

‘WHAT WE HEARD’ REPORT

SUMMARY OF ENGAGEMENT 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 a summary of the public, internal, and external consultations conducted in 2019 and 2020 for Housing Brampton. It identifies key discussion themes and feedback, which helped inform the selection of priorities and recommendations in the Housing Strategy.

The engagements were led by staff from City of Brampton's Policy Planning division. We wish to thank all participants for their insight, passion and suggestions for improving housing affordability, diversity and innovation in Brampton.

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HOUSING BRAMPTON ENGAGEMENT

“WHAT WE HEARD” REPORT

In 2017, City Council endorsed the proposed framework for the Affordable Housing Strategy: *Housing Brampton*, to respond to the varying housing needs of Brampton’s current and future residents. Following endorsement from City Council, staff established an affordable housing advisory committee and an internal working group to lead and facilitate the development of the City’s affordable housing strategy.

Throughout 2019 and 2020, the City conducted comprehensive public, internal, and external stakeholder consultations in order to inform and direct the priorities of the Strategy.

From September to December of 2019, public engagement included pop-up events at City of Brampton Community Centers, Open House and Public Workshops which involved roundtable discussions with residents. A total of 180 participants attended the sessions and many participants wanted to be contacted during future consultations. They were invited to participate in the 2020 consultations.

Following public engagement, focused engagement sessions with internal and external stakeholders were conducted from September to December of 2020. Staff conducted 45 focused engagement sessions with over 190 attendees, which provided the opportunity to discuss and determine possible Action Items for the Strategy.

Multiple meetings took place throughout the years with the Brampton Housing Advisory Committee, which comprises of non-profits, market developers, co-ops, faith groups, CMHC, Region of Peel and City staff and Councillors. Two Council Workshops were conducted in September 2020 and January 2021 to appraise Council of the engagement results and direction of the Housing Strategy. Council suggestions were incorporated into the draft strategy. Presentations were also made to the BILD chapter.

Apart from members of the public, participants at the sessions included members from:

City of Brampton	Public Bodies
- 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	- Region of Peel - Canada Mortgage and Housing Corporation <u>Dufferin-Peel Catholic District School Board</u> - Peel District School Board - City of Mississauga - City of Kitchener - City of Edmonton
Non-Profit/Community Sector	Private Sector
- Peel/Halton Co-Operative Housing - Rick Hansen Foundation - Salvation Army - Habitat for Humanity - Homes for Heroes - Options for Homes - Indwell - Metis - Raising the Roof - Nation - Ontario Aboriginal Housing Services - Ontario Native Women's Association - Brampton Christian Fellowship - Federation FCM Urban Project - Wigwamen	- BILD - Brampton Real Estate Board - Brampton Board of Trade - Six Developments - The Daniels Corporation - Medallion - Parcel Developments <u>NowHousing</u> - First National

The key takeaways from the 2019 and 2020 engagement sessions are summarized in this document, followed by preliminary consultation comments on Housing Brampton's proposed policy options report from the Building Industry and Land Development Association (BILD) Peel Chapter.

What We Heard

SUMMARY OF 2019 POP-UP EVENTS

Concerns:

- **Residents expressed a lot of concern over the price of housing in the city**
 - Owning a home is nearly impossible unless you are a 2+ income household
 - Rental housing is still too expensive
 - High property taxes
 - High mortgages
 - Condo maintenance fees are too expensive
 - Priced out of Peel to attain homeownership
- **Residents also expressed concern over the regulatory aspect of housing**
 - Waitlists are too long
 - The red tape for developers slows down development of housing
 - Also mentioned development charges are too expensive
- **Residents expressed common concerns over housing stock**
 - Waitlists are too long
 - There is discrimination based on age, race and mental conditions when it comes to renting

- The City lacks different housing options and should be open to innovative housing options such as:
 - Tiny Homes
 - Laneways
 - Modular Housing. Tiny homes received the most support along with modular housing because they are relatively inexpensive and quick to develop

How to Improve the Housing Situation:

- **Housing Stock/Infrastructure**
 - Developments should incorporate a mix of housing options (high rise to low rise)
 - Every subdivision should have variety of housing
 - Tiny homes
 - Provide more infrastructure. More transit to create connected communities
 - Build more sustainably
 - Locate affordable housing in downtown Brampton

- Counter opinion: Prefer affordable traditional housing stock in all areas of Brampton (single/semi/townhouse)
- Co-op buildings for seniors
- Maximize unused land
- **Regulation/ Policy**
 - The City should introduce more employment opportunities. Employment that will allow residents to afford the price of housing
 - Streamline approval process/reduce development charges
 - Reduce regulations for second units
 - First time homebuyers need a break (remove the requirement for a 20% down payment)
 - More transparency on why property taxes are so high
 - Where is the revenue going?
 - Regulate foreign investors
 - Rent control (cap rent prices)
 - Partner with non-for profits
 - Community Benefit Agreement Framework to provide Affordable Housing through infrastructure projects
 - Simplify forms to apply for subsidized housing and make them user friendly
 - People need to know where to go to apply

- **General Solutions**
 - Amend Official Plan and Zoning By-laws to allow for innovative forms of development
 - Address city's taxes
 - Rent control (cap rent prices)
 - Co-op buildings for seniors
 - Reduce development charges
 - Streamline approval process by reducing red tape and regulations
 - Reduce regulations for second units
 - Regulate foreign investors
 - Simplify forms to apply for subsidized housing and make them user friendly
 - People need to know where to go to apply
 - Redeveloping existing properties, using city owned lands
- **Innovative Solutions**
 - First time homebuyers should receive a break (remove 20% down payment)
 - Utilities should be included with rental price
 - Higher paid employment opportunities
 - Community Benefit Agreement Framework to provide Affordable Housing through infrastructure projects
 - Partner with non-profits

- Partner with places of worship
 - Consolidate/restrict the number of places of worship that are developed. Rationale: Places of Worship are used primarily once a week and then are vacant or close to vacant for the rest of the week

- More collaboration between educational institutions and government to deliver housing (partnering with Sheridan)

General Consensus:

- Less strategies, more building. Residents want things to move past discussion about affordability and actually see changes/reform/results

SUMMARY OF 2019 PUBLIC WORKSHOPS

Theme 1: Tenure

Do you prefer to own or rent, or both? Will that change over time?

- The community consensus regarding homeownership in contrast to renting was balanced. There is a clear divide between homeownership and renting and not a clear sway in either direction.
- Many residents expressed that their preferences towards homeownership and/or renting was not a static opinion. Rather it changed depending what life stage they were in.
 - Young people entering the market lean towards renting, individuals beginning a family lean towards homeownership and retirees having a preference to rent
- Others said that their preferences were linked to their ability to afford the household. (This may be directly linked to life stage but residents did not directly make this correlation.)
 - Millennials and retirees, both groups at the ends of the spectrum, struggle to meet the cost of living in the City of Brampton and therefore are compelled to rent. A resident expressed their opinion and stated, "Owning is impossible."
- In addition, immigrating families in particular prefer homeownership even if it means working multiple jobs to meet the cost of living

Is owning a home the ideal situation for all? How do you see this changing over time?

- Most residents who attended the workshops would agree that homeownership is ideal, specifically single family housing. Homeownership to them provided security, and represented a standard of equity to be proud of.
- Other attendees disagreed and were in favour of presuming a renter relationship with the market. However, their desire to rent is contingent on the relationship with the landlord. If they could obtain a unit in which they did not share the house with the landlord then this would be preferable. Residents in favour of renting expressed their frustration with the city's lack of horizontal living units and the demand for larger purpose built units.
- Again, there were residents who believed their opinion towards the question would change as they progress through different life stages.

Any suggestions on how the City can increase its existing rental housing to meet current demand?

- Many residents stated that the task of providing affordable housing in the City of Brampton should be a joint effort between various parties including; the Region of Peel, the city, and developers. Residents urged us to explore initiating many more Public Private Partnerships to streamline and incentivize affordable housing.

- Residents also vocalized their opinion on current city policies that could be reformed. For example, residents believe the city should reduce the cost of legalizing basement apartments, amend land use policies in certain locations to allow for residential development on industrial land and implement progressive policies that the city has not yet seen.
- Understanding the limited space for new developments, residents were also in favour of redevelopment of existing properties, using city owned lands as well as partnering with Sheridan College for the development of affordable housing.

Theme 2: Household Composition

Are there currently opportunities to age-in-place within your neighborhood? Are there housing options for millennials, young families with children, empty nesters, and seniors?

- The ability for residents to age-in-place within their neighborhoods has been a growing concern in the City of Brampton and is therefore an extremely important question.
- Some residents believed it is not possible to age in place in the City of Brampton.
- Other residents took a more pragmatic perspective and believed it was possible to age in place but this ability is contingent on the financial assistance that is present (i.e rent supplements) and/or if your neighborhood is in close proximity to facilities (i.e Downtown core or the Bramalea area).

Do you currently live with extended family? If so, is it by choice or by necessity? What types of challenges exist within these households, if any?

- While our data did not give an indication the percentage of people living with extended family, it did inform us that their reasons for doing so were both financial and cultural. The market is too expensive to move out so families stay together while they also stay together for cultural reasons.
- The data did reveal plans for the seniors of the household to move out when they become empty nesters to allow the kids to come back and own the home.

What type of housing do you anticipate needing in the next 20 years (you and/or your family)?

- Multi-generational housing, multi-unit condos, tiny homes, modular housing and laneway housing were housing that residents anticipate the City will need in the next 20 years.
- Residents also discussed what needs to be done to create affordable housing and/or increase the ability to age in place. The responses were:
 - Support for retrofit of existing homes
 - Updating the Official Plan to encourage high density development
 - Residents identified parking lots as prime locations to build affordable housing
 - Redeveloping community centres

Theme 3: Housing Innovation

What do you think of the following? Tiny Homes, Modular Houses, Laneway houses, Multi-generational homes, Homeshare programs

- These housing typologies represent different means of delivering affordable housing. This question was asked to identify the public's preferences for which forms of housing they would like to see.
- **Tiny Homes**
 - Residents believed this to be the most innovative method to providing affordable housing as well as the cheapest and quickest way to address affordability and address homelessness.
 - Concerns
 - Residents expressed concern for how zoning by-laws would be amended to allow for this development.
 - Concern for building code and other factors that may complicate the process (These other factors were not identified)
 - Safety concerns
- **Laneway Homes**
 - Identified as a viable option
 - Concerns
 - Residents expressed concern that the city does not have enough lanes to accommodate laneway homes

- What policy changes would need to be made?

