to provide for a balanced and diverse housing mix;

- Provisions for a range of housing options in the Secondary Plans and Block plans, in particular at the centres and nodes, along transit corridors, pre-zone such lands in advance to avoid later NIMBYism;
- Supportive categories/zones in the City-wide zoning by-law (ex Mixed Used Zones, Transit Oriented development Zone, etc.).

Opportunities

- Prioritize high density housing, a range of housing options, affordable housing.

Constraints

- Intensification to address the surrounding character of the neighbourhood;
- Equity and inclusionary considerations.

Examples

- [City of Hamilton Residential Intensification Market Demand Analysis, December 2020](#);
- [Residential Intensification in Established Neighbourhoods Study, City of Kitchener](#);
- [Municipal Development Plan – 2020, City of Calgary](#).

Action 2) Require large new development applications in key growth areas to provide a diverse range and tenures of mid to high density residential and mixed-use developments, including affordable and rental housing. Key areas currently include:

- a. An existing or proposed/under-consideration MTSA
- b. Mobility Hubs;

- c. Intensification Corridors- Primary, Secondary and Tertiary;
- d. Frequent transit network as identified in the Brampton Transit Service Plan and the Transportation Master Plan;
- e. Central Area;
- f. Regional, District, Neighbourhood and Convenience Commercial centres;
- g. Special study areas – Precinct Plans, Uptown and Downtown plan areas.

Deliverables

- Housing Report for development applications, specifically for large sites;
- Large sites policy;
- Policies promoting fully serviced sites in block plans, located adjacent to frequent transit and recreation areas to be designated and pre-zoned for specific housing typologies such as seniors housing, transitional housing, supportive housing and subsidized affordable housing to be owned and operated by housing service providers, non-profit and/or co-operative housing sectors (such as Region of Peel, Habitat for Humanity, etc.).

Opportunities

- Diverse range and tenures of mid to high density residential and mixed-use developments.

Constraints

- Brampton’s suburban planning model;

- Provision of affordable housing through IZ, but restricted to MTSAs.

Examples

- [Issues Report: Direction for intensification of Large Sites to include Moderate Income Rental Housing, City of Vancouver;](#)
- [Toronto Large Site Inclusionary Zoning Policy Analysis, NBLC.](#)

Action 3) Identify and address barriers to development of affordable, medium density housing forms such as stacked townhouses.

Deliverables

- Zoning and Design guidelines for affordable townhouses, stacked townhouses, and medium density apartments.

Opportunities

- Townhouses and apartments are considered affordable in Brampton;
- According to the CMHC, traditional row housing allows for 14 to 18 units per acre, while stacked townhomes can be built at 26 to 27 units per acre.

Constraints

- Stacked townhouse design issues: upper floors are not suitable for seniors and people with disabilities, for example.

Examples

- [Smart Density: Missing Middle Case Study: Re-Thinking the Conventional Stacked Townhouse;](#)

- [Stacking up against the competition: Ontario Home Builders' Association;](#)
- [Townhouse and Low-Rise Apartment Guidelines: City of Toronto.](#)

Policy 2: Outside the key growth areas, include policies and regulations that prioritise house-scale infill and incremental intensification of existing low and medium density neighbourhoods through the Official Plan and Zoning By-law.

Action 1) Examine additional opportunities to increase the legalisation of existing second units and provision of legal second units in new housing.

Deliverables

- Setting up of minimum requirements (e.g., mandating builders to make a legal basement apartment in 40-50% of houses). Setting broad standards enables the developers to not meet the needs for providing different housing typologies;
- Framework for speeding up legalizing units and offering more leniency in the review process.

Opportunities

- Utilizing tools such as licensing and registration to promote legalization of existing additional residential units and ensure

compliance with the appropriate health and safety standards;

- Building typology and options of second units and additional units are determined at the beginning of development;
- This provides the resident with different choices when purchasing a house. This could be the new normal for site plan approval.

Constraints

- Impact of requiring finished units from builders on overall affordability needs to be understood;
- Public perception that a second unit increases both taxes and insurance;

Examples

- [Ontario to make it easier to build secondary suites, rental housing;](#)
- CMHC: [Secondary Suites. Case studies from Kingston, Mississauga, Ottawa, Wasaga Beach, Merrickville-Wolford, and Welland;](#)
- [Ontario to make it easier to build secondary suites, rental housing;](#)
- [Attic second unit design requirements: Ontario Building Code Information.](#)

Action 3) Establish criteria to permit additional residential units as accessory structures in the form of garage suites, garden suites and laneway houses in single detached, semi-detached and town house typologies (as per Bill 108).

Deliverables

- Policies and Zoning.

Opportunities

- A lot of the older properties in Brampton have large backyards;
- Separation provides better privacy and safety compared to basement or upper-level suites.

Constraints

- Providing accessibility standards;
- Fire Services and Emergency Services accessibility issues;
- Infrastructure analysis needed;
- Tree removal and tree canopy and green space reductions are possible.

Examples

- [Expanding Housing Options in Neighbourhoods –Garden Suites Review: City of Toronto;](#)
- [CMHC Residential Rehabilitation Assistance Program \(RRAP\) –Secondary and Garden Suites;](#)
- [Bill 108, More Homes, More Choice Act, 2019.](#)

Action 4) Support the Region of Peel in implementation of the Second Unit grant and loan programs.

Deliverables

- Education and outreach.

Opportunities

- Legalisation of second units in existing building stock;
- Provision of affordable rental housing.

Constraints

- Affordability requirement may be a constraint in the uptake.

Action 5) Establish clear regulations and guidelines to promote low-and moderated-priced ‘house-scale’ infill and gentle density housing in low density residential areas (e.g., small lot subdivisions, multi-unit ownership housing on single lots-duplex, triplex; conversions of existing single-family homes into multi-family housing; legal lodging houses; co-living options; etc.).

Deliverables

- Policies and zoning;
- Pilot-Work with a developer to reconsider their subdivision application and work towards trying to provide triplexes and duplexes and expand the mix of housing;
- Update ground related residential design guidelines, chapter 7 of the DDG to include sections on alternative forms of housing (tiny house, duplex/triplex etc.);
- Pilot program: conversion of more single-family homes into multi-family units.

Opportunities

- Encourage a mix of affordability ranges in a subdivision context.

Constraints

- Existing policy framework, zoning barriers;
- Legal issues, ownership structure, decision-making processes, inheritance issues, insurance, maintenance and operation challenges;
- Co-owner negligence or misconduct, dispute resolution.

Examples

- [Co-owning a home: Practical information about co-owning a home, Ontario;](#)
- [Scaling Up Affordable Ownership Housing in the GTA, Canadian Urban Institute;](#)
- [Does Gentle Density Require an Aggressive Approach?](#)

Action 6) Prepare Official Plan policies for older secondary plan areas, that incrementally broaden the type of housing permitted in low and medium density residential neighbourhoods to include townhouses, stacked townhouses, low-rise apartments and mixed-use developments at appropriate locations.

Deliverables

- New OP policies and zoning.

Opportunities

- Gentle densification.

Constraints

- Existing policy framework, Growth Management Staging and Sequencing Plans, zoning barriers;

- Community opposition.

Action 7) Consider supporting the addition of residential units (explore modular housing) on existing under-utilised low-rise commercial sites.

Deliverables

- Planning policy permissions, zoning permissions;
- Streamlined permitting processes to accommodate faster construction timelines;
- Specific building inspection mechanism and modular housing expert inspectors to facilitate construction.

Opportunities

- Faster construction times, meaning that housing can be built quickly when needed most, providing homes for people experiencing homelessness or during a crisis, for example;
- Quick and easy installation on a variety of sites, such as tight urban properties, environmentally sensitive sites and remote rural areas;
- Modular construction involves indoor, climate-controlled manufacturing environments that allow construction to take place year-round without the delays and extra costs associated with extreme weather and temperature changes;
- The reduction of material losses and theft, since manufacturing facilities tend to be more secure than construction sites;
- The use of precise manufacturing equipment and processes that can improve air-sealing and overall quality control.

Constraints

- Retail is also necessary, residential component could remove the retail prospects of the site;
- Acquiring development permits and rezoning processes can often slow down the timeline of modular projects;
- Education is needed for neighbourhood groups about the benefits of modular housing;
- Developers' lack of experience in constructing modular homes.

Examples

- [Modular Construction for Energy Efficient, Affordable Housing in Canada, CMHC examples;](#)
- What Exactly Does Modular Mean? [Modular homes.](#)

Action 8) Support affordable home ownership options by exploring a design competition and pilot demonstration program (maybe incentives based) to repurpose existing single detached dwellings to duplex/triplex typologies.

Deliverables

- A design competition and pilot demonstration, funding, criteria, etc.

Opportunities

- Provide more opportunities to live in established neighbourhoods that are already near transit and amenities;
- Increasing overall building area/coverage.

Constraints

- Existing infrastructure capacity, especially in older neighbourhoods may not be able to manage significant increased growth without upgrades;
- Opposition from residents concerned that added homes will disturb the character and make-up of their neighbourhoods.

Examples

- [Planning Justification Report, 15 Clover Avenue, Cambridge, IBI](#);
- [In-Between Issues: Exploring The “Missing Middle” In Ontario](#).

Action 9) Preserve and expand the supply of affordable housing available to single persons (including students, seniors, newcomers etc.) by either or all of:

- a) encouraging and permitting legal, well-run and well-designed lodging houses; require property maintenance and pest control agreements, carry out proactive education and enforcement for safety and parking concerns;
- b) require registration of all rental properties with a system of random inspections to ensure compliance;
- c) introducing and encouraging micro-unit (SRO) and quad co-living housing unit typologies in multi-unit ownership and rental housing developments.

Deliverables

- Allowing lodging houses as of right in residential areas, establishing licensing regime;
- SRO Initiative, task force, or pilot program;

- Policies and zoning.

Opportunities

- Supporting very low-income individuals through SRO housing
- Engagement through Brampton Plan.

Constraints

- Enforcement issues;
- Resources for licensing programs.

Examples

- [Vancouver - SRO Renewal Initiative](#);
- Student placement program at Sheridan
- [Overcoming opposition to affordable housing, Ontario Human Rights Commission](#);
- [Oakville Engagement Strategy](#).

Policy 3: Plan for mixed-use developments and housing forms and arrangements that provide synergies with employment.

Action 1) Plan for home based and small-scale employment, including home businesses, in residential developments and community hubs.

Deliverables

- Analysis of the success or challenges of live-work housing and home businesses in Brampton;

- Official Plan policies that facilitate successful live-work, home businesses;
- Zoning that allows for strategic locations of small-scale employment uses in residential neighbourhoods;
- Community Hub and other community service facilities integrate shared office areas in their programming;
- Allow for social enterprise uses within affordable housing developments.

Opportunities

- Complete communities;
- Support local entrepreneur economy and micro retail.

Constraints

- If not planned well, adverse effects on traffic, parking and noise;
- Perceived impact on neighbourhood character.

Examples

- [Home Occupation, City of Toronto Zoning Bylaw](#);
- [Home Based Businesses, City of Pickering](#);
- [Ottawa New Official Plan policies](#).

Action 2) Consider strategic addition of mixed-use zoning within low to mid density residential neighbourhoods.

Deliverables

- Explore Co-location of Housing in New City Facilities;
- Zoning and OP designations to expand areas where mixed-use designations are allowed, example on sites with commercial uses;

- Develop a range of mixed use designations, including office-residential, or retail-residential, residential-community facility;
- Design Guidelines.

Opportunities

- Mixed-use zoning is beneficial as access to public amenities impacts housing affordability;
- Mixed-use can take on flexible forms, vertical mixed-use buildings, horizontal mixed-use blocks, or a combination of both forms;
- Mixed-use helps to activate sidewalks while providing vital neighbourhood amenities.

Constraints

- Infrastructure analysis and public engagement is needed.

Examples

- [Design Guidelines for Mixed-Use and Residential Mid-Rise Buildings, City of Burlington](#);
- [Ottawa New OP policies](#) on integrating compatible economic activities with residential and other land-uses.

Action 3) Explore feasibility of establishing employee housing programs and policies, to attract and retain office and employment uses and local hiring.

