

Request for Delegation

FOR OFFICE USE ONLY

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|--|---|
| MEETING DATE YYYY/MM/DD 2021/07/08 | MEETING NAME Regional Council |
|--|---|

Attention: Regional Clerk
Regional Municipality of Peel
10 Peel Centre Drive, Suite A
Brampton, ON L6T 4B9
Phone: 905-791-7800 ext. 4582
E-mail: council@peelregion.ca

| |
|--|
| DATE SUBMITTED YYYY/MM/DD 2021/06/08 |
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| NAME OF INDIVIDUAL(S) Bindu Shah |
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|--|
| POSITION(S)/TITLE(S) Planner III, City Planning and Design; Planning, Building and Economic Development Department |
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|--|
| NAME OF ORGANIZATION(S) City of Brampton |
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| | | |
|---|---------------------------------------|-----------|
| E-MAIL Bindu.Shah@brampton.ca | TELEPHONE NUMBER 9058742254 | EXTENSION |
|---|---------------------------------------|-----------|

| |
|---|
| REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) On May 10, 2021, Brampton Planning and Development Committee requested that staff delegate to the Council (or appropriate Committee) of the Region of Peel on the Housing Brampton Strategy and Action Plan (Motion PDC064-2021). |
|---|

| | | |
|---|---|---|
| A formal presentation will accompany my delegation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | |
| Presentation format: <input type="checkbox"/> PowerPoint File (.ppt) <input checked="" type="checkbox"/> Adobe File or Equivalent (.pdf) | | |
| <input type="checkbox"/> Picture File (.jpg) | <input type="checkbox"/> Video File (.avi,.mpg) | <input type="checkbox"/> Other <input type="text"/> |
| Additional printed information/materials will be distributed with my delegation : <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Attached | | |

Note:
Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk's Division at **least ten (10) business days prior** to the meeting date so that it can be included with the agenda package. **In accordance with Procedure By-law 56-2019, as amended, delegates appearing before Regional Council or Committee are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides).**
Delegates should make every effort to ensure their presentation material is prepared in an [accessible format](#).
Once the above information is received in the Clerk's Division, you will be contacted by Legislative Services staff to confirm your placement on the appropriate agenda.

Notice with Respect to the Collection of Personal Information
(Municipal Freedom of Information and Protection of Privacy Act)

Personal information contained on this form is authorized under Section 5.4 of the Region of Peel Procedure By-law 56-2019, as amended, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Regional Council or a Committee of Council. The Delegation Request Form will be published in its entirety with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the *Municipal Act, 2001*, as amended. Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. All Regional Council meetings are audio broadcast via the internet and will be posted and available for viewing subsequent to those meetings. Questions about collection may be directed to the Manager of Legislative Services, 10 Peel Centre Drive, Suite A, 5th floor, Brampton, ON L6T 4B9, (905) 791-7800 ext. 4462.

Please save the form to your personal device, then complete and submit via email attachment to council@peelregion.ca

