



The Corporation of the City of Brampton

By-law

Number 41 - 2026

To amend Brampton's Zoning By-Law 14-2026 with respect to Inclusionary Zoning

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P13, as amended, (the "Planning Act"), the council of a local municipality may pass a zoning by-law;

Whereas Section 35.2 of the *Planning Act*, R.S.O 1990, c.P.13, as amended, enables the council of a local municipality to pass one or more by-laws under Section 34 to implement policies related to Inclusionary Zoning (IZ)

WHEREAS the City of Brampton Official Plan (Brampton Plan) contains policies that authorizes IZ pursuant to subsection 16(4) of the *Planning Act*;

AND WHEREAS the Council of the City of Brampton has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

Now therefore the Council of The Corporation of the City of Brampton enacts as follows:

1. Brampton Zoning By-Law 14-2026, as amended, is hereby further amended;

1) By adding the following definitions to Chapter 2: Definitions and arranging all definitions in alphabetical order accordingly:

"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 per cent of gross annual household income for moderate income households, as follows:

1. One-bedroom units priced at or below the fourth income decile for Brampton households;
2. Two-bedroom units priced at or below the fifth income decile for Brampton households; and,
3. 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 local 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:

1. One-bedroom units priced at or below the fourth income decile for Brampton renter households;
2. Two-bedroom units priced at or below the fifth income decile for Brampton renter households; and,
3. 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 per cent of total income distribution), as identified in the Province's Affordable Residential Units Bulletin.

MODERATE INCOME HOUSEHOLDS FOR INCLUSIONARY ZONING shall mean ownership households that fall between 30 to 60 per cent of the income distribution within the City of Brampton for ownership, or in the case of rental housing, renter households with incomes between 30 to 60 per cent income distribution 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 that 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 that 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. By adding Section 3.22 to Chapter 3 General Provisions for All Zones with the following Inclusionary Zoning provisions:

"3.22 Inclusionary Zoning

The following requirements and restrictions shall apply to lands located within the Inclusionary Zoning overlay boundaries identified on Schedule F of this By-law.

- 1) The provisions of this section shall not apply to:
 - a) Developments or redevelopments of less than 50 units.
 - b) 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.
- c) Region of Peel or Peel Housing Corporation projects.
 - d) A building which will be owned or operated by a non-profit housing provider where the non-profit housing provider has one hundred percent interest.
 - e) Purpose-built rentals
 - f) Developments where the following application types have been deemed complete by the City on or before December 31, 2027:
 - i. Site plan; or,
 - ii. Building permit application for Group “C” Residential
 - g) Legally existing buildings established prior to December 31, 2027, except where any addition or extension to, or change of use within, a legally existing building result in 50 or more new dwelling units.
 - h) Exemptions in accordance with the *Planning Act* and associated regulations.
3. Where the minimum percentage of affordable units required in each Inclusionary Zoning as set out in the associated Schedule F shall be set out in Table 3.22.1.

Table 3.22.1 - Inclusionary Zoning Set-Aside Percentage Rates within the PMTSAs

Inclusionary Zoning Area	2026	2027	2028	2029	2030
Bramalea GO	TBD	TBD	TBD	TBD	TBD
Brampton GO	TBD	TBD	TBD	TBD	TBD
Mount Pleasant GO	0%	0%	1%	2%	3%
Centre St.	0%	0%	1%	2%	3%
Kennedy	0%	0%	1%	2%	3%
Rutherford	0%	0%	1%	2%	3%
Laurelcrest	0%	0%	1%	2%	3%
Dixie	0%	0%	2%	3%	5%
Central Park (Bramalea Terminal)	0%	0%	2%	3%	5%
Bramalea	0%	0%	1%	2%	3%
The Gore	0%	0%	1%	2%	3%
Ray Lawson County Court	TBD	TBD	TBD	TBD	TBD
Gateway Terminal	0%	0%	2%	3%	5%
Steeles at Mississauga	0%	0%	1%	2%	3%

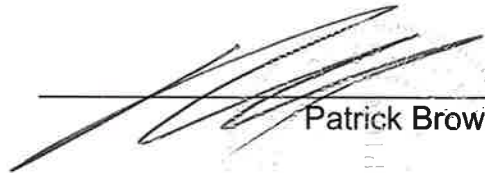
- 4. Beginning on February 25, 2026, the Inclusionary Zoning By-Law shall be in effect within the areas identified on Schedule F. However, the requirements for affordable home ownership and rental units will not begin until January 1, 2028, and will continue beyond 2030, subject to further amendments, in perpetuity, to a maximum of five per cent as per amended O.Reg. 54/25.
- 5. All affordable ownership and affordable rental units shall maintain a level of affordability as registered on title for a duration of twenty-five (25) years per amended O.Reg. 232/18.
- 6. The IZ requirements for affordable ownership and affordable rental units shall be delivered in a timely manner as registered on title.
- 7. Notwithstanding Section 3.22 of this By-Law, after the last day of the 25th year of the affordability requirements listed in Table 3.22.1 of this By-Law will no longer apply to an affordable rental housing unit if that affordable rental housing unit is vacated in accordance with a notice

of termination from the tenant or an agreement between the landlord and the tenant to terminate.


8. The permitted sale and resale price of affordable ownership units shall be determined on an annual basis in coordination with the Region of Peel and in accordance with this by-law.
9. On a lot which is subject to the Inclusionary Zoning requirements of this section, the City shall receive a portion of the net proceeds from the sale of an affordable ownership 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.
10. For development or redevelopment of lands that are subject to the Inclusionary Zoning provisions, the owner of such lands shall enter into one or more legal agreements with the City, to be registered on title to the lands, securing the Inclusionary Zoning requirements and restrictions outlined in Section 3.22 of this By-Law and the following, to the satisfaction of the City Solicitor and the Commissioner of Planning, Building and Growth Management:
 - i. Requirements ensuring occupants of affordable ownership housing units and affordable rental housing units have the same building and amenity access as occupants of market units.
 - ii. Requirements for eligibility to purchase an affordable ownership housing unit and affordable rental housing unit.
 - iii. Requirements for ongoing administration, reporting and monitoring of affordable ownership housing units and affordable rental housing units as registered on title and outlined in the Inclusionary Zoning implementation guidelines.
 - iv. Where a purpose-built rental building ceases to meet the definition of purpose-built rental housing, Chapter 2 – Definitions, the requirements of Section 3.22 of this By-Law will then apply to the building.
11. Notwithstanding Section 3.22 of this By-Law, the owner of lands proposing purpose-built rental housing in a condominium registered under Section 2 of the *Condominium Act, 1998*, or predecessor of that section, shall enter into one or more legal agreements with the City, to be registered on title to the lands, securing Inclusionary Zoning requirements outlined in Section 3.22 that would be applicable if the purpose-built rental housing ceases to meet the definition of purpose-built rental housing.”

Enacted and passed this 25th 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

