

Housing Brampton Strategy & Initiatives



City Planning and Design
Planning, Building and Economic Development
City of Brampton



COUNCIL WORKSHOP JAN 29, 2021

Brampton's First Affordable Housing Strategy Housing Brampton



Analysis

Address Brampton's
Housing Needs, Gaps
And Aspirations,
Trends, Best Practices

Implementation

Policy, Design,
Programming And
Process
Improvements

Result

Affordability in all
contexts – Greenfield,
Intensification, Mixed
Use

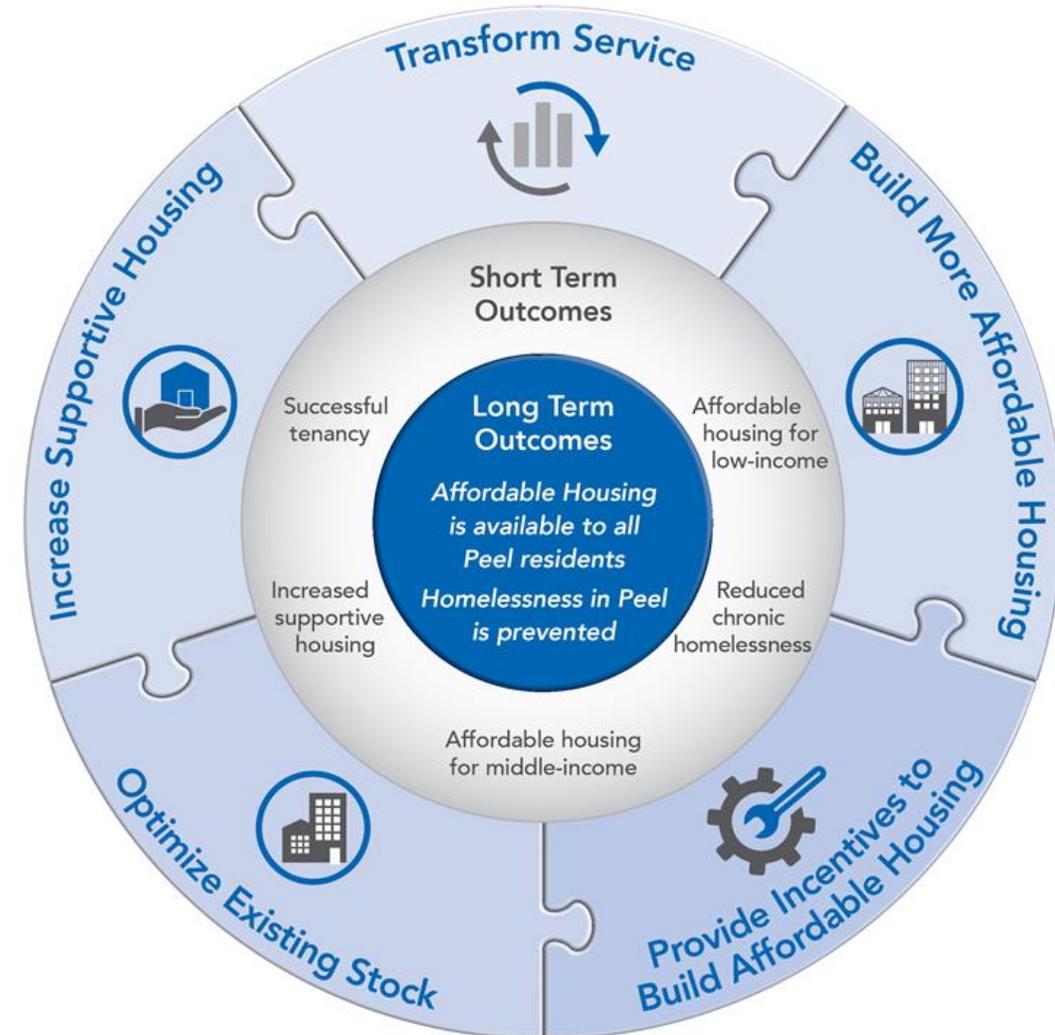
Mandate

To focus on facilitating the
creation of affordable housing
and improving housing
affordability & choice