Housing Brampton

CITY OF BRAMPTON
HOUSING STRATEGY AND ACTION PLAN



REGION OF PEEL COUNCIL MEETING
JULY 8, 2021



Affordable
Housing

Greater
Housing
Choice for All

Complete,
attractive
communities

Housing Brampton

Mandate
Improving housing
affordability and
choice

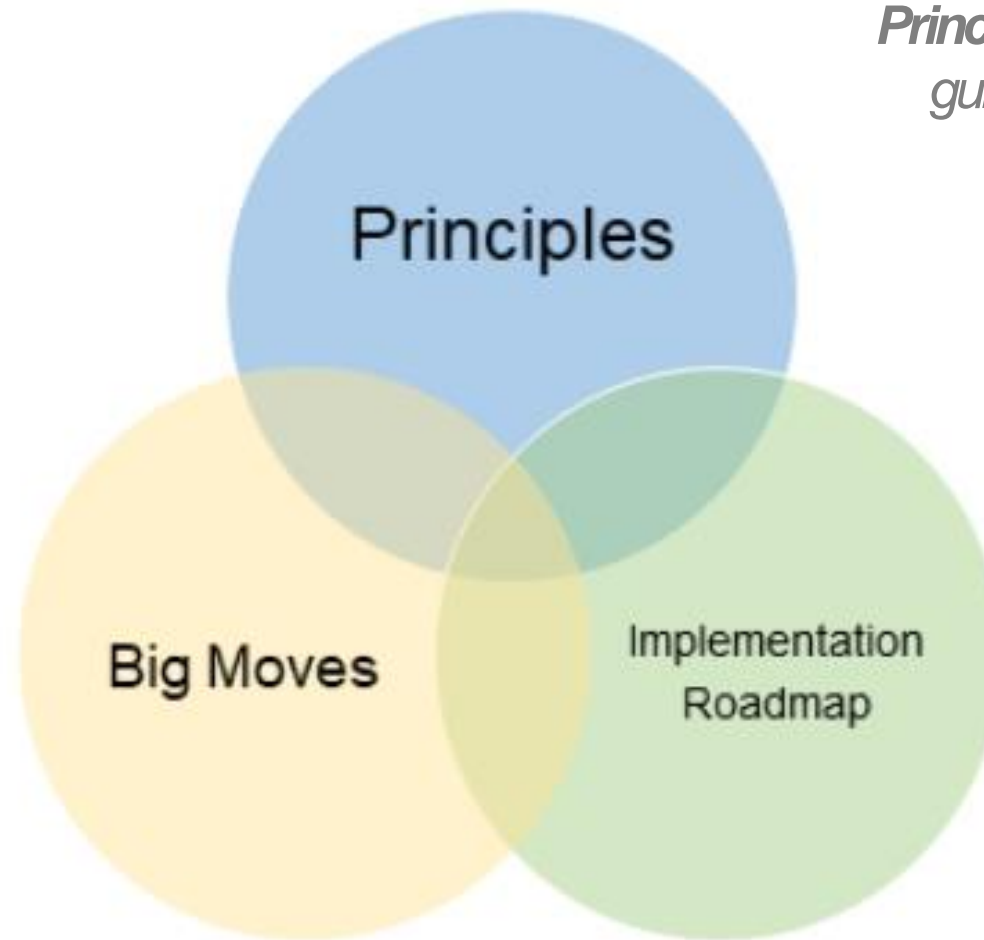
Photo Credit: Vision 2040

Vision of Housing Brampton

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

Structure

Big Moves: are areas to
needing
fundamental focus and a
commitment
to immediate action



Principles: are overarching values to
guiding housing development in
Brampton

Implementation Roadmap: is
the bridge between the strategy
and execution to helping
Brampton
achieve various housing goals

Principles

1. Reduce barriers to housing supply
2. Make full use of regulatory tools
3. Incorporate equity
4. Collaborate with non-profits
5. Advocate for the right type of housing
6. Demonstrate innovation

Big Moves

ONE Purpose-Built Rental Housing

TWO Use of Public Land

THREE Attainable Home Ownership

FOUR Clear Housing Targets

Implementation Roadmap

1. Bringing the community onboard
2. The right policies
3. Smart zoning for housing affordability
4. Supportive processes
5. Integration with other City plans
6. A framework of incentives

Next Steps

Q4
2019

Public
Engagement

Q4
2020

Stakeholder
Engagement

Incorporate Feedback

Q1
2021

Council Workshop &
Draft Strategy

Q2
2021

Endorsement
May 10, 2021 PDC

Q2 2021 Implementation

Implementation

- Policy and Zoning
- Programs
- Administrative Processes

2021-2022:

Short Term
Priority Actions

2023-2024:

Medium Term
Actions

**2025 and
onwards:**

Long Term
Actions

Ongoing Initiatives to continue..