- **Homeshare Program**
 - Residents identified some support for this option and believed it to be a good option
 - The Homeshare Program is financially viable and helps address social issues like isolation
 - Could be operated by colleges (school of elderly study)
 - Concerns
 - Residents expressed concern for the administrative cost of the Homeshare Program
 - Safety concerns for seniors and for students
 - How will it be monitored?
- **Modular Housing**
 - Received similar comments to Tiny Homes
 - Applauded for construction speed
 - Environmentally friendly
 - Concerns
 - Safety concerns for seniors and for students
- **Mobile Home**
 - Concerns
 - City is providing incentives for residents to terminate their lease?
- **Container Housing**
 - Concerns
 - Space is required

- Septic and other facilities are required
- Meeting building code will be a challenge
- **Woodframe Buildings**
 - Concerns
 - Fire standards

Theme 4: Built Form Diversifying the House Stock

What are your thoughts on the following residential built forms? High-rise, Mid-rise and wood frame buildings, Duplex/triplex/fourplex, Townhouse, stacked townhouse

- **High Rise**
 - High rises are best located near transit stations but tend to not age well and become unappealing
 - High rise development can also contribute to feelings of isolation.
 - New high rise developments should consider urban design measures to improve interaction among residents and the outside environment (streetscape)
 - Is it possible to make existing high rise/condos have rent geared to income?
- **Midrise**
 - Mid-rise developers create a more desirable community but mid-rise will not solve the cities housing problems.
- **Du/Tri/Fourplex**

- The City has historically not developed this form of housing but should seek to develop more duplexes
- This form of development does not take too much land and can be a multigenerational home as well as a place where seniors can live.
- **Townhouse/Stacked Townhouse**
 - Residents believe this to be a desirable development but not appropriate if the development does not have enough green or space for parking.
- **Detached**
 - Residents agreed that there is an appetite for large detached homes in Brampton but agree that there are too many currently in the city.

While residents gave their opinions on each housing typology, overall there was agreement again that preferences depend on family structures and the city should look to build more mixed developments to provide options for people.

Residents also began providing recommendations for the City and the Region. Some suggestions included:

- Instead of having a waitlist, why not offer financial support to help subsidize the rent when someone is already working? i.e. makes \$1000, rent \$1200, region help with \$200
- Region of Peel could buy/invest more units in proposed condo developments

Theme 5: Stakeholder Roles in Delivering a Range of Affordable Housing

What role can other levels of government play?

- Governments should establish primary funding
- Take advantage of surplus lands to intensify/redevelop
- Grants and subsidies
- Reduce red tape
 - Legalizing of basement apartments is too stringent
 - Governments should initiate more public private partnerships
 - Commitment from Mayor & Council to look into these items and affordable housing

What role can non-profits, places of worship and developers play?

- Engage with Places of Worship that have land
- Consolidate/restrict the number of places of worship that are developed
 - Rationale: Places of Worship are used primarily once a week and then are vacant or close to vacant for the rest of the week
- Churches could start redeveloping to include affordable housing/be more community friendly.
- Non-profits can play a key role and help maintain affordability ratio

Theme 6: Access to Housing Support

What housing supports and initiatives are you aware of and/or have connected with? What is working well and what is not? What is missing?

Residents believe the city needs to:

- Strengthen relations with developers
- Address the tax rate across the city
- Biggest challenge for some residents is funding
- Residents also acknowledged that citizen engagement is missing from the city
 - If Brampton wants to grow the city will need to transition away from being a bedroom community.

Theme 7: General Questions

- 1. What challenges have you experienced and how have these challenges/concerns impacted your personal experiences in Brampton's Housing Landscape?**
- 2. What are your top 3 housing related priorities that you feel the City should prioritize? (short-term and long-term)**
- 3. What outcomes should the affordable housing program focus on achieving?**

Below are the resident's responses to the questions listed above (although the responses are not directly linked to the 3 questions):

- To transition away from a bedroom community Brampton will need to increase its economic opportunities across the city

- Improve live to work ratio
- Issues linked to second units must be resolved in the next few years
- Residents agree Housing Strategy is a good step.
Should be linked into other processes happening in the

city (employment, facilities, recreation). More holistic approach.

- How does the city integrate, coordinate or supersede with the Region?

2020 FOCUSED STAKEHOLDER ENGAGEMENT

Development Review Process Improvements

Housing Review Task Force/Pre-Zoning:

- Work with internal and external review agencies to form a Housing Review Task Force and assign dedicated Policy Planning staff resources to align and advocate
- Each division could assign staff who could be the champion of this and reviews the files that are related to this pilot program
- Providing a concierge service, walking them through the process from beginning to end until the building permit is issued. This could mean meeting with them before pre-consultation application to see what their ideas are and checking with other divisions to understand if it has a chance. Getting initial feedback before pre-consultation and giving them attention from the beginning to the end.
- People in affordable housing development have different concerns to deal with and they may not have the resources that other people have
- City of Brampton may not be inundated with applications from non-profit housing developers – the reality is that the capital funding programs are quite limited at all levels of government.
- After funding is committed to a group, the group could start to hit road blocks and the funding that is committed cannot

be increased, so it's then left up to the group to figure out how they're going to fill the gap in cost

- Pre-zoning – can help. The approach to the zoning and how specifically you apply standards if up to staff to determine. We can certainly zone for the use and then apply general zoning standards that would capture most situations. When the City does pre-zoning, it needs to go through a city initiated process and demonstrates that the zoning that is being applied is appropriate. When it comes to actually developing the site, all of the studies required to approve a specific development would then be required. Studies that are required at site plan stage are the ones required to justify a specific development, but there will be studies required to justify things like higher density at the pre-zoning stage. There will be studies required at both stages, but they're different studies with different levels of detail.

Workshop Style Sessions:

- Regular monitoring and workshop style sessions with consultants and review groups are good so that they understand what is expected. It's worth exploring but it could be a lot of commitment and strain on resources.

Phased Approvals of SP Applications:

- This is something we are doing anyway, but we should formalise it. Allows projects to move along and does not require waiting for a full approval.

Fee Reductions/Waivers:

- Strongly suggest that there is consideration of facilitating the ability to waive or at least reduce planning application fees. Fee waiving goes a long way, even though it's not a big cost, it demonstrates the City's commitment
- Would require an amendment to the current fee by-law.
- *Update from Follow-Up Session - Helpful links:*
 - https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_FIN-GRA-2007-Dev-Application-Fees-Building-Permit-Fees-for-Affordable-Rental-Housing.pdf
 - <https://www.kitchener.ca/en/city-services/development-incentives-for-new-affordable-rental-housing.aspx#>

Alternate Development Standards:

- Want to see if there is an appetite for simplified submission requirements
- In thinking about alternative standards, rather than having different standards for affordable housing, the best option would be to have the champion planner and committee/team have the conversation with the proponent at an early stage and identify what is a must and what the City can make optional.
- In terms of design issues, at the pre-consultation stage, the City can identify red flags and then design professionals can get a code consultant or address it before construction gets underway

- Need to be very specific about what different standards we would consider or at least some parameters
- Need to have some level of explanation of what is considered an application that is eligible for alternate standards

Establish Implementation Process:

- For all residential development applications, collaborate with the Region to establish implementation processes (including legal agreements, off-site dedication, cash-in-lieu) to secure affordable residential units
- Use Section 37, explore Municipal Zoning Order frameworks
- The Region is open to collaboratively working on this through the OP process and figuring out what that process looks like

Simplify Application Requirements and Processes for Small-Scale Developments:

- Some of the smaller developments are the more special-needs type housing
- Not too sure if that many non-profits are doing this right now, but they may need a little more attention
- Sometimes it's the smaller ones that take up more time with the review
- Need to have those discussions very early on vs. halfway through the design

Concurrent Review:

- Zoning by-law and site plan can go in together, we do generally allow people to do site plan and zoning concurrently now.
- But if there are a lot of issues to be resolved at the zoning stage it sometimes does not make sense to get into the site plan until you figure out the larger issues first. So it depends on the complexity of the project

Require a Housing Analysis for Residential Development Applications:

- Maybe in the form of a Housing Report or a Rental Conversion Report
- Right now we are using the Planning Justification Report to get this basic analysis done – we just started asking for it
- When these applications come in to convert, could you ask the proponent if they're currently under contract with the Region of Peel? Ask for details on existing rental units that are under the Region. Interested in maintaining some of those units for as long as they can
- This is an appropriate thing to ask for as a pre-consultation requirement, can include identifying any units that the Region is operating. Could include it in the terms of reference for the Housing Report
- One issue is the applicant's interpretation of requirements and applicants taking a broader interpretation of what's being asked

- Need to be clear that the submitted report has merit and what would actually be required to allow participation in the program at all

Requirement of Market Studies:

- Establish criteria for requirement of Market Studies as part of Development and Site Plan applications
- Typically we require market studies for when there is a proposal to convert residential lands for commercial uses or vice versa
- Have been some instances where we've asked for a market study where it was demonstrated that there was no market demand
- A lot of opportunities here where we could ask for a market study when it comes to different housing typologies
- Market study could be city-wide – it is scoped
- Depends on the purpose of the market study. Is it going to attempt to demonstrate if there is a market demand for a certain housing type (ex. townhouses vs. apartments) or is it looking at what type of income needs to be accommodated most?
- Through other methods we've already demonstrated that there is a need for housing, especially for middle income housing
- If it's a site that we need to demonstrate the conversion from non-res to res, that is additional time that we need to build into it
- We may need to have these studies peer-reviewed

Training Module:

- Prepare a training module in multiple languages for applicants to refresh them on what makes a successful application
- A way to build capacity for non-profit developers
- Region has done different workshops over the years, can collaborate on this with the Region

Pre-Purchase Review of Properties:

- Assist developers and non-profits with pre-purchase review of properties for projects proposing various forms of affordable housing, helping with funding sources, guiding them to CMHC
- Region does this and City could guide applicants and inquiries to the Region contacts

Use of Public Land for Housing

Use of Public Lands for Affordable Housing:

- Need to think about how much Brampton has done in the past in terms of land valuation. When we approved Alterra (27-storey), we triggered a huge impact on the land valuation in the whole area. We approve things that are way over what the market can absorb and it is only land speculation and has a huge impact on affordability.
- If you have a housing priority policy there has to be some sort of guarantee that it's going to be affordable and remain intrinsically affordable over the long-term. Consideration

has to be given to tenure and permanence of that affordability.

