

HOUSING BRAMPTON

Executive Summary

April 2021



MAYOR'S MESSAGE



“Safe and adequate housing is key to physical, economic, and social well-being. I am proud that Brampton is developing its first ever housing strategy- *Housing Brampton*. It is a bold step forward to improve affordability and diversity through new and innovative approaches. We are working closely with community stakeholders and our regional, provincial and federal partners to help create the best conditions possible for better housing supply, more options and greater availability for all.”

Mayor Patrick Brown



ACKNOWLEDGEMENTS

Housing Brampton is the result of feedback, advice, and expertise provided by residents of Brampton, Council, City staff, the Region of Peel, non-profit organisations, co-operatives, community partners, development industry representatives, other levels of government and the Brampton Housing Advisory Committee. Thank you for your passion and contribution to the development of this strategic document! The City looks forward to working closely with all partners in the implementation of Housing Brampton.

HOUSING BRAMPTON

Richard Forward (Project Sponsor),
Commissioner, Planning, Building and Economic
Development

Bob Bjerke (Project Sponsor), Director, City
Planning and Design

Jeffrey Humble (Project Manager), Manager,
Policy, Programs and Implementation, City
Planning and Design

Bindu Shah (Project Lead) – Policy Planner III,
City Planning and Design

Melinda Yogendran (Project Support) –
Assistant Policy Planner, City Planning and
Design

Sarem Nejad (Project Support) – Co-op
Student, City Planning and Design

CITY OF BRAMPTON CONTRIBUTORS

Policy, Programs and Implementation
Official Plan and Growth Management
Urban Design

Development Services

Zoning and Sign By-law Services

Building

Transportation Planning

Traffic Planning

Innovation and Technologies

Economic Development

Strategic Communications, Culture and Events

Real Estate

Public Works and Engineering

Corporate Communications

Parks Maintenance and Forestry

Recreation

Environment and Development Engineering

Roads Maintenance, Operations and Fleet

Legal Services

Finance

Fire and Emergency Services

CITY OF BRAMPTON HOUSING ADVISORY COMMITTEE MEMBERS

Cllr. Rowena Santos – Regional Councillor, City
of Brampton

Cllr. Paul Vicente – Regional Councillor, City of
Brampton

Nadia Frantellizzi – Canada Mortgage and
Housing Corporation

Ian Russell – Ministry of Municipal Affairs and
Housing, Province of Ontario

Steven Dickson – Housing Development Office,
Region of Peel

Adrian Smith – Regional Planning and Growth
Management, Region of Peel

Jennifer Jaruczek – BILD GTA

Martin Blake – Daniels Corporation

Daniel Ger – Options for Homes

Frank Grassa – The Salvation Army Wilkinson
Shelter

Neil Rogers – Salvation Army Brampton Queen
Youth Shelter

Rad Vucicevich – Medallion Corporation

Sophie Taylor – Peel Halton Co-operative
Housing Federation

Jamie McCallum – First National Financial

Denise Dilbey – Brampton Real Estate Board

Randy Neilson – Bramalea Christian Fellowship
Church

Joshua Bénard – Habitat for Humanity GTA

Rick Conard – City of Brampton

Babu Nagalingam – City of Brampton

Kuldip Gollee – City of Brampton

Lowell Rubin-Vaughan – City of Brampton

REGION OF PEEL CONTRIBUTORS

Regional Planning and Growth Management

Housing Development

Development Services

Housing Services

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“Housing Brampton”

Homes are important. People devote most of their lives in finding and enjoying their homes. Adequate housing helps people participate more fully in society, do better in school and stay healthier. During the COVID-19 pandemic, the importance of safe and equitable housing has amplified. Housing is a critical city-building component. Cities that provide for their residents’ housing needs remain socially, environmentally and economically sustainable and competitive.

“Housing Brampton” is the City of Brampton’s very own Housing Strategy and Action Plan, a blueprint to address its housing goals. Housing Brampton follows the guidance of Brampton 2040 Vision, which provides a more sustainable, urban, and innovative direction for the City.