- Lodging House Review & Licensing Process
- Infrastructure Capacity Analysis
- Additional Residential Units Policy Review
- Concierge Program

Recommendation Report

Recommendation # 4

Incorporate Housing
Brampton within various
City initiatives and plans

- Brampton Plan
- Zoning By-law
- Urban Design Guidelines
- Transportation Master Plan
- MTSA's
- Integrated Downtown Plan
- Heritage Heights Secondary Plan

Recommendation Report

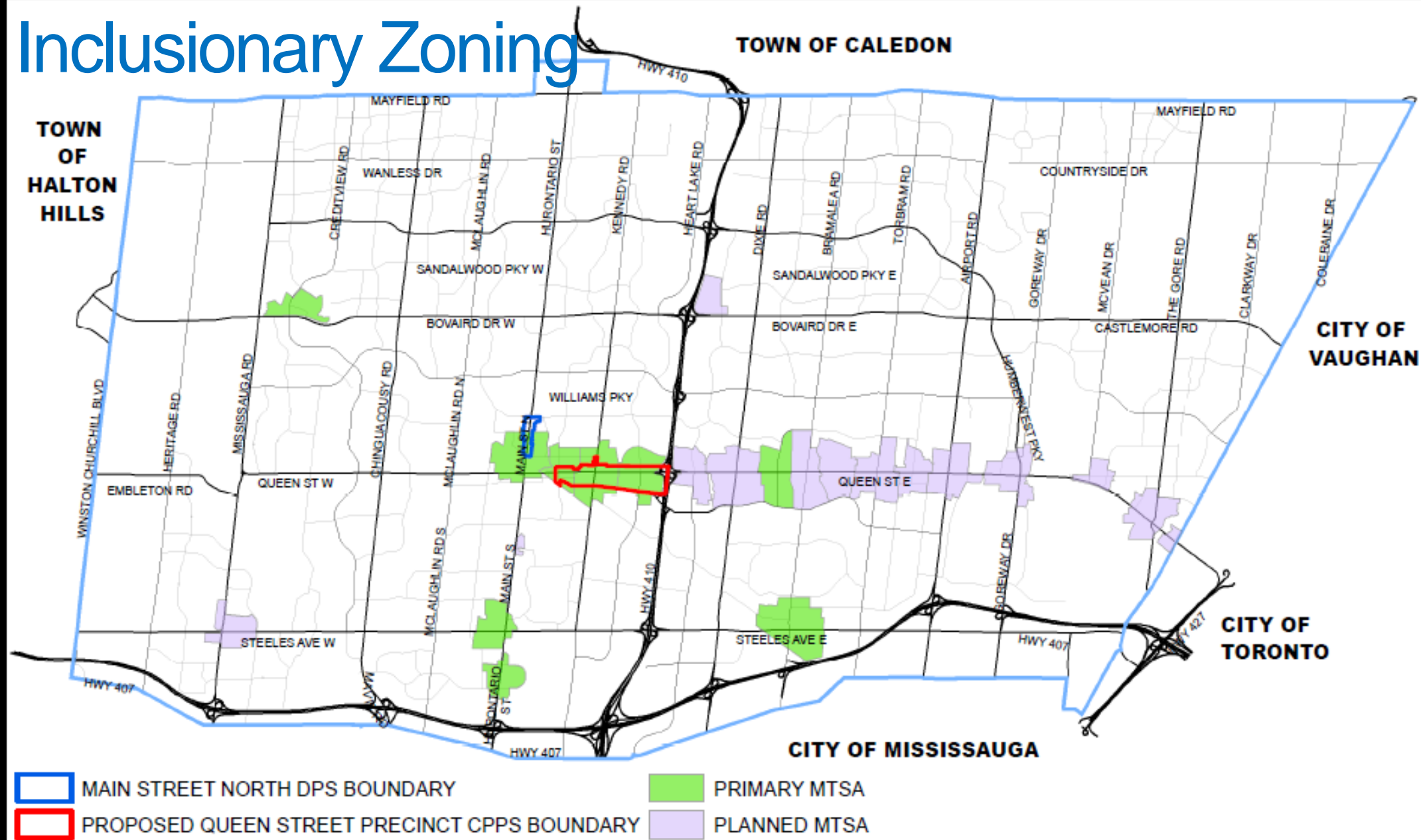
Recommendation # 5

Regulatory Tools

- Inclusionary Zoning
- Density Bonusing
- Community Benefit Charges

- To obtain affordable units from market development applications
- IZ Assessment Report ongoing
- Preliminary findings- IZ feasible in some areas more than others
- IZ may be more feasible for condominiums, than purpose-built rentals
- Density Bonusing- possible until Sep, 2022
- CBC Strategy and CBC By-law