Deliverables

- An analysis by Economic Development;
- Supportive policies and incentive programs.

Opportunities

- Private sector involvement and employee benefits;
- Workforce strategy.

Constraints

- Incentives may not be strong enough for local hiring promotion.

Examples

- [Whistler Housing Authority](#) have essentially created a land trust and have created a wide range of housing choices over the years which provides housing to workers and service providers and municipal employees.

Policy 4: Promote family-friendly and multi-generational housing.

Action 1) Encourage an appropriate percentage of units in multi-unit developments to be three or more bedrooms, include an affordability lens.

Deliverables

- A family-friendly housing policy in the Official Plan for multi-unit developments, with a conservative requirement (e.g. 30% of units to be two bedrooms, 25% of units to be three bedrooms, 5 % to be four or more bedrooms), and monitor yearly absorption rates to reduce or increase the requirements;

- Establish Incentives- e.g., Central Area CIP Implementation guidelines can mention provision of larger units as a scoring criteria;
- Family-friendly supply and demand analysis report.

Opportunities

- Cultural inclusiveness: multi-generational living is more common among Indigenous and immigrant families;
- Co-residing parents and young adults make diverse contributions to family finances. A greater number of young adults are living in the parental homes;
- Seniors provide and receive care in multi-generational homes;
- The increasing demand for family-sized units;
- As per engagement sessions, this can be more successful with incentive policies that encourage rather than policies that are punitive/restrictive.

Constraints

- Development industry may identify barriers to development and sale to investors;
- Developers still tend to construct units with fewer bedrooms;
- Parking requirements for large units need to be considered;
- As per engagement sessions, there may be difficulties in renting out larger units (3-bedroom units)

Examples

- [Multi-generational housing is a growing trend that's back, with a new twist;](#)
- [Bedrooms in the Sky: Is Toronto Building the Right Condo Supply?](#)

- [Family-Friendly Housing Policy, New Westminster, British Columbia.](#)

Action 2) Identify and address factors that can make multi-unit living more attractive and convenient.

Deliverables

- Undertake resident engagement or a socio-cultural and demographic analysis to understand multi-generational and large family residents’ perceptions of living in mid/high rise multi-unit housing (as compared to ground-oriented housing);
- Establish family-friendly building and unit guidelines;
- Establish urban parks, privately owned publicly accessible spaces and plaza guidelines;
- Mixed use and accessibility guidelines;
- Allow small scale retail and community uses on the ground level in apartment buildings through zoning by-law provisions in all applicable zones;
- Revitalizing existing open spaces as well as to create new parks and open spaces;
- Amenity area guidelines and requirements.

Opportunities

- Facilitate intensification;
- Address needs of large and multi generational families that may be renting and would like to own housing;
- Create complete communities.

Constraints

- Lack of interest from residents;

- Increased maintenance costs.

Examples

- [Growing Up: Planning for Children in New Vertical Communities - Draft Guidelines, City of Toronto;](#)
- [Toronto's future condo market not building enough bedrooms for millennial families;](#)
- [Privately Owned Public Space.](#)
- [Draft Design Guidelines for Privately Owned Publicly-Accessible Space, City of Toronto.](#)

Policy 5: Promote inclusive, age friendly housing and seniors housing in various housing forms.

Action 1) Encourage development of housing forms and tenures that cater to seniors, including smaller lot subdivisions/pocket neighbourhoods, co-op housing, shared housing, accessible and senior friendly units in multi-unit developments, smaller lot sizes and laneway/backyard units.

Deliverables

- Stronger language in the OP that encourages these uses as there are a lot of gaps and no language to guide/support this;
- Focus on integrated planning for senior housing in medium and high-density developments;

- Establish policies that require and incentivise enhanced accessibility features and designs in qualifying development proposals;
- Establish inclusivity norms and standards for senior friendly housing design in multi-unit housing, work with developers of large projects to have an inclusionary senior’s housing component which addresses aspects of dwelling design, affordability, amenities and safety;
- accommodate seniors housing in all zones, clarity on definitions and availability of reduced parking requirements for seniors units;
- Develop seniors housing adjacent to Community Hubs which offer easy access to a diverse range of amenities;
- Utilize the Provincial Inclusive Community Grant program for projects that foster inclusive community involvement for older adults and people of all abilities.

Opportunities

- Inclusive for seniors with different conditions;
- Support for City of Brampton’s Age Friendly Strategy goals.
- Co-ownership arrangement will allow each person to build equity and eventually buy houses of their own;
- More efficient use of housing stock: smaller households can maximize the space available in larger houses and heritage properties by co-owning the with others;
- Enables groups of people (e.g., seniors, extended families) to voluntarily create a community environment with facilities, indoor and outdoor common spaces and services that meet their needs.

Constraints

- There is no one model that fits all senior needs because there are different levels of independence;
- Difficult to forecast the future demand for the different types of seniors housing.

Examples

- [4 Keys to Successful Senior Living Projects in Mixed-Use Developments;](#)
- [Developing a Housing Strategy for an Age-Friendly Community: Guide for Municipalities, CMHC;](#)
- [Home & Vehicle Modification Program: March of Dimes Canada;](#)
- [Report on Housing Needs of Seniors, Government of Canada;](#)
- [House Plans for Aging in Place;](#)
- [Getting in on The Ground Floor: Prioritizing Accessible Housing for People with Disabilities to Promote Inclusion and National Competitiveness, March of Dimes Canada.](#)

Policy 6: Promote shared housing opportunities.

Action 1) Formulate policy and help community organisations set up home share programs that offer support to seniors and students by matching them with suitable roommates, assistance with writing up agreements, ongoing support and overall program administration.

Deliverables

- Pilot project.

Opportunities

- In exchange for reduced rent, the student provides some hours of companionship and/or assistance with completing light household tasks, such as preparing and sharing meals, tidying up, carrying groceries, or walking a pet;
- Empowers older adults wishing to remain in their homes with a means of obtaining additional income.

Constraints

- Ensuring health and safety of seniors;
- mediation, and conflict resolution.

Examples

- [Roomies with a Twist: U of T researchers help run home-sharing project that pairs seniors with students;](#)
- [Canada home share program;](#)
- [Seniors Housing Services, Toronto Homeshare Program.](#)

Action 2) Formulate policy and help community organisations set up shared housing arrangements for independent seniors/mature adults/single parents.

Deliverables

- Study the opportunities for the development of home-sharing and/or co-housing programs;
- Data of community organization willing to participate in this program;

- Help partner organisations establish the program.

Opportunities

- Offers an alternative to long waiting lists for subsidized housing, and offers affordable rent for home seekers;
- Allows individuals and home sharing providers to live together and share many aspects of their lives, but also maintain their own privacy;
- Caring relationships, opportunities for participation, and power over the conditions of daily life.

Constraints

- A network of qualified service providers to offer home sharing in communities is needed.

Examples

- ["Living a Good Life" - Quality of Life and Home Share;](#)
- [Shared Living: Community Living British Columbia.](#)

Policy 7: Address the impacts of short-term rental housing.

Action 1) Complete the review of short-term rental (STR) accommodations in the city to understand the impact, and potentially develop tools/measures to regulate STR's and align with current best practices.

Deliverables

- Preparation of Business Licensing By-Law to regulate STR within the City.

Opportunities

- To understand the number of STR that exist within the City and the impact it has had on long-term rentals to develop policies/provisions that encourage the protection of long-term rental market stock.

Constraints

- That STR operators register and there are enforcement measures/resources in place to ensure compliance, along with the resources available to licence these properties on an annual basis;
- In some places, STRs have been an issue, as some neighbours complained the rentals were infringing on the quality of life in the community.

Examples

- [City of Toronto STR Regulations](#);
 - [City of Vaughan STR Regulations](#).
-

Policy 8: Promote affordable and safe rental housing options for students and other single member households.

Action 1) Promote and encourage off-campus student placement programs, where the post-secondary institutions in Brampton connect students with operators of registered second units, registered lodging houses and rental developments.

Deliverables

- Establishment of a program or development of an app or website.

Opportunities

- More accountability, safety.

Constraints

- Lack of participation from homeowners.

Examples

- [Off-Campus Housing: Sheridan](#);
- [Canada Homestay Network \(CHN\)](#);
- [Places4students program](#).

Action 2) Introduce Single Room Occupancy (SRO) models.

Deliverables

- Official Plan policies, zoning regulations, as-of-right permissions in residential zones and commercial zones;
- Design Guidelines;
- Modular construction.

Opportunities

- Affordable, purpose built rental housing for singles;

- Can be operated by institutions, non-profits, community organisations.

Constraints

- Funding.

Examples

- [Pilot project to protect rooming houses for long-term affordability, City of Toronto](#);
- [After two disastrous decades, Vancouver gets serious about protecting SROs](#).

Action 3) Encourage the early provision of on-campus student housing at local post secondary campuses.

Deliverables

- Creative interim uses of vacant campus lands, such as pilot demonstration projects with modular housing;
- Partnership projects/SROs.

Opportunities

- Effective utilisation of vacant or underutilised land.

Constraints

- Lack of interest from post secondary institutions;
- Financial constraints.

Examples

- [Making Modular Dormitory Buildings A Part of Your Student Housing Plans](#);
- [Building Solutions in the Student Housing Market](#).

Action 4) Encourage rental property operators to follow student friendly policies.

Deliverables

- Shorter lease agreements;
- Unbundling of parking from rent;
- Allowing co-signed leases.

Opportunities

- Will entice and allow students to afford living in purpose built, safer rental housing.

Constraints

- Lack of interest from rental operators.

Examples

- [The Landlord Engagement Toolkit: A Guide to Working with Landlords in Housing First Programs, Employment and Social Development Canada](#).

Action 5) Promote awareness efforts with students and landlords regarding rights and responsibilities and safe housing.

Deliverables

- Engagement toolkit;
- Partnerships with the Region of Peel Landlord Engagement Program.

Opportunities

- Safer and equitable housing.

Constraints

- Financial concerns.

Examples

- [Policy on Human Rights and Rental Housing, Ontario Human Rights Commission;](#)
- [Province Reminding Students About Rights and Obligations Under Residential Tenancies Act.](#)

Policy 9: Promote flexible and incremental housing options in apartment forms to improve home ownership affordability.

Action 1) Encourage flexible housing design for multi unit typologies.

Deliverables

- Policy, zoning, parking requirements and design guidelines framework to facilitate flexible developments;
- Partnership with shared equity housing providers.

Opportunities

- Flexibility of unit sizes will make a range of affordability possible in market developments.

Constraints

- Lack of expertise in the industry.

Examples

- [What is Flexible Housing?](#)
- [Official Plan Amendment and Re-Zoning Application, 468 James Street North, Hamilton;](#)
- [Rethinking Our Way to Home Affordability](#), Ryerson City Building Institute.

Action 2) Explore policies to permit and regulate mortgage helper ‘lock-off suites’ (micro-unit with living, pantry (no kitchen) and washroom, that has both a separate entrance and a lockable connection to the parent unit) in apartment forms.

Deliverables

- Lock-off unit policy;
- lock-off unit design guideline document.

Opportunities

- Flexibility in providing affordable rental units (in apartments, townhouses, etc.);
- Home ownership becomes possible with mortgage helper;
- Age friendly development.

Constraints

- Added parking costs;
- Developer reluctance;
- Marketing challenges;
- Added construction costs.

Examples

- [Toward a More Flexible Form of Multi-Family Housing? Lock-off Units in Vancouver](#);
- [The Burnaby Zoning Bylaw permits secondary suits in multiple family dwellings \(lock-off suits\) in the P11 zone at UniverCity](#);
- [Basements in the Sky](#).

Policy 10: Develop policies and design resources to improve housing diversity and affordability.

Action 1) Develop a range of policies and design guidelines, toolkits for various housing typologies.

Deliverables

- Design Guidelines for affordable townhouses, stacked townhouses and apartments.
- Develop Subdivision Design Guidelines to facilitate subdivisions that provide a variety of residential typologies including laneway units, garden and garage units, small lot designs, cluster homes in walkable urban neighbourhoods;
- Develop Infill Housing Guidelines to address context-sensitive housing forms in build up areas- accessory residential units, duplex, triplex, fourplex, townhouses and cluster housing;
- Prepare a set of code-approved plans for accessory residential units as templates to be shared with applicants;

- Develop guidelines and formats for variety of mixed- use housing typologies.