- When turning over a public asset, you want to be able to maintain that public asset
- Big struggle right now in working with regionally owned land is planning policies and the Region is open to pre-zoning. The sites that the Region owns in Brampton already have funding attached to them. Would be great to get a focused approach on those sites
- *Update from Housing Priority Policy follow-up meeting: Realty Services has sent final wording for how to explain this action item in the Strategy*

Land Banking:

- The Region is trying to put together a land banking program. Looking at acquiring potential sites that would be useful from an affordable housing perspective but trying to acquire sites through the development process. Had some success in Caledon and South Mississauga
- Aligning development application comments on housing to enable that to happen
- On the policy side, they'll be looking through the OP review to add 2 policies that refer to the land banking program and efforts to coordinate planning approval process

Adaptive Re-Use:

- May be useful to put in language regarding the adaptive re-use of heritage properties

- Received interest from foundations like Raising the Roof in terms of partnerships
- Ability to try and work some policy language in to help support that type of project
- The City and Region are both working towards finding affordable housing options, and if the housing stock exists and can be converted into affordable housing and utilized, that is an option that we really have to look towards. Have identified a few properties but there is always the ability to identify a few more. Next step could be to pre-zone these heritages sites/OP policies.
- Should have the ability to provide some sort of incentive around heritage conservation.
- Pilot- Start with a small project/pilot project and expand to something bigger
- In Peterborough, this was their main approach to provide affordable housing options
- *Update from Follow-Up Meeting: Heritage Planners have sent final wording for what to include in the Strategy and how to explain these action items to Council*

School Sites:

- ROP looked at a school site in Mississauga. Issue they came up against is the market value that the school board had attached to the property. They looked at what could be the best and highest use of the property and the value was way beyond what made sense for their affordable housing project

- Outlying municipalities (outside of GTA) are able to secure school sites more effectively.
- It comes down to funding; any major housing funding that organizations like Habitat could tap into may come from the federal government.
- Even if they find the land they still need to find the capital to build
- Habitat for Humanity – looking into partnership for a project on a school site
- Idea in Peterborough was to have a mix of market and non-market housing in the school redevelopment
- School sites that are declared surplus are governed by the education act and disposition regulation. There is a list of agencies that come before the municipality and before the Region that can identify that they're interested in the sites. This is a potential hurdle

Session – Improving Diversity of Housing Typologies

- There is support for second and third units but not all are affordable- efforts should be on ensuring affordability
- Purpose built rental- can we ask for a certain percentage to be rent geared to income rental? Two buildings at Market and Main Street in Brampton had minimum income requirements to be qualified for housing.
- Provide flexibility within block plans and secondary plans to accommodate various housing typologies
- New subdivisions- applicants can show building typology and options of second units and additional units. These

units go through the building permit system similar to legalized second and third units. The control architect could review this plan as well. This provides the resident with different choices when purchasing a house. The City could then help cap the rents. This could be the new normal for site plan approval.

- Subdivisions- mention of minimum requirements for a mix of typologies in a subdivision context is needed. Setting broader standards does not meet the needs for providing different housing typologies.
- The City needs a very clear and council approved communication strategy. There are many situations especially with infill high-density dwellings where there has been considerable resistance from the neighbourhood.
- The City should lead and showcase demo projects – show the residents how things can be done, and hopefully there will be an awareness and interest in replicating pilots
- For older mature areas, highlight infrastructure capacities for higher density in these areas.
- There are two major types needed:
 - Small units – the type that can be built quick and cheap consisting of five storeys of wood frame over a one storey concrete base. For the malls along Kennedy Road, this is a suitable replacement as the base level can feature shops, to replace lost commercial place.
 - Large units - The best way to create larger units is in wood frame buildings in older residential areas,

such as Peel Village, as wood frame is cheaper to build, and larger units need more wall space, which is easier in smaller floorplate buildings, such as 2-4 units per floor, with 4 storeys max (or 5 if they include an elevator, as an elevator makes it more accessible).

Parking:

- Car ownership will never go away. The focus should be changed from having multiple cars to one car per household. Cars should be used for more recreational trips (i.e. visiting Niagara, visiting family, etc.) Transit should be focused on providing services for work trips. You do not want to tie people into only the boundaries of Brampton and limitations of transit. When talking about reducing cars, these must all be considered.
- Parking requirements need to be removed near good transit
- Underground parking requirements force the building to be wider, making it harder to build larger units, for families
- The City needs cheap housing, and parking hurts affordable housing
- *Update from Transit Follow-Up Meetings:*
 - *In the Strategy, we will discourage car dependent uses along transit corridors, and focus on pockets of intensification.*
 - *In our Background Document, we will address the due diligence that we have done for transit research and in the Strategy, we will speak to the City's need*

to promote the early introduction of conventional transit service and mention the City's current work on micro-transit initiatives (wording for this was sent by Transit Planners).

Age-Friendly, Senior and Inclusive Housing

Housing Equity:

- Hopefully the removal of separation distances will be adopted at the beginning of the new year
- Need more mixed use zoning, medium density housing. Low density may promote inequity
 - Why is so much land zoned for single detached houses?
- Executive housing- why is that still relevant?
- Relationship to access to transit, amenities- review from that lens

Shared Housing/Student Housing:

- With home-sharing, Sheridan partnered up with an organization, so they currently do implement a program where they partner up students with seniors
- Will review top priorities for post-secondary institutions (housing should be one of them)
- Sheridan also runs a housing fair twice a year (each semester) to provide opportunities for their students to be matched up with suitable forms of housing

- They also developed a housing plan that outlined different ways of tackling housing issues, particularly given the number of international students in Brampton

Supportive Housing Diversity:

- Folks have come in wanting to run a sober-living facility but policies do not allow for those types of housing accommodations
- More flexibility needed around housing for seniors
- We have group home policies that permit them but there is a lot of red tape around that process
- Housing options such as hospices – there has been a demand for that, and for affordable housing for veterans
- Looser policies in the OP so that someone does not have to come in and go through the full OP or zoning-bylaw amendment process every time that they want to provide or build a supportive housing facility
- We need general language in the OP that encourages these uses because there are a lot of gaps and there is no language at all to guide/support this

Accessibility:

- With respect to the number of accessible units in high-density buildings, regulated by the Ontario Building Code. It is the minimum accessibility requirements of the building code (no enhanced standards). At this point we do not have any say in the design of those units or the number, but what we do recommend and can offer is best practices

- Same with the accessible design – we should encourage more areas for wheelchair turning spaces and lowered counters in kitchens, and making sure there is enough room in the washroom and shower area for someone to manage if they're in a wheelchair
- Working with the Rick Hansen Foundation right now- reviewing some of our City facilities. Ideas can be incorporated into our future planning for accessibility for future units
- Anyone can apply to the Rick Hansen Foundation and request an assessment, and then maybe apply for a government grant to get that work done
- *Update from Follow-Up Meeting: Potential pilot project with Rick Hansen Foundation has been discussed. Wording for this is to be included in the Strategy (wording to be sent by the Rick Hansen Foundation)*

Grants/Funding:

- The Region did have a program in the past, potentially upwards of \$20,000 provided to residents seeking to do retrofits
- There is opportunity, not only just for residential and existing homes, but also for commercial and retail buildings. Could even link that to the existing CIP for the downtown area
- Through the Region, the March of Dimes offers grants for home improvements

- The Province does have a program that they offer for retrofits that we have to look into a little more closely, because it's offered in certain areas- grants for low-income individuals to retrofit their buildings
- We should have a repository of grants/a list that everyone can access

Locating Senior Housing:

- Policies needed about what type of locations we should recommend for senior homes and retirement homes
- From an urban design perspective, we should include some guidelines on amenity spaces
- It's not only about seniors, it's also about young people ex. mothers and children, so would love to see more discussion about the need for daycares, kindergartens, etc.
- Transportation has to be considered when we are considering where these facilities or individual buildings will go
- Just about to start the update of the Transportation Master Plan, which presently does not say much about this, and has the potential to say a lot more

Different Housing Needs for Seniors:

- Different senior housing needs due to different levels of independence
- Sometimes smaller-scale developments or even houses that have different levels of amenity spaces may work better for certain types of seniors than others

- Some are fully independent, some are semi-independent, some prefer smaller-scale
- Also, having only one senior housing type in COVID-time might create more serious problems than having smaller-scale senior housing adapted to the need of the person using that service
- Another point that was raised at the OPPI conference is that often planning is focused on families, so a lot of amenities for them, but it seems that seniors are often left out
- There was also benchmarking done on innovative housing practices and options, so it touches on some of the things that have been raised (multi-generational housing types, looking at urban design guidelines for family friendly design ideas)

Communication and Outreach (Residents)

Connections to Nurturing Neighbourhoods:

- With providing that opportunity to engage around built form, how can we communicate the actual policies around housing and affordable housing and what do we need to follow up on with our residents?
- Always having those conversations with community members and identifying community champions in a variety of neighbourhoods across the City, so they are happy to meld in a bit more discussion surround affordable housing
- Could even start as an educational campaign about what affordable housing and intensification is and why we need it – could turn on the light bulbs on for some residents

- *Update from Follow-Up Meeting with Nurturing Neighbourhoods: We are going to tap into the network of Nurturing Neighbourhoods. We will provide a link to the affordable housing work on the Nurturing Neighbourhoods website or do a small write-up on the front page*

Framing of Affordable Housing:

- The term affordable housing has a negative context
 - Want to turn the middle group - the people who are interested in seeing something like this come up but also want the NIMBY issues addressed
- Studies are time consuming and expensive, and in this case we do not necessarily need to go outside and get professional studies done
 - There is enough data available on StatsCan, GeoHub, and from other cities to look at
- Missing concerns about taxes in list of most common concerns
 - Municipalities only have two revenue streams – fees and property taxes
 - High density housing is a money maker because you're on a very small footprint and often times they are looking after their own waste disposal and snow plowing, etc.
 - High density housing – increased revenue, less city expenses