With an average annual population growth rate of 4.0% between 2001 and 2016, Brampton has been one of the fastest growing municipalities in

Canada. Brampton is also a city rich in multiculturalism. The Brampton 2040 Vision suggests that the City adopt a Brampton-made comprehensive housing strategy to address the varied housing needs of its residents. The development of a housing strategy is also a Term of Council priority under ‘Creating Complete Communities’. Housing Brampton aligns with legislation and policy at the national, provincial and regional levels, as well as with the needs of residents.

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Current Housing Situation in Brampton

Similar to the trends in the Greater Toronto Area, in Brampton, housing costs are escalating at unprecedented rates. Rents are also rising, with rental vacancy rates hovering close to 1.3 percent (2020), where a rate between 3% to 5% is considered healthy. Waitlists for non-market housing units are increasing, with residents requiring rent supplements to afford housing. Households in the low and medium-income ranges in Brampton cannot afford the housing they need. This is even more so for persons living alone, lone parents, recent immigrants, at-risk youth, seniors, and families with children. To overcome the hurdle of high housing prices, certain practices are becoming more common, such as co-ownership with friends and family, sharing a single-family home between two families, dividing the floors between them, or children seeking financial support from parents for down payments.



MOST COMMON DWELLING TYPES IN BRAMPTON IN 2018



61%

of all owned dwelling units were single-detached houses



13%

of all owned dwelling units were row houses



15%

of all owned dwelling units were semi-detached houses



38%

of all apartments 5 storeys or larger were occupied by renters

City's Role in Housing

The City plays a key role in policy planning and establishing good regulations and processes to facilitate the provision of market housing. Brampton can also influence the provision of housing that is affordable to its residents through primarily planning policy, zoning, financial and non-financial incentives to housing developers and non-profits, and by advocacy and partnerships. Brampton's role will create the

greatest impact for moderate-income households, and some impact for low-income households.

Housing Brampton has developed key recommendations to strengthen this role. Brampton will also continue collaboration with the Region and advocacy with senior levels of government for non-market housing investment in Brampton.



Development of Housing Brampton

City Council endorsed a framework for Housing Brampton in 2017, with the direction that the strategy find ways to increase the supply of rental and affordable ownership units in Brampton. The 2018 Brampton Vision 2040 exercise led to the establishment of a housing vision in the ‘Creating Complete Communities’ goals. Brampton undertook a “Needs Assessment” in 2018, to understand focus areas, local housing preferences and demographics.

A Housing Advisory Committee was formed at the same time, to support the development and implementation of Housing Brampton. Over the years, changes to provincial regulation were also captured in the preparation of the strategy. The development of Housing Brampton has been based on many factors. These include Brampton’s housing needs, gaps, possibilities, legislative context and stakeholder input.

Engagement

Over 2019 and 2020, the City engaged with residents, builders and developers, community stakeholders, and other levels of government to develop a strategy responding to the current and future housing needs of Brampton residents.

The Engagement Summary Report (February, 2021) provides a summary of the engagement sessions. The engagement highlighted an incredible support for the strategy, and a call to finding creative solutions and overcome constraints of past development approaches.



The Vision for Housing Brampton

The Vision statement below is a culmination of the input received from the stakeholders on the desired outcome of Housing Brampton.

Housing Brampton will support the City in improving housing affordability, add more diverse types of housing to the City's housing stock and use innovative approaches to create a complete community.

“Brampton will be a vibrant, inclusive and thriving city with a wide range of housing options that are affordable, diverse and innovative”.