Opportunities

- Innovative urban design techniques could be utilised for contextual approaches.

Constraints

- Neighbourhood context, resident perception.

Examples

- [Affordable Rental Housing Design Guidelines, City of Toronto](#).
- [Development manual, City of Kitchener](#);
- [City of Mississauga Infill Housing Design Guidelines](#).

Action 2) Establish a pre-application co-design service framework that includes stakeholders, developers and residents.

Deliverables

- policies and design resources, similar to a Tertiary Plan process, but non-statutory;
- encourage contests, planning charrettes and co-design workshops to encourage better and cost-effective design solutions.

Opportunities

- Greater engagement;
- Identification of community concerns at an early stage.

Constraints

- Planning merits could be pre-judged at that stage without detailed studies.

Examples

- [End-to-End Review of the Development Review Process, City of Toronto.](#)

Action 3) Include affordable housing developments and review criteria in the Urban Design Review Panel process.

Deliverables

- Urban Design and Development Services to highlight affordability criteria and applications for the panel’s review;
- Panel could include a member who is an expert at well designed, yet affordable housing.

Opportunities

- Perception shift that affordable housing can be well designed.

Constraints

N/A

Examples

- [Brampton Urban Design Review Panel;](#)
 - [Urban Design Review Panel, City of Ottawa.](#)
-

Policy 11: Support and incent social housing development (including emergency, transitional and supportive housing).

Action 1) Complete the review of existing supportive housing policies, including group homes, to update existing policies and provisions to align with current best practices and the Ontario Human Rights Code.

Deliverables

- Official Plan and Zoning By-Law amendments to encourage additional supportive housing by updating existing provisions and the registration process to align with current best practices.

Opportunities

- Providing additional supportive housing opportunities for vulnerable populations and aligning with Provincial and Regional initiatives such as, the Region’s Supportive Housing Demand and Supply Analysis and Action Plan.

Constraints

- Reducing the level of NIMBYism that exists within communities to demonstrate supportive housing as a critical component of housing stock that is desperately needed;
- More flexibility around housing for seniors is needed. We have group home policies that permit them but there is a lot of red tape around that process. Also, housing options such

as hospices; there has been a demand for that, and for affordable housing for veterans.

Examples

- [Licenses - Registration - Opening - Bylaw Enforcement - Complaints - Group Homes, City of Toronto](#);
- [Sober Living Facility: Addiction Rehab Toronto](#);
- [By-Law](#) to Provide for The Licensing, Regulating and Governing of The Business of Residential Rental Units in The City of Waterloo.

Action 2) Consider pre-zoning of Region of Peel owned sites to allow for social housing and expedited development approvals.

Deliverables

- Rezoning for use permissions only.

Opportunities

- Eliminates significant risk and reduces time and costs for developers;
- May be more favourable from a financing perspective;
- Community opposition is addressed comprehensively at the outset rather than on a case-by-case basis.

Constraints

- Requires considerable resources and study upfront: if a certain density is recommended there should be due-diligence;
- May not be possible to tailor an appropriate zoning by-law to suit a larger mature context;

- May limit a municipality's ability to require developer to pay all costs associated with development;
- May impact ability to seek Section 37/CBC community amenity contributions.

Examples

- [Development Approvals Process Review, Final Report from a Province-Wide Stakeholder Consultation, British Columbia](#);
- [Streamlining the Municipal Development Review Process, Current Guide of Municipalities' Best Practices](#), Association of Municipalities Ontario.

Action 3) Include social housing projects for expedited development review under the Development Review Pilot Program.

Deliverables

- Concierge Program Affordable Housing Developments;

Opportunities

- Expedited construction and funding deadlines;
- faster approvals leads to overall cost savings and that can be passed on to consumers, resulting in housing that is more affordable;
- More efficient approval processes.

Constraints

- The implementation of a more efficient and/or automated system requires more client and staff training, and sometimes involves high upfront implementation costs for the municipality;

- Monitoring is required to ensure that a reduction in approval times is not the result of a decrease in the quality of planning and design decisions.

Examples

- [City of Toronto Open Door Program Guidelines.](#)

Goal 3: Engage and Advocate

Policy 1: Promote community acceptance for all forms of affordable, supportive and high-density housing.

Action 1) Analyse any impacts of affordable, supportive and high-density housing developments on property values in the surrounding neighbourhood.

Deliverables

- Analysis- work with Realty, Taxation and Assessment and MPAC- select sample areas in Brampton;
- Share findings.

Opportunities

- Public education program based on evidence-based research to resolve stereotypes and misunderstandings;
- Introducing affordable housing is a move towards equity and human rights.

Constraints

- Studies are time consuming and expensive, and in this case, there may not be enough existing data to look at.

Examples

- [The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City](#), Furman Center for real estate & urban policy, New York University.

Action 2) Undertake a study on the impacts of increasing density on public services and infrastructure.

Deliverables

- Research reports for areas in Brampton that address facts and misunderstanding on the relation between high-density development and infrastructure and services.

Opportunities

- Traffic: people who live in affordable housing own fewer cars and drive less so active transit and public transportation service could be invested on and enhanced;
- Public services: Compact development offers greater efficiency in use of public services and infrastructure;
- Affordable housing programs may increase household earnings/savings and decrease public service dependence among low-income households;
- Sustainability: The Carbon Footprint of high-density development is much less than sprawled patterns of development.

Constraints

- Lack of adequate data to evaluate the density-spending relationship for municipalities;
- Lack of enough empirical research and modelling.

Examples

- [Myths and Facts About Affordable & High Density Housing, A Report by California Planning Roundtable;](#)

Action 3) Undertake studies on crime statistics near affordable, high density and supportive housing.

Deliverables

- Study reports including GIS spatial data analysis to analyse the relationship between density, tenure and crime in Brampton.

Opportunities

- Research to show that a higher rate of crime does not necessarily occur in areas where population densities are higher and multifamily buildings are concentrated;
- Research could demonstrate that areas dominated with single-family housing are not all associated with lower crime rates;
- When rents are guaranteed to remain stable, tenants move less often and population displacement reduces; this leads to lower crime rates;
- The design and use of public spaces may have a far more significant affect on crime than density or income levels.

Constraints

- Challenging strong myths will need a lot of education and fieldwork once the research is completed.

Examples

- [Higher-Density Development: MYTH AND FACT, Urban Land Institute;](#)
- [The Real Picture of Land-Use Density and Crime: A GIS Application.](#)

Action 4) Require development applications to provide public realm improvements, to promote higher community acceptance.

Deliverables

- Applications can include a public realm improvement plan;
- Should be included in a clear and council approved communication strategy;
- Highlight these discussions in open houses and information reports.

Opportunities

- Good public realm design leads to an increased inclusivity and serves diverse populations living in neighbourhoods better;
- Active life and well designed streetscapes invites people to spend time outdoors and increases neighbourhood liveability;
- Improved social cohesion and elimination of stereotypes.

Constraints

- Negative community backlash towards high density proposals regardless of public realm improvement plans.

Examples

- [Healthy Communities and Planning for the Public Realm, A call to Action, OPPJ](#);
- [TOcore: Building for Liveability - City of Toronto](#).

Action 5) Consider increasing the number of informal Open Houses prior to the statutory public meeting process.

Deliverables

- Establish framework for conducting non-statutory public meetings;
 - Identify criteria for eligibility for applications
 - Identify role/ responsibilities of the Councillor, Staff and the Applicant in an Informal Setting
 - Finalize at what stage of the planning process these meetings will be necessary
 - Formulate a standard protocol, with respect to acceptable Venue, timings, Circulation of Notices, Presentations, Public Input Sheets, and resources, to give direction to the applicant to conduct these meetings
 - Provide direction on when and how will staff report findings and public concerns in a timely manner
 - Require a third-party mediator to execute meetings on controversial matters
 - Outline a protocol on acceptable behavior at these meetings and define the role of the key players attending

- Follow up – providing feedback to those attending the meeting with the outcome

Opportunities

- This will inform the public of an upcoming project, educate them about the planning process and their role in these meetings and decision-making process;
- Engage public in an informal setting to hear their concern / issues and share ideas;
- Explore alternative styles of public engagement including: Open House, Design Charrette, Presentation, Small round table discussions, Jane’s walk, on-site meetings or a combination;
- Opportunity for planner/ applicant to explain or clarify any pressing concerns at an early stage;
- Explore online methods to engage the public.

Constraints

- Lack of / low attendance;
- Lack of representation of neighborhood demographics (i.e., Age group, ethnic background, accessibility);
- Lack of resources (i.e., time, staff, money, venue, etc.) to facilitate these meetings.

Examples

- [Burlington Planning Process](#): The City of Burlington hosts the Pre-Application Consulting Meeting prior to an official submission;
- [The City of Toronto Community Consultation Meetings](#): An informal meeting is held on almost every OP/ ZBL amendment application;

- [Citizen's guide to neighbourhood development](#): The City of Kitchener holds a Neighborhood Information Meeting after a formal submission is made.

Action 6) Monitor approved developments over time, undertake post-occupancy evaluations (POE) and publish findings.

Deliverables

- Development of a POE Framework including data collection methods, data analysis and synthesis of findings, and reporting;
- Use Nurturing Neighbourhoods Program to gather the data.

Opportunities

- Evaluation of accessibility to amenities, transit, shop, and services using firsthand data received from residents;
- Identifying improvement areas regarding maintenance and amenities;
- Analyze the findings of evaluations to support planning work at the area-specific and community-wide level.

Constraints

- Resource and staff required.

Examples

- [CMHC: Post-Occupancy Evaluation](#);
- [Post-Occupancy Evaluation for Multi-Family Developments, City of North Vancouver](#).

Action 7) Use programs such as City of Brampton Nurturing Neighbourhoods to form community connections and encourage placemaking and co-design.

Deliverables

- Nurturing Neighbourhoods to expand scope to include an educational component about affordable housing, impacts of sprawl, benefits of intensification;
- Neighbourhood development Plans or office.

Opportunities

- Applying strong networks and relationships established by the program;
- Encourage civic community building through providing residents the opportunity to play an active role, and even take the lead, in shaping the future of their neighbourhood.

Constraints

- Continuous and meaningful community engagement throughout the program is fundamental so a limited participation will compromise the program goals.

Examples

- [Love my Hood](#): Kitchener's Guide to Great Neighbourhoods Report, 2017;
- [Nurturing Neighbourhoods Program, City of Brampton](#).

Action 8) Encourage a team of community champions to help formulate support and acceptance for City's housing initiatives.

Deliverables

- Identifying community champions who are interested in being engaged through the Nurturing Neighbourhoods program;
- Preparing Sponsorship and Advertising Policy.

Opportunities

- Warm the residents up to the idea of piloting missing middle housing, additional units, rear homes, etc.;
- Foster community acceptance and participation to the Housing Strategy implementation.

Constraints

- Community Champions should represent the diversity of communities living in the city;
- Champions should have the knowledge, skills and capacity to be effective leaders.

Examples

- [Community Champions Program: City of Ottawa.](#)

Action 9) Prepare educational tools including a catalogue of visual images illustrating various housing types, the meaning of various densities and the relationship of housing and the public realm.

Deliverables

- Branding affordable housing as the solution to housing crisis in Brampton which benefits all residents;
- Use social media to disseminate information and engage.

Opportunities

- Shift the common myths of ‘who needs affordable housing’ by telling stories of real people in the community;
- Develop the concept of housing affordability which relates to everyone’s daily living experience.

Constraints

- Concerns about taxes: Need to highlight to residents that high-density housing means lower costs for the City which decreases property tax and helps the tax base;
- Need to address misconceptions on the effect of affordable housing on surrounding property values , etc.;
- Education is needed for everyone across the entire city, from residents to City staff and Council members.

Examples

- [How Affordable Housing helps Calgarians? City of Calgary;](#)
- [City of Mississauga Information Hub.](#)

Action 10) Improve the quality and clarity of public information material at Open Houses and in Information and Recommendation Reports.

