

Housing Brampton Strategy & Initiatives



Land Use Policy Planning
Planning, Building and Economic Development
City of Brampton



COUNCIL WORKSHOP SEP 28, 2020

Brampton's First Affordable Housing Strategy A Term of Council Priority



Analysis

Address Brampton's
Housing Needs, Gaps
And Aspirations,
Trends, Best Practices

Implementation

Policy, Design,
Programming And
Process
Improvements

Result

Affordability in all
contexts – Greenfield,
Intensification, Mixed
Use

Mandate

To focus on facilitating the
creation of affordable housing
and improving housing
affordability & choice

Photo Credit: Vision 2040

Affordable Housing: Provincial Policy Statement, 2020

Ownership:

The least expensive of:

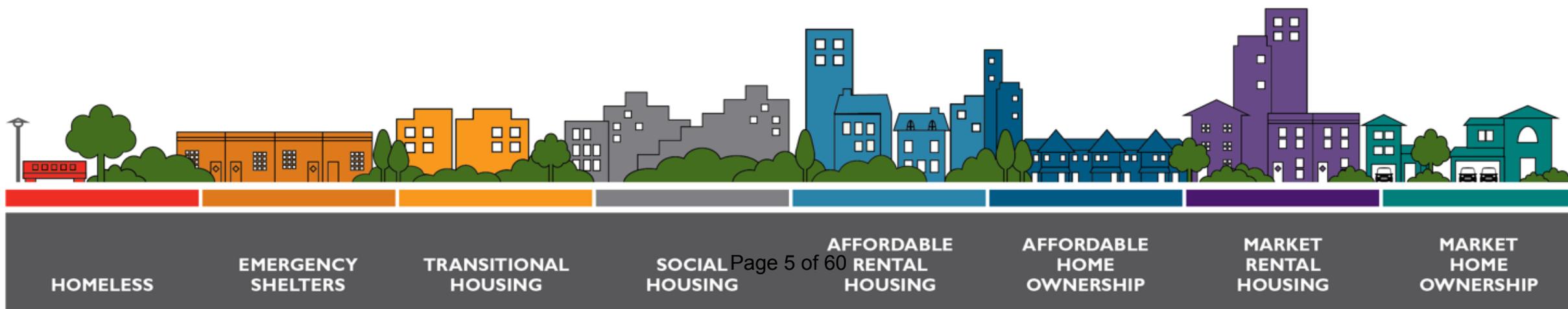
- Housing where purchase price results in annual costs that do not exceed 30% of gross annual household income for 'low and moderate income households'.
- Housing where the purchase price is at least 10% below average cost of a resale unit in the regional market area

Rental:

The least expensive of:

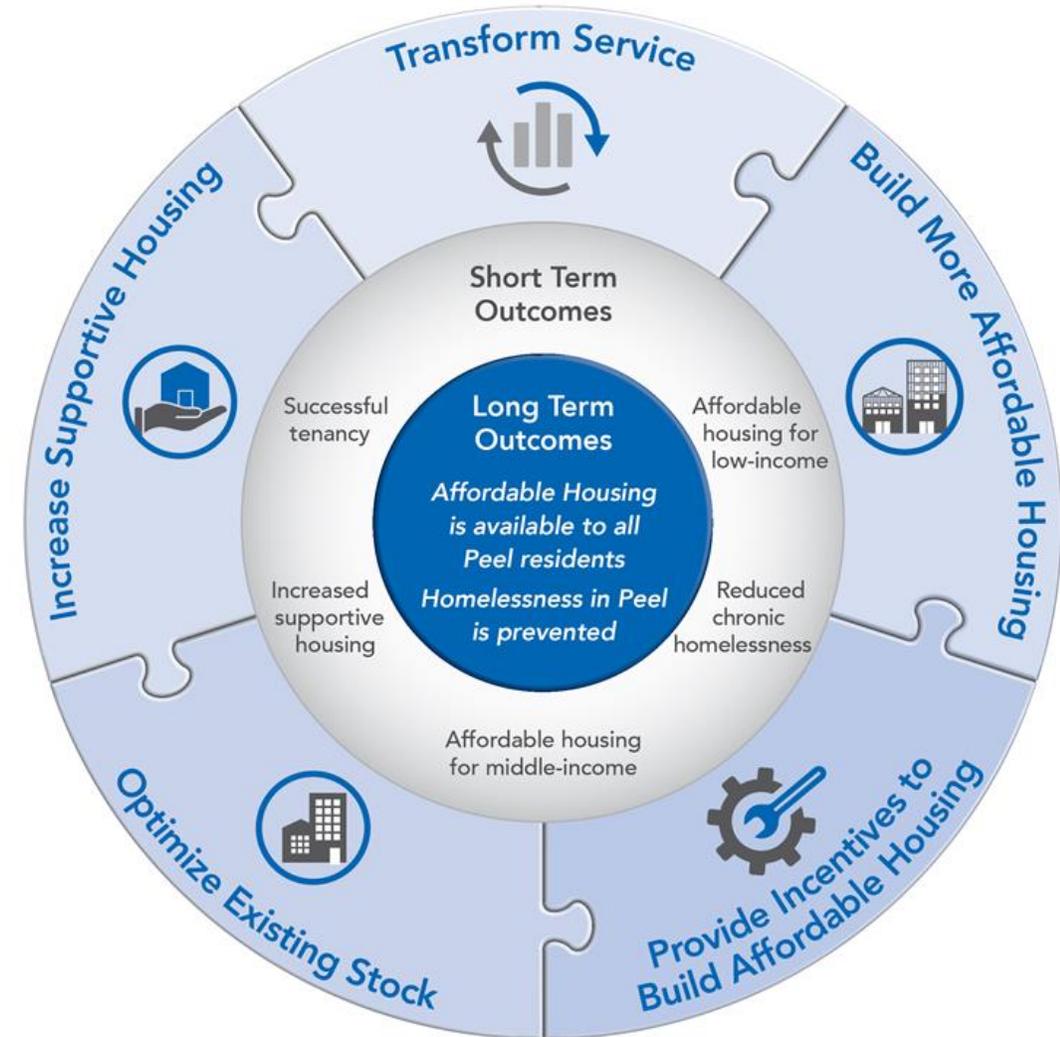
- Rent that does not exceed 30% of gross annual household income for 'low and moderate income rental households'.
- Rent that is at or below the average market rent in the regional market area

