

Technical Memorandum

Housing

1 Introduction

1.1 BACKGROUND

Accommodating a range and mix of housing options and densities, including affordable housing options, is a key Provincial, Regional, and local planning priority. Over the last decade, the increase in housing prices across Brampton has outpaced the rate of growth in household income and housing supply. This has resulted in two common concerns with housing: a lack of affordable housing to low and moderate income households, as well as available housing being unaffordable to the remaining households in Brampton.

Housing Brampton (2021), the City’s housing strategy and action plan, recognizes that housing issues are multifaceted and warrant multiple, coordinated solutions from the City, the development industry, non-profit sector and from senior levels of government. The City’s new Official Plan (“Brampton Plan”) incorporates significant updates to the policies previously established in the City of Brampton’s 2006 Official Plan. Brampton Plan implements recommendations of Housing Brampton, including key directions pertaining to density, built form, massing and the design of residential development.

Most of Brampton’s residential zoning is restricted to single detached residential zoning. This can disproportionately burden disadvantaged and vulnerable communities. Through the City’s comprehensive review of Zoning By-law 270-2004, there is an opportunity to eliminate restrictive zoning regulations while expanding Brampton’s housing choices.

This Memorandum (“Memo”) provides a review and analysis of Housing Brampton, Brampton Plan and best practice examples, where appropriate, to understand opportunities to update housing-related zoning provisions through the Zoning By-law Review. The review and analysis informs recommendations for the Zoning By-law Review, which are summarized in Section 4 of this Memo.

1.2 PURPOSE

This Memo presents an approach to align the new comprehensive zoning by-law with Housing Brampton and Brampton Plan to achieve the City’s housing goals and expand housing choices for all residents in Brampton. Through a review of Brampton Plan, Housing Brampton, and other plans and strategies completed and/or currently being undertaken by the City, this Memo reviews typologies and provisions for housing requirements and provides recommendations to ensure that the City is well equipped to permit and support a diverse range of housing options.

It should be noted that a Zoning By-law is not a tool that can encourage or incent certain housing forms. Rather, the Zoning By-law provides permissions and can enable development in diverse forms to meet the housing needs of residents. On this basis, the focus of the Zoning By-law should be to eliminate any unnecessary barriers to providing a variety of housing types and to locate these

housing forms appropriately. In particular, the Zoning By-law should ensure that provisions for housing conforms to the Brampton Plan and that zoning rules do not hinder housing development opportunities, where appropriate. A range of housing typologies should be recognized and appropriately accommodated across the City.

2 Legislative and Policy Considerations

Creating a supportive policy environment is key to achieving the City's housing goals. This section provides a review of Provincial and local policies and planning initiatives that have direct implications for the Zoning By-law Review.

2.1 PROVINCIAL LEGISLATION

On October 25, 2022, the Province of Ontario tabled the *More Homes, Built Faster Act, 2022* (Bill 23) as part of Ontario's Housing Supply Action. Bill 23 received Royal Assent on November 28, 2022 and is now in effect.

Bill 23 introduced changes to the land use planning regime in Ontario. This includes amendments to the *Planning Act*, with new and revised provisions relating to additional residential units (ARUs) and zoning around Major Transit Station Areas (MTSAs), which are briefly reviewed in the following subsections.

2.1.1 Additional Residential Units

In 2022, the City completed a policy review to implement ARU policies in the 2006 Official Plan and Zoning By-law to conform to the *More Homes, More Choice Act, 2019* (Bill 108) and the recommendations of Housing Brampton. Prior to this, the 2006 Official Plan and the Zoning By-law did not permit detached ARUs in a building or structure ancillary to the principal dwelling. The policy review resulted in the implementation of permissions for ARUs within an accessory structure on the same lot as a single-detached house, semi-detached house, or townhouse.