Deliverables

- Require more information from applicants- visual images, sun/shadow studies, public realm improvements, visual interpretation of traffic analysis, traffic calming plans, color elevations and perspectives, etc.).
- Establish online GIS-based/interactive site where residents can gain access to project specific information.

Opportunities

- Presenting information in a simple and attractive manner;
- Using creative engagement tool, IT-based methods, art-based techniques, etc.

Constraints

- Web-based methods excludes those without access to the internet;
- Information needs to be presented in various languages to invite diverse ethnic groups.

Examples

- [Planning Information Hub, City of Mississauga](#);
- [Official Plan presentation, City of Edmonton](#).

Action 11) Undertake Planning 101 presentations at schools, community organisations and events.

Deliverables

- Planning 101 series including documents, video tutorials, and presentations.

Opportunities

- Interpret the technical language and complex policy documents for non-experts;
- Leads to less opposition and conflict on planning matters.

Constraints

- Information needs to be presented in innovative forms not simply through text and documents. This needs resources and dedicated work;

- Information needs to be updated on a regular basis.

Examples

- [Los Angeles City Planning](#);
- [Planning 101, City of Toronto](#).

Action 12) Consider publishing monitoring data on affordable housing developments online, including examples of successful developments.

Deliverables

- Database that improves policy evaluation and implementation assessment.

Opportunities

- Presenting detailed data on housing overcrowding, rents, homelessness, rental housing stock, etc.

Constraints

- Data needs to be updated regularly to remain valid and useful.

Examples

- [CMHC Publications and Reports](#);
- [CMHC, Data Tables](#).

Action 13) Consider establishment of Affordable and Innovative Housing Awards.

Deliverables

- Brampton Innovative Housing Pilot Awards;

- Sustainable Housing Innovation Awards;
- Affordable Housing Project Awards.

Opportunities

- Recognizing outstanding research and practice of affordable housing in Brampton to encourage developers, consultants, and academic institutions to contribute to affordable housing development.

Constraints

- Needs programming, staff, and resources.

Examples

- [City of Toronto Recognizes the 2018 Affordable Housing Champions.](#)

Policy 2: Promote affordable housing programs and initiatives to developers and housing providers.

Action 1) In collaboration with the Region, develop an incentives toolkit that publicizes current available affordable housing programs and incentives at the City, Region and Provincial levels.

Deliverables

- Toolkit available on City's website, front desks at Planning and Building (including service counters for Committee of Adjustment applications), referred to in pre-application meetings, promoted and disseminated widely through

stakeholders and community organisations, places of worship etc.;

- Host CMHC workshops for stakeholder groups;
- Housing Brampton launch event.

Opportunities

- Helps the developers gauge the full spectrum of options to develop affordable housing;
- Faith based groups can avail of opportunities to build affordable housing in Brampton;
- Corporates have Corporate Social Initiatives and related budgets.

Constraints

- Continued upkeep of website and information will be required.

Examples

- [Summary of Affordable Housing Tools, City of Guelph.](#)

Action 2) Promote affordable housing incentives and successful initiatives widely (for-profit, non-profit developers, and corporates).

Deliverables

- Develop data base and educational campaigns on incentives available for developing affordable housing.

Opportunities

- Informing developers on the federal, provincial, and local incentives in an integrated manner.

Constraints

- Many incentive programs are limited in funding so the status of such incentives should be tracked regularly.

Examples

- [Incentives to Create Affordable Housing: Region of Waterloo;](#)
- [Affordable housing incentives, Smart Density.](#)

Policy 3: Promote information on affordable housing to public, including landlords and realtors.

Action 1) With support from the Region, prepare landlord education information and communication plans including on rights and responsibilities, second and accessory units, guidelines for applications, renovations, etc.

Deliverables

- Information materials on website and at city departments;
- Region is embarking on a Landlord Outreach and Engagement Program, City can participate.

Opportunities

- Outreach to landlords and the real estate industry is critical to ensure a good uptake on the affordable housing programs;
- Provides access to a second source of affordable units to house vulnerable populations and prevents evictions;
- Creates a platform to hear and influence the landlord discourse and behaviour.

Constraints

- Trust relationships take time to build and require a serious commitment on behalf of the City, the Region and landlords.

Examples

- [The Landlord Engagement Toolkit: A Guide to Working with Landlords in Housing First Programs, Employment and Social Services Canada.](#)

Action 2) Promote information sharing with Brampton realtor associations.

Deliverables

- Include representatives from realtor associations on the Brampton Housing Advisory Committee;
- Regular check in sessions.

Opportunities

- Realtors' updated input on housing market will help in evaluating affordable housing programs;
- Realtors' awareness on benefits of affordable housing will increase.

Constraints

- Misunderstandings exist on the influence of affordable housing units in the market.

Examples

- [Ontario Realtors Care Foundation.](#)
- [Your Realtor Association's Role in Community Development.](#)

Policy 4: Build strategic relationships with senior levels of government, community groups and development industry to address emerging housing issues.

Action 1) Raise Brampton's involvement and profile related to affordable housing, engage through events, forums and special meetings to provide and obtain input on the implementation of Housing Brampton.

Deliverables

- Events can include a Brampton Housing Summit, continuation of the Affordable Housing Committee/Panel and through other forums and events;
- Indigenous engagement forums;
- AMO conferences, Government Relations, Infrastructure Ontario.

Opportunities

- Brampton could be a leader in delivery of attainable and innovative housing;
- Highlighting affordable housing as a municipal responsibility and fundamental to community wellness and demonstrating Brampton's commitment.

Constraints

- Resources
-

Policy 5: Build strategic relationships and engage with Indigenous groups.

Action 1) Actively engage with Indigenous groups for engagement and partnerships on initiatives.

Deliverables

- Partnerships with organization/non-profit housing organizations like Ontario Aboriginal Housing Services for affordable units in Brampton;
- Reach out to post-secondary institutions to connect with Indigenous student groups and understand their needs.

Opportunities

- Engagement with Truth and Reconciliation Commission (TRC) Calls to Action for Municipal Governments;
- Tie policy planning and priority setting to the findings of the National Inquiry into Missing and Murdered Indigenous Women and align our work with some of the recommendations.

Constraints

- Specific Indigenous peoples needs should be addressed in a framework (related to TRC) which is different and more complex than engagement with other ethnocultural groups;
- Engagement should be meaningful and effective and go beyond rhetoric.

Examples

- [Meeting in The Middle: Protocols And Practices For Meaningful Engagement With Indigenous Partners And Communities.](#)
- [Truth and Reconciliation Calls to Action Related to municipalities;](#)
- [Reclaiming Power and Place: The Final Report of the National Inquiry into Missing and Murdered Indigenous Women and Girls.](#)

Policy 6: Raise awareness and identify opportunities to support affordable housing in all city services and processes.

Action 1) Provide regular updates, education, and collaboration opportunities with City Departments on Housing Brampton Action Items and in their initiatives.

Deliverables

- Collaborative approach for implementation of Housing Brampton;
- Include housing affordability considerations in City plans and projects such as Transportation Master Plan Update, Environmental Master Plan Update, Parks and Recreation Master Plan Implementation, Sustainable Community Design Guidelines.

Opportunities

- Easier to negotiate and obtain support for affordable housing initiatives.

Constraints

- N/A

Examples

- [Events & training, The Federation of Canadian Municipalities.](#)

Policy 7: Improve City resources including development of a Task Force, to implement Housing Brampton.

Action 1) Explore mandate of the Housing Advisory Committee and possible establishment of a Rental Housing Task Force to help with the implementation of Housing Brampton.

Deliverables

- Existing scope, role, and composition of BHAC be looked into;
- Rental Task force set up.

Opportunities

- Industry and government sector experience to support the City.

Constraints

- City resources.

Examples

- [Clarington Task Force on Affordable Housing](#).

Action 2) Dedicate staff resources to manage implementation of Housing Brampton.

Deliverables

- Focused implementation teams for Housing Brampton;
- Policy staff team to look after funding opportunities for research and innovation, manage pilot projects, Concierge Program, various incentive programs, community engagement, data analysis and liaison with a senior levels of government, monitoring and reporting to Council;
- A Housing and Neighbourhoods interdepartmental staff team.

Opportunities

- Collaborative and focused implementation;
- Highlighting the interdisciplinary role of housing within policy planning;
- Coordination with related projects such as the Brampton Plan and Growth Management Program.

Constraints

- Budget and resources.

Policy 8: Partner with organizations that work on housing innovations.

Action 1) Incentivise and support innovation in the housing market for housing design, construction and products.

Deliverables

- Ongoing outreach and education, support for startups in Brampton;
- Use the Brampton Innovation District initiatives and ventures for local solutions to housing needs;
- Design competitions, development of flexible and modular housing, etc.

Opportunities

- Brampton Innovation District is meant to nurture startups and digitised solutions.

Constraints

- Unconventional methods, may face some perception issues and may need more visibility and incentives.

Examples

- Can help platforms like Esusu operate in Brampton- Rent related accreditation of credit- financial technology platform helping individuals save money and build credit. Captures rental payment data and reports it to credit bureaus to boost credit scores. This allows tenants to build and establish their credit scores while helping property owners attract tenants, reduce turnover, and improve collections to increase their operating- huge impact on affordability;
- Companies like Cover and Dweller develop code-compliant accessory dwelling units (ADUs), transforming backyards into income-generating properties;

- [PadSplit](#) rehabs larger units into smaller, more affordable ones, helping owners navigate building and zoning codes in the process. It is a subscription, co-living platform- which subdivides existing single detached homes into apartments with affordable living units. PadSplit helps landlords retrofit, market, and manage their “co-living” homes;
- For especially large backyards, future homeowners can use platforms like Cobuy to pool financial resources and co-develop pocket neighborhoods or other micro-living communities.

Action 2) Partner with post secondary institutions for research and education programs that support affordable housing.

Deliverables

- Form partnerships with researchers and academic institutions in the field of affordable housing.

Opportunities

- Applying state-of-the-art methods in increasing the sustainability and affordability of housing units.

Constraints

- Budget and resources

Examples

- [Affordable Housing, School of Cities, University of Toronto](#);
- [Projects, The City Institute, York University](#).

Action 3) Partner with institutions to address barriers to home ownership in terms of the initial financial requirements.

Deliverables

- Organisations such as Options for Homes, Trillium Housing and Parcel Developments can be encouraged to invest in Brampton and develop shared equity affordable ownership housing

Opportunities

- Affordable home ownership for renter households who are spending less than 30% of their income on housing, but do not have the finances for down payment; or cannot find ownership options within their means.

Constraints

- Organizations will likely need help with either discounted land or capital incentives since land value is high in Brampton.

Examples

- [The Options for Homes: Down Payment Loan](#);
- [Trillium Housing](#);
- [Parcel Development](#).

Goal 4: Measure and Monitor

Policy 1: Establish and monitor annual housing unit production targets for Brampton.

Action 1) Establish clear housing targets.

Deliverables

- Establish clear targets of housing types, tenures and incomes for the City to be met through new development and intensification.

Opportunities

- Monitoring the variety of housing types provided and identifying what is needed to be added;
- Preparing annual reports on how minimum new housing unit targets are met.

Constraints

- Data availability;
- Determining KPIs for the affordability, tenure, density, housing typologies for various household typologies.

Examples

- [Growth Management and Affordable Housing Monitoring Report 2019, City of Guelph.](#)

Action 2) In collaboration with the Region, establish a minimum target of new affordable housing units each year, for low and middle-income households.

Deliverables

- Policies that are prepared in coordination with the Region’s policies.

Opportunities

- Establishing realistic scenarios in addressing housing needs of vulnerable populations;
- Determining the appropriate mix of affordable housing types required for Brampton.

Constraints

- Access to adequate information, Information sharing, and coordination between the City and Region;
- Housing developer capacity limitations to meet the established targets.

Examples

- [Housing Matters: A Review of The Housing Market in York Region, 2019 Update;](#)

Policy 2: Maintain a database of housing tenures and forms in various secondary plan areas.