Affordable Housing & Housing Continuum



Roles: Region of Peel

- ❑ Service Manager for Social Housing in Peel
- ❑ Emergency Shelters, Transitional Housing, Social and Affordable Housing, oversight of non-profit housing providers
- ❑ Rent-gear-to-income Programs and Subsidized Units
- ❑ Private Stock Strategy- Second Unit Assistance
- ❑ Policies: Regional Official Plan, Housing Strategy, Housing Master Plan, Peel Housing and Homelessness Plan (2018-2028)



Source: Region of Peel, PHHP

Roles: City of Brampton



- Official Plan policies
- Housing Strategy
- Incentives for Housing Providers to create Affordable Housing
- Community Improvement Plans, Community Planning Permit Systems
- Second Unit Registry

2019 Ownership Affordability Thresholds (Peel)

Income

Decile	1	2	3	4	5	6	7	8	9
Gross Ownership Household Income (2016 Census + CPI)	\$30,062	\$46,608	\$61,642	\$76,930	\$93,137	\$110,456	\$131,374	\$158,712	\$203,944
Monthly income spent on housing	\$752	\$1,165	\$1,541	\$1,923	\$2,328	\$2,761	\$3,284	\$3,968	\$5,099
Maximum affordable house price	\$115,135	\$178,504	\$236,084	\$294,634	\$356,707	\$423,038	\$503,297	\$612,827	\$794,156

Market

Average \$ of Resale Home	10% Below Market Value
\$754,171	\$678,754

Source: Region of Peel

2019 Rental Affordability Thresholds (Peel)

Income

Decile	1	2	3	4	5	6	7	8	9
Gross Renter Household Income (2016 Census + CPI)	\$15,793	\$24,567	\$34,138	\$43,234	\$53,085	\$63,513	\$76,600	\$93,815	\$121,964
Monthly income spent on housing	\$395	\$614	\$853	\$1,081	\$1,327	\$1,588	\$1,915	\$2,345	\$3,049

Source: Region of Peel

Market

Average Market Rent*
\$1,418

Affordable Housing Thresholds Brampton

Year	Affordable Ownership Threshold (purchase price)	Affordable Rental Threshold (\$/month)
2019	\$423,038	\$1,418

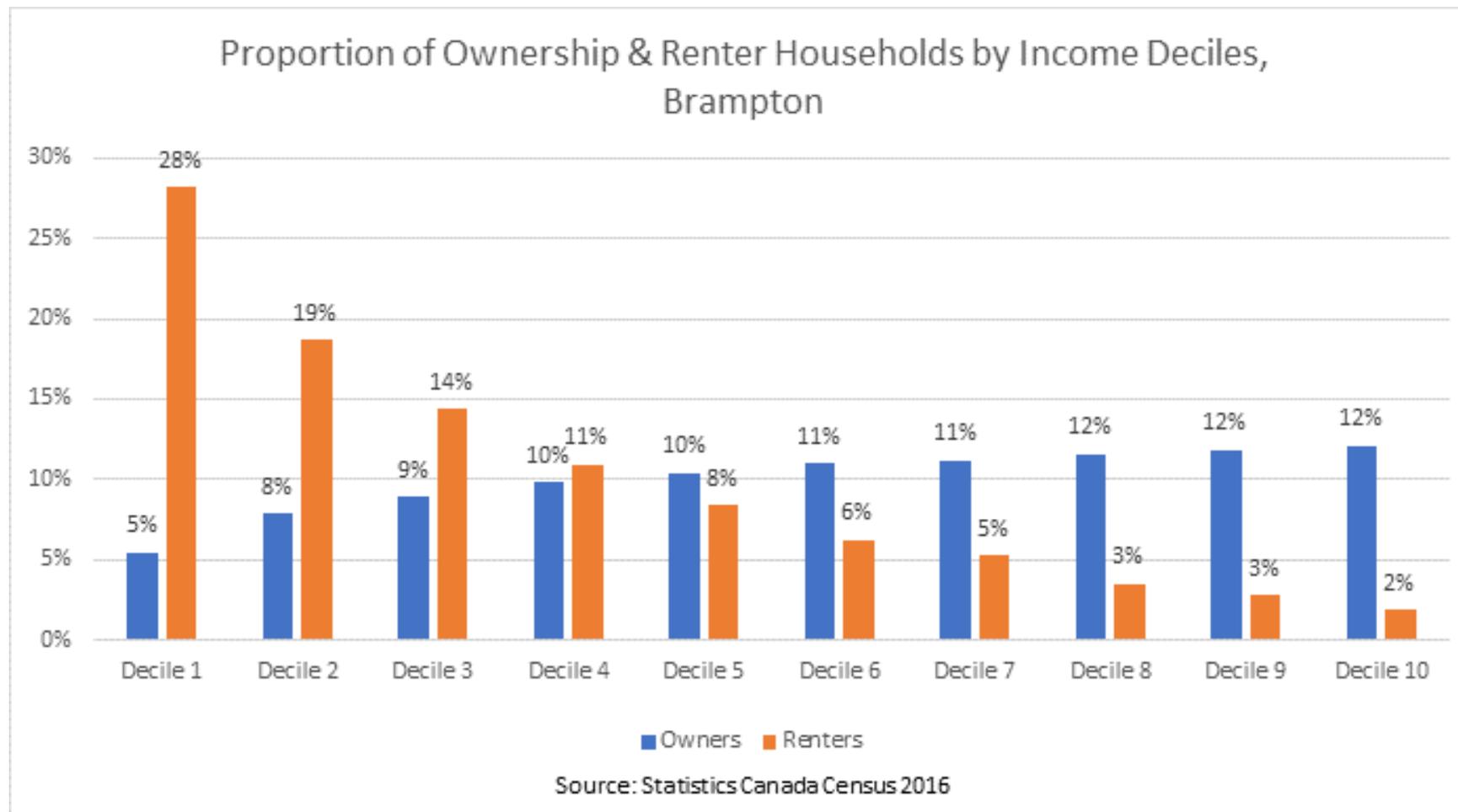
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Ownership threshold:
32% increase in 10 years
 (2009-2019)