Photo Credit: Vision 2040

Roles: Region of Peel

- q Service Manager for Social Housing in Peel
- q Emergency Shelters, Transitional Housing, Social and Affordable Housing, oversight of non-profit housing providers
- q Rent-gearred-to-income Programs and Subsidized Units
- q Private Stock Strategy- Second Unit Assistance
- q Policies: Regional Official Plan, Housing Strategy, Housing Master Plan, Peel Housing and Homelessness Plan (2018-2028)



Source: Region of Peel, PHHP

Roles: City of Brampton



q Official Plan policies

q Housing Strategy

q Incentives for Housing Providers to create Affordable Housing

q Community Improvement Plans,
Community Planning Permit
Systems

q Second Unit Registry

Peel Housing and Homelessness Plan

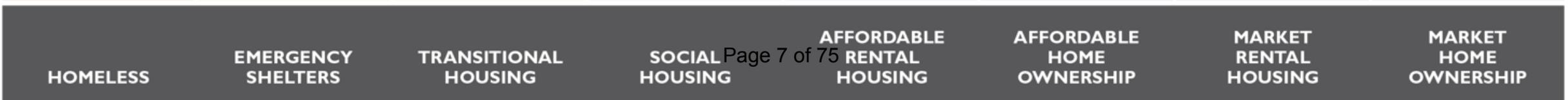
Brampton's target is 820 affordable units/year, of which:

- q 410 units are meant to serve low-income households (includes transitional and emergency housing)
- q 410 units for middle-income households (primarily private sector)

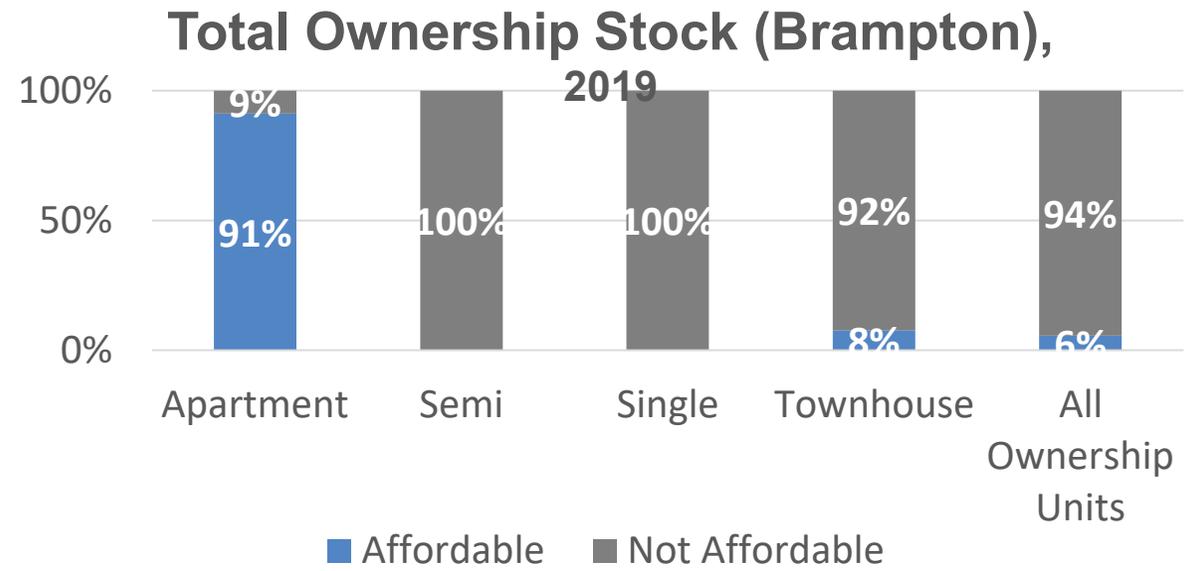
Total Ownership

	Brampton		Caledon		Mississauga	
	% of Local Municipal Stock	% Affordable Units	% of Local Municipal Stock	% Affordable Units	% of Local Municipal Stock	% Affordable Units
Apartment	5%	91%	0.4%	0%	20%	68%
Semi	19%	0%	8%	0%	17%	0%
Single	63%	0%	83%	0%	46%	0%
Townhouse	13%	8%	8%	0%	17%	8%
Total Units	6% (8,764 Affordable Units)		0% (Only 2 Affordable Units)		15% (30,567 Affordable Units)	