- Perhaps there is a way to explain to people that having high density housing in their neighbourhood is going to help the tax base
 - We cannot just keep building subdivisions – this angle should be included in the educational piece
 - Let people know that this is good for the City's bottom line
 - This may put people's minds at ease because the term affordable housing leads people to negative connotations
- Would love to see the term affordable housing rebranded
- Highlight the types of families that are going to live in these units
 - This is about people who work full time and cannot afford houses and rent in places like Toronto and Brampton, etc.
 - This is about every day working folks who are making a decent living but cannot seem to save up to buy a house because it's out of reach
 - New definition these days for what exactly is affordable
- If a rebrand can come with reframing and shifting our understanding of who's actually going to be living in these units, that would be helpful. In the City of Toronto messaging, they show the types of jobs and income levels that can support a certain level affordability to show that we need housing at all ranges to have complete communities and all different types of workers and families

- Connect it to real people that you encounter in community, to the idea of your children being able to afford something in the city, presenting a different picture of who's living in these units to act as a counter to the negative images that affordable housing brings up
- Introduce a new image of who affordable housing is for and how it can benefit communities
- Wondering about resources that councillors might have if they are reaching out to their constituents through ward-based meetings or individual newsletters/twitter accounts that they utilize that make a public impact in terms of the messaging being put out
- Given the times that we're in, the world of social media and virtual contact is the best way to have messaging resonate

Toolkit:

- We can develop some sort of toolkit for when these projects are coming up
- When we get into the sites, we can have a toolkit so that if there is an affordable housing project, and we know that the general area is going to be concerned about traffic, shadows, noise, etc. we can specifically target those people for certain concerns
- City can be constantly talking and consulting with our residents about what's going on
- In terms of the Regions Housing Master Plan, there are a number of sites that the Region is looking to develop affordable housing on – some of that will need public

awareness and understanding around those sites. Would be interested in having additional discussions on how the City can help with that

Affordable Ownership Housing

Affordable Housing Targets:

- Through the Peel Housing and Homelessness plan they are looking at increasing affordable housing by 2000 units/year
- Looking at both rental and ownership, but do not have an exact number of that split
- The Peel Housing and Homelessness Plan was approved by council in 2018 as a 10-year plan
- About half of the units coming to the market would help middle income households, and half would be towards the low-end of the income spectrum
- Working with private non-profit and other sectors
- *Update from Follow-Up Meeting: We do not have Brampton specific targets right now, but it may be a recommendation in our Strategy to work with the Region to develop local targets*

Inclusionary Zoning:

- *What % is being considered for IZ and any considerations for major parking reductions in MTSA?*
 - Haven't landed on specific numbers, but that is what the assessment is determining

- Assessment is looking at 5 sites as test-cases and doing number crunching on the different options/scenarios
- What numbers make the project feasible for the developers?
 - Thinking 5-10% may be something that they land at
- Going to be hard to peg one percentage without having a policy around the size of the site and the density that can be achieved
- If people want to increase density above and beyond then there should be additional bonuses
- If someone wants to increase density, then you increase the quantity of affordable housing on that site
- For-profit developers are an incredibly important player in making all of this possible, but there also needs to be a requirement that a bona fide housing not-for-profit be the operator and owner of the affordable units that are captured through IZ

Public Land for Affordable Housing:

- We have a process in place – if there are surplus City lands we circulate to internal departments and external stakeholders, but what else can we be doing? Ex. a database, partnering with organizations, etc.
- Any public land should first and foremost focus on social outcomes as opposed to the value of real estate and should first go to affordable housing, not-for-profits like Options for Homes and other rental groups

- It should also have a diversity of incomes and tenure – this is critical to making a diverse community
- The disconnect between building affordable housing and the real estate office is that their mandate is to get fair market value for land
- Affordable housing is also a workforce strategy – employment in Brampton and availability of affordable housing is related

Community Land Trusts:

- Essentially creating a secondary housing market or a separate housing market within your community
- That ensures that the exchange of housing only moves within a prescribed environment
- Good example is Toronto Island – you have people who own their structures and they have to sell that structure back to the land trust
- Often these land trusts do not scale and that is something to keep in mind
- Another good example is the whole town of Whistler

Purpose Built Rental Housing, Rental Conversion

Stacking Options/Pilot Programs:

- Jump start affordable housing creation by using all of the incentives and once the pipeline starts to fill up, that when we can reduce the incentives
- Flexibility is key in creating success, and pilot programs can create flexibility

- Generally, the City of Brampton will be more successful with policies that encourage affordable housing rather than policies that are punitive/restrictive
 - There will be pushback if the restrictions are too great
 - When talking about the desire to have 3-4+ bedroom units, think about additional ways to stimulate that and create that interest, rather than being punitive and saying 'you must do x'
- Family-Friendly Housing
 - Think about things differently
 - If a developer wants to create a project that is 50% affordable and 15% 3 bedroom units, why not reward the developer by allowing the tax exempt portion to extend greater than the rental housing portion, or instead of giving 1-for-1, we give 1.5-for-1, so that they're getting a bit of a tax break on the market housing as well
 - These things can incentivize developers to provide family-friendly housing
 - Builders are not doing it today because it costs too much money to build

Protection of Purpose Built Rental:

- Possible action item – develop Official Plan policies and by-laws for demolition control and condominium conversion; for protection of purpose built rental housing

- The City of Toronto is using the restrictive/punitive approach and Section 111 is one of the major reasons why they're looking in the 905, because that's a huge road block to development
- The intention is you want to create more rental housing, and that's the reason you may have to demolish some existing rental housing, the net effect should still be positive. What ends up happening is that existing rental housing is seen as needed to be protected and then it becomes prohibitive. There are very few purpose built rental builders out there, so adding prohibitive measures is not helpful.
- Focus on well designed rental housing of various types – this will reduce issues around second units and lodging houses—rely heavily on SROs
- If you start building more purpose built 1 and 2 bedroom units, that draws people who would otherwise be living in basement apartments, which frees up that space for someone else, such as someone living in a smaller second unit, who then frees up a space, so someone who is renting a bedroom by themselves might be able to move into. Now someone who is sharing a bedroom with a stranger can get their own bedroom. Because you are driving down demand, it also drives down the price landlords can charge, reducing the profitability, and making it less likely for people to make rooming houses. Where rooming houses are still happening, the crowding is

reduced, reducing issues such as trash, cars parked everywhere, and noise.

Sustainability

Policies and pilot project for adaptive reuse of heritage properties for affordable housing:

- Selecting properties is important and this has been done with Raise the Roof for heritage properties but this approach also limits the City to other opportunities that arise and that may be more suitable. Therefore, selecting properties should be reconsidered and done carefully. Policies produced should be open and flexible.

Renewal of existing neighbourhoods:

- Bramalea is being added as a SNAP (SNAP already exists for County Court). This focuses on sustainable technologies, different environmental improvements, and urban renewal. Rather than developing new policies it may be more valuable to focus on existing partnership between City and Conservation Authority that already exists.

Home Retrofit Program:

- Design study is being worked by Pam that looks to target homes older than 1990. This will be the primary driver of the action item to improve energy efficiency of older residential developments. Pilot projects will be used and the hope is to tie this program into the SNAP to create

leverage to get within the community and convince them to retrofit their home for energy.

- Energy is a major cost for running a home and there a lot of funding opportunities for low income housing energy retrofitting.

Sustainable Community Design Development Guidelines:

- Scoring tools and thresholds should be used to help with the item of incorporating climate change mitigation policies into neighbourhood planning and subdivision design. Within the last year there have been a few additional metrics added. Council has charged the team with the task of creating higher thresholds within urban centres and create an incentive programs (financial) for developments to achieve a higher sustainability score.
- The cost of housing should ideally not increase if more metrics are added, as this will often be passed on down to the home-owner. Asks what else can be done that is sustainable (in terms of subdivision design) that impacts housing choice and affordability.
- There are climate change adaptation metrics that provide interventions for communities, neighbourhoods, and buildings so that they may not be as adversely impacted by floods and extreme heat. From an affordability perspective this means less damage to buildings, less impacts to users which saves costs. Most metrics are mitigation metrics. Additional density and permitting mixed uses may be granted should sustainable considerations be provided.

Creating active transportation in neighbourhoods promotes affordability by reducing the demand for cars.

- The list of metrics will be reviewed and connected to affordability. The Housing Strategy should promote sustainability and support other sustainable efforts that impact affordability.
- *Update from Follow-Up Meetings: Environmental Planners have sent the existing Sustainability Metric directly related to affordable housing. We will review and propose any revisions.*

Environmental Master Plan update:

- Will apply the need to use a social equity lens in each project. The original Environmental Master Plan solely looked at environmental sustainability. This new Master Plan update focuses more on the three pillars of sustainability (social, economic, and environmental). Providing building retrofits in low income areas is an example of how a social lens may be placed on the need for retrofitting buildings.
- In discussion with EPO Region staff where it was mentioned that the region is not only looking to limit reuse of buildings to heritage buildings and considerations for embodied energy. The region would like to reuse any building to become more sustainable. It is recommended that environmental planning staff reach a goal where they provide affordable housing and rehabilitate other buildings as well that already provide affordable housing.

- Embodied energy is included as a metric that will give buildings additional points if it is considered within the project. Consider enshrining this metric within the strategy to provide more support to the existing efforts of addressing sustainability.

Region OP:

- Currently an update to the affordable housing and climate change section of the Regional OP. At a high level, one of the policies states that local municipalities to focus on energy and water efficient technologies in new and existing resident developments, redevelopments and intensification areas. Another policy includes promoting and pursuing federal and provincial incentives for regional funded housing projects.
- One issue is partnerships. There is a lot of money for social housing and retrofits for energy. Some programs will retrofit the entire house for free. There should be further investigation into engaging the funding envelope and looking to having this work within Brampton. No one is in charge of this currently.
- Enbridge offers a lot of incentives for high density and low - income social housing- talk to them.

