



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 39 - 2026

To Adopt Amendment Number OP 2023- 023

to the Official Plan of the City of Brampton Planning Area

WHEREAS Section 16 of the Planning Act, R.S.O. 1990, cP13, as amended (the "*Planning Act*") enables municipalities where there is an official plan in effect to contain provisions authorizing inclusionary zoning in respect of protected major transit station areas.

AND WHEREAS the City of Brampton Official Plan contains provisions for the establishment of inclusionary zones as outlined in this by-law;

AND WHEREAS Sections 35.2 and 70.1 of the *Planning Act* provides Council the authority to pass one or more by-laws enacting inclusionary zoning policies;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. Brampton Official Plan, Section 5.18 Glossary, be amended to include the following terms:

AFFORDABLE OWNERSHIP HOUSING UNIT for Inclusionary Zoning shall mean a dwelling unit available for sale at the cost of which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for moderate income households.

- a) One-bedroom units priced at or below the fourth income decile for Brampton households;
- b) Two-bedroom units priced at or below the fifth income decile for Brampton households; and,
- c) Three-bedroom units priced at or below the sixth income decile for Brampton households.

AFFORDABLE RENTAL HOUSING UNIT means a dwelling unit where total monthly shelter costs are the least expensive of: a unit for which the rent is at or below the average market rent of a unit in the regional market area, or a unit for which the rent does not exceed 30 percent of gross annual household income for moderate-income households as follows:

- a) One-bedroom units priced at or below the fourth income decile for Brampton renter households;
- b) Two-bedroom units priced at or below the fifth income decile for Brampton renter households; and,

- c) Three-bedroom units priced at or below the sixth income decile for Brampton renter households.

INCOME DECILES FOR INCLUSIONARY ZONING shall mean income data that divides the working-age population (15+ years) into 10 equally-sized groups according to rank by total income (e.g. those in decile 1 fall in the lowest 10 percent of total income distribution), as identified in the Province's Affordable Residential Units Bulletin.

MODERATE-INCOME HOUSEHOLDS FOR INCLUSIONARY ZONING shall mean household incomes that fall between 30 to 60 percent of the income distribution within the City of Brampton for ownership, or in the case of rental housing, households with incomes between 30 to 60 percent income distribution for renter households within the City of Brampton.

NON-PROFIT HOUSING PROVIDER shall mean:

- a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies that is in good standing under the Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the *Canada Business Corporations Act* applies, that is in good standing under the Act and whose primary object is to provide housing;
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*; or
- d) an organization that is a registered charity within the meaning of the *Income Tax Act (Canada)* or a non-profit organization exempt from tax under paragraph 149 (1) (l) of that Act, and whose land is owned by the organization, all or part of which is to be used as affordable housing.

OWNERSHIP HOUSING shall mean a building or part of a building containing one or more dwelling units which are individually owned as part of freehold ownership, a condominium registered under section 2 of the Condominium Act, 1998, or a predecessor of that section.

PURPOSE-BUILT RENTAL HOUSING shall mean housing that is designed and built expressly as long-term rental accommodation. It is different from other types of rentals, such as condominiums or secondary suites, which may be available in the rental market one year and not the next.

2. Brampton Official Plan, Section 5.10 Inclusionary Zoning, be amended to include the following items:
- 5.10.2 – Inclusionary Zoning policies will be informed by ongoing monitoring and periodic review in accordance with Provincial requirements to create and maintain an affordable housing stock while avoiding negative impacts to overall housing development activity.
 - 5.10.3 - The City will work collaboratively with the Region of Peel, private and non-profit developers, housing providers, and other special interest groups to leverage expertise and achieve housing objectives.
 - 5.10.4 - Inclusionary Zoning requirements shall apply to developments or redevelopments of fifty (50) or more units within a PMTSA as shown in Schedules 13a through 13n consecutively, and subject to an Inclusionary Zoning By-Law, are required to include affordable ownership housing units

or affordable rental housing units for moderate income households, as follows:

- a) The minimum required percentage of units for residential purposes to be set-aside as affordable ownership housing units or affordable rental housing units is established in Table x.