Ownership Affordability Threshold (2019): **\$423,038**

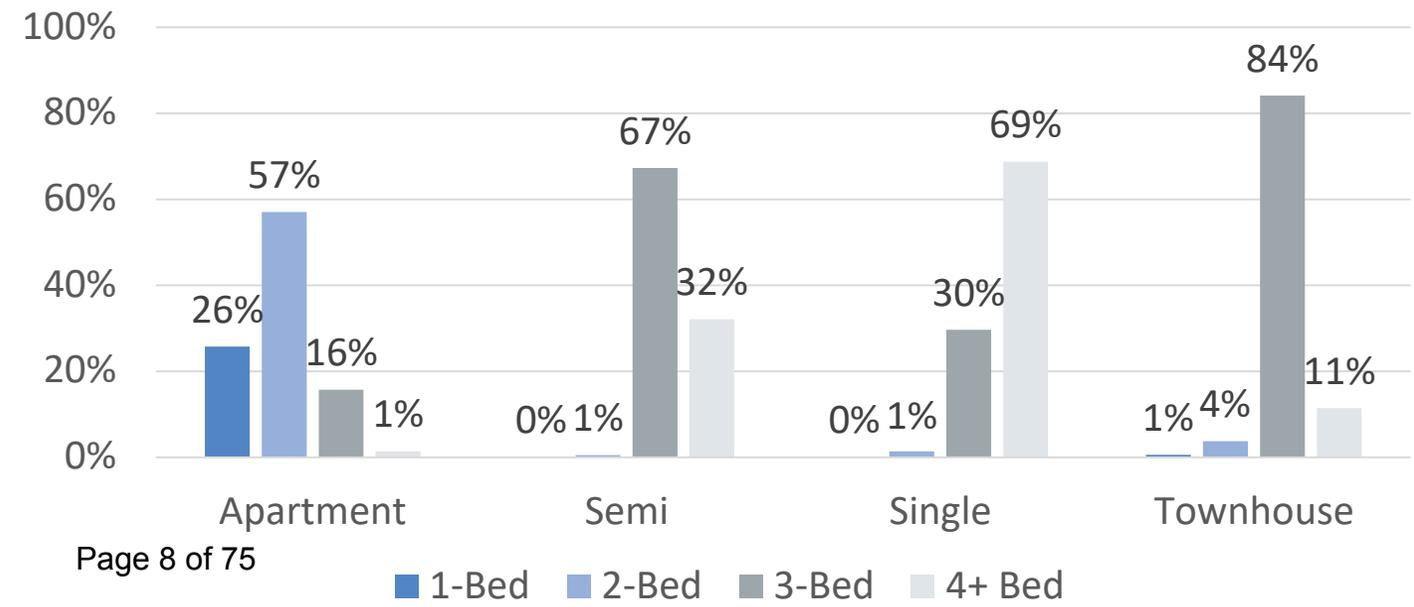


Affordable Ownership Housing Brampton

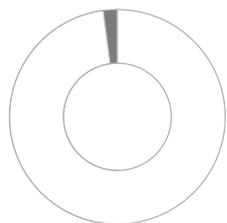


Source: MPAC

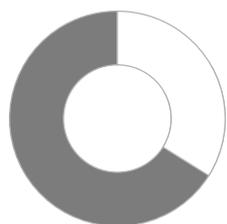
Total Ownership Stock by Unit Size (Brampton), 2019



Brampton Rental Condo Units



3% of all Brampton units are affordable to Peel moderate income households



60% of all Brampton units fall within 600 – 899 ft² (or 1–2 bedrooms)*

Source: Urbanation (2019)

Affordable Rental Housing Brampton

Rental Housing Trends (Brampton)			
	2015	2019	% Change
Total Purpose-Built Rental Units	10,631	10,996	3%
Average Market Rent for Purpose Built Rentals	\$1,171	\$1,401	20%
Total Permitted Secondary Suite Units	2,465	4,794	94%
Secondary Condo Rental Market	911	1,453	60%
Average Market Rent for Condo Units (Peel Region)	\$1,555	\$2,201	42%

Source: CMHC; City of Brampton Page 9 of 75



Brampton's Vision for Housing

- q Creation of affordable housing
- q Greater housing choices
- q Planning for complete communities, healthy mix of land uses
- q Gearing up for intensification and higher densities to meet high growth projections

1. Housing Strategy
2. Incentives Program
3. Concierge Program
4. Inclusionary Zoning Assessment
5. Infrastructure Capacity Review
of Existing Neighborhoods
6. Additional Residential Units Review
7. Student Housing Review
8. Lodging Houses Review

