

Housing Assessment Guideline

The [Region of Peel Official Plan, 2022](#) requires that planning applications of approximately 50 units or more submit a housing assessment that outlines how the application is consistent with local and Regional housing objectives and policies and demonstrates contributions towards Peel-wide new housing unit targets. Policies also permit staff to require a housing assessment for applications proposing less than 50 units at the discretion of staff. The required housing assessment can be included as part of a planning justification report, housing report, or as its own report.

[Region of Peel Official Plan](#) housing policies support a range and mix of housing options that are affordable and meet housing needs. Peel-wide housing unit targets on **affordability** (30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low-income households), **rental** (25% of all new units are rental), and **density** (50% of all new units are a housing type other than detached or semi-detached) are set out in [Table 4](#) the Region of Peel Official Plan, 2022. These housing targets are based on needs determined through the [Peel Housing and Homelessness Plan](#) and the [Regional Housing Strategy](#). In the housing assessment, the applicant should explain how the development proposal contributes to each of these targets.

A housing assessment and contributions toward housing targets are required for all residential developments of 50 units or more in Peel Region, including developments in areas where inclusionary zoning (IZ) applies. It is recognized that development applications will vary across the Region and therefore it is expected that each application will contribute towards these targets in different ways and not always meet each target. For example, some developments will demonstrate contributions that exceed one or more of these targets, while other developments may demonstrate contributions that are below these targets.

Affordability: To contribute to the Peel-wide affordable housing target and respond to local municipal Official Plan and Secondary Plan/Character Area housing policies and objectives, the applicant is encouraged to provide units that are affordable to low- or moderate-income households which are consistent with the definition of ‘affordable housing’ outlined in the [Glossary](#) section of the Region of Peel Official Plan. Information on pricing (sale price, average rent) and affordability period (i.e., 25 years or more) of units can be provided. While it is anticipated that units identified to address moderate-income needs will be predominantly provided by the private sector, partnerships between the applicant, the Region of Peel, the local municipality, and the non-profit sector could be explored to provide units that are affordable to low-income households.

Affordable units secured through IZ are part of an applicant’s demonstration of a contribution to the affordability target. Applicants should consult local municipal consultation initiatives and policy development frameworks for more information on potential requirements. Applications in the City of Mississauga

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with a first submission date of January 1, 2023 or later may be subject to the City of Mississauga's Inclusionary Zoning by-laws.

Another option to support the affordability target could be to contribute land or units to the Region or a non-profit housing provider for affordable housing. Regional staff would be interested in working with the applicant to establish the terms of such a contribution involving the Region of Peel and/or connecting the applicant with a non-profit housing provider.

Regional staff would be willing to discuss other potential options with the applicant and the local municipality, such as off-site contributions or financial contributions to applicable housing initiatives, to support affordable housing.

Density: The applicant is encouraged to consider contributing to the Peel-wide density target by incorporating housing forms such as duplexes, triplexes, townhouses, and apartments. Recognizing that the development applications must comply with approved Official Plans, Secondary Plans and Block Plans, there are often opportunities to provide a proportion of more dense forms of housing within the permissions of approved designations.

Proposing an appropriate mix of unit types (e.g., including family-sized two (2) and three (3) plus bedroom units) would support a range of housing options, including units of all sizes that are priced to be affordable to moderate-income households.

Rental: The applicant is encouraged to explore opportunities to incorporate purpose-built rental units into the planned development, where possible. The applicant should explore all available funding sources to support affordable rental housing. Applicants should explore all available funding sources to support affordable rental housing, such as the [Canadian Mortgage and Housing Corporation Rental Construction Financing Initiative](#) and [Canada Mortgage and Housing Corporation Affordable Housing Innovation Fund](#).

Incorporating additional residential units (ARUs) into the design of the proposed development would also contribute to the Peel-wide rental housing target. This may be achieved by including ARUs in a certain number of detached homes, semi-detached homes, and townhouses, or having the option of ARU rough-ins, including providing separate entrances, fire and safety requirements (such as fire separation of separate entrance), larger basement windows, and adequate ceiling heights as part of pre-construction sales. Where feasible, design elements to accommodate future safe, legal, and livable ARUs should be considered.

The applicant is encouraged to review applicable local municipal housing strategies, objectives, and policies and describe how the proposed development addresses these requirements.

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RESOURCES

Region of Peel: [Peel Affordable Rental Incentives Program](#)

Town of Caledon: [Town of Caledon Housing Study](#) and [Future Caledon Affordable Housing Strategy](#)

City of Brampton: [Housing Brampton: Housing Strategy and Action Plan](#)

City of Mississauga: [Making Room for the Middle: A Housing Strategy for Mississauga](#)