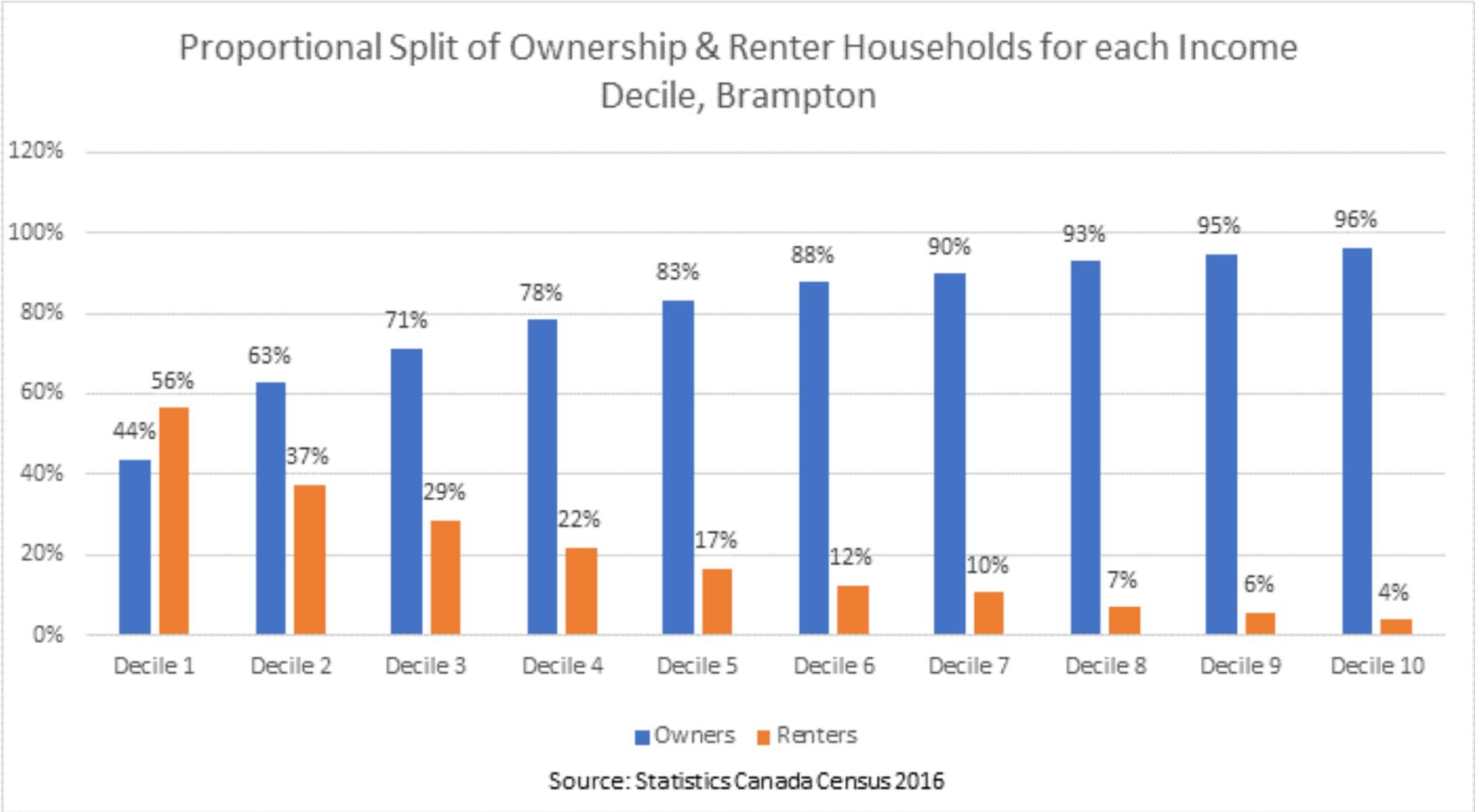
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Rental threshold:
35% increase in 10 years
 (2009-2019)