A maximum of two ARUs are permitted on a lot in conjunction with a single detached, semi-detached or townhouse dwelling, with one located within the principal dwelling and one within an accessory structure or building. The Zoning By-law Amendment introduces permissions for Garden Suites, subject to zoning requirements regulating the size, height, setbacks (rear and interior side yard), separation distance from principal dwelling and Garden Suite, lot coverage, and parking. The Official Plan Amendment and Zoning By-law Amendment were adopted by Council in August 2022.

Brampton Plan carries forward the Official Plan Amendment adopted by Council in August 2022. On this basis, Brampton Plan recognizes Second Units and Garden Suites as two forms of ARUs permitted city-wide in the Neighbourhoods designation, subject to the provisions of Brampton Plan and Zoning By-law.

Bill 23 further amended the *Planning Act* to require municipalities to permit up to three residential units on any parcel of urban residential land containing a single-detached, semi-detached, or rowhouse/townhouse dwelling. As a result, either two ARUs are within the main dwelling (three

residential units in total); or, a combination of two units within the main building and one in an ancillary building are now permitted.

In order to address the additional changes introduced through Bill 23, in February 2023, the City initiated the process to introduce the above noted Official Plan Amendment and Zoning By-law Amendment. The amended documents have been prepared for formal public review and comment. The status of this ongoing work and its implications for the types of housing typologies that are permitted in the City's new Zoning By-law will continue to be reviewed and updated as the Zoning By-law Review progresses.

It is noted that the City has been examining other opportunities for housing creation in conjunction with its application to the Canada Mortgage and Housing Corporation's (CMHC) housing accelerator fund. On September 13, 2023, a City staff report was brought forward to Council indicating that consideration was being made to permit four housing units as-of-right along transit corridors as well as other opportunities. It is recommended that these approaches be monitored over time and directions will need to be considered in subsequent iterations of the new Zoning By-law.

In addition to permissions for ARUs, the City has successfully approved applications for single detached residential buildings that are "second suite-ready". This typically involves a separate secondary access, a roughed-in bathroom, kitchen wiring and ventilation, basement windows and insulation, and other requirements established by the Ontario Building Code. Moving forward, there is an opportunity to include provisions in the new Zoning By-law that support the continued development of second suite-ready units. This should include, for example, a second entrance. However, as Zoning By-laws cannot be used to regulate indoor spaces or the nature of construction, opportunities to require kitchen/bathroom/egress rough-ins or features will be limited. Other tools (plans of subdivision conditions, development agreements, or Secondary Plan policies) may be better suited to encourage or require second suite-ready units.

2.1.2 Inclusionary Zoning

Inclusionary zoning is a tool available to municipalities through the *Planning Act* that can be implemented to require certain new residential developments to incorporate a portion of affordable units. Currently, the application of inclusionary zoning is limited to Major Transit Station Areas and Development Permit System ordered by the Minister.

The in-effect inclusionary zoning framework in the *Planning Act* provides significant flexibility in determining definitions of affordability, length of affordability periods, and proportions of developments subject to inclusionary zoning provisions. However, once the relevant amendments to the *Planning Act* included in Bill 23 come into effect and changes to the relevant regulation are introduced (the timing for this is currently unknown), the City will be limited to a standardized inclusionary zoning approach. The Province has signalled its intent to introduce certain elements to Ontario Regulation 232/18, which include:

- A maximum 25-year affordability period;
- A cap on the number of inclusionary zoning units, set at five percent of the total number of units, or five percent of the total gross floor area of the total residential units, not including common areas; and

- Defines affordable rental units as no greater than 80% of the average resale purchase price of ownership units or 80% of the average market rent for rental units.

It is recommended that the City review and explore next steps with respect to inclusionary zoning. Should the City wish to pursue a significant inclusionary zoning framework in the new Zoning By-law, there would need to be a more substantial policy basis contained in Brampton Plan and specific direction for the zoning provisions. WSP was advised that the City has completed the necessary requirements to implement Inclusionary Zoning, in collaboration with the Region of Peel, City of Mississauga and Town of Caledon, including the housing needs analysis, assessment report and peer review of the assessment report. Further review of opportunities is required in conjunction with subsequent iterations of the new Zoning By-law.