Incentives

Fee Waiving/Deferrals:

- Bill 197 – all rental housing gets an automatic development charges deferral. Having the cash up front to pay the DC's

and the construction costs of a rental building is very onerous on a rental developer .Now, the DC's are not paid at building permit, the first installment (of six) is paid at occupancy of the rental building, and the remaining installments are paid annually over a 6-year period. Non-profit housing has the same benefit but they pay over 21 years

- Want to address the bullet about exempting new affordable rental housing from local property tax-We do not have legislative power to do this, but the Assessment Act allows exemption of certain properties, which is determined by MPAC. Legislation is very specific and affordable housing is not one of the exempt bodies in the Act. There is no such provision from a legislative perspective
- In 2017, through the budget, the Province introduced a new multi-residential tax class and tax ratio which means that municipalities can set the ratios between 1 and 1.1, which brings the tax rate closer to residential (the closer to 1, the lower the rate).In Brampton, through tax policy, we have set the new multi-residential tax rate at 1, which means that any new construction for any multi-residential building will receive the same tax rate as residential. For 2020, the residential tax rate is 0.97 and multi-residential is 1.5, so there is already a break given to new construction for any multi-residential building but there is no provision for exemption of property tax

- Multi-residential would be any development that is 7 units or more (it does not have to be a high-rise, it can be stacked townhomes or any kind of development)

Fast Tracking Applications:

- Fast tracking development application review- Have asked our Development Services to consider adding a layer of affordable housing requirements -Every development that is deemed by us to be important because it is providing affordable housing will be able to qualify for the fast-tracking
- Set up a Concierge Program

Brampton Real Estate Board

Additional Residential Units/Modular Housing:

- Bill 108 instructs municipalities to have policies to make backyard units possible (additional residential units)
- In regards to asking builders to make certain areas or subdivisions specifically for tiny homes, we should never do this because that is going to label some areas with stigma
- Builders should make mini houses in mixed communities – we should never think of making a subdivision all by itself as a mini house neighbourhood
- In terms of modular housing, we should use the maximum land that we can use
- Would like to understand more about converting a single family home into a duplex or triplex with two or three ownership units – it would be a condominium application

too. It can provide more affordable housing to residents who would like to own a ground oriented unit, but not have the means to own wither a single/semi/townhouse.

- The mini houses are interesting because in Brampton there are a lot of single family homes because that's what people have wanted and still want. A lot of the older properties in Brampton have huge back yards so to be able to build mini houses would be a great move forward
- For new developments, whenever there is a development for semis and detached homes, the City should mandate the builders to make a legal basement apartment in 40-50% of houses
- Going forward with new construction, there should be a way to accommodate multiple ownership units in one detached house- it's easy to build a duplex/triplex/fourplex from the start rather than convert an existing property
- In Brampton there are a lot of homeowners that want to create a legal basement unit and want to do it properly but they do not have the money to do it

Legalizing Existing Basement Units:

- For legalising basement apartments, there are two components – one is the electrical and the other is the plumbing. If there is a basement apartment that is already there for 10-15 years, we should not be forcing people to do the electrical inspection and plumbing inspection because if it didn't flood for the last 15 years it's not going to flood after that. For the electrical, if there is no electrical

fire due to deficiency within the first year, then there is no deficiency at all

- There are a lot of people and homes that have older basements and those basements are not legalized but there is no option for them to legalize it because of the way that older places were built. If there was any way to get them legalized – if you’ve had an existing basement for over 15 years and there has been no known damage, there is no harm to legalize them with very minimal regulations. Obviously things like a fire exit are important, but if we can avoid the plumbing and electrical formalities, there are a lot of people that would legalize and that would help quite a bit
- Other cities have lenient rules when it comes to a second dwelling and regulations of how to get them approved- Timeframe and cost for approval of second unit/basement unit in Brampton is difficult.
- Right now the Region of Peel has rolled out a program for second units where they will be providing funding to upgrade second units in exchange for a guarantee that they will be rented out at affordable rates
- *Update from Follow-Up Meetings: The Region’s My Home Second Unit Renovation Program is currently on hold due to COVID-19*

Student Housing:

- In regards to student housing - suggestion is to go for affordable housing that is just the rooms and bathrooms for

students and no kitchens- Hostels where the kitchen is a common space.

- Another thing is, for student housing or lodging rooms, many cities have policies for single room rentals where there is a common kitchen but people live in separate rooms
- These are called single room occupancies, SRO’s, and we are looking into these policies
- The two indoor malls on Kennedy, the ones at Vodden and Clarence, offer excellent potential places to build the SROs, if the City wants to acquire them, they are sufficiently large in size, and on good transit. If the City expropriates them, it can probably take possession in a year, and with an MZO building can commence relatively quickly after that, if the City is getting people to plan out redevelopment during the expropriation process.
- The City of Vancouver expropriated SROs to meet their dire housing need:
<https://globalnews.ca/news/6136734/vancouver-council-votes-to-expropriate-blighted-downtown-eastside-hotels-for-1-each/>
- The City should lead and showcase demo projects – show the residents how things can be done, and hopefully there will be an awareness and interest in replicating pilots
- The government of Canada is making it easier for international students to become citizens, this combined with existing plans to get even more international students means the number will continue to soar:
<https://www.cbcnews.com/2020/11/canada-to-offer->

[more-immigration-pathways-to-temporary-residents-1116283.html#gs.m5tgro](https://www.brampton.ca/more-immigration-pathways-to-temporary-residents-1116283.html#gs.m5tgro)

- In terms of the role of the Economic Development and Culture department - helping the restaurant industry helps with increasing international student incomes, making it easier for them to be able to pay enough, that they can support new legal housing construction. The best way to support restaurants is 24/7 transit service making it easier for people to get to the restaurants, and go home when they finish, especially for restaurant staff.

Residents' Desires:

- The 2040 Vision is great in terms of creating affordable housing, but not convinced that the vast majority of people in Brampton want more high-rises
- Most people do want to stay in Brampton but they want community facilities and green space, so if Brampton's going to be built up with high-rises, not sure that that's the best thing
- In Brampton, a lot of people look after the elderly and have their parents with them and their parents do not want to be in high rises
- A lot of people do still want to have ground floor affordable housing
 - The idea of the high rise development being not family friendly needs to be re-evaluated
 - Hopefully conceptions can change with well-designed high-rises with quality amenities
- Most people are hesitant to move because it's the highest tax

- When you look at the overall monthly costs - ex. car insurance, home insurance – it is high
- Reducing property taxes might help to attract a lot more people to the city
- We have a lack of condos in Brampton, although there are a few projects coming up
- We do not know how successful these condos will be because Brampton is known for people who want a single family home with a backyard

Provincial and Federal Programs, CMHC

CMHC Programs:

- As far as the federal lands initiative goes, essentially they work with other government entities who have identified surplus lands across the country-Do not know when they might become available or where they may become available
- When they do have projects within their specific territories, they engage the municipality for discussion before they take on the property to see whether or not there is an appropriate connection that they can make
 - Are there non-profit organizations within the community that would take this on and have the capacity to do that? Is this something the municipality or region in collaboration with the municipality would like to take on? Or is there a private developer that might be interested in that? They always engage the municipality before they

take on the property and then put it out to the general public through their regular process

- These particular projects can also seek funding under other funding programs like Co-Investment and Rental Construction Financing
- Not prescriptive under these programs to say that the affordable units that the proponents designate have to be a combination of types of units – they could all be bachelors, they could all be 1-bedrooms – they are not prescriptive in that regard to say that you have to have affordable 3 and 4 bedrooms
- Can CMHC come up with a funding program that prioritises specific housing needs of that particular City, rather than a general approach? That's a conversation that the municipality could have with either the non-profits or the others that are applying under Rental Construction Financing to have that diverse unit type that's also affordable

Project Process and Criteria:

- In initial discussions, to reach out to the Region's Housing Development Office or even the municipal planning department
- The influence that the municipality has is through our municipal planning tools- Can encourage them by saying that our need is to create affordable 3 and 4 bedrooms, and if you provide this we can offer certain things

- Look at ways that we can collaborate with proponents to identify specific incentives that we can offer in hopes that they're going to be aligning with our priorities
- Also look at where the building is in conjunction to social services, if it's on a transit line, and if they're working with a non-profit organization
- There are a number of different scenarios that could be incorporated into any one specific project and that's why it varies from one development to the next as to what that could look like

Timelines:

- Seed Funding has been something that CMHC has offered for a number of years, so that's not necessarily tied to the National Housing Strategy although it is a pre-development funding source that could help groups with their soft costs
- Application process is open and it's a continuous intake and usually the turnaround time is between 4 and 6 weeks

Rapid Housing Initiative:

- Peel Region received \$30.2 million- to develop an investment plan as far as what new construction they might put into place and that new construction will have to be in the form of a modular build
- The reasoning behind the modular build is that they're trying to get these things built and occupied by March 31, 2022

- This is funding that is available across the country so they're cognisant of construction and whether that prohibits construction from taking place year-round
- With modular builds, majority of construction is done in a factory setting
- Acquisitions of existing non-residential properties and converting that into residential units
- Vulnerable groups that they're looking to house – priority groups include women and children, Black Canadians, Indigenous peoples, and a few other groups
- The other piece is affordability- Looking at being able to provide capital funding that is in the form of a grant in an effort to develop or convert buildings to create housing
- Proponent will have to demonstrate viability in terms of operations and what types of subsidies are in place in order to ensure the project is viable
- Second stream is the project stream – employment -non-profits, municipalities, other government entities, and Indigenous organizations
- Able to put forward an application for a specific project – new construction using modular builds or an acquisition in converting a property into residential with a minimum of 5 units and a minimum loan amount of \$1 million
- A post-secondary institution cannot apply for it's own land- Would have to be lease-hold to a non-profit organization or a municipality

Indigenous Housing

Suggested Additions to Draft Strategy:

- Include First Nation, Metis, and Inuit populations- Look at alignment with National Housing Strategy, the LTAS, the Long-Term Affordable Housing Strategy (for Ontario) update
- Make sure to involve women and women fleeing domestic violence as part of the strategy, that's very important, and I think it would also maybe be a consideration that the City could tie that priority to the findings of the National Inquiry into Missing and Murdered Indigenous Women. As part of the inquiry, the final report found that housing was a huge need – safe housing, affordable housing – for Indigenous women and girls and Indigenous families in general. And If the City could tie some of its policy planning and priority setting those findings, I think that you would be ahead of the curve and ahead of a lot of municipalities in aligning your work with some of those recommendations. I think that would be very smart, and really strategic and would also set you ahead in a course of monitoring progress in terms of what is the City doing to respond to the National Inquiry. And then it may also be interesting – we would recommend - to tie policy priorities to the Truth and Reconciliation Commission calls to action. It has been 5 years since it came out and there are a lot of calls to action that have a benchmark at the decade point, where 10 years from the first release of the calls to action there is going to

be another push and momentum to see what has been done on the different priority areas and whenever a municipality has the chance to be able to align with recommendations and be able to show that they've made progress in certain areas, I think that would be really smart. Also on the subject of aligning with different frameworks, look at the Urban Indigenous Action Plan- co-authored by each of our organizations. It's about building meaningful relationships with Indigenous communities in order to set priorities, make progress on those priorities, and monitor and evaluate.