Table x – Required Percentage of Units for Residential to be Set-Aside for Affordable Housing in Accordance with Policy 5.10.4

Inclusionary Zoning Areas	2026	2027	2028	2029	2030
13a - Bramalea GO	0%	0%	1%	2%	3%
13b - Brampton GO	0%	0%	2%	3%	5%
13c - Mount Pleasant GO	0%	0%	1%	2%	3%
13d - Centre St.	0%	0%	1%	2%	3%
13e - Kennedy	0%	0%	1%	2%	3%
13f - Rutherford	0%	0%	1%	2%	3%
13g - Laurelcrest	0%	0%	1%	2%	3%
13h - Dixie	0%	0%	2%	3%	5%
13i - Central Park (Bramalea Terminal)	0%	0%	2%	3%	5%
13j - Bramalea	0%	0%	1%	2%	3%
13k – The Gore	0%	0%	1%	2%	3%
13l - Ray Lawson County Court	0%	0%	1%	2%	3%
13m – Gateway Terminal	0%	0%	2%	3%	5%
13n – Steeles at Mississauga	0%	0%	1%	2%	3%

- 5.10.5 - The City may introduce Inclusionary Zoning requirement for lands within PMTSAs that are not currently identified within the IZ Areas on Schedules 13a through 13n.
- 5.10.6 - The suite mix of the affordable housing component will contain a mix of one-bedroom units and family-sized units (2- and 3-bedroom suites) to encourage a mix of unit type and sizes.
- 5.10.7 – Targeting moderate income households that fall within 30 to 60 percent of the income distribution for ownership or rental in the City of Brampton.
- 5.10.8 - In accordance with O.Reg. 54/25 the number of affordable housing units, or the gross floor area to be occupied by the affordable housing units, that would be required for developments or redevelopments located within protected major transit station areas shall not exceed:
 - i. 5 per cent of the total residential units that are part of the development or redevelopment, or

- ii. 5 per cent of the total floor area of all residential units that are part of the development or redevelopment, not including common areas.
- 5.10.9 - In accordance with O.Reg. 54/25 the period of time for which affordable housing units would be maintained as affordable for development or redevelopment located within PMTSAs shall not exceed 25 years.
- 5.10.10 - The level of affordability for ownership is the sale of the dwelling unit at the cost which the purchase price results in an annual accommodation which does not exceed 30 percent of the gross annual household income for moderate income households.
- 5.10.11 - The level of affordability for rental is a dwelling unit where the total monthly shelter costs are the least expensive of a unit for which the rent is at or below the average market rent of a unit in the regional market, or a unit for which the rent does not exceed 30 percent of the annual household income for moderate-income households as follows:
 - i. One-bedroom units priced at or below the fourth income decile for Brampton renter households.
 - ii. Two-bedroom units priced at or below the fifth income decile for Brampton renter households.
 - iii. Three-bedroom units priced at or below the sixth income decile for Brampton renter households.
- 5.10.12 - The City will receive a portion of the net proceeds from the sale of an affordable ownership housing unit as follows:
 - i. The resale price of the unit during the 25-year affordability period will be capped at the original affordable purchase price, plus annual allowable increases benchmarked to the Consumer Price Index;
 - ii. The City will receive no more than 20 per cent of the net proceeds of the sale of an affordable ownership housing unit sold during the 25-year affordability period, equivalent to no more than 2 per cent of the sale price, for administration fees, with net proceeds determined based on the difference between the purchase price and the resale price of the affordable ownership unit; and,
 - iii. The City will receive 50 per cent of the net proceeds of the first sale of an affordable ownership housing unit at market price after the 25 year affordability period, to be reinvested in affordable housing, with the net proceeds determined based on the difference between the purchase price and the resale price of the affordable ownership unit, less any legal, administration or real estate commission fees.
- 5.10.13 - For affordable ownership housing units subject to a 25-year affordability period:
 - i. No resale is permitted during the affordability period.
 - ii. The City will receive a percentage of the net proceeds of the first sale of an affordable ownership housing unit at market price after the 25-year affordability period ends, where the percentage is established at the time of first purchase; and,
 - iii. The City's percentage of net proceeds is equivalent to the difference between the original appraised market value of the unit and the original purchase price, expressed as a percentage of the original appraised value of the unit, to be reinvested in affordable housing, up to no more than 50% of the net proceeds, where net proceeds is defined as the resale market


price of the unit, less any legal, administration, or real estate commission fees.

- 5.10.14 – Inclusionary Zoning By-Law will not apply to:
 - i. Developments or redevelopments of less than 50 (fifty) units;
 - ii. Supportive Residential Housing Types 1 and 2, residential care homes, community housing, retirement communities, special needs housing, subsidized housing, lodging homes and single room occupancies;
 - iii. Region of Peel or Peel Housing Corporation projects;
 - iv. A building which will be owned or operated by a non-profit housing provider where the non-profit housing provider has one hundred (100) percent interest;
 - v. Purpose-built rentals;
 - vi. Application for site plan or building permit application for Group “C” Residential deemed complete by the City on or before December 31, 2027.

ENACTED and PASSED this 25 day of February, 2026.

Approved as to
form.
2026/02/23
AJC

Approved as to
content.
2026/02/23
HFZ


Patrick Brown, Mayor


Genevieve Scharback, City Clerk