2.2 BRAMPTON PLAN

Brampton Plan represents the City's most current vision for the future, and policy directions implemented in the new Zoning By-law must be reviewed and considered. Brampton Plan was adopted by Council on November 1, 2023.

With respect to permitted uses, definitions, terminology, and urban design concepts, Brampton Plan establishes an important foundation for a form-based code that provides greater emphasis on built form, height and building requirements and reduces the emphasis on the need to regulate land use. The overarching objective of Brampton Plan is to have a range and diversity of housing types that are responsive and innovative to the growth of the City, focusing more on integrating in a compatible manner to the surrounding context, thereby a form-based approach. This includes innovative ways to deliver affordable and accessible housing, which is to be dispersed throughout the City to support the creation of mixed-income communities.

Through Brampton Plan, the City establishes a new City Structure, where strategic intensification in key growth areas will be explored. It is the intent of the Zoning By-law Review to establish appropriate zoning to achieve the densities envisioned in Brampton Plan.

High-level direction from Brampton Plan for the Zoning By-law Review includes but is not limited to:

- Removal of barriers to the supply of housing by primarily regulating the density, built form, massing and design of residential development rather than regulating restrictions on building typology;
- Transition requirements for mid-rise and high-rise buildings where there are existing buildings of different heights adjacent to one another, and where intensification is planned to occur;
- Allowing all land use designations that permit residential uses to include non-market housing, including emergency shelters, drop-in centres, soup kitchens, and other urgent or day-use services;
- Creating a regulatory framework to allow new lodging houses, single room occupancy units, and other forms of relatively affordable rental housing; and

- Downzoning from established higher densities to lower densities will be discouraged to protect higher density land use designations, which can offer the City relatively more affordable housing stock.

Detailed policy directions and implications for the Zoning By-law Review are provided in Section 3 of this Memo, which provides a review of specific housing types and opportunities. Providing an appropriate range and mix of housing types and tenures for residents of all ages, life stages, incomes, and abilities is a key principle identified in the Brampton Plan. To achieve this, the Brampton Plan City Structure provides an opportunity to develop a diversity of housing types in all areas of the City and policies provide flexibility to allow for a mix of building types across land use designations. As well, Brampton Plan establishes policies for housing supply and diversity, including housing targets, and direction for the Zoning By-law Review.

2.3 HOUSING BRAMPTON

Housing Brampton is the City's housing strategy and action plan. Endorsed by Council in 2021, Housing Brampton takes an evidence based, collaborative approach to strategically address the City's housing challenges. With respect to the Zoning By-law Review, Housing Brampton states that more than 80% of Brampton's residential land is zoned exclusively for low-rise dwellings. Consequently, the City will consider and implement recommendations from Housing Brampton through the Zoning By-law Review. This will include but not be limited to housing typologies, alternate standards, and new mixed-use zones. Section 3 of this Memo details housing opportunities as informed by Housing Brampton and Brampton Plan.

3 Housing Opportunities

This Section reviews special housing forms defined by Housing Brampton and Brampton Plan and opportunities to implement through the Zoning By-law Review. This includes:

- Multi-tenant housing, including lodging houses and single room occupancy housing;
- Supporting housing and group homes;
- Seniors-oriented housing;
- Missing middle housing typologies; and
- Alternative housing typologies.

Following a review and discussion of each housing opportunity, each subsection concludes with preliminary recommendations for the Zoning By-law Review.

3.1 MULTI-TENANT HOUSING

The City has committed to using the term “multi-tenant housing” to refer to a range of housing forms with single-room accommodation and shared kitchen and/or washroom. This includes lodging houses and single room occupancy housing. Generally, Brampton Plan supports the provision of new multi-tenant housing in all land use designations that permit residential uses to

expand the supply of affordable housing available to single persons, including students, seniors, and newcomers.