- TRC and calls to action, are any calls to action directly related to provision of housing- the wider calls to action related to improved health conditions, improved access to culture, all of those connections do connect with affordable housing and especially housing developments that could happen that we see a lot are housing developments that are purposely built for the community and have a culture-based reason for being built. And then they're purposely designed for the community surrounded by culture and they have all of those elements.
- Opportunities to collocate in an urban community hub- -the MNO chapter might be interested in it as well.
- TRC-It does reference child welfare, education and those key points, but it does specifically in terms of reconciliation speak to Canada on the UNDRIP and all the work that we do at ONWA, whether it be housing, child welfare, we always reference UNDRIP and Indigenous peoples rights, so

specifically their rights to housing. So that would directly relate to upholding the rights of Indigenous peoples in the work that you do within the City of Brampton and the strategy that you're working on. Also, ONWA just released our MMIW report and within it we have 13 recommendations and recommendation number 12 speaks to culturally appropriate services and systems that Indigenous women navigate. So particularly we've outlined housing and homelessness and so I think it would directly tie into the theme that speaks to safety. We're saying that safety and wellbeing of Indigenous women and their families is key.

Connecting with Indigenous Communities in Brampton:

- There is no friendship center in Brampton proper. There is the Peel Indigenous Network in Peel Region.
- The model right now for a friendship centre is physical. It is a gathering space for the community.
- Often there will be Indigenous student groups in post-secondary and college institutions-in terms of rental market input and ideas about having students make their home in Brampton or find employment and home and that linkage
- The Region of Peel, may have info on population stats
- Some post-secondary also have Elders that they work with. Some have Elders Councils so that could be a really good connection as well to have that voice of the students and the Elders together.

Indigenous Housing Organizations:

- OAHS –they are often building developments for urban Indigenous communities that take into consideration cultural needs. The work that they do is often in collaboration with municipalities and service managers and they come up with such creative housing solutions for communities, especially when there may be public lands available or capital incentives and they can raise the additional dollars often to come up with really great housing developments.

Challenges:

- Data gaps that are specific for Indigenous groups – Inuit, Metis, and First Nation. That is something important that all organizations are really struggling to access. And those kinds of synergies or partnership are something we could ask for. We have a community council in Brampton – it's the Credit River Metis Council – will have more insight on what kinds of problems Metis people are facing in the city. We do not have access to what Indigenous people specifically need who live in the city. We are implementing a renovation improvement program for Metis people and it will be great if that information could be accessed for Metis people interested in applying for those programs. We are also implementing a first home ownership program. - shared equity on the mortgage for the property they want to acquire. And the renovation improvement program is a

grant that we will be giving to Metis people that are interested in having a renovation in their home.

- The implementation of the programs will be an opportunity to gather that data. Of what the Metis population is leading or thinking about and what are their housing needs in the Region.
- The urban Indigenous population in Brampton is likely small – but it does not mean that Indigenous people are not living in Brampton and would not be interested perhaps if there were affordable housing options that were culturally specific.



BUILDING A GREATER GTA
Building Industry and Land
Development Association

November 23, 2020

Ms. Bindu Shah
Policy Planner III
City of Brampton
2 Wellington Street W.
Brampton, ON
L6Y 4R2

Dear Ms. Bindu Shah,

RE: City of Brampton Housing Strategy – Preliminary Consultation with BILD

In Peel Region, the building and renovation industry provides over 4.9 billion in investment value and employs over 39,000 people¹. As a simple rule of thumb one crane in the sky is equal to 500 jobs. With approximately 1,500 member companies, BILD is the voice of the home building, land development and professional renovation industry in the Greater Toronto Area and Simcoe County. Residential Construction is a key economic driver to every community in Canada.

On behalf of the Peel Chapter members of the Building Industry and Land Development Association (BILD), we would like to take this opportunity to thank you and City and Regional Staff for hosting a BILD member-stakeholder session on Friday, October 30th, where our members heard preliminary details and discussed the City's proposed Housing Strategy. We understand recommendations surrounding the strategy will be brought forward to Council for endorsement on December 4th.

We have reviewed the City's draft document entitled *Policy Options & Synergies With Existing Plans, Ongoing Studies & Projects* and would like to offer you the following comments in addition to the track-changes document attached. It is our opinion that our members' extensive knowledge and experience with housing development will be a valuable asset to the City as you move forward with formulating programs, policies, and incentives.

The Development Industry understands the need to address declining housing affordability within the GTA. The health, prosperity and quality of life in our cities, and the continued strength of the real estate market depend on access to quality housing for households at all income levels.

We agree that access to housing is part of a healthy and civil society and that public bodies, the non-profit sector and the development industry each have a role to play to improve access to housing. We believe that a partnership model is the most effective way to make a significant impact, and is essential for seeing success with this initiative. Within a 'partnership' framework the private sector accepts responsibility to make affordable housing available within new buildings on the principle that the assistance required to achieve affordability remains the responsibility of the public sector.

Cost to the Industry

As an over-arching comment that we stress throughout the City's discussions on affordable housing, **none of this will be possible** without funding, grants, and incentives from all levels of government. Furthering our comments above, developing affordable housing needs to be a partnership and one of these specific principles is a partnership model where a robust suite of incentives are given to financially offset the costs to build (DCs,

¹ Based on 2018 Canadian Mortgage and Housing Corporation and Statistics Canada data

planning applications, building permits, etc.) and maintain dedicated affordable housing units. In not providing this and lacking thoughtful incentives, it will impact project pro formas and the viability of future projects.

Inclusionary Zoning

Understandably, the City is eager to utilize inclusionary zoning as a tool to address its housing affordability challenges, and we have been actively engaged in this process within other municipalities to help ensure that any future inclusionary zoning policy requirement is applied in such a way where it does not inadvertently undermine future housing choice and the City's overall growth objectives. In this regard, BILD and its members have shared early feedback with its municipal partners and would like to do the same as Brampton begins these discussions.

We have remained steadfast in our position that inclusionary zoning will only be effective in bringing the City more affordable housing choices if its policies are premised on sound rationale and a true partnership model. Prior to the City releasing any materials on this item, we would like to share a document prepared by Peter Milczyn for BILD titled *Inclusionary Zoning - Jurisdictional Scan Of Practices*. This report reviews the Inclusionary Zoning practices of two Canadian and eight US cities to determine what are the most typical and effective elements of their respective approaches. With this review there is a yardstick against which the City of Toronto's draft Official Plan Amendment, and Zoning Bylaw Amendment can be assessed, and we hope to be of use to the City of Brampton as well.

Engagement and Advocacy

A successful housing strategy requires effort from both the private and public sector. It is fairly common that when the building industry is proposing a new development, unjustified community opposition forms. This entire policy framework is in jeopardy should Staff not consider the need for community education to combat the stigma of the word 'affordable'. The stigma of affordability translates into unit types that are smaller (or more dense) than what exists currently, which works against many of the actions being called for within the proposed Brampton Housing Strategy, for example, contemplating increased multi-unit unit mixes in medium and high density buildings.

We believe the success of implementing affordable housing begins early on with Council and requires their support and endorsement (to be champions for this policy direction), and ends with residents who need to understand the social implications of opposing this type of initiative.

BILD and its members are supportive of finding appropriate solutions that increase housing options for all residents and thank you for inviting our membership to be a part of this discussion and solution. As these discussions continue to move forward, we would like to re-iterate that without a drastic reduction or elimination of municipal fees, development charges and Cash-in-lieu, alongside the implementation of government grants, our industry struggles to make this a feasible venture.

As this review continues to unfold, BILD and the Peel Chapter members would appreciate more information on the deliverables and timelines of this strategy as it becomes available. In addition to this, we would appreciate the opportunity to also review the anticipated report that is going to Council on December 4th.

As your partners in building complete communities, we appreciate Staff consulting with BILD for this initiative and see this as a good step forward to collectively working together to reach the City's housing needs goals.

Thank you again, and we look forward to hearing further updates on this process as new information comes forward. If you have any questions, or require additional information please feel free to contact the undersigned.

Sincerely,

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POLICY OPTIONS

& SYNERGIES WITH EXISTING PLANS, ONGOING STUDIES & PROJECTS

DRAFT FOR FEEDBACK ONLY

The following section is based on a detailed analysis of the housing market in Brampton, legislation and current policy framework, planning tools, best practices and various studies and plans listed at the end of this report. Synergies with ongoing initiatives are included, where known and applicable. This draft is intended to initiate engagement with stakeholder groups and will culminate in selection and prioritisation of policies for the housing strategy.

Theme 1: IMPROVE THE SUPPLY OF AFFORDABLE AND RENTAL HOUSING		Comments/Additional Suggestions
Proposed Policies	Proposed Action Items	
1. Increase the supply of land suitable for development of affordable and supportive housing	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	
	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 the Riverwalk project, places of worship, vacant or underutilised commercial sites, and strategic low density areas)	This sounds like a good idea. I believe the key to this will be to make the zoning as flexible as possible when it comes to height and density so that additional rezoning or minor variances do not need to occur.

	3) Review market demand and feasibility of redesignating residential designations in the Official Plan, such as 'Executive Residential', specifically on unbuilt areas that are not transition areas	It is a good idea to look at areas with much lower density and look to introduce higher densities. Consider how to deal with the politics of 'affordable housing' within them. The industry already faces huge push back when introducing high end, higher density product in these places.
	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.)	This is fine and logical. We understand detailed policies will become available in the coming 6 months. We would like to understand the details of what is being proposed once the details are available.
	5) Encourage faith based organisations with vacant or underutilised land holdings to consider development of housing	This seems like a good idea and a good way to intensify sites. Will need to consider how to deal with parking standards for properties with existing, in-use, facilities.
	6) Explore the feasibility of purchasing federal and provincial surplus lands for the provision of affordable housing (eg. Provincial Affordable Housing Lands Program and Federal Lands Initiative)	Good idea.
	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)	Good idea.