Ongoing Initiatives

DEVELOPMENT OF HOUSING BRAMPTON

Housing Brampton Timelines



IMPLEMENTATION TOOLS

- q Amendments to the current Official Plan
- q Amendments to the current Zoning By-law
- q Input into the Brampton Plan
- q Input into Design Guidelines
- q Pilot Programs
- q Process Improvements
- q Updates to Ongoing or New Corporate Initiatives
- q New Processes
- q Input into other City Plans and Projects
- q Feasibility Studies



2019:

- 4 Community Events
- 4 Open Houses & Workshops
- 15 Stakeholder Sessions
- Brampton Housing Advisory Committee Meetings

2020:

- 45 Focused Engagement Sessions
- 4 Guest Speaker Sessions
- Brampton Housing Advisory Committee Meetings

Overview of Stakeholder Engagement

Participants:

City of Brampton

Policy, Programs and Implementation
Official Plan and Growth Management
Realty Services
Strategic Communications
Urban Design
Environment, Development Eng.
Building, Economic Development
Legal Services
Development Services
Parks Planning, Community Services
Recreation, Finance
Corporate Projects, Policy & Liaison
Transportation Planning
Roads Maintenance, Operations & Fleet

Public Bodies

Region of Peel
Canada Mortgage and Housing Corporation
Dufferin-Peel Catholic District School Board
Peel District School Board
City of Mississauga
City of Kitchener
City of Edmonton

Participants:

Non-Profit/Community Sector

Private Sector

Peel/Halton Co-Operative Housing
Rick Hansen Foundation
Salvation Army
Habitat for Humanity
Indwell
Metis
Raising the Roof
Nation
Ontario Aboriginal Housing Services
Ontario Native Women's Association
Brampton Christian Fellowship
Federation FCM Urban Project

BILD
Brampton Real Estate Board
Brampton Board of Trade
Six Developments
The Daniels Corporation
Medallion
Parcel Developments
NowHousing
First National

Key Ideas Stakeholder Engagement

Focus on **well designed rental housing** of various types – will reduce issues around second units, lodging houses.

Build Single Room Occupancy buildings (SROs): community organizations, non-profits can manage

Get **non-profits** to build/ own/ operate affordable housing

Affordable housing is a **WORKFORCE STRATEGY**

Require builders to provide approved second units in new houses

Brampton should declare a **Housing Emergency**

Builders can provide a variety of **innovative housing**- but barriers exist, such as parking requirements

Use the carrot and stick approach – negotiate through incentives – it is difficult to build affordable housing

Build equity- why is so much land zoned for single detached houses?

Make the process easier for non-market builders

Any **public land** should first and foremost be used for social outcomes- housing for vulnerable residents

Use Pre-zoning!
zoning need not shrink-wrap sites

Not convinced that the vast majority of people in Brampton want more high-rises- **focus on mid rise buildings.**

Lifestyles differ- build more culture appropriate housing.

City should lead- showcase demo projects. Find the budget.

Be creative- look for underutilized sites, strip malls, add housing.

Funding programs should ask for city-specific criteria- subsidized housing does not offer many larger units.

Home retrofits, neighbourhood renewal, accessible housing

Support for Integration of Housing Affordability in City Initiatives

1. Brampton Plan
2. City-wide Parking Strategy
3. Transportation Master Plan Update
4. Environmental Master Plan Update
5. Parks and Recreation Master Plan
Implementation
6. Sustainable Community Design Guidelines
7. Heritage Heights Secondary Plan
8. Home Retrofit Program
9. Transit Planning
10. Major Transit Station Area Policies
11. Urban Design Guidelines Update
12. Nurturing Neighborhoods Program

HOUSING BRAMPTON

4 BIG MOVES
17 ACTION ITEMS

5 Year Implementation Plan

BIG MOVES

ONE Purpose-Built Rental Housing

TWO Use of Public Land

THREE Attainable Home Ownership

FOUR Clear Housing Targets

BIG MOVE ONE

Purpose-Built Rental Housing

1. Contribute Brampton Incentives to the Region of Peel Incentive Program for Rental Housing
2. Require a Wide Range of Rental Housing Near Transit
3. Single Room Occupancy (SRO) Housing (Pilot)
4. Support Non-profits in Acquiring and Operating Lodging Houses and Hotels as Affordable Housing
5. Allow Rental Housing in Commercial Areas