Action 1) Consider annual capacity review for new build and intensification in each plan area and maintain a database.

Deliverables

- Monitoring Report in coordination with Brampton Plan and Growth Management Program.

Opportunities

- Active management and monitoring of housing in Brampton neighbourhoods;
- Identifying obstacles and improvement areas in housing provision in each plan area.

Constraints

- Establishing, maintaining, and updating the database needs resources and adequate data that may not be available.

Examples

- The database could apply visualisation tools to deliver information ([Housing Statistics](#)).

Policy 3: Prepare and maintain an inventory of all local and external resources and assets.

Action 1) Identify all possible local and external resources and assets:

Deliverables

Local:

- All municipally and Regionally owned land and buildings (identify whether serviced or unserved);
- Privately owned sites with development or redevelopment potential- Prepare inventory of opportunity sites for development and redevelopment. Sites close to services including schools, work, transit, parks and recreation, and health care services, former industrial sites; commercial

sites; former and existing school sites; institutional sites; sites with opportunities for higher density

- Local housing organisations;
- Private non-profits and co-operations;
- Municipal funds dedicated to affordable housing;
- Lands currently being rezoned, or being considered for rezoning;
- Developers with an interest in local sites.

External:

- Crown Land;
- Regional or provincial housing providers;
- Other housing organizations;
- Agencies providing contributions and forgivable loans;
- Financial institutions.

Opportunities

- Resources will help expedite implementation of key deliverables of the Housing Strategy;
- Partnership opportunities in the provision of affordable housing;
- Funding advocacy.

Constraints

- Staff resources.

Examples

- Map of Opportunity Sites, Windsor (Appendix)

Policy 4: Maintain and monitor data and report to Council.

Action 1) Report to Council with annual status of housing in Brampton

Deliverables

- Housing data: market data (vacancy rates, average rents, sales, existing stock, construction starts, and waiting lists) and demographic data (age, income, family size, and population trends).
- Housing supply, affordability, and housing need- Additionally, any gaps in housing types, affordability, and location;
- Affordable ownership stock, market rental stock, market ownership stock, affordable rental stock- all by type and across income deciles;
- Supply of available rooming and boarding units, Homelessness data, an analysis of land and building costs for new residential construction,
- Wait list for subsidized housing,
- Demolition and conversion statistics, status of the affordability gap for low and middle-income households, uptake of housing programs.
- Intensification Area Inventory: lands zoned for intensification, Intensification projects approved and refused by Council.

Opportunities

- Region of Peel Housing Monitoring Reports publish a large amount of data each year;
- Region of Peel updates its Needs Assessment;
- Region of Peel Growth Management division;
- City of Brampton setting up a Growth Management Program.

Constraints

- Staff and other resource allocation.

Examples

- [A Foundation for the Public Good: Recommendations to Increase Kingston's Housing Supply for All](#). Report to Council, City of Kingston;
- [A Commitment to Affordability Annual Report 2019, CMHC](#).
- In British Columbia, municipalities and regional districts are required to complete [Housing Needs Reports](#) by April 2022 and every five years thereafter.
- [Housing Needs Assessment, City of Brampton, 2018](#).

Action 2) Undertake city wide and area specific Market Analysis on an as-needed basis for.

Deliverables

- Market analysis reports prepared similar in format to Region's high-level analysis for intensification.

Opportunities

- Evaluating community needs, housing opportunities, and market capacity;
- Establishing realistic affordable housing targets.

Constraints

- Area-specific market analysis reports may lag behind rapid market fluctuations and dynamism due to the lack of updated data.

Examples

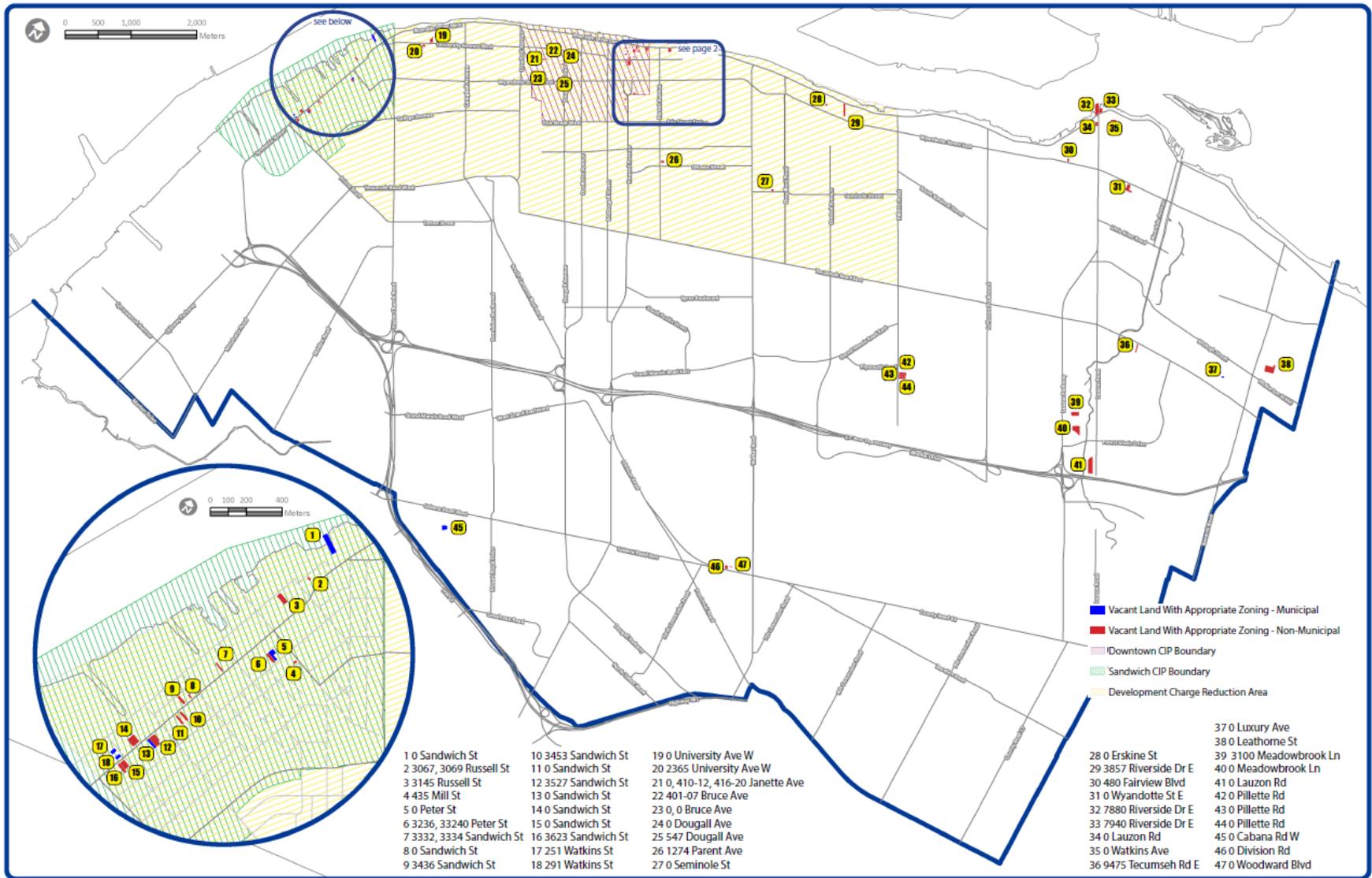
- [Peel 2041 MCR – Intensification Analysis, Strategic Market Demand Assessment.](#)

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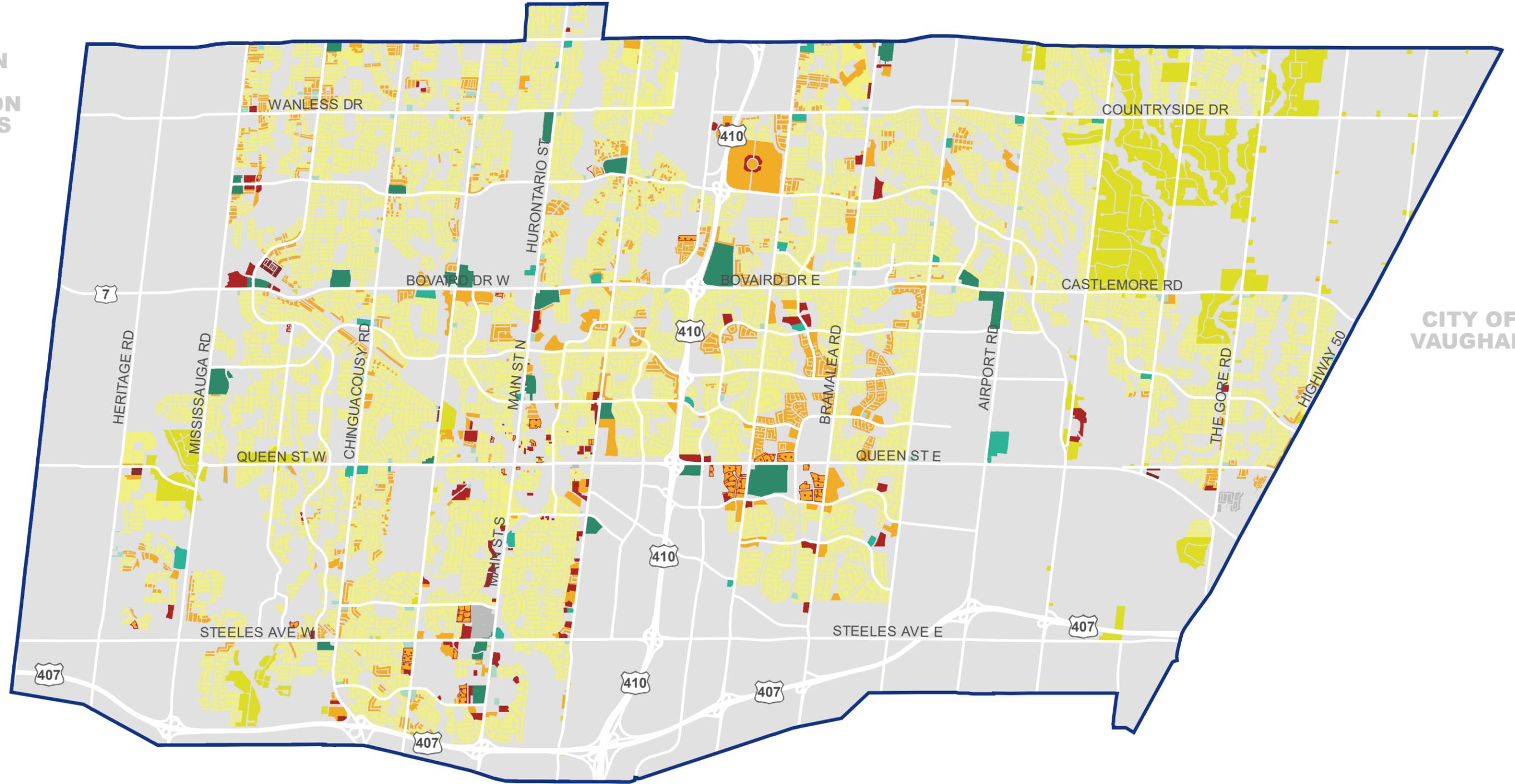
Age Friendly Strategy and Action Plan, 2019
Association of Municipalities in Ontario Submissions to the Province, 2019 and Brampton Pre-Budget Submission
BC Leading Practices in Affordable Housing
Bill 108- Additional Residential Units
Brampton 2040 Plan Technical Memo 1 (ongoing)
Brampton CAA Lands Final Analysis Report
Brampton Central Area Community Improvement Plan
Brampton City-wide CIP (ongoing)
Brampton Community Energy and Emissions Reduction Plan (ongoing)
Brampton Housing Advisory Committee meeting minutes
Brampton Housing Needs Assessment, 2018
Brampton Nurturing Neighbourhoods Program (ongoing)
Brampton SOP Surplus Declaration, 2019
Brampton Sustainability Guidelines
Brampton Transportation Master Plan update 2015
Brampton Vision 2040
City of Brampton Official Plan and Secondary Plans
City of Brampton Parks and Recreation Master Plan
City of Brampton Zoning By-law and update exercise
City of Toronto Rooming House Issues Reports
CMHC Alternative and Innovative Housing Solutions
CMHC Innovative Financing of Social and Affordable Housing, 2018
Community Hubs exercises (ongoing)
CUI and Evergreen Missing Middle Report
FCM New Sustainable Affordable Housing Fund
Goodmans Report on CBC, Parkland Dedication and DCs
Governments in Ontario Making Headway in Using Surplus Lands for Housing, 2019
Group Homes and Supportive Housing Study (ongoing)
Guelph Affordable Housing Strategy Draft Directions Report
Heritage Heights Secondary Plan exercise (ongoing)
Home Business data from Brampton Economic Development
Housing Brampton Public Engagement sessions 2019- feedback
Housing in My Backyard- A Municipal Guide for Responding to NIMBY
Investment in Affordable Housing program guidelines
Jumpstarting the Market for Accessory Dwelling Units, Turner Center Report
Key Connections Edmonton Housing Strategy
Lodging House Review (ongoing)
London Housing Development Corporation Business Case Report
London Official Plan; ZBA Report for implementing Additional Residential Units
Markham Comments on Proposed Bill 108 (and ADUs)
Mississauga Housing Strategy and Housing Gap Assessment
Peel 2041 proposed policies- Housing (ongoing)

