

Terms of Reference: Housing Assessment Report

Description:

The purpose of the Housing Assessment Report (HAR) is for applicants to demonstrate how larger or phased residential developments will meet the City's housing objectives, including the provision of affordable, purpose-built rental, or family-sized units, as outlined through Housing Brampton. The HAR will demonstrate how the proposed residential development contributes to the City's housing targets by providing information on the range and mix of housing unit types, number of bedrooms per unit, densities, sizes, affordability and tenure. For housing targets refer to Chapter 3 of Brampton Plan.

Development Application Stream(s):

When the proposed residential development proposes 50 units or more. Development application types meeting this threshold will require a HAR:

- Official Plan Amendment
- Zoning By-law Amendment
- Main Street North Development Permit System
- Draft Plans of Subdivision
- Draft Plans of Condominium

At the discretion of the City, the assessment may be included as a component of the Planning Justification Report, if one is required in support of a development application(s).

Prepared By:

A Registered Professional Planner (RPP) must prepare the Housing Assessment Report.

Content:

Required contents must be met by the applicant who must confirm and finalize which components are to be satisfied based on application type and known information of the residential development proposal area. The applicant should obtain this information from the assigned Development Services planner prior to the study and submission of an application to the City.

Section 1: Introduction

Identify the site location and context of the proposed residential development including the following:

- Number of units;
- Proposed tenure;
- Type of units;

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- Number of bedrooms per unit;
- Proposed prices/rents;
- A summary of existing and proposed indoor and outdoor amenities or common spaces, vehicle and bicycle parking and storage lockers;

Section 2: Affordable Housing

Identify the reason and objectives for the Housing Assessment Report.

- Describe how provincial, regional and municipal planning requirements and other provincial housing policies are met through the proposed development.
- Describe how the proposed development supports the City's minimum housing targets with consideration of community housing needs, purpose-built rental units, affordable ownership and/or market housing.
- Describe how the proposed development will contribute to diversification of housing stock through housing type and tenure.
- Describe how the proposed development will meet population projections and residential intensification targets.
- Any phasing issues or site constraints that may impact residential affordability must be addressed in this section.
- Other Housing Elements, such as:
 - inclusion of supportive housing or seniors housing
 - financial or land contributions towards affordable housing
 - innovative housing models, e.g., rent-to-own models proposed demolition or conversion of existing rental units (Note: a Rental Conversion and Demolition Report will be required in addition to the HAR)

Section 3: Planning Rationale

Explain how the proposed residential development aligns with the City's affordable housing goals according to policy or regulatory frameworks adhering to the following:

- Planning Act;
- Provincial Planning Statement;
- Brampton Plan;
- Housing Brampton, and
- Any other applicable provincial, regional or municipal policy documents, studies or guidelines/standards.

Section 4: Summary and Recommendations

Summarize previous sections outlined in the HAR and identify key findings, inclusive of any public engagement and discussions with City staff.

Section 5: Supporting Information



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- Location and context map identifying the parcel of land and surrounding land uses;
- Proposed development or concept plan;
- Applied terms of reference and scope details;
- Curriculum Vitae (CV) of those who prepared the Housing Assessment Report; and
- Any other data sources used.

Additional Resources:

- For more information, contact housing@brampton.ca