Goal: To provide stable and secure rental housing for diverse populations



*L: Single Room
Occupancy
Housing*

*R: Rental Over
Existing
Commercial*



Eligibility Criteria



- May be mix of affordable and market rental units, however only affordable rental units are eligible for incentives
- Affordable rents must be 170% of MMR or lower (middle income affordable; up to \$2,050/month for a 1 bedroom, up to \$2,700 for a 3 bedroom)
- Rents must remain affordable for a minimum of 25 years

Budget



- Prepared to implement with current \$2.5 million in funding approved through the 2019 Regional budget process
- Staff requesting additional \$5 million through 2021 budget
- Continue working towards stacking of local municipal incentives



Region of Peel Incentive Program Middle Income Affordable Rental

Preferred Criteria

- Deeper affordability (below 170% of MMR)
- Longer duration of affordability (beyond 25 years)
- Proximity to transit, amenities, growth areas, areas of housing need
- Amenities on site; accessible features; sustainable features
- Value for money analysis

Pilot: Modular SROs



MODULAR CONSTRUCTION SCHEDULE



SITE BUILT SCHEDULE



*Modular Housing
Electech Canada*

BIG MOVE TWO

Use of Public Land

1. Prioritise Affordable Housing on Suitable Surplus City Land (Pilots)
2. Explore Co-location of Housing in New City Facilities
3. Acquire or Lease Land for Partnership Projects
4. Support Adaptive Re-use for Housing (Pilot)
5. Support Region of Peel's Land Banking Efforts

Goal: To use public land to address critical housing needs in partnership models



Pilot: Housing on Surplus City Land

Housing for Veterans



*Homes for Heroes "urban village"
and 'tiny homes' in Calgary*



Pilot: Adaptive Reuse for Housing



Mole Hill, Vancouver- adaptive reuse of 26
heritage houses into social housing

BIG MOVE THREE

1. Encourage Shared Equity Non-profits to Invest in Brampton (Pilot)
2. Encourage a Full Range of Affordability Options in Intensification Projects
3. Promote House-scale Infill Options in Lower Density Areas
4. Support Modular and Incremental Ownership Housing (Pilot)

Attainable Home Ownership

Goal: To stimulate creation of home ownership options affordable to various income groups



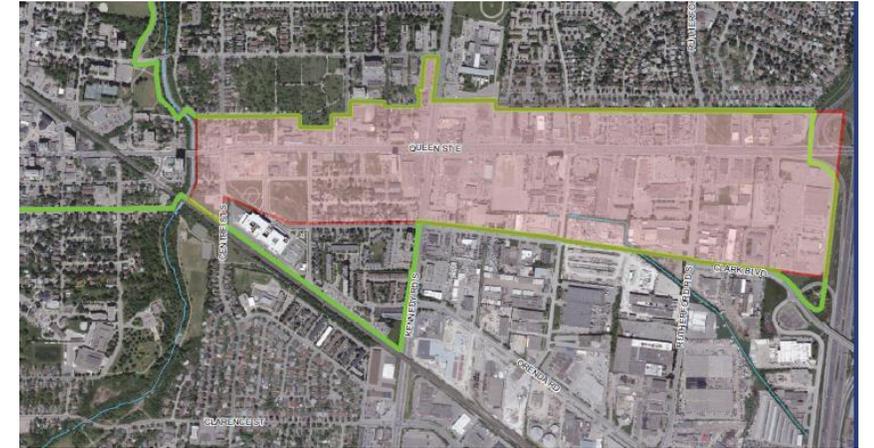
Encouraging Shared Equity Developers to Invest in Brampton