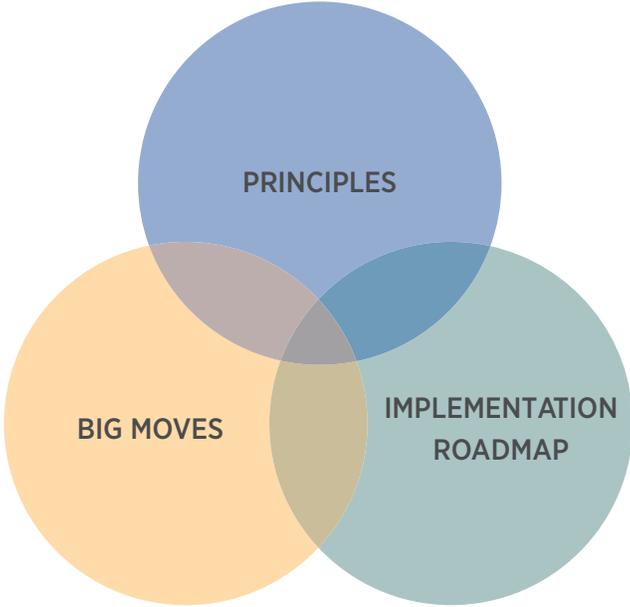
Policy Options

A number of possible policy approaches to address Brampton’s housing needs were explored. **The Policy Options Report** (February, 2021) highlights the analysis and benchmarking for each of the possible policies. The analysis included a review of the opportunities and constraints, as well as possible deliverables.



The Plan

The recommended solutions, developed in close consultation with residents and stakeholders, support the Vision of Housing Brampton. The structure of the Plan includes Principles, Big Moves and Implementation Roadmap. The three structural components are interrelated and overlap.



Principles

Building on the Vision, a set of Principles was developed as overarching values that will guide housing development in Brampton.

1. REDUCE BARRIERS TO SUPPLY OF HOUSING

- o streamline the development review process, offer greater support services to developers of affordable housing, set up required policies and land-readiness through the Brampton Plan and Zoning By-law Update projects

2. MAKE FULL USE OF REGULATORY TOOLS

- o use land use planning and financial tools such as new official plan policies, zoning by-laws, Inclusionary Zoning, Community Improvement Plans, Community Planning Permit Systems, financial and non-financial incentives

3. INCORPORATE EQUITY

- o ensure planning policies, regulations and process are inclusive and non-discriminatory

4. COLLABORATE WITH THE NON-PROFIT SECTOR

- o support partnerships with non-profits and market developers, community organisations in acquisition and operation of affordable housing

5. ADVOCATE FOR THE RIGHT HOUSING

- o collaborate with the Region of Peel in policy, growth management and development planning, advocate for funding programs and investment in Brampton from the provincial and federal governments

6. DEMONSTRATE INNOVATION

- o support demonstration/pilot projects to test new housing typologies or partnership approaches

Big Moves

Based on the data analysis, technical stakeholder input and policy options review, four Big Moves have been selected. These are areas that need fundamental shifts and a commitment to immediate action.

1. PURPOSE-BUILT RENTAL HOUSING

To increase the supply of adequately sized purpose-built rental housing for low and middle-income households.

Action Items:

- 1) Commit to Brampton-specific Incentives within the Region of Peel Incentive Program for Rental Housing
- 2) Facilitate a Wide Range of Rental Housing Near Transit
- 3) Single Room Occupancy (SRO) and Co-living Housing
- 4) Support Non-profits in Acquiring and Operating Lodging Houses, Hotels and Other Rentals as Affordable Housing
- 5) Allow Addition of Rental Housing in Commercial and Other Areas

2. USE OF PUBLIC LAND

To support the use of public land for affordable housing, pilot demonstration projects and purpose-built rental housing.

Action Items:

- 1) Prioritise Affordable Housing on Suitable Surplus City Land

- 2) Explore Co-location of Housing in New City Facilities
- 3) Acquire or Lease Land for Partnership Projects
- 4) Support Adaptive Reuse for Housing
- 5) Support Land Banking Efforts

3. ATTAINABLE HOME OWNERSHIP

To stimulate creation of home ownership options affordable to the moderate-income group.