For the purposes of the Zoning By-law Review, the following definitions are recommended to distinguish between multi-tenant housing, single room occupancy housing, and lodging homes:

- **Multi-Tenant Housing:** Multi-tenant housing includes lodging homes in low-density residential forms and SROs in mid- to high-rise forms. Multi tenant houses provide single-room accommodation to diverse tenants including students, seniors, new immigrants, and single family households.
- **Single Room Occupancy (SRO) Housing:** SRO Housing is a form of Multi-Tenant Housing, operated by organized entities (such as a property management agency, or institution), consisting of single room dwelling units where amenities are shared. The SRO housing form is attributed to mid- and high-rise buildings that can be either standalone or integrated new buildings, integrated into new development, or repurposed from existing buildings.
- **Lodging Homes:** A single detached dwelling in which residential accommodation is provided, or is intended to be provided in which each lodger does not have access to all of the habitable areas of the building and consists of more than four (4) lodging units; or a single detached dwelling in which lodging is provided for more than four (4) persons with or without meals.

Other Ontario-based municipalities use various terms to define buildings that accommodate multi-tenant housing. For example, in their new Zoning By-law, the City of Guelph uses the term Lodging House Type 1 to define buildings that provide five or more lodging units and Lodging House Type 2 for townhouses or apartment buildings that provide five or more lodging units. The City of Toronto has prepared a new framework for multi-tenant housing that will take effect in March 2024. This framework defines a multi-tenant house as a building with four or more dwelling rooms that may have shared common facilities (e.g., washroom or kitchen facilities). The maximum number of rooms permitted in a multi-tenant house depends on where the building is located. Buildings with 12 or more rooms are permitted in higher density residential zones, and buildings with 24 rooms are permitted in mixed-use zones.

The approach recommended for the City's Zoning By-law Review is presented in the following subsections and is informed by direction from Housing Brampton, Brampton Plan and a scan of other municipal standards for permitting and regulating multi-tenant housing.

3.1.1 Single Room Occupancy Housing

Housing Brampton describes SRO housing as compact, individual micro-units with common shared amenities, such as communal food preparation areas. SROs are typically mid- to high-rise apartment style buildings that can be either standalone new buildings, integrated into new development, or existing buildings that are repurposed for co-living. **Figure 1** illustrates an example of a SRO development by Niche Living, a co-living housing provider. They may be operated by the private sector, local non-profits, and community organizations. Generally, SROs

are not formally recognized under current zoning and building code legislation. However, the Ontario Building Code does include standards for minimum unit sizes with specific parameters for living, dining, kitchen and sleeping areas.



Figure 1: Proposed SRO floor plan produced by Fontan Architecture

Housing Brampton directs the City to establish official plan policy and zoning regulations for the SRO typology. Specifically, the Zoning By-law should include clear and updated definitions and regulations for various possible housing options, including as-of-right permissions for SROs.

To increase the supply of adequately sized purpose-built rental housing for low and middle-income households, the following recommendations will be implemented through the Zoning By-law Review, based on direction established in the Brampton Plan and Housing Brampton and discussions with the City:

- Include a definition for SRO housing with the following elements:
 - Permanent rental housing with private rooms and a shared kitchen and/or bathroom facilities or self-contained rooms containing a kitchenette and bathroom facilities with shared amenities such as launch and common spaces;
 - SROs can be built specifically for this use, or converted from an existing residential building, as long as the standards for the relevant zone are met;
 - Include a minimum threshold for SRO housing based on applications for lodging houses currently received by the City and benchmarking in other municipalities;
 - Mid- to high-rise building typologies; and
 - May or may not include on-site support services.
- Establish lower parking requirements for SROs based on access to transit.
- Permit SROs as-of-right in residential and commercial zones, subject to conditions in the Zoning By-law.

These recommendations will be considered through the Zoning By-law Review.