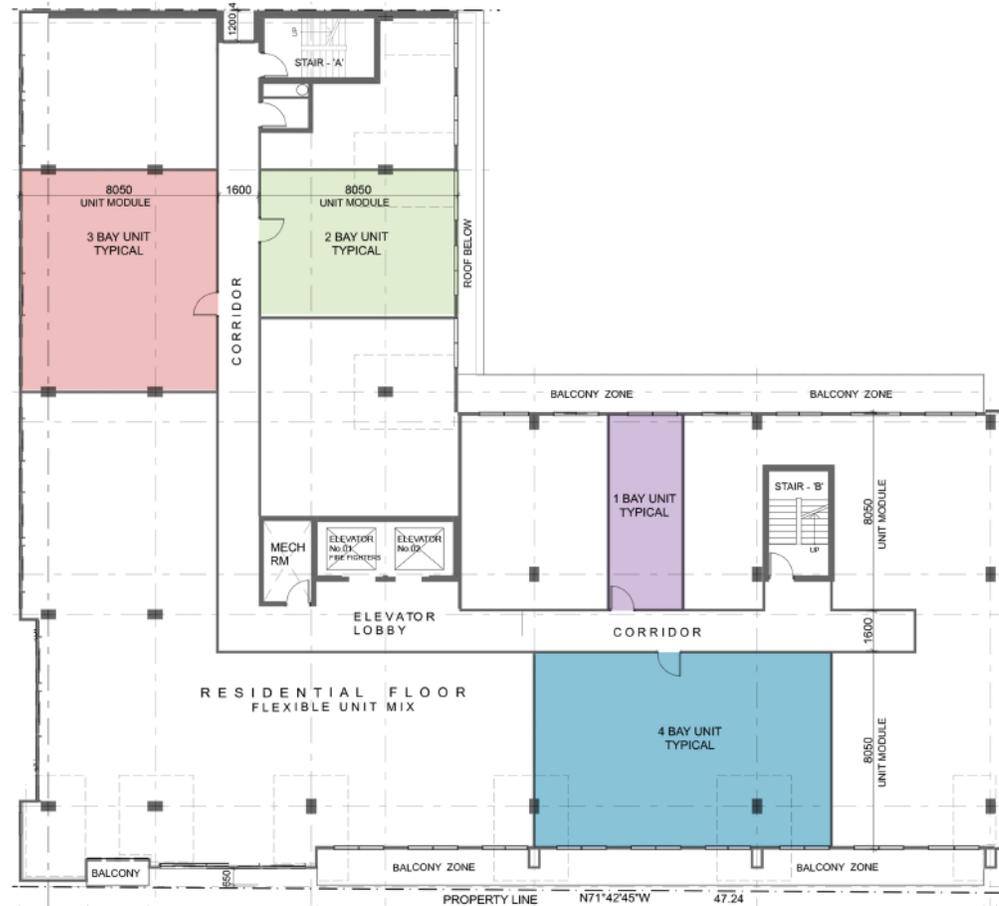
Top: Condominium development by Options for Homes (shared equity developer) in Toronto

Left: A new multi-phase community by Options for Homes in Scarborough. When complete, it will include two residential towers, stacked townhomes and a new public park.

Encouraging a Full Range of Affordability Options in Intensification Projects



Pilot: Incremental Housing



SVN-Parcel -Proposed flexible housing development in Hamilton

Promoting Accessible Multi-Unit Housing

*The Rick Hansen Foundation's
accessibility standards and certification
program rates the meaningful
accessibility of the built environment.*



BIG MOVE FOUR

Clear Housing Targets

Goal: To better plan for the housing needs of Brampton's residents and advocate for funding & partnership opportunities

1. Align Housing Targets with Growth Forecasts, Intensification Plans and Region's Targets
2. Ensure Targets Address Needs of All Household Typologies
3. Monitor and Report Annually to Council



IMPLEMENTATION

Community on Board



1. Reframe the Importance of Attainable and Inclusive Housing
2. Use Non-statutory Neighbourhood Meetings
3. Encourage Infill and Intensification Developments to Provide Local Public Realm Improvements

The Right Policies

Brampton Plan

1. Strategic Intensification
2. Prohibiting Downzoning in Intensification Areas
3. Affordable Housing as a Community Benefit
4. Sensitive Infill Development
5. Housing Mix and Tenure in New Developments
6. Rental Conversion & Demolition
7. Mixed Uses, Adaptive Reuse
8. Rental Housing in Commercial Areas
9. Shared Housing

And....