Action Items:

- 1) Encourage Shared Equity Developers to Invest in Brampton
- 2) Plan for a Full Range of Affordability Options in Key Growth Areas
- 3) Allow for House-Scale Infill Options in Lower Density Built-up Areas
- 4) Support Modular and Flexible Housing

4. CLEAR HOUSING TARGETS

To establish clear targets for housing needs and monitor progress.

Action Items:

- 1) Align Housing Targets with Growth Forecasts, Intensification Plans and Region’s Targets
- 2) Monitor and Report Annually to Council

Implementation Roadmap

The Roadmap provides a path to help Brampton achieve the Vision of Housing Brampton. Roadmap items will require a collaboration between stakeholders, city departments and senior levels of government, as well as residents of Brampton.

1. BRINGING THE COMMUNITY ONBOARD

To achieve success in its housing initiatives, the City must invest in long-term, sustained communications with residents. Some of the approaches that will instill resident confidence and support are:

- Proactive Outreach to Reframe the Importance of Attainable and Inclusive Housing
- Non-Statutory Neighbourhood Meetings Led by Proponents of Development Applications
- Local Public Realm Improvements in Development Applications

2. THE RIGHT POLICIES

Creating a supportive policy environment is key to the success of Housing Brampton. The following policy focus areas (in no order of importance) shall be reviewed in detail through Official Plan Amendment processes and through the Brampton Plan development and engagement process:

- Strategic Intensification in Key Growth Areas
- Discouragement of Downzoning in Intensification Areas
- Understanding Neighbourhood Growth Options
- Housing Mix and Tenure in New Large Site Developments
- Rental Conversion and Demolition
- Mixed Uses
- Adaptive Reuse
- Range of Seniors-oriented Housing
- Accessible and Adaptable Housing
- Climate-friendly Neighborhood Design
- Family-friendly Apartments
- Amenity Areas
- Lodging Houses and Other Rentals



3. SMART ZONING FOR HOUSING AFFORDABILITY

Brampton will utilise the following zoning approaches to support the creation of diverse and affordable housing options and contribute to the creation of complete communities:

- Pre-zoning Sites for Use Permissions
- Appropriate Height and Density Standards
- As-of-Right Permissions for a Variety of Housing Options
- Optimized Parking
- Small Scale Employment Generation

4. SUPPORTIVE PROCESSES

The following process initiatives will support the goals of Housing Brampton:

- Implementation Processes to Secure Affordable Housing
- Alternate Development Standards
- Urban Design Guidelines
- Inventory of Opportunity Sites
- Concurrent Development Applications
- Housing Analysis for Development Applications

5. INTEGRATION WITH OTHER CITY PLANS

Housing Brampton will align with the following City Plans:

- Brampton Plan
- City-Wide Parking Strategy

- Transportation Master Plan Update
- Brampton Grow Green Environmental Master Plan Update
- Parks and Recreation Master Plan Implementation
- Community Energy and Emissions Reduction Plan Implementation
- Sustainable Community Design Guidelines
- Heritage Heights Secondary Plan
- Transit Planning
- Zoning By-law Update
- Urban Design Guidelines Update
- Nurturing Neighbourhoods Program
- Age-Friendly Strategy Implementation
- Integrated Downtown Plan
- Brampton Growth Management Program

6. A FRAMEWORK OF INCENTIVES

As part of the implementation of Housing Brampton, a city-wide incentives program of financial and non-financial incentives will be established, including the following:

- A City-wide Community Improvement Plan for Housing
- A Housing Catalyst Fund or Capital Project
- Reduced Parking Rates
- Concierge Services for Affordable Housing Applications

Monitoring Progress

The short term (1-2 years), medium term (3-4 years) and long term (5 years and beyond) deliverables detailed in the Plan will be monitored and evaluated annually with a Report to Council. The report shall also evaluate barriers, if any, to the successful implementation of Housing Brampton and provide recommendations to address these barriers.

Please visit [Housing Brampton](#) for the full strategy document and background studies.







Visit **HOUSING BRAMPTON**
AFFORDABLE • DIVERSE • INNOVATIVE

     brampton.ca