Brampton Housing Tenure



Brampton Housing Tenure



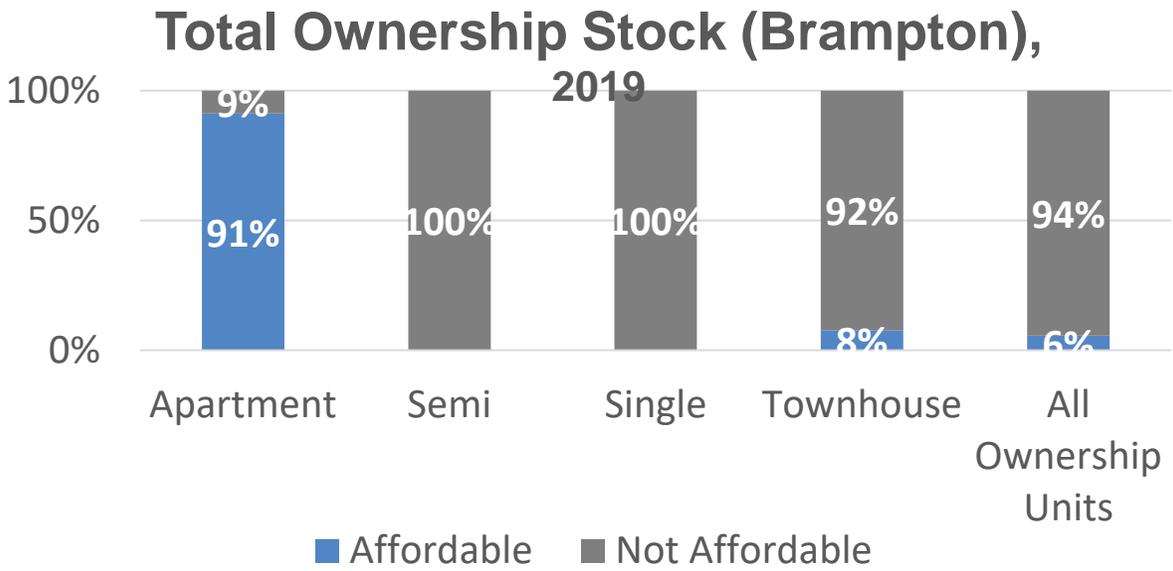
Total Ownership

Affordable Ownership Housing Peel

	Brampton		Caledon		Mississauga	
	% of Local Municipal Stock	% Affordable Units	% of Local Municipal Stock	% Affordable Units	% of Local Municipal Stock	% Affordable Units
Apartment	5%	91%	0.4%	0%	20%	68%
Semi	19%	0%	8%	0%	17%	0%
Single	63%	0%	83%	0%	46%	0%
Townhouse	13%	8%	8%	0%	17%	8%
Total Units	6% (8,764 Affordable Units)		0% (Only 2 Affordable Units)		15% (30,567 Affordable Units)	

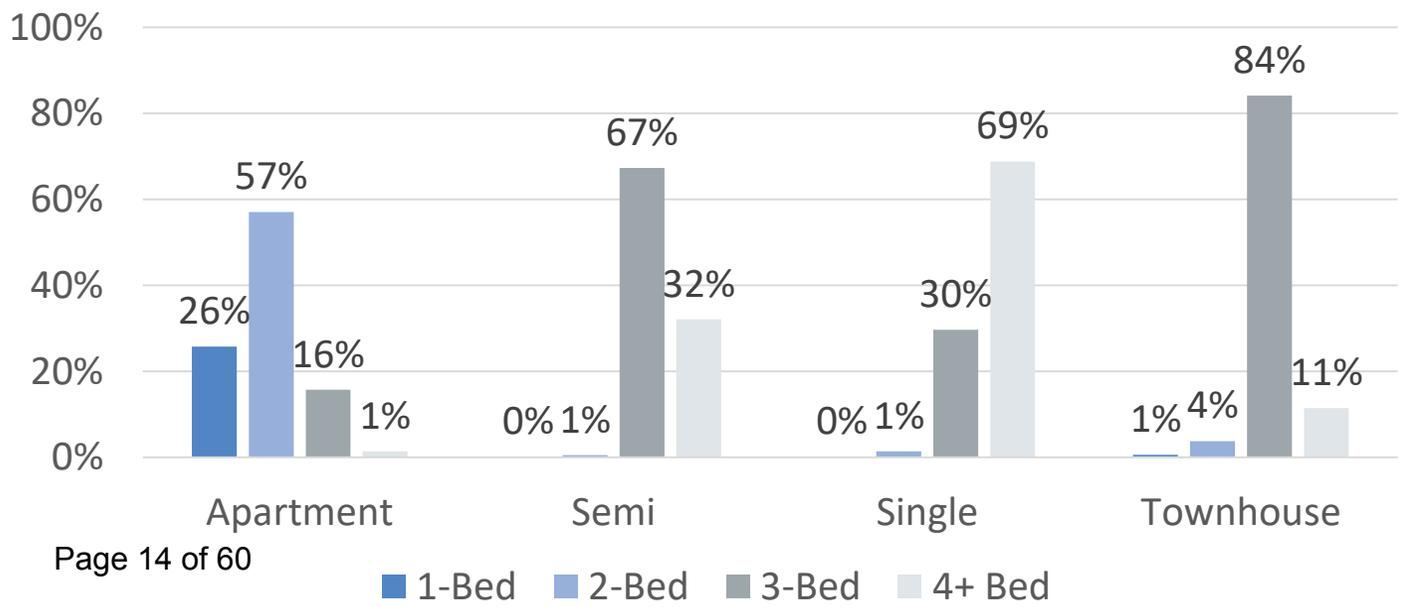
Ownership Affordability Threshold (2019): **\$423,038**