10. Range of Seniors Oriented Housing
11. Accessible and Adaptable Housing
12. Transit Oriented Affordable Housing
13. Increased Density on Under-utilized Sites
14. Climate friendly Neighborhood Design
15. Family friendly Multi-unit Housing
16. Amenity Areas
17. Innovative Housing Typologies
18. Lodging Houses and Other Rentals
19. Large Sites Development

1. Pre-zoning Sites For Use Permissions
2. Inclusionary Zoning
3. Minimum Height And Density Standards
4. As-of-Right Permissions for a Variety of Housing Options
5. Optimize Parking
6. Small Scale Employment Generation

Smart Zoning for Housing Affordability

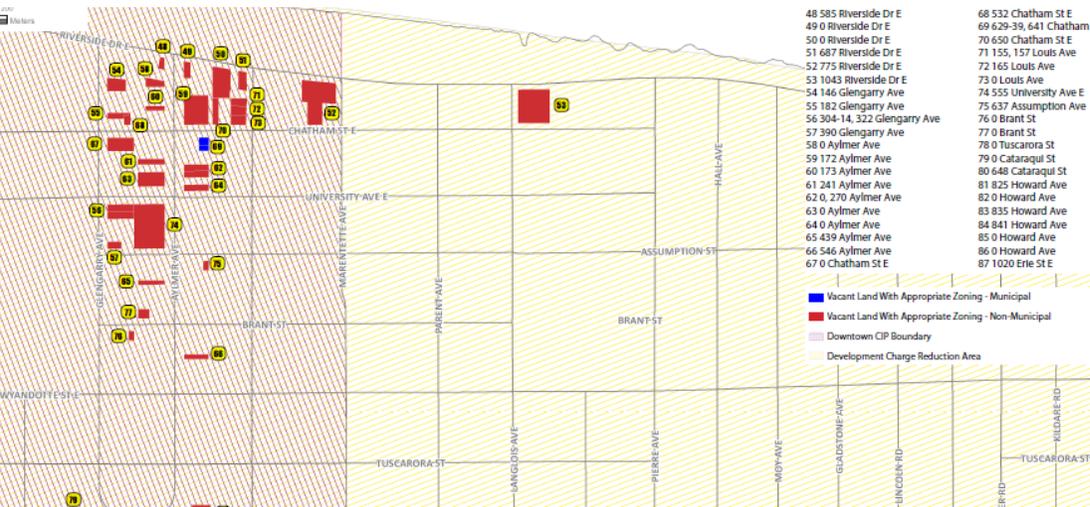


Toronto's new RAC zoning allows small scale retail and community service uses on ground levels of apartment towers

Supportive Processes

1. Concierge Program for Affordable Housing Applications
2. Alternate Development Standards
3. Urban Design Guidelines
4. Inventory of Opportunity Sites
5. Concurrent Applications

City of Windsor's map of opportunity sites and incentive areas for housing



FAMILIES AND TRANSIT-ORIENTED DEVELOPMENT

**Creating
Complete
Communities
For All**



1. Establish a Purpose-built Rental Housing Forum
2. Continue to Collaborate with the Region Of Peel
3. Build Relationships with Social Purpose Real Estate Developers
4. Prepare a Framework to Facilitate Partnerships between Non-profits and Private Developers
5. Continue to Confer with the Brampton Housing Advisory Committee
6. Continue to Advocate with Higher Levels of Government

Strong Partnerships And Advocacy

A Framework of Incentives

Incentive Tool/Format	Brampton Incentive and Status
Regional Municipal Capital Facilities By-law	Stacking options proposed to Region's Capital Grants (<i>for consideration</i>)
Central Area CIP	<ul style="list-style-type: none"> • Relief from city DCs (<i>in place</i>) • Relief from Region and School Board DCs (<i>not activated</i>) • TIEG Program (<i>not activated</i>) • Development Application Fee Equivalent Grant (<i>not activated</i>) • Direct Investment/Development Partnerships Program (<i>not activated</i>)
Zoning By-law	Elimination of minimum parking requirements within certain locations (<i>proposed</i>)
City Land – Sale or Lease	City Land- surplus or new acquisition (<i>activated on a case specific basis</i>)
Assistance and Priority Processing of Applications	Concierge Program (<i>activated</i>)
City wide CIP/Municipal Capital Facilities By-law (for future contemplation)	<ul style="list-style-type: none"> • Capital Grants (<i>for consideration</i>) • TIEG (<i>for consideration</i>) • Relief from City DCs (<i>for consideration</i>) • Development Application Fee Equivalent Grant (<i>for consideration</i>)

Thank you

For more information visit

Housing Brampton

[City of Brampton | Housing Brampton | Housing
Brampton](#)

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Housing

TWO Use of Public Land

THREE Attainable Home

Ownership

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