3.1.2 Lodging Houses

A lodging house is also a form of shared, multi-tenant housing accommodation. Lodging houses have become a critical component of Brampton's housing stock, particularly for low and moderate-income single person households including students and new immigrants, for example. The City's current Zoning By-law defines a lodging house as a single detached dwelling in which residential accommodation is provided, or is intended to be provided in which each lodger does not have access to all of the habitable areas of the building and consists of more than four (4) lodging units; or a single detached dwelling in which lodging is provided for more than four (4) persons with or without meals.

As stated in Housing Brampton, the number of licensed lodging houses is limited in Brampton. Currently, the City has 390 legal lodging houses, which are permitted primarily in the downtown core through the current Zoning By-law and Licensing By-law. This has led to the emergence of several illegal lodging houses across Brampton and highlighted the growing importance for regulating this use. To achieve this, Brampton Plan directs the City to develop expanded zoning permissions for multi-tenant shared houses, noting that they may be permitted in all land use designations that permit residential uses, subject to zoning, performance standards and neighbourhood level infrastructure capacity. Concurrently, the City's new Multi-Tenant Licencing program will go into effect city-wide in March 2024, at which point it is expected that upwards of four to seven hundred applications will be submitted.

The Zoning By-law will support the preservation and expansion of lodging houses and implement direction from Brampton Plan and Housing Brampton by implementing the following recommendations:

- Maintain the current definition of a lodging home in the Zoning By-law, which includes a requirement for the minimum number of units.
- Permit lodging homes in all zone categories that permit residential uses.
- Remove the requirement for minimum separation distance for lodging homes.
- Remove and/or reduce minimum parking requirements for lodging houses.

3.2 SUPPORTIVE HOUSING AND GROUP HOMES

Supportive housing is defined by the City in Brampton Plan and Housing Brampton as non-profit housing for people who require support to live independently. These uses are permitted in any land use designation where residential uses are permitted. Brampton Plan includes the definitions for Supportive Housing Residence Type 1 and Supportive Housing Residence Type 2 in the City's current Zoning By-law. The two types of Supportive Housing Residence are described further below.

In September 2019, Council passed a motion to direct staff to review the City's policies and regulations with respect to supportive housing, particularly Group Homes, to ensure that the

policies and provisions have regard for Provincial legislation and requirements of regulatory bodies, as well as Regional initiatives such as the Region of Peel's Supportive Housing Demand and Supply Analysis and Action Plan.

The City's review resulted in the following recommended amendments to the Zoning By-law, which were brought forward for final adoption in 2021 through By-law 253-2021:

- Simplify supportive housing definitions to align with Provincial legislation, such as the *Municipal Act*, and remove outdated references;
- Comply with the Ontario Human Rights Code by removing restrictions on Group Homes per planning area and separation distances; and
- Allow non-correctional supportive housing as a permitted use in all residential designations and zones.

As a result, the current Zoning By-law includes updated provisions, standards, and definitions for Supportive Housing Residence Type 1 and Supportive Housing Residence Type 2. This includes but is not limited to the following Zoning By-law requirements, which are outlined in greater detail in the City's Supportive Housing Guide:

- Supportive Housing Residence Type 1 is defined as a single dwelling unit in a residential dwelling of any kind that is licensed, approved, or funded under Federal or Provincial statute for the accommodation of three to ten residents, exclusive of staff, that provides a group living arrangement under responsible supervision. A Supportive Housing Residence Type 1 does not include a Supportive Housing Residence Type 2, or have any correctional purpose.
- Supportive Housing Residence Type 2 is defined as a single dwelling unit that is licensed, approved or funded under the Federal or Provincial statute for the accommodation of three to ten residents, exclusive of staff, that provides housing and rehabilitation for persons on probation, parole, early or re-release, or any other form of executive, judicial or administrative release from a penal institution.