Affordable Ownership Housing Brampton

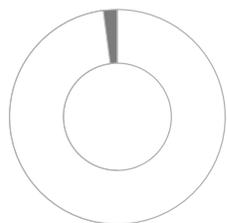


Source: MPAC

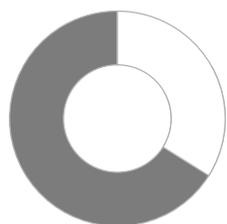
Total Ownership Stock by Unit Size (Brampton), 2019



Brampton Rental Condo Units



3% of all Brampton units are affordable to Peel moderate income households



60% of all Brampton units fall within 600 – 899 ft² (or 1–2 bedrooms)*

Source: Urbanation (2019)

Affordable Rental Housing Brampton

Rental Housing Trends (Brampton)			
	2015	2019	% Change
Total Purpose-Built Rental Units	10,631	10,996	3%
Average Market Rent for Purpose Built Rentals	\$1,171	\$1,401	20%
Total Permitted Secondary Suite Units	2,465	4,794	94%
Secondary Condo Rental Market	911	1,453	60%
Average Market Rent for Condo Units (Peel Region)	\$1,555	\$2,201	42%

Source: CMHC; City of Brampton Page 15 of 60

Completed Initiatives

HOUSING

✓ Second Units
Registration Program

2015

✓ Seniors Housing Study

2018

✓ Brampton Housing
Needs Assessment

2018

✓ Age Friendly Strategy
and Action Plan

2019

✓ Public Engagement

2019

✓ Background Analysis
for the Housing Strategy

2020

✓ Group Home Study

2020

✓ Draft Policies & Action Items- Housing Strategy

2020

Ongoing Initiatives

HOUSING

- Student Housing Review
- Lodging Houses Review
- Short Term Rental Review
- Brampton Housing Advisory Committee Consultation
- Inclusionary Zoning Assessment
- Additional Residential Units Review
- Parking Standards Updates
- Input into City Initiatives - Heritage Heights, Parking Strategy, etc.
- Incentives Pilot Program for Rental Housing
- Development Review- Housing Input, Process Changes
- Rental Conversion & Demolition Review
- Stakeholder Consultation – Housing Strategy

Theme 1: Improve the Supply of Affordable & Rental Housing

Housing Brampton Key Policy Themes

- 1. Land Supply** (Public Lands, Land Designations)
- 2. Planning Policies** (Official Plans, Zoning By-law, Inclusionary Zoning, CPPS, Rental Conversion, Pre-zoning, TOD planning, Development Standards)
- 3. Financial Tools** (Incentives - DCs, Capital Grants, tax Increment Grants, Fee Rebates)
- 4. Development Review Process Improvements**

Theme 2: Enhance Housing Diversity & Design

1. Policy Framework for Type and Scale of **Intensification**
2. **Family Friendly & Multi-generational** Housing
3. **Inclusive, Age-friendly & Senior** Housing
4. Safe Housing For **Students & Single Person Households**
5. Flexible Options In **Apartment Forms**

Housing Brampton Key Policy Themes

Theme 3: Engage & Advocate

1. **Communication and Outreach**
(Housing Diversity & Intensification)
2. **Housing Providers**
3. **Government Relations**

Theme 4: Measure & Monitor

1. Annual **Housing Production Targets**
2. **Database** of Housing Tenures & Forms
3. Regular '**Housing Condition Report**' to Council

Housing Brampton Key Policy Themes

Additional Residential Units (Bill 108)