	8) Explore encouraging revitalisation through expropriation , as well as assembly and preparation of land	Not sure exactly what this means? What types of properties would be expropriated?
2. Incentivise the supply of affordable and purpose-built rental housing by planning, financial and other tools	1) Support Region of Peel in the development of an Inclusionary Zoning Program for provision of affordable housing in new developments, include OP policies and implement the program in MTSA areas	Can we get confirmation that this is only applicable to MTSA's? Regardless of whether this is for MTSA's or broad brush across all new developments we need to understand what is being proposed. How much will be required per new development?
	2) Prioritise purpose-built rental housing by supporting and implementing Region of Peel's Incentive Pilot Program for Affordable Rental Housing	Where can we get more information on this program?
	3) Support the Region of Peel's DC Interest Rate Policy for affordable and market rental housing	Same as above.
	4) Explore establishment and expansion of the Community Planning Permit System framework for key growth areas in the city	
	5) Analyse the Community Benefit Charge and Development Charges frameworks for impacts on the provision of affordable housing	Would like to stay informed about what is determined coming out of this exercise
	6) Explore feasibility of using capital loans and grants to supplement incentives for affordable housing	Fine
	7) Explore rebate of municipal fees and charges (DCs, planning applications, building permit)	This is something we think is very important to understand. We believe there needs to be deep discounts applied to make affordable housing a

		reality. Why should we pay fees to provide a non-market mandated housing form? Developing Affordable housing NEEDS to be a partnership between industry members and the Region/local municipalities.
	8) Encourage and support construction efficiencies and construction cost savings, including the use of modular housing and mass timber construction	
	9) Plan for development of affordable and rental housing during future conversion of areas within Provincially Significant Employment Zones that overlap with Major Transit Station Areas, if the Province approves the proposed Growth Plan Amendments that permit the same	This is a good idea, and in addition, perhaps it would be logical to allow affordable housing uses in employment areas where they boarder with residential areas. Employment land is much cheaper than res land.
	10) Prioritise purpose-built rental housing by exploring municipal revenue tools to finance supply (City property tax structure, Tax Increment Financing, establishment of an Affordable Housing Reserve Fund, etc.)	Good thing to look into.
	11) Support and/or partner with non-profit organisations in the establishment of Community Land Trusts that ensure perpetual affordability and community control of land	Good idea
	12) Support and/or partner with non-profit affordable ownership groups who utilize a second mortgage structure (e.g. Options for Homes, Trillium Housing)	Good idea
	13) Consider operation of a Shared Equity Homeownership Program through a Municipal Housing Development Corporation (MHDC) (if set up).	

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	1) Set up a ' Housing Review Pilot Program ' with qualifying criteria and process for prioritising 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 • 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	Through our discussion, we have agreed that this is not enough on its own. There are so many agencies/authorities involved, that saving any real time seems unlikely - one can only control so much. MTO is an example on how this expectation can be held up significantly.
	2) For all residential development applications, collaborate with the Region to establish implementation processes (including legal agreements, off-site dedication, cash-in-lieu) to secure affordable residential units	This is another item that requires a much larger conversation. We need to understand what is actually being proposed. Not only does this sound costly, but it seems like it would add more time to the process, not less.

	3) Simplify development application requirements and review processes for small-scale affordable housing developments, including infill developments	Good
	4) Allow concurrent review of development applications related to the same project- Official Plan and Zoning By-law amendments, Subdivision and Site Plan applications	Good idea. When projects are managed well this often almost happens. To solidify it as a process is a good thing.
	5) Require a Housing Report and/or Rental Conversion Report for residential development applications of a certain scale, that include an assessment of how the proposal will contribute to affordability targets	More reports to review and approve does not streamline process. If the new development is adding units to the affordable housing stock I think that is good and does not warrant a full blown study. That said we see the value it may have to understand rental conversion where stock is being removed.
	6) Establish criteria for requirement of Market Studies as part of Development and Site Plan applications	Is this intended to cover the same material as above or is this a second new study? More studies means more time.
	7) 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	Good idea
	8) 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	Good idea

	9) Include community groups and non-profits in the design review process for suitable development applications proposing affordable housing	Need to understand how this will be beneficial above and beyond the robust circulation that is already in place. When affordable housing applications come forth, it is the memberships experience that Peel Housing and Habitat for Humanity are almost always involved. They are the professionals in this regard, and understand the needs. Engaging more people will for sure stretch out the process and be counter production to your goal of streamlining.
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	1) Prepare a policy framework for reducing and optimising parking for housing in walkable and transit oriented areas, factor in regulations for car pool parking, off-site parking, bike parking and ride-share drop off parking	Very good idea, and something that is increasingly needed. BILD would be interested in receiving any updates related to proposed parking changes
	2) Explore policies for differentiated parking rates based on 'affordable housing' criteria (eg. for developments with government funding)	Good idea
	3) Optimise parking requirements to encourage diverse housing typologies such as duplex, triplex, cluster housing, stacked townhouses, lodging houses, micro-unit housing for students and seniors in apartment forms, on-campus student housing, additional residential units such as laneway/ backyard/garden units	Good idea

	4) Prepare supportive policies to promote sustainable transportation and influence travel behaviour (eg. providing parking reductions based on proximity of the development to transit stops; requiring adequate active transportation provisions, etc)	Good idea. There has been a substantial investment by both the City and Development Industry to make multi modal transportation an effective tool for people to use to get around. Let's work to take advantage of all the good things that have been done.
	5) Introduce policies, zoning regulations and implementation mechanisms for shared parking provisions eg. between multiple uses in the same development or between compatible uses in the vicinity- places of worship and schools/commercial uses	Good idea. We do this lots in commercial developments, where we work out peak and off-peak times to try and provide only the parking that is needed. Excess land can always be used for something more valuable than parking.
	6) Allow for flexibility of unbundling of parking from rent in the required parking for rental developments and condominiums	No comment
	7) Explore alternate development standards for innovative parking and street typologies such as 'woonerfs'	No comment
	8) Introduce parking management programs such as for on-street parking in residential and mixed use neighbourhoods	Good idea
5. Protect existing and planned affordable housing stock and land designations	1) Develop Official Plan policies and by-laws for demolition control and condominium conversion ; for protection of purpose built rental housing	No comment
	2) Explore policies in the Official Plan that address review of individual re-designation requests (from mixed use to residential) and downzoning requests (from medium/high density residential to low density	No comment

that can accommodate affordable housing	residential) against City's overall needs and targets for affordable housing	
6. Explore flexible and alternate development standards to facilitate financial viability of housing applications	1) Prepare a city wide Alternate Standards Toolkit for affordable and innovative housing developments, establish applicability criteria (road and parking standards, urban design and open space standards)	Good idea
7. Address relationship between transportation affordability and housing affordability	1) Develop a policy regime that prioritises provision of affordable and family-friendly housing near Major Transit Station Areas and mobility hubs to ensure residential growth is supported by transportation affordability and choice	There needs to be a bigger conversation about this once policy begins to emerge about what 'family friendly housing' consists of. BILD can appreciate the desire for more 2 and 3 bedroom units; however, mandating the percentage of 2 and 3 bedroom units can prove to be problematic and doesn't necessarily provide a greater variety in pricing or unit types. We need further discussion on this.

	2) Within new transit-oriented development guidelines , highlight the relationship between affordable housing and transit networks	Good idea
8. Plan for sustainability of residential developments to ensure affordability and address climate change impacts	1) Develop policies and programs that support urban renewal of existing neighbourhoods	Good idea
	2) Improve energy efficiency of older multi unit residential developments by promoting sustainable retrofitting , explore a Pilot Program approach	Good idea
	3) Incorporate climate change mitigation policies in the Official Plan with respect to neighbourhood planning/subdivision design	Good idea
	4) Develop policies that facilitate the retrofit and reuse of heritage properties for affordable and seniors' housing	Good ideas for all but I am not quite sure I understand how this delivers more affordable housing.

Theme 2 ENHANCE HOUSING DIVERSITY AND DESIGN		Comments/Additional Suggestions
Proposed Policies	Proposed Action Items	
1. In the Official Plan, identify key growth areas in tune with higher order policy regime, direct,	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	Good idea
	2) Require 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.	We would like to make sure that we are circulated on anything new that comes out of this policy framework.

prioritise and promote medium to high density housing and a diverse housing supply in these areas	Include policies in the Official Plan and regulations in the Zoning By-law to this effect. 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	
	3) Identify and address barriers to development of affordable, medium density housing forms such as stacked townhouses	
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	1) Examine additional opportunities to increase the legalisation of existing second units and provision of legal second units in new housing	Good idea
	2) Explore facilitating second units in the form of upper level units as an alternative to units at the basement level	Good idea
	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)	Good idea. This is done in many other municipalities and works well.
	4) Support the Region in implementation of the Second Unit grant and loan programs	No comment
	5) Establish clear policies, regulations and guidelines to promote low-and moderated-priced 'house-scale' infill and gentle density housing in low density residential areas (eg. tiny homes as principal dwellings - not as accessory units- on small lot subdivisions; multi-unit ownership housing on single lot- duplex, triplex; conversions of existing single family	Seems interesting, but need more information

	homes into multi-family housing; legal lodging houses; co-living options; etc.)	
	6) Prepare Official Plan policies for secondary plans 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	Flexibility is always a good thing.
	7) Consider supporting the addition of residential units (explore modular housing) on existing under-utilised low rise commercial sites	Same as above.
	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	Interesting idea.
	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) requiring registration of all rental properties with a system of random inspections to ensure compliance c) introducing and encouraging micro-unit and quad co-living housing unit typologies in multi-unit ownership and rental housing developments	No objections
	10) Develop a framework for extensive public engagement and education about lodging houses, second units and additional residential units	Good idea. This will be key as I imagine that you will face a lot of NIMBYism.