Inclusionary Zoning



Planning Act – Section 37 Amendments

Original Section 37 (Density Bonusing)

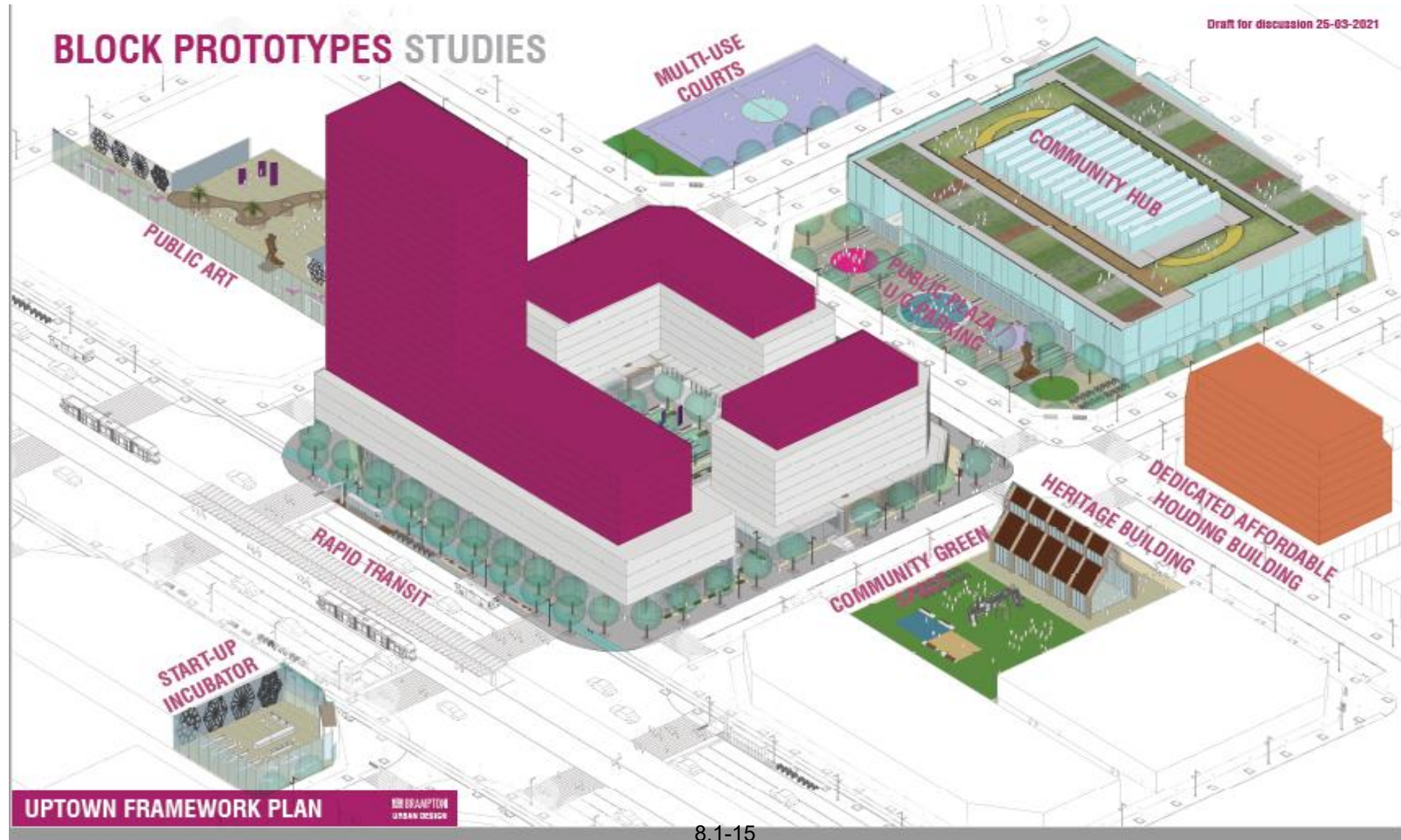
- Originally Section 37 in the Planning Act authorized local municipalities to increase zoned height and/or density of development in return for "facilities, services or matters"
- Allowed for an agreement between City and landowner to secure the benefits - on title