Over the Garage



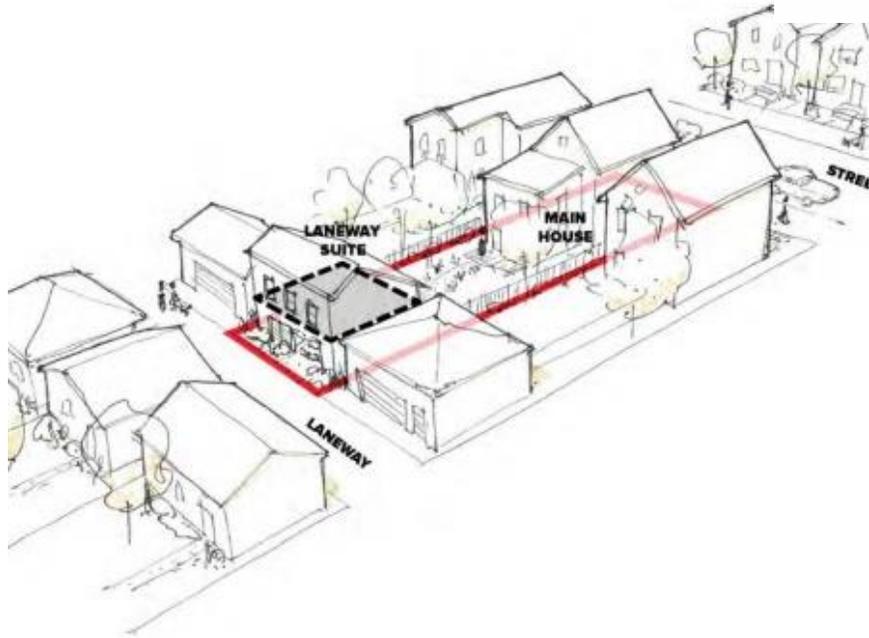
Garage Conversion



Stand-Alone Unit



Basement or Attic Conversion



**FOR
AFFORDABLE
RENTAL UNITS
IN MARKET
HOUSING**

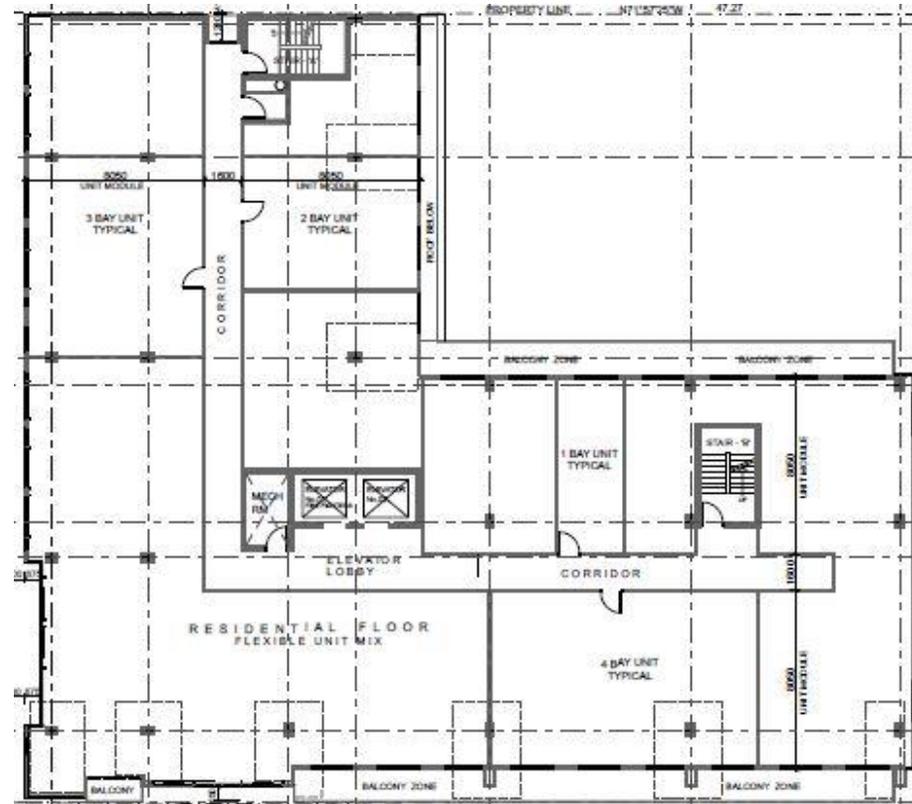
LOW - MIDDLE
INCOME
HOUSEHOLDS

Innovations in Affordable Housing



Principal Dwelling Unit
 Lock Off Suite

*Multi-unit Housing
Aging in Place Option: Lock off Unit*



*Flexible Affordable Home Ownership
Source: SVN, 468 James St., Hamilton*



*Left: Modular Housing, Ottawa
Top: Pre-fab units for Homeless Housing*
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**FOR
AFFORDABLE
RENTAL &
OWNERSHIP
UNITS**

LOW - MIDDLE
INCOME
HOUSEHOLDS



Top left: Micro-unit Housing for Students, Singles



Middle left: Fourplex in Single Detached Form



Bottom left: Micro-unit layout



Bottom right: Side by side Duplex on one single detached lot

Upper right: Toronto's new RAC zoning allows small scale retail and community service uses on ground levels of apartment towers

Rental Housing Incentives Pilot Program

(Region of Peel Initiative, with
possible stacking of City Incentives)

**FOR PURPOSE BUILT RENTAL
HOUSING**

MIDDLE
INCOME HOUSEHOLDS



Credits: Curbed

Required Criteria

- ✓ Project may be mix of affordable and market units
- ✓ Affordable rents must be 170% of MMR or lower
- ✓ Rents must **remain affordable** for a minimum of 25 years
- ✓ Building must be entirely operated as rental for the duration of the agreement
- ✓ Affordable units must be primarily **2 and 3+ bedroom units**
- ✓ Private or non-profit developers may apply, or apply in partnership
- ✓ Successful organizations must conduct income verification at occupancy and unit turnover

Preferred Criteria

- ✓ Deeper affordability (below 170% of MMR)
- ✓ Longer duration of affordability (beyond 25 years)
- ✓ Proximity to transit, amenities, growth areas, areas of housing need
- ✓ Amenities on site; accessible features; sustainable features
- ✓ Value for money analysis