3. Plan for mixed-use developments and housing forms and arrangements that provide synergies with employment	1) Include design provisions that support rising shares of off-site and work at home employment in design guidelines for multi-unit developments and community hubs	
	2) Consider strategic addition of mixed-use zoning and a variety of low intensity uses within low to mid density residential neighbourhoods	
	3) Consider policy and zoning framework to support social enterprise uses within affordable housing developments	
	4) Develop and strengthen policies and zoning that accommodate for income generation in housing forms and arrangements (home occupation/businesses, live work, micro retail)	
	5) Explore feasibility of establishing employee housing programs and policies , to attract and retain office and employment uses	All interesting ideas
4. Promote family-friendly and multi generational housing in Official Plan, Zoning By-law and Design Guidelines	1) Undertake a real estate market analysis on family-friendly rental and ownership housing requirements to determine the appropriate percentage of units in multi-unit developments to be three or more bedrooms, include an affordability lens on the analysis	We believe this is and should be circulated to the industry for review when available.
	2) Undertake a socio-cultural and demographic analysis to determine barriers to acceptance of larger dwellings in mid/high rise multi-unit housing as compared to ground oriented housing	Good idea to study.
	3) Establish an interim family-friendly housing policy in the Official Plan for multi-unit developments, with a conservative requirement (eg. 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 requirement based on 1) and 2) above	We would like to have further discussions on this item.
	4) Incorporate indoor and outdoor amenity area requirements in the Zoning By-law and prepare amenity design guidelines for multi-unit housing developments , including townhouses, cluster housing, apartments	Happy to discuss this and what is done currently.

	5) Allow small scale retail and community uses on the ground level in apartment buildings through zoning by-law provisions in all applicable zones	This already happens in the Mixed use designation
	6) Prepare policies and guidelines for Privately Owned Public Spaces (POPS) , including courtyards, plazas, forecourts, green spaces and mid-block pedestrian walkways, that can be secured through planning tools such as Site Plan Agreements	This is done frequently in Toronto and can work well in some situations.
	7) Review current Cash-in-lieu provisions for parkland dedication for multi-unit developments and subdivision applications, actively discourage cash-in-lieu if the proposed under-dedication is larger than a certain percentage	This is something BILD will want to have further discussion on with the City. The higher the density the heavier the rates become. Currently an acre of apartment land pays CIL at a rate of \$2.75 million, which is enormous compared to single detached at \$1.3 million. This is a great example of the costs making affordable housing unaffordable.
5. Promote inclusive, age friendly housing and seniors housing in various housing forms	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	Great idea
	2) Establish policies that require enhanced accessibility features and designs in qualifying development proposals	Are there any specific policies that are problematic?
	3) 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	
	4) Develop seniors housing adjacent to Community Hubs which offer easy access to a diverse range of amenities	Seems like a good idea. We look forward to haring more

		about this options once further explored.
	5) Encourage retrofit of vacant or underutilised heritage buildings for seniors housing	Seems like a good idea. We look forward to haring more about this options once further explored.
	6) Consider policy or senior-friendly design criteria to encourage rental and ownership housing forms to include a bedroom and full bathroom on the main / ground floor , to support seniors and persons with disabilities to age in place and multi-generational living	Would like to understand when the policy would be applicable? What would be included in it? Seems like a good idea.
6. Promote shared housing opportunities	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.	Good idea on many levels.
	2) Formulate policy and help community organisations set up shared housing arrangements for independent seniors/mature adults/single parents	Good idea.
7. Address the impacts of short term rental housing	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	Good thing to investigate
8. Promote affordable and safe rental housing options for students and other single	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	
	2) Encourage the early provision of on-campus student housing at local post secondary campuses; explore creative interim uses of vacant	

member households	campus lands, such as pilot demonstration projects with modular housing	
	3) Introduce creative unit design, amenity area design and unit mix options for market rental and ownership developments that can accommodate co-living for students, seniors and single professionals	
	4) Encourage rental property operators to accommodate student friendly policies for lease agreements, parking unbundling and co-living	
	5) Initiate and pursue awareness efforts with students and landlords regarding rights and responsibilities and safe housing	All interesting thoughts. It would be good to reach out to a developer that specializes in type of housing to find out how it works.
9. Plan for and promote flexible housing options in apartment forms	1) Develop a policy, zoning and design guidelines framework to facilitate developments with flexible housing design and modular components	
	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; consider preparing a 'lock-off suites design guideline' document	
10. Develop policies and design resources to improve housing diversity and affordability	1) Develop Building Design Guidelines for affordable townhouses, stacked townhouses and apartments	All of the items under this category need further discussion as they begin to unfold. There are some good ideas here and there also needs to be a discussion with Urban Design about the cost of high-grade finishes vs affordability. Members need to better understand how

		this balance will be made between these two thoughts and how to integrate them into communities.
	2) 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	
	3) Develop Infill Housing Guidelines in tune with Action Item (xx) to address context-sensitive housing forms in built up areas - accessory residential units, duplex, triplex, fourplex, townhouses and cluster housing	
	4) Prepare a set of code-approved plans for accessory residential units as templates to be shared with applicants	
	5) Establish policies and design resources , similar to a Tertiary Plan process, for a pre-application co-design service framework that includes stakeholders, developers and residents	
	6) Establish criteria for inclusion of affordable housing developments in the Urban Design Review Panel process	
	7) Develop Amenity Area design guidelines and policies for family friendly housing in medium to high density multi-unit developments	
	8) Develop guidelines and formats for variety of mixed use housing typologies	
	9) Facilitate a framework to encourage contests, planning charrettes and co-design workshops to encourage cost-effective design solutions	
11. Support and incent social housing development (including	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	
	2) Explore feasibility of city-wide permissions and provisions regarding emergency and transitional housing on public lands	

emergency, transitional and supportive housing)	3) Consider pre-zoning of Region of Peel owned sites to allow for social housing and expedited development approvals	
	4) Include social housing projects for expedited development review under the Development Review Pilot Program	See Theme 1, section 3.1 for comments
	5) Explore repurposing of the Ontario Correction Facility on McLaughlin Road	All good items to explore.

Theme 3: ENGAGE AND ADVOCATE		Comments/Additional Suggestions
Proposed Policies	Proposed Action Items	
1. Promote community acceptance for all forms of affordable, supportive and high-density housing	1) Undertake studies on co-relation of affordable, supportive and high density housing developments and impact on property values in the surrounding neighbourhood	
	2) Undertake a study on the impacts of increasing density on public services and infrastructure	
	3) Undertake studies on crime statistics near affordable, high density and supportive housing	
	4) Require infill and intensification developments to provide public realm improvements to promote higher community acceptance	
	5) Consider increasing the number of informal Open Houses prior to the statutory public meeting process	
	6) Monitor approved developments over time, undertake post-occupancy evaluations and publish findings	
	7) Use programs such as City of Brampton Nurturing Neighbourhoods to form community connections and encourage co-design	

	8) Encourage a team of community champions to help formulate support and acceptance	
	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	
	10) Improve the quality and clarity of public information material at Open Houses and in Information and Recommendation Reports (eg. visual images, sun/shadow studies, public realm improvements, visual interpretation of traffic analysis, traffic calming plans, color elevations and perspectives, etc.)	
	11) Undertake Planning 101 presentations at schools, community organisations and events	
	12) Consider publishing monitoring data on affordable housing developments online, including details on successful developments	
	13) Consider establishment of Affordable and Innovative Housing Awards	Education needs to happen across the entire cross section of people from residents to Council who often oppose anything that is less dense than what exists on the ground today.
2. Promote affordable housing programs and incentives to developers and housing providers	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	
	2) Promote affordable housing incentives and successful initiatives widely (for-profit, non-for profit developers, corporates)	

3. Promote information on affordable housing to public, including landlords and realtors	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.	
	2) Promote information sharing with Brampton realtor associations	
4. Build strategic relationships with senior levels of government, community groups and development industry to address emerging housing issues	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 the Housing Strategy	
	2) Review all opportunities for financing support from senior 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	
5. Build strategic relationships and engage with indigenous groups	1) Actively engage with indigenous groups for engagement and partnerships on initiatives	
6. Raise awareness and identify	1) Provide regular updates, education and collaboration opportunities to City Departments on Housing Brampton Action Items 2) Establish a Shared Knowledge Repository for all city departments	

opportunities to support affordable housing in all city services and processes		
7. Improve City resources including development of a Task Force, to implement the Housing Strategy	1) Explore mandate of the Housing Advisory Committee and possible changes to address implementation and monitoring of Housing Brampton	
	2) Manage funding opportunities for research and innovation and liaison with a Housing Development Corporation (if formed)	
	3) Establish a cross-organisational Task Force that assists in the implementation of the strategy (include post secondary institutions/faith communities/agencies on aging, social entrepreneurs)	
	4) Assess internal staff capacity in Policy Planning Division and ensure (additional) staff resources to implement the various actions of the Strategy –Create a special position of a Policy Planning staff (to assist with expedited development review, grants and incentives, advocacy and government relations, research and presentations, awards, advisory committee, co-design, community engagement, growth management monitoring, liaison with housing providers, non for profits, realty, school boards, landowner groups, prepare Official Plan and Zoning By-law amendments and technical studies)	
8. Partner with organisations that address housing innovations where city	1) Incentivise and support innovation in the housing market for housing design, construction and products	
	2) Partner with post secondary institutions for research and education programs that support affordable housing	
	3) Partner with institutions to address barriers to home ownership in terms of the initial financial requirements	Lots of very good ideas in this section

cannot be directly responsible		

Theme 4: MEASURE AND MONITOR		Comments/Additional Suggestions
Proposed Policies	Proposed Action Items	
1. Establish and monitor annual housing unit production targets for Brampton	1) Establish clear targets of housing types, tenures and incomes for the City to be met through new greenfield development and intensification	
	2) In collaboration with the Region, establish a minimum target of new affordable housing units each year , for low and middle-income households	
2. Maintain a database of housing tenures and forms in various secondary plan areas	1) Consider annual capacity review for new build and intensification in each plan area and maintain a database	
3. Maintain and monitor data	1) Report to Council with annual housing data : market data (vacancy rates, average rents, sales, existing stock, construction starts, and	

and report to council regular progress on rental and ownership targets, affordability gap, uptake of housing programs and market conditions	waiting lists) and demographic data (age, income, family size, and population trends)	
	2) Undertake city wide and area specific Market Analysis on an as-needed basis	
	3) Update the Brampton Housing Needs Assessment Report 2018 , maintain a current version to inform housing related programs	

Next Steps:

The Policy Options as noted above, along with the Benchmarking, Opportunities and Constraints Analysis (under way), will lead to the following next steps in the finalisation of the housing strategy:

1. Grouping and Prioritising Action items
2. Focused engagement sessions and public surveys
3. Development of Recommendations
4. Implementation Plan, Lead Departments, Timelines
5. Finalisation of 'Housing Brampton' for Council endorsement

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