For buildings that accommodate more than ten residents, the provisions and definitions for residential care home apply. Brampton Plan permits residential care homes in any area designated Neighbourhood or Major Institutional. Therefore, the Zoning By-law Review will largely consider amendments to the Zoning By-law that update provisions, standards, and definitions for Supportive Housing Residence Type 1 and Supportive Housing Residence Type 2. This approach is generally consistent with other municipalities.

3.3 SENIORS-ORIENTED HOUSING

In 2018, the City published the Seniors' Housing Study ("Study") to better understand the need for suitable forms of housing for seniors. The Study found that, overall, the City's existing policy framework and zoning provisions allowed for seniors housing facilities. However, the Study recommended that zoning provisions could be revised to offer greater flexibility within specific designations to limit the need for zoning by-law amendments to permit seniors facilities, which is

often a barrier to the creation of additional housing units. The City's current Zoning By-law permits nursing homes within the Institutional Two Zone. Retirement homes, as defined by the current Zoning By-law, are not permitted in any zones as-of-right. Site specific zoning amendments are required for a retirement home use. To implement recommendations from the Study, the Zoning By-law Review should include permissions for seniors-oriented housing in institutional and commercial mixed-use zones.

Housing Brampton reinforces findings from the Study by directing the City to create specific policies, designations, guidelines, and zoning for housing forms and tenures catered to seniors. These may include but are not limited to smaller lot subdivisions, co-op housing, shared housing, accessible and senior friendly units in multi-unit developments, ARUs, retirement homes, and supportive housing, among others.

To implement direction from Housing Brampton, Brampton Plan aims to preserve and expand the supply of housing available to single persons, including seniors. Seniors housing is contemplated as various forms of housing typologies in Brampton Plan, including SROs and ARUs.

The following recommendations will be implemented through the Zoning By-law Review, as informed by direction presented in Housing Brampton and the City's Seniors' Housing Study:

- Permit building typologies that accommodate seniors-oriented units and housing (e.g., SROs, lodging houses, etc.) in land use designations that permit residential uses; and
- Carry forward reduced parking requirements for seniors-oriented units in apartments or multiple residential dwellings by defining the use. In some cases, seniors' residences may constitute an SRO development which is discussed previously. Any provisions for seniors' residences should be harmonized with definitions of other similar housing types (e.g., SROs, lodging houses, etc.).

3.4 MISSING MIDDLE HOUSING TYPOLOGIES

Missing middle housing is defined as house-scale buildings with multiple units in walkable neighbourhoods. Brampton Plan further defines missing middle housing typologies as those that fall between the densities of single-family homes and mid- to high-rise apartments. This includes duplexes, triplexes, fourplexes, sixplexes, townhouses, and courtyard apartments that achieve medium density yields.

In Brampton, updated zoning to allow more varied forms of housing can help to permit modest intensification. Brampton Plan calls for expanded permissions and zoning to increase the supply of missing middle housing including low-rise (up to and including three full storeys) and low-rise plus (up to and including four full storeys) built forms such as multiplexes, multi-tenant housing and small apartments.



Figure 2: Missing middle housing typologies diagram developed by Opticos Design Inc.

Missing middle housing typologies will play an important role in supporting the City’s housing needs. Generally, Brampton Plan recognizes supporting missing middle housing typologies as an important means to achieve intensification and transitions in the built form. Through the Residential Zone Review Memo, the City and WSP will explore opportunities to permit missing middle housing typologies city-wide, where appropriate, in conjunction with an analysis of existing residential zones.

To align with Brampton Plan, the Zoning By-law will be updated to include the following:

- Permit missing middle housing types in appropriate residential zones. The specific zones and typologies will be further refined in the Residential Zone Technical Memo.
- Consider appropriate reductions in parking requirements for missing middle housing typologies.

Through the Residential Zone Technical Memo, the following additional considerations will be reviewed for implementation in the Zoning By-law:

- Permissions for missing middle housing typologies will be considered. For example, in zones that permit low-rise buildings, permitted building types may include single detached homes, cottage courts, and side-by-side duplexes. In a more urban, walkable neighbourhood with access to transit, cottage courts, side-by-side duplexes, stacked duplexes, fourplexes, and small multiplexes may be allowed. The necessary provisions for these typologies will be applied, including but not limited to reduced or eliminated side yard setbacks, building footprints and unit sizes, appropriate buildings heights, etc.