Peel 2041 Regional Forecasts and Draft Strategic Market Demand Analysis (ongoing)
Peel Census 2016 Housing Bulletin
Peel Geographies
Peel Growth Mgmt Scenario 16R (draft)
Peel Housing and Homelessness Plan
Peel Housing Strategy and Master Plan
Peel Monitoring Results 2019
Peel School Boards Annual Planning Document, Community Partnership protocol and Ontario Regulation 444/98
Peterborough Residential Monitoring Report
Planning Act, PPS, 2020, Growth Plan 2019 and proposed amendments 2020
Proposed Land Needs Assessment Methodology 2020
Queen Street Precinct Plan exercise (ongoing)
Region of Peel Affordable Housing Design Guidelines and Standards for Apartment Buildings, Townhouses, 2015
Region of Peel DC Interest Rate Policy (ongoing)
Region of Peel GM and MTSA Study (ongoing)
Region of Peel Housing Advocacy Report, June 2020
Region of Peel Incentives Pilot Program (ongoing)
Region of Peel Inclusionary Zoning Program (ongoing)
Region of Peel My Home Second Units Renovation Program (ongoing)
Region of Peel Official Plan
Region of Peel Potential Incentives and Tools Analysis and results of consultation with development industry
Region of Peel presentation to Brampton CAO, Jan 2020
Region Subsidised Housing Needs 2020
Regulating STR: A Toolkit for Local Governments
Rental Protection By-law benchmarking
Report on ADUs, Windsor, 2020
Ryerson Research Paper- Implementing Tax Increment Financing in Toronto
Ryerson Uni Density Done Right
Second Units Registration Program, 2015 and recent statistics from Building
Seniors Housing Study, 2018
Shared Accommodation in Toronto- Successful Practices and Opportunities for Change in the Rooming House Sector
Sheridan College Davis Campus Master Plan
Short Term Rental Study (ongoing)
StatsCan Report on Multiple Property Owners
Student Housing Study (ongoing)
ULI Ten Principles for Developing Affordable Housing
Watson Report on Bill 108 DCs
WeirFoulds Report- Long-term Impact of COVID-19 on STRs
Zoning By-law Amendments - Parking Standards Updates (ongoing)
Ryerson Uni: Suburbs on Track: Building transit-friendly neighbourhoods outside the Toronto core

APPENDIX



Windsor Opportunity Sites Map



Date: 2021/02/01

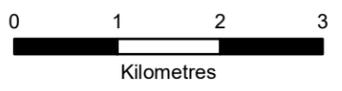
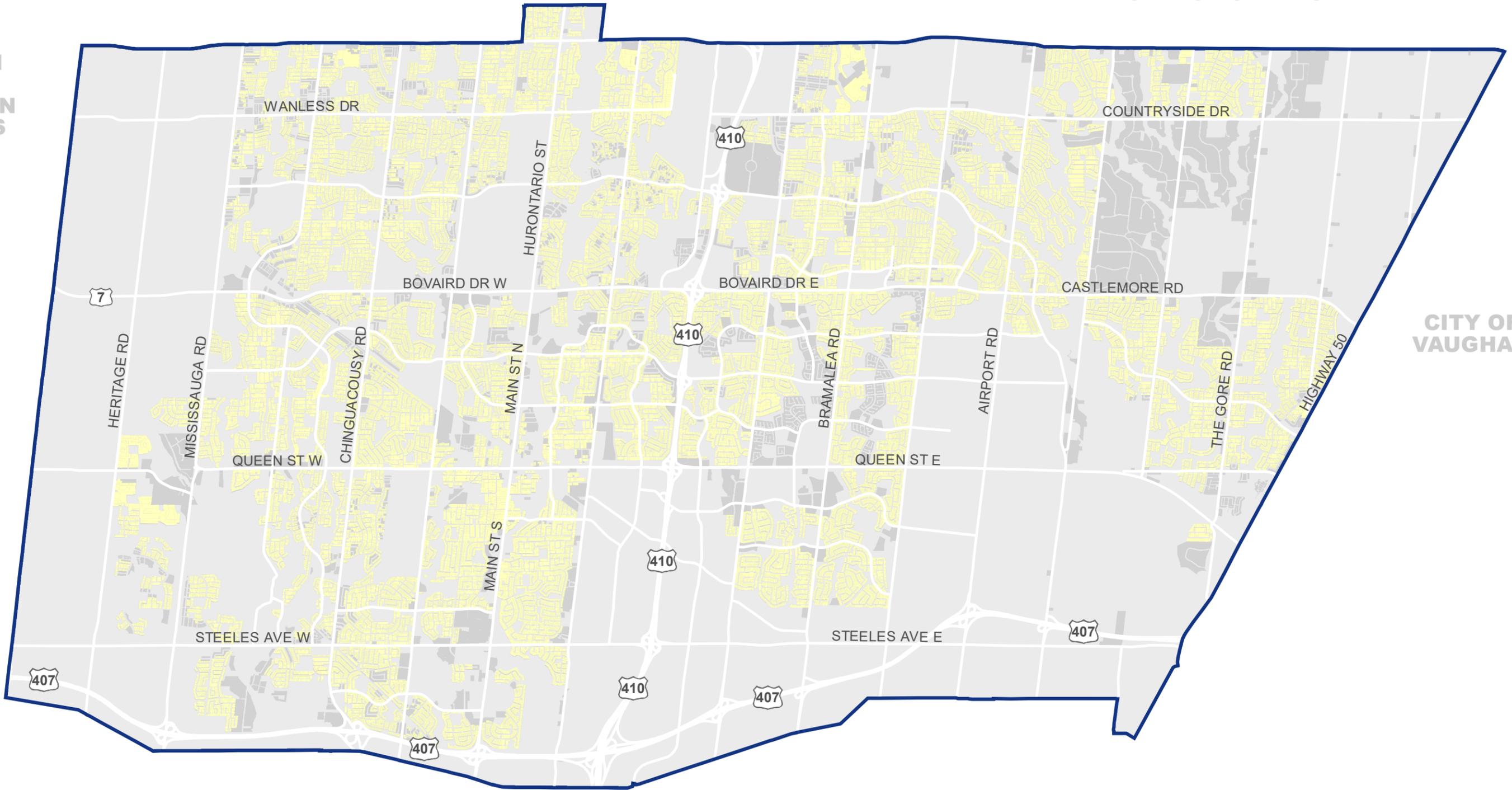
- | Commercial | Residential |
|--|---|
|  C1 |  Low density - single and semi detached |
|  C2 |  Large Holdings |
|  C3 |  Low/Medium Density - Townhouses |

Note: Commercial and Residential layers are extracted from the City of Brampton Zoning based on the Zoning Type.

-  Low/Medium Density - Townhouses or Medium/High Density - Apartments, Multi-Residential and Mixed Uses
-  Medium/High Density - Apartments, Multi-Residential and Mixed Uses
-  CRC
-  Other

-  City of Brampton

RESIDENTIAL DENSITY



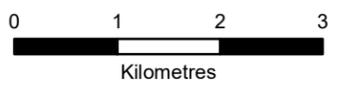
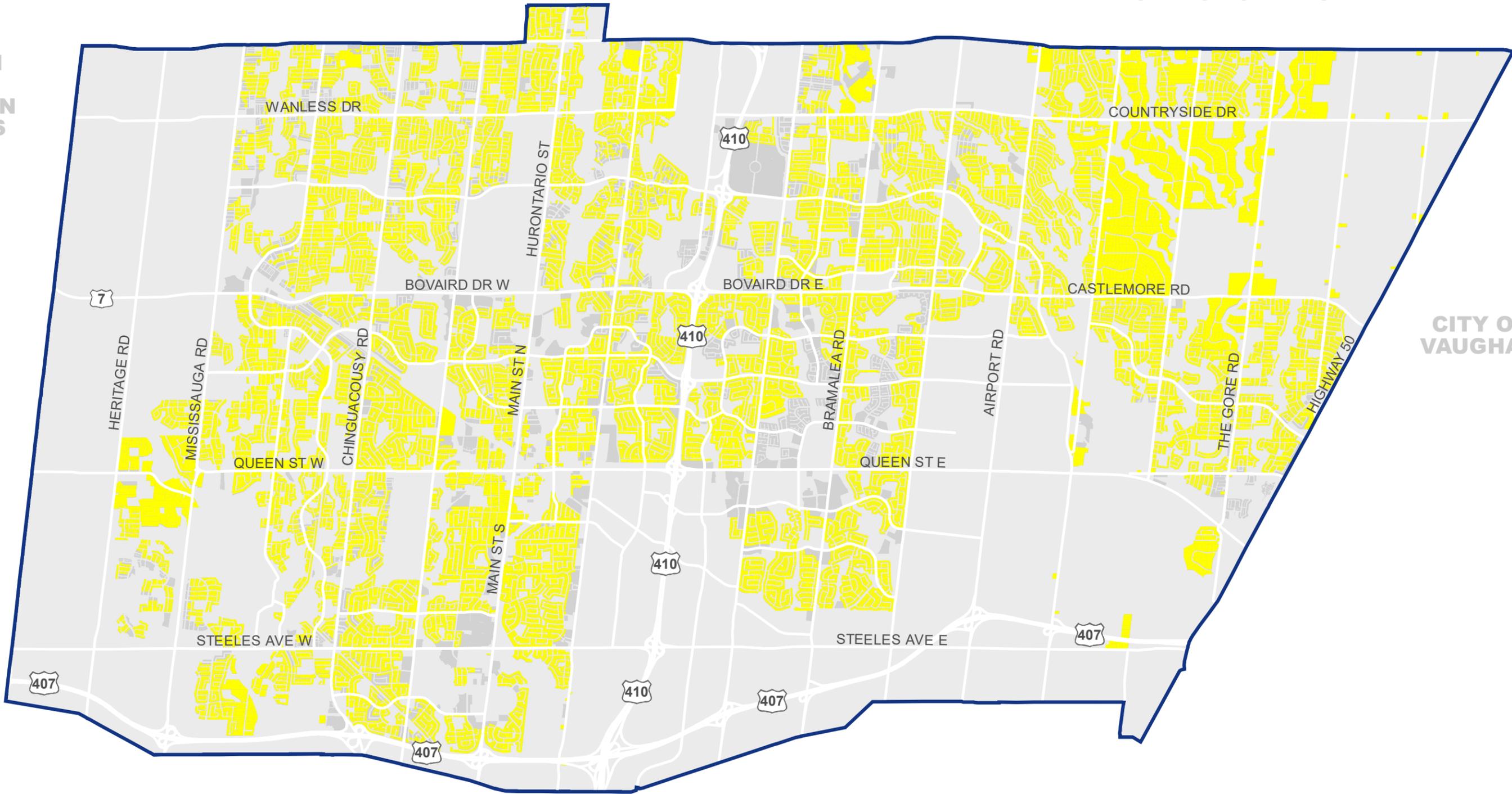
Date: 2021/01/20

Legend

- Low Density Residential - Single & Semi-detached
- Residential
- City of Brampton

Note: Residential layers are extracted from the City of Brampton Zoning based on the Zoning Type.