"Density Bonusing" By-laws can continue to be enacted until the earlier of Sep 18, 2022 or the enactment of a CBC by-law. Any density bonusing by-law enacted before Sep 18, 2022 will continue to be in force until it is repealed.

Updated Section 37 (Community Benefit Charge)

- CBC can be imposed against land to pay for capital costs of facilities, services and matters that are required because of development or redevelopment in the area

Community Benefit Options



Recommendation Report

Recommendation # 7

City-wide Community Improvement Plan (CIP) for Housing

- Staff Report & Statutory Public Meeting
- Copy to MMAH for review and comment
- Toolbox of Incentive Programs
- Implementation Guidelines

TO BE SCOPED FOR

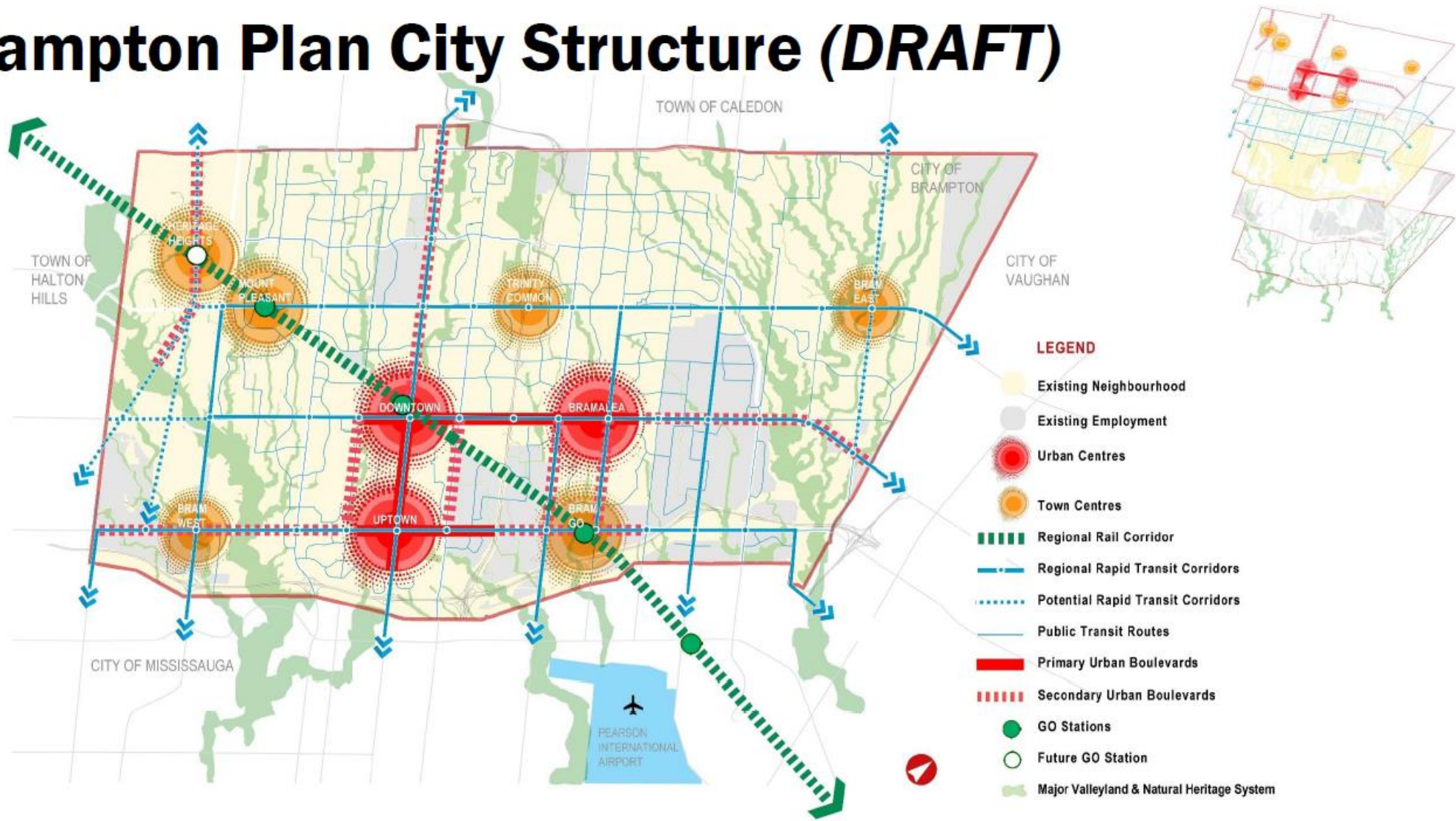
- market rental housing
- affordable rental housing
- affordable ownership housing