3.5 ALTERNATIVE HOUSING TYPOLOGIES

Housing Brampton envisions the Brampton as a vibrant and inclusive place with a wide range of housing options that are affordable, diverse, and innovative. This section reviews existing and draft

policies, programs, and regulations that may support alternative housing typologies and options including modular housing, container housing, tiny homes, adaptive reuse, and small-scale employment generation in neighbourhoods.

3.5.1 Modular Housing

Modular housing is prefabricated housing, built off-site in a factory and transported to its intended site for assembly. Modular housing can be quickly constructed and provides flexibility in design. Housing Brampton states that the City will support developments that use a modular technology, specifically for demonstration projects that can offer innovative programming for vulnerable households.

Housing Brampton directs the City to include policies in Brampton Plan that support modular and flexible housing. Brampton Plan states that the City will encourage modular construction methods for the rapid delivery of SROs. Brampton Plan also states that the City will encourage and count innovative forms of housing, including modular housing as contributions to the intensification target.

Modular housing as a construction methodology may be suitable approach to develop some forms of housing, such as SROs. However, it is recommended that the Zoning By-law focus on built form typologies (i.e., massing, setbacks, height, etc.), regardless of construction methodologies. Construction is regulated by the Ontario Building Code to ensure that dwelling units are safe and habitable. There are other suitable tools to implement and support modular construction. This may include temporary use policies, pilot projects, and financial incentives, all of which are examples explored in Housing Brampton. With respect to specific design treatment, it would be desirable to incorporate Urban Design Guidelines for missing middle housing typologies, including detached ARUS, to complement the zoning provisions.

3.5.2 Container Housing

Housing Brampton explores the option of identifying suitable vacant lands for temporary use of lands for homes made with shipping containers and other housing options. While Brampton Plan does not explicitly reference container housing, it is understood that ARUs or other typologies may utilize shipping containers.

Similar to modular housing construction, the Zoning By-law should not be a barrier to innovative housing types by regulating construction method. It may be desirable to incorporate some Urban Design Guidelines to provide guidance for appropriate exterior treatment of containers. It is noted that the Zoning By-law currently permits shipping containers to be used as a garden suite. It is recommended that these provisions be carried forward through the Zoning By-law Review.

3.5.3 Tiny Homes

A tiny home is typically considered a small, private, and self-contained dwelling unit intended for year-round use and containing living and dining areas, kitchen and bathroom facilities, and a sleeping area.

Tiny homes are referred to as a form of innovative housing in Brampton Plan and Housing Brampton. While most of the growth in Brampton is directed to areas within the Built-Up Area

(BUA) supported by higher-order transit, gentle intensification is anticipated in the BUA outside of strategic growth areas. There is opportunity for the Zoning By-law to broaden the type of housing permitted in these areas in a manner that is context-sensitive to the neighbourhood scale and typologies. While areas adjacent to other land uses, or along collector or arterial roads are appropriate for three to four-storey built forms, established neighbourhoods may accommodate gentle intensification. This is referred to as “house-scale infill” in Housing Brampton.

While tiny homes and small lot subdivisions are highlighted as key deliverables to support “house-scale infill” in Housing Brampton, it is important to consider Brampton’s context. For example, the Zoning By-law will include permissions for missing middle housing typologies, including those described in Section 3.4 of this Memo, that are most likely to be developed in Brampton based on existing developments, current permissions, and other factors. As the Zoning by-law will not typically regulate minimum dwelling unit size, tiny homes will not be precluded from being built in Brampton in the form of ARUs or as a principal dwelling unit. WSP is not aware of any proposals for larger scale development of tiny homes in Brampton. Therefore, there does not appear to be a need to establish a dedicated tiny home development zone at this time.