**MAP 1: LOW DENSITY RESIDENTIAL
Single & Semi-detached**



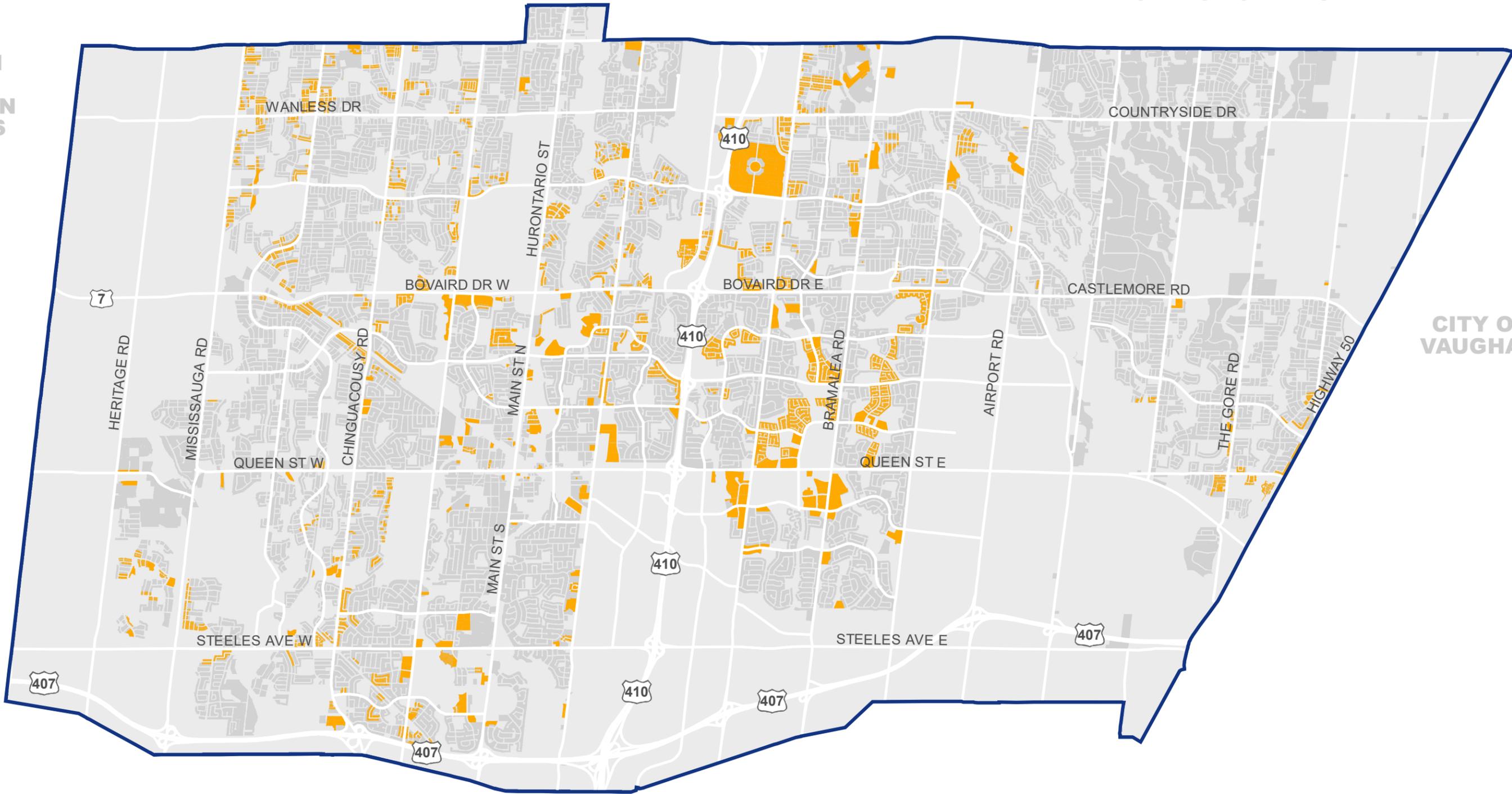
Date: 2021/01/20

Legend

- Low Density Residential - Single & Semi-detached including large holdings
- Residential
- City of Brampton

Note: Residential layers are extracted from the City of Brampton Zoning based on the Zoning Type.

**MAP 2: LOW DENSITY RESIDENTIAL
Single & Semi-detached
including large holdings**



Legend

- Low / Medium Density Residential - Townhouses
- Residential
- City of Brampton

Note: Residential layers are extracted from the City of Brampton Zoning based on the Zoning Type.

MAP 3: LOW / MEDIUM DENSITY RESIDENTIAL Townhouses

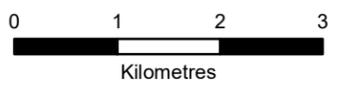
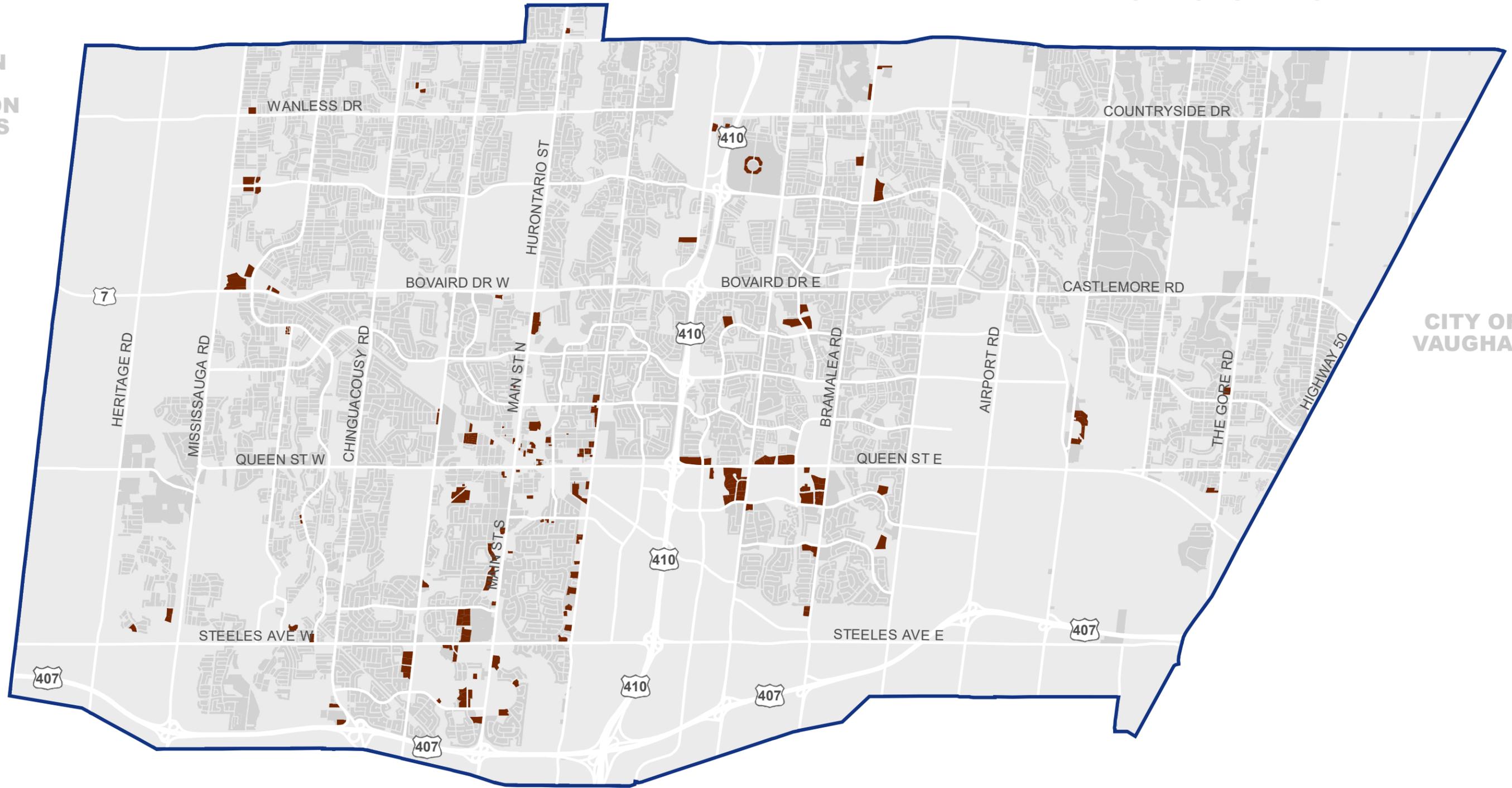
TOWN OF HALTON HILLS

TOWN OF CALEDON

CITY OF VAUGHAN

CITY OF MISSISSAUGA

CITY OF TORONTO



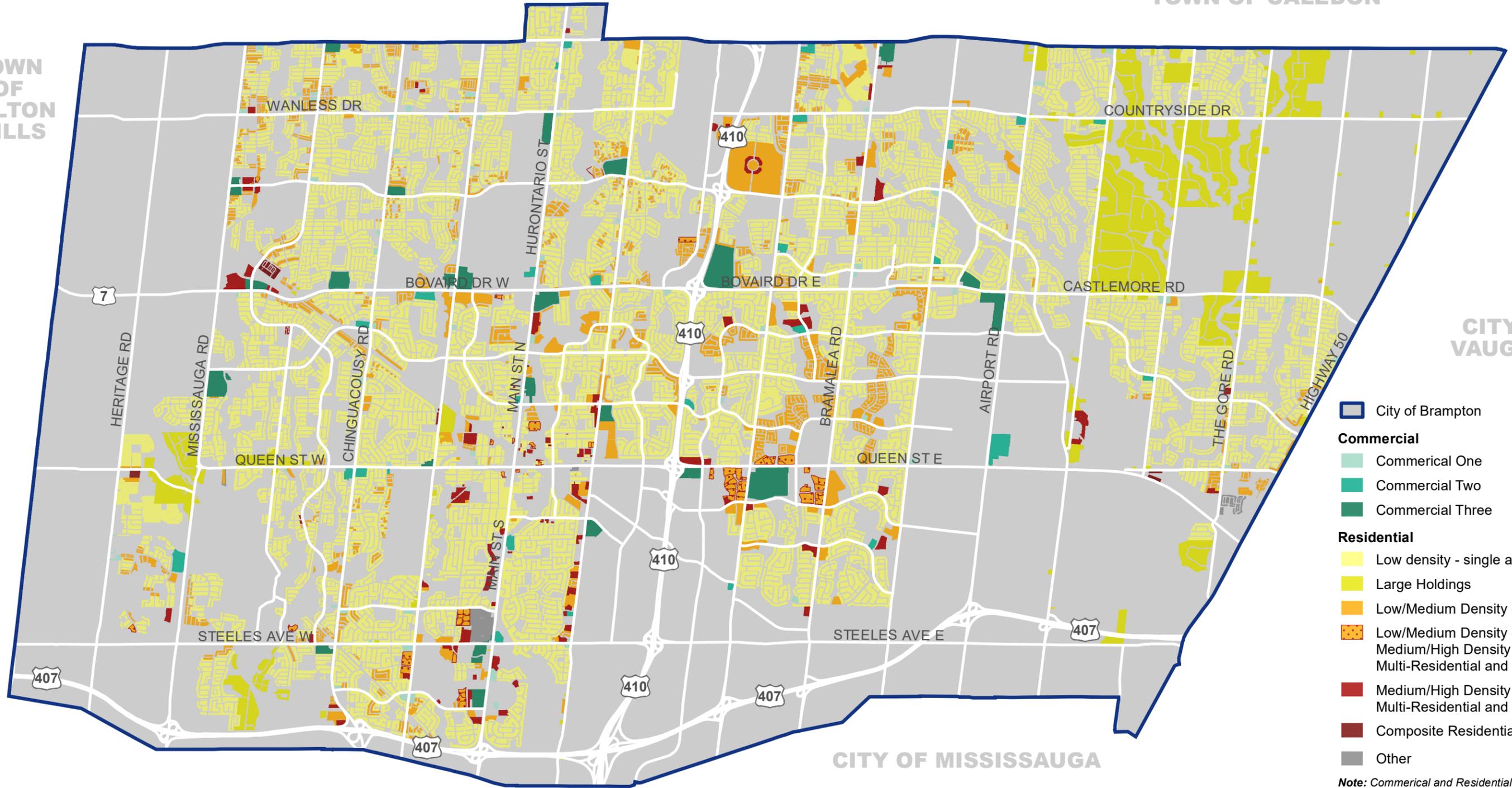
Date: 2021/01/19

Legend

- Medium / High Density Residential Apartments, Multi-Residential, Mixed Uses
- Residential
- City of Brampton

Note: Residential layers are extracted from the City of Brampton Zoning based on the Zoning Type.