WILL SUPPORT

- Market developers
- Non-profits

City-wide CIP alignment with Brampton City Structure

Brampton Plan City Structure (DRAFT)



Recommendation Report

Recommendation # 8

Incentive Programs in City-wide **Community Improvement Plan (CIP) for Housing**

- Include Inclusionary Zoning considerations

INITIAL PROGRAMS

Development Charges (DC)

Equivalent Grant Program

Criteria: can include rental projects, affordable units, larger units, etc.

Development Application Fee

Equivalent Grant Program

Criteria: Zoning and Site Plan fees

Recommendation Report

Recommendation # 9

Housing Catalyst Capital Project for Pilot Projects led by private non-profits

- Support new ideas and approaches
- Resident involvement
- Projects distributed throughout City
- Total \$8 Million
- \$4 Million requested by a Budget Amendment (Supplementary Report May 10 PDC)
- \$4 Million to be requested through 2022 Budget process
- Implementation Guidelines to follow

Recommendation Report

Recommendation # 9

Financial incentive to a Brampton project qualifying for the **Region of Peel Incentives Pilot Program**



In **BRAMPTON**, the subsidy required
for a developer to deliver affordable
rental housing ranges between

\$31,500 and **\$47,800**

per unit for the middle-income group

8.1-20

- Region to provide grants of up to \$7.5 Million
- City can stack own capital grants
- One time-\$400,000 - to be requested through 2022 Budget
- Will help obtain 10 family-sized affordable rental units

Pilot Project Ideas

- **Shared Equity housing** (for low and moderate income groups)
- **Modular housing** (SROs, addition to existing low-rise commercial buildings, etc.)
- **Adaptive reuse** for housing
- **Seniors housing and multi-generational housing** that is designed to be affordable, and with culture-appropriate project design
- **Flexible/incremental housing** for low-moderate income groups
- **Home Share Program**
- **Veteran housing**

Recommendation Report

Recommendation # 12

Non-market Housing

- Review of Regional affordable housing targets for Brampton
- Equitable distribution of Region's resources

NON-MARKET HOUSING

26% of households on the Region's Centralised Waitlist (CWL) are from **BRAMPTON**. Households on the waiting list consist of:



50%
FAMILIES



28%
SINGLES



24%
SENIORS

Annual Housing Targets

| Overall Housing Stock | 7,500 new housing units annually in Peel: 2000 affordable units, 5500 middle income and greater (private sector) | | | | |
|--------------------------|---|-----------------------------------|---------------------------|---------------------------|--------------------|
| | - 25% of all new housing development is rental - 50% of all new housing development is medium or high density | | | | |
| Segment | Emergency Temporary / Transitional Housing | Low Income | Middle Income | Middle Income and greater | Supportive Housing |
| Provider | Public, Nonprofit | Public, Nonprofit, Private Sector | Nonprofit, Private Sector | Private Sector | Public, Nonprofit |
| Average # of units /year | 30 | 770 | 1,000 | 5,500 | 200 |
| Mississauga | 10 | 400 | 520 | 2,860 | 104 |
| Brampton | 18 | 316 | 410 | 2,255 | 82 |
| Caledon | 2 | 54 | 70 | 385 | 14 |

Region of Peel Affordable Housing Developments

Completed in Brampton (2010-2021)

| Project Address | Year | Affordable Rental / Supportive Units |
|---|-----------|--------------------------------------|
| Chapelview (Region owned) | 2010 | 200 units |
| Nance Horwood Place (Region owned) | 2010 | 30 units |
| Sheard Henderson Avenue (Third Party project) | 2011 | 26 units |
| Snelgrove Place (Region owned) | 2012 | 94 units |
| Norton Lake (Region owned) | 2013 | 200 units |
| Villa Polonia (Third Party project) | 2013 | 225 units |
| Resale Condo Acquisition Program (Region owned) | 2015-2017 | 4 units |
| Hansen Rd project (Third Party project) | 2018 | 205 units |
| Hansen Rd Conversion Units (Third Party) | 2018 | 27 units |
| Main & Market Conversion (Third Party) | 2018 | 6 units |
| Brampton Bramalea Christian Fellowship Residences (third Party project) | 2021 | 89 units |

- More than 1,100 affordable rental or supportive units developed in Brampton
- Region of Peel builds and third-party builds supported with Regional funding as well as existing federal-provincial housing program funding
- Region's affordable housing builds include a combination of subsidized and market rent units

Region of Peel – Planned Projects in Brampton

Housing Master Plan (2021 – 2034)

| Project | Location | Type | Affordable rental Units/ Shelter Beds | Timeline | CMHC – NHS Funding Commitment Available? |
|--|--|-------------------|---------------------------------------|-----------|--|
| Brampton Youth Shelter Replacement | Location to be identified | Shelter | 40 | 2019-2022 | Yes |
| Chelsea Gardens | 4,10 Knightsbridge Road | Affordable Rental | 200 | 2019–2023 | Yes |
| Peel Manor A | 525 Main Street North | Supportive | 91 | 2019–2025 | Yes |
| Peel Manor B | 525 Main Street North | Supportive | 103 | 2019–2025 | Yes |
| Brampton Family Shelter | Location to be identified | Shelter | 60 | 2020–2024 | Yes |
| Chamney Court | 1–64 Chamney Court | Affordable Rental | 348 (64 replacement units) | 2022–2028 | Yes |
| 9996 Kennedy Rd Child Care site, Parkholme Place | Southwest corner of Bovaird Drive and Kennedy Road | Affordable Rental | 395 (31 replacement units) | 2022–2028 | Yes |
| McHardy Court and Fair Oaks Place | 101–198 McHardy Court 2–26, 31 Fair Oaks Place | Affordable Rental | 783 (444 new – 339 replacement units) | 2026–2032 | No |
| New Haven Manors | 2–12 New Heaven Manors | Affordable Rental | 454 (311 new, 143 Replacement units) | 2026–2032 | No |
| 175 Central Park | 175 Central Park Drive | Affordable Rental | 220 (175 new, 45 Replacement units) | 2028–2033 | No |
| Knightsbridge, Knightsbridge Child Care site | 1 Knightsbridge Road | Affordable Rental | 392 (302 new, 90 Replacement units) | 2028–2034 | No |

Recommendation Report

Recommendation # 13

Advocacy

- Advocate to the Province of Ontario and the Federal Government

- More funding for Brampton- eg. Rapid Housing Initiative
- Purpose-built rental housing
- Priority access to surplus or under-used crown lands

Project Sponsor

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Thank **you**



For more information visit

Housing Brampton

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