3.5.4 Adaptive Reuse

Brampton Plan directs the City to accommodate intensification by promoting gentle intensification in the Neighbourhoods designation. Neighbourhoods will continue to evolve through infill development on underutilized vacant properties and lands, the adaptive reuse of existing buildings, and the establishment of additional residential units, as appropriate. This includes the adaptive reuse of publicly or privately owned buildings for affordable housing for operation by non-profit organizations.

Housing Brampton supports adaptive reuse opportunities and encourages the pre-zoning of underutilized publicly or privately owned buildings and heritage resources. From the perspective of zoning, adaptive reuse is a change in use, and changes in use are permitted in zoning from one permitted use to another. Further pre-zoning for residential uses will generally not occur as part of the Zoning By-law Review, but will instead be considered through implementation of Major Transit Station Area studies undertaken by the City or as an outcome of a Secondary Plan review, as discussed in the Zoning Strategy Report and the separate Mixed Use Areas Technical Memo.

3.5.5 Small-scale Employment Generation

Housing Brampton directs the City to explore updated zoning requirements to support small home businesses, live/work, social enterprises in housing developments, the use of apartment parking lots for temporary entrepreneurial events, and small-scale retail uses in multi-unit ground levels. Brampton Plan defines home occupation as “an occupation for profit or gain conducted entirely within a dwelling unit that is incidental and secondary to the use of the dwelling unit for residential purposes and does not change the residential character of the dwelling unit.” Home occupations may be permitted as an accessory use to a dwelling unit within the Neighbourhood designation. Brampton Plan explicitly permits this use to encourage a mix of uses in Neighbourhoods, which are primarily intended for residential uses.

On this basis, the zoning by-law will include review of home occupation provisions and will examine expanded opportunities for live/work and mixed uses per the recommendations of other Technical Memos.

3.6 RESIDENTIAL ZONE REVIEW

As part of the Zoning By-law Review, there is opportunity to improve the overall organization, structure and permissions under the City's Residential Zones. The review, analysis, and recommendations of the Residential Zones are addressed in a separate Technical Memo.

4 Recommendations

This Memo has presented opportunities to align the new comprehensive Zoning By-law with Brampton Plan and Housing Brampton. Overall, the intent of the recommendations provided is to highlight that the Zoning By-law should enable a range of housing typologies. The following summary of recommendations is offered to achieve this:

1. Implement and carry forward the City-led Zoning By-law Amendment for ARUs, as currently amended to implement legislative changes through Bill 23.
2. Continue to coordinate with other City commitments regarding the Housing Accelerator Fund and ARU permissions.
3. Review and explore next steps regarding inclusionary zoning and the relationship to the Zoning By-law Review. It is understood that the City will undertake this exercise in order to inform the Zoning By-law Review.
4. The Zoning By-law will include updated provisions and standards for lodging houses. The existing definition will be carried forward and lodging houses will be permitted in all zone categories that permit residential uses.
5. SROs will be separately defined in the Zoning By-law, with specific provisions and standards for building typologies, specifically mid- and high-rise typologies. Similar to lodging houses, SROs will include a minimum unit number and parking requirements.
6. Review zones in the Zoning By-law to provide for a wide range of housing options, including missing middle housing typologies. This is addressed in the separate Residential Zone Technical Memo.
7. Permit building typologies that accommodate seniors-oriented units and housing as-of-right in all appropriate zones.
8. Existing provisions, standards, and definitions for Supportive Residence Housing Type 1 and Supportive Residence Housing Type 2 should be carried forward.
9. Modular housing, container housing and tiny homes should not be precluded by the Zoning By-law as the Zoning By-law will not regulate specific construction approaches or unit size. Where proposed as an ARU, the buildings would be subject to the ARU provisions which will set out suitable setbacks, entrance/path requirements, parking, and more. Some of

these uses may also benefit from having specific design guidelines to complement the zoning requirements.