City Incentives Stacking Options

- Relief of planning application and building permit fees for the affordable units
- Relief from cash-in-lieu of parkland requirements
- Relief of development charges for the affordable units
- Exempt new affordable rental housing from local property tax for the affordability period
- Tax Incremental Grants for the affordable units
- City/town-owned land at discounted or no cost
- Reduced parking ratio
- Waive parkland cash-in-lieu for the affordable units
- Fast-tracking approvals
- Local municipal capital grants

Inclusionary Zoning

**FOR
AFFORDABLE
OWNERSHIP
& RENTAL
UNITS
IN MARKET
HOUSING**

**MIDDLE
INCOME
HOUSEHOLDS**



Credits: GTA Homes

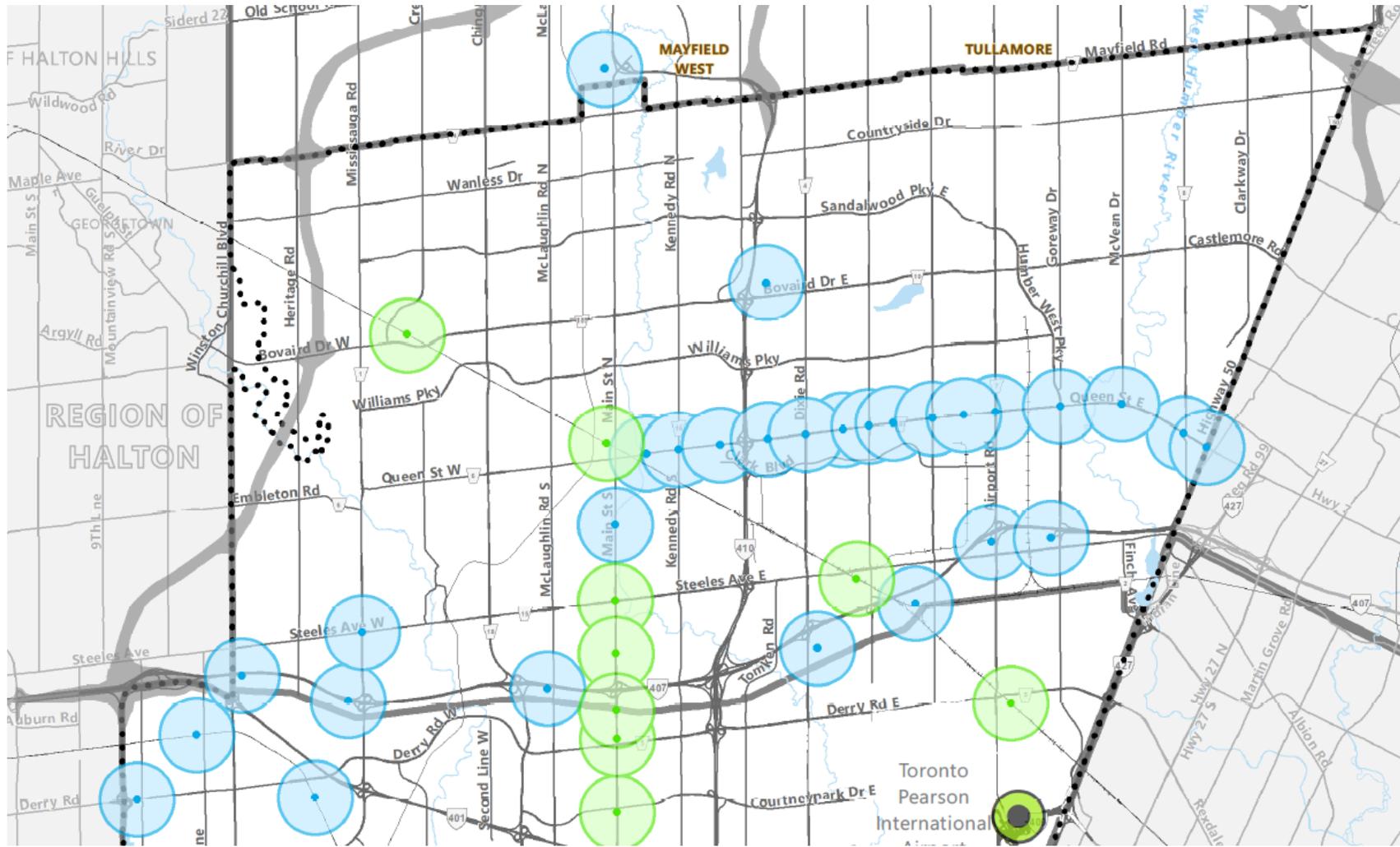
Planning Framework

- ❑ A policy tool under the Planning Act - requires a certain number of residential units in new developments to be affordable housing, and remain affordable over time
- ❑ Bill 108- scoped use of IZ to areas within Major Transit Station Areas
Community Planning Permit System areas
- ❑ Region of Peel: working with the local municipalities and N. Barry Lyon Consultants to develop an inclusionary zoning framework
- ❑ Pending the outcome of this work, Brampton may work towards Official Plan policies and zoning by-laws to implement the tool

Ongoing Exercise Conformity

- ❑ Municipal Assessment Report
- ❑ Technical Analysis on select test sites to determine the most appropriate form of IZ
- ❑ Direction to be considered in the development of Official Plan policies
- ❑ Considerations: demographics, current housing supply, housing need, depth of affordability desired, tenure of affordable units