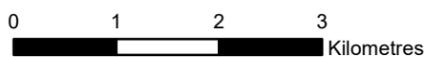
MAP 4: MEDIUM / HIGH DENSITY RESIDENTIAL Apartments, Multi-Residential & Mixed Uses



- City of Brampton
- Commercial**
- Commercial One
- Commercial Two
- Commercial Three
- Residential**
- Low density - single and semi detached
- Large Holdings
- Low/Medium Density - Townhouses
- Low/Medium Density - Townhouses or Medium/High Density - Apartments, Multi-Residential and Mixed Uses
- Medium/High Density - Apartments, Multi-Residential and Mixed Uses
- Composite Residential Commercial
- Other

Note: Commercial and Residential layers are extracted from the City of Brampton Zoning based on the Zoning Type.

ZONING MAP

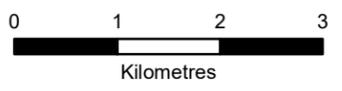
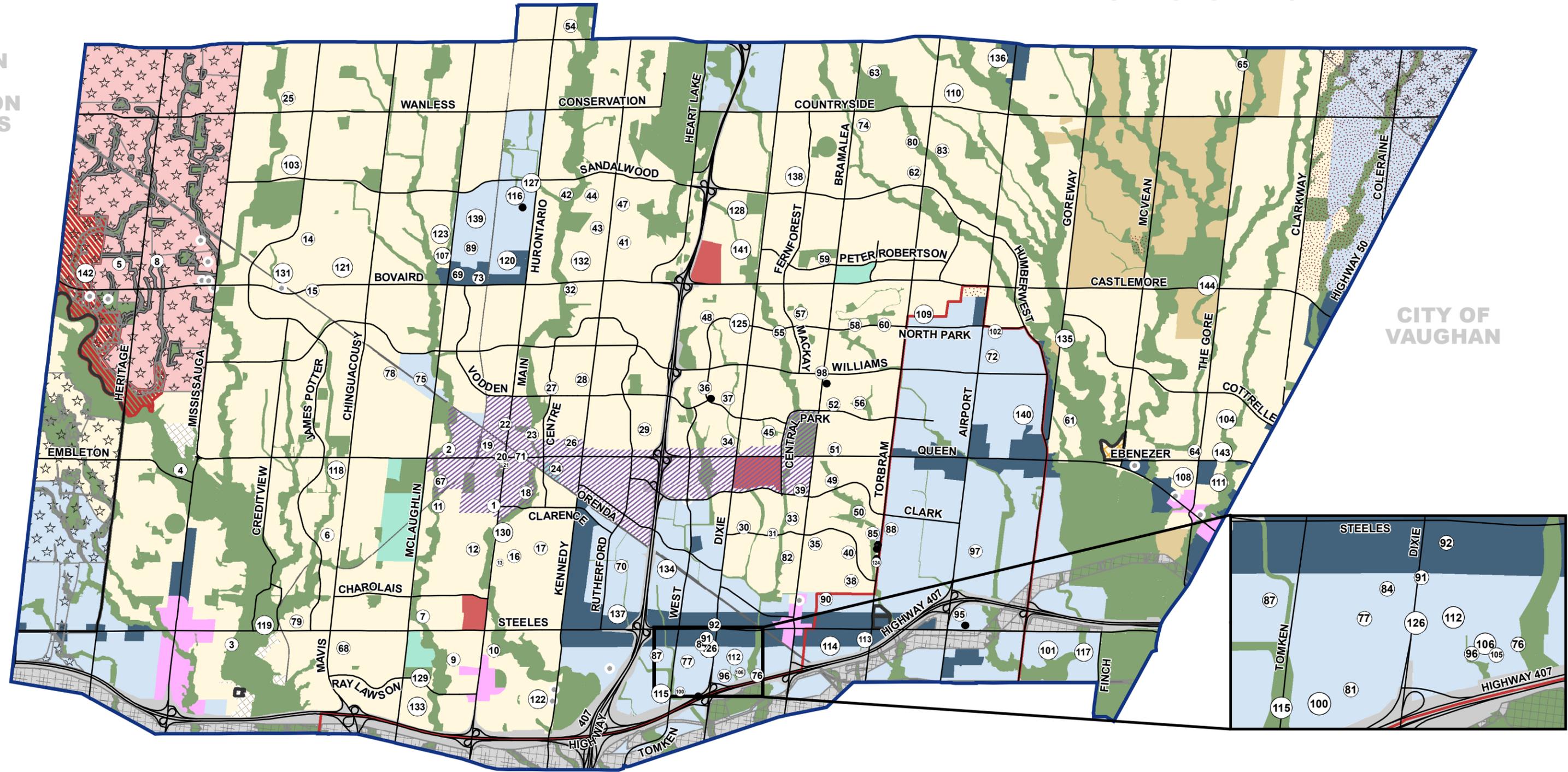


Date: 2021/02/17



Residential	Area (ha)	% of Residential	% of City
Low density - single and semi detached	5367.74	73.0%	19.9%
Large Holdings	889.41	12.1%	3.3%
Low/Medium Density - Townhouses	824.77	11.2%	3.1%
Low/Medium Density - Townhouses or Medium/High Density - Apartments, Multi-Residential and Mixed Uses	73.73	1.0%	0.3%
Medium/High Density - Apartments, Multi-Residential and Mixed Uses	156.44	2.1%	0.6%
Composite Residential Commercial	9.64	0.1%	0.0%
Other	30.56	0.4%	0.1%
Total	7352.29	100.0%	27.3%

Commercial	Area (ha)	% of Commercial	% of City
Commercial 1	62.10	5.3%	0.2%
Commercial 2	77.15	6.6%	0.3%
Commercial 3	228.19	19.5%	0.8%
Total	367.44	31.5%	1.4%



Date: 2021/01/14

OFFICIAL PLAN GENERAL LANDUSE DESIGNATIONS

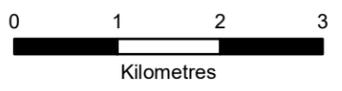
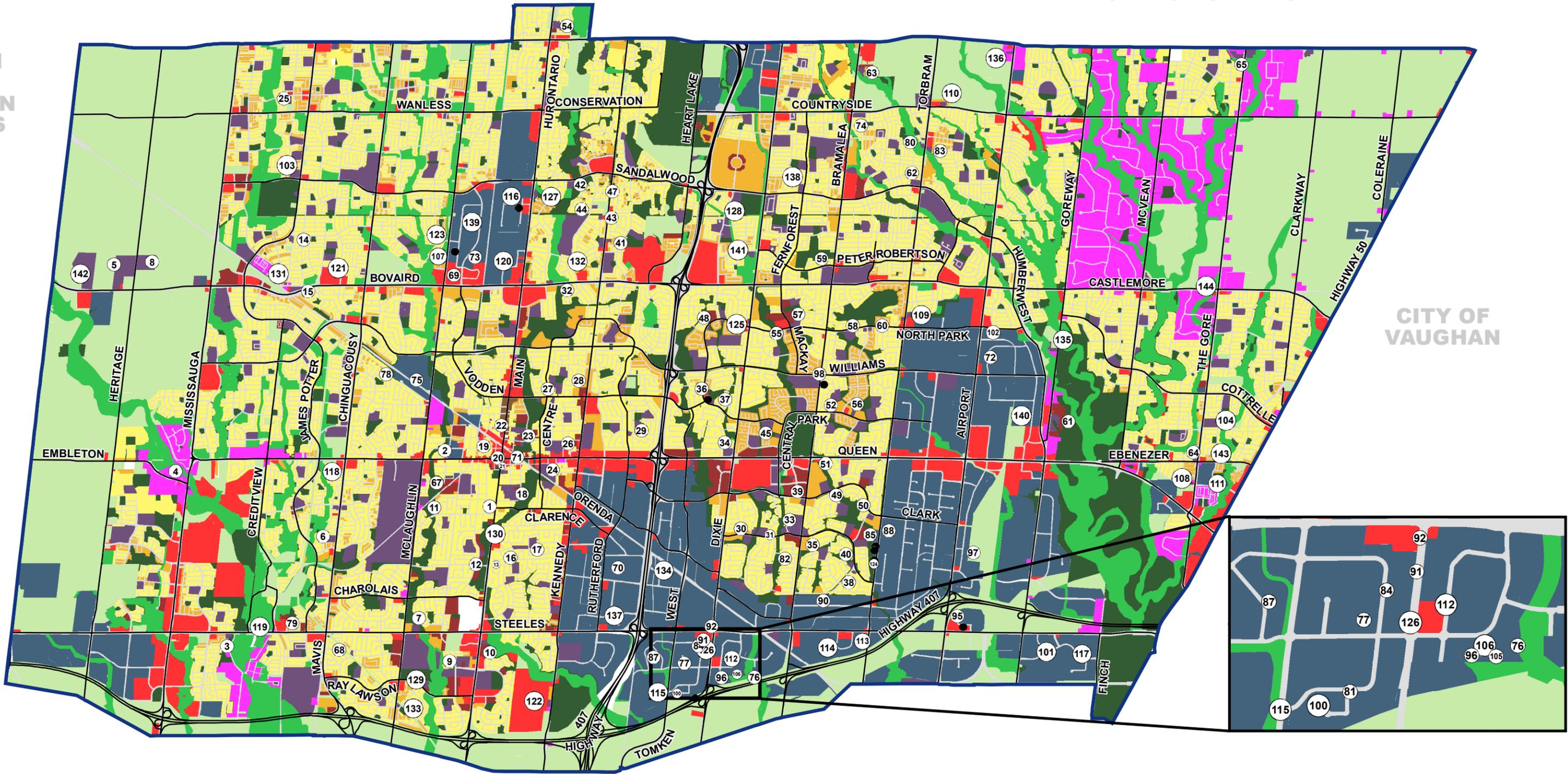
Source: City of Brampton Official Plan Schedule A General Landuse Designations

- # PLACE OF WORSHIP
Source: Region of Peel Open Data
- MAJOR ROAD
- CITY LIMIT

- BUSINESS CORRIDOR
- ESTATE RESIDENTIAL
- INDUSTRIAL
- MAJOR INSTITUTIONAL
- N-W BRAMPTON URBAN DEVELOPMENT AREA
- OFFICE
- OPENSAPCE
- PARKWAY BELT WEST
- PROVINCIAL HIGHWAYS
- REGIONAL RETAIL
- RESIDENTIAL
- UTILITY
- VILLAGE RESIDENTIAL
- CENTRAL AREA
- GREENBELT

PLACES OF WORSHIP OP DESIGNATIONS

- SPECIAL LAND USE POLICY AREA
- SPECIAL STUDY AREA
- CORRIDOR PROTECTION AREA
- L.B.P.I.A. OPERATING AREA
- DEFERRAL



Date: 2021/01/13



- # Place of Worship
Source: Region of Peel Open Data
- Major Road
- City Limit

Zoning Category

- | | | | |
|--------------|---------------|------------------------------|--|
| Agricultural | Institutional | Residential - Single / Semi | Residential - Other |
| Floodplain | Industrial | Residential - Medium Density | Roads / Public Ownership and Utilities |
| Open Space | Commercial | Residential - High Density | Development Permit System |

PLACES OF WORSHIP ZONING