Potential MTSAs Brampton Feb 2020



Public Land For Affordable Housing

**OWNERSHIP, RENTAL AND
SUPPORTIVE HOUSING**

LOW & MIDDLE
INCOME HOUSEHOLDS



Possible Municipal Roles

Best Practice – [CreateTO, Toronto](#)

- ❑ A ‘Housing Priority’ policy: Acquisition, Disposal, Leasing or Redevelopment of public lands
- ❑ Pre-zoning suitable lands
- ❑ Purchasing available Federal and Provincial Surplus Lands
- ❑ Direct Provision of affordable housing and partnership opportunities- agency such as a Municipal Housing Development Corporation
- ❑ Encouraging Revitalization through Expropriation, as well as Assembly and Preparation of land
- ❑ Affordable Housing Reserve Fund

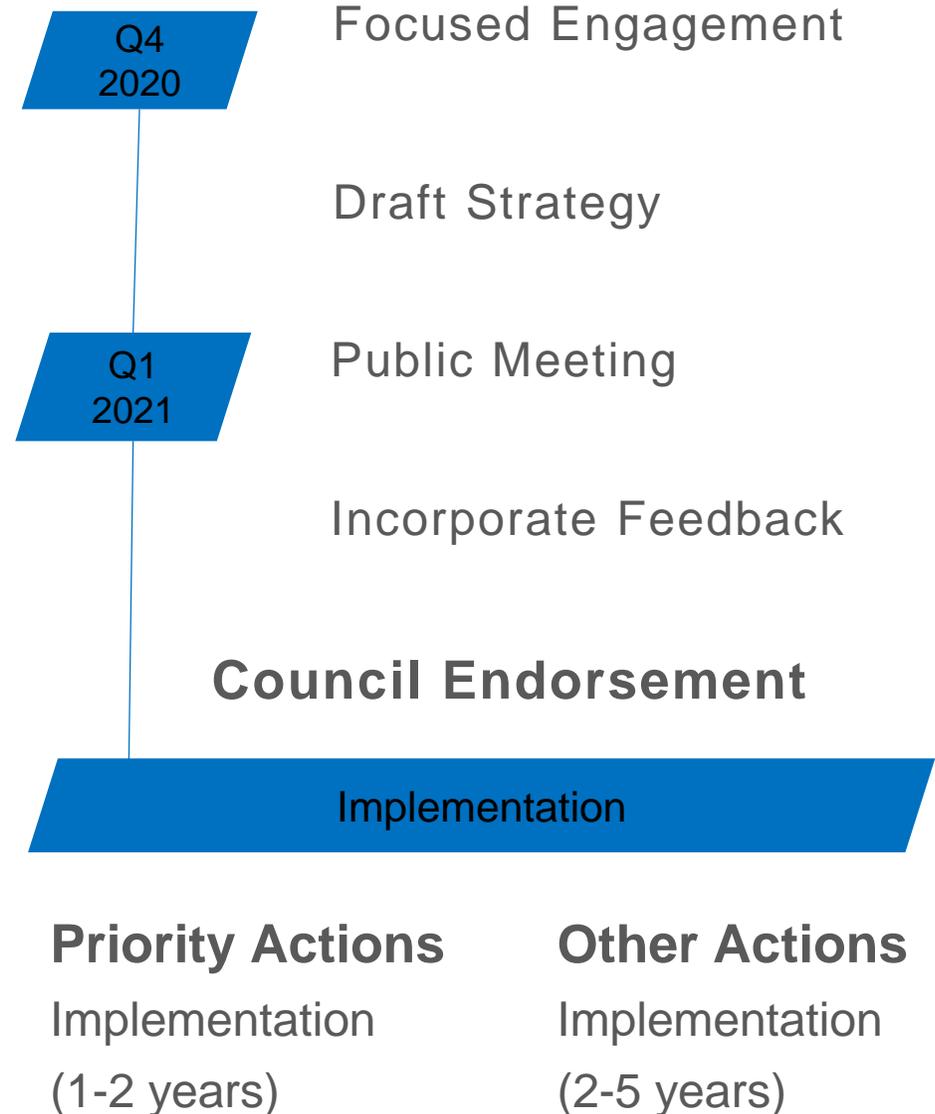
- ❑ More than 50 properties developed
- ❑ Housing Now- market and affordable rental housing with a mix of unit types and sizes on surplus properties near transit nodes
- ❑ Organisation- multiple groups set up to help realise this
- ❑ Pre-plan sites, rezoning approvals completed, developer applies for site plans and builds, mandatory non-profit partner, deep affordability

Housing Brampton Timelines



IMPLEMENTATION TOOLS

- Amendments to the current Official Plan
- Amendments to the current Zoning By-law
- Input into the Brampton 2040 Plan
- Input into Design Guidelines
- Pilot Programs
- Process Improvements
- Updates to Ongoing or New Corporate Initiatives
- New Processes
- Input into other City Plans and Projects
- Feasibility Studies



- Inclusionary Zoning
- Incentives Pilot Program
- Development Application Review Process Improvements
- Rental Conversion and Demolition Policies
- Policies on Improving Housing Mix and Diversity
- Lodging houses, Student Housing
- Policies on Use of Public Lands for Housing
- Parking Standards and Innovations
- Policies on Additional Residential Units
- Planning for Transit Oriented Affordable Housing
- Input into Brampton 2040, other City Projects

Priority Action Items Short Term Implementation (1-2 years)

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Key Contacts

