

Peel2051

Regional Official Plan Review and Municipal Comprehensive Review

Housing including Inclusionary Zoning

Planning and Growth Management Committee, October 21, 2021

Paul Lewkowicz, Regional Planning & Growth Management, Region of Peel

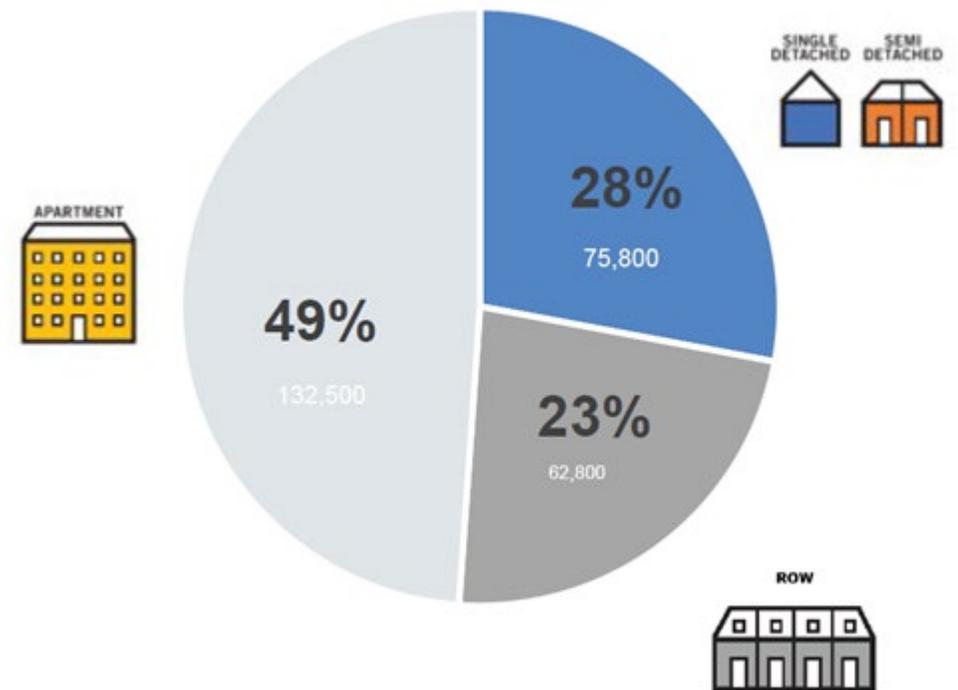




Meeting Housing Need Through Supply

Overarching balanced approach to meet housing need in Peel to create a range and mix of housing options and densities:

- Land Needs Assessment and Municipal Comprehensive Review
- Strategic Growth Areas
- Settlement Area Boundary Expansion (SABE)





Housing Targets

New housing targets that reflect housing need

- Include bold targets that are aligned with housing need

Target Area	Target
Affordability	<p>That 30% of all new housing units are affordable housing.</p> <p>Encourage 50% of all affordable housing to be affordable to low income residents.</p> <p>Affordable Housing</p> <p>Affordable to Low Income Residents</p>
Tenure	<p>That 25% of all new housing units are rental tenure.</p>
Density	<p>That 50% of all new housing units are in forms other than detached and semi-detached houses.</p>



Increase Affordable Housing

Increasing supply of affordable housing through Inclusionary Zoning (IZ)

- Develop a supportive and coordinated Regional framework to require affordable housing in Major Transit Station Areas

Explore opportunities to obtain affordable housing in large developments outside of IZ

- Development applications will be required to provide an affordable housing assessment to demonstrate how the development will contribute towards Regional housing targets and align to policy directions to meet housing needs





Increase Affordable Housing

Approaching Regional affordable housing in new ways

- Utilize Regionally-owned land and buildings to develop affordable housing
- Explore Regional land banking strategy and system to secure lands for affordable housing
- Support incentives-based programs for affordable housing
 - Affordable Housing Incentives Pilot





Improve Range & Mix of Housing

Protecting rental housing from demolition and conversion

- Introduce conditions under which rental housing may be demolished or converted into ownership housing, with emphasis on retaining or increasing rental stock

Increasing the number of permitted additional residential units

- Permit two additional residential units (“second units”) in a detached house, semi-detached house or rowhouse

Encourage shared housing arrangements and innovations in housing

- Work with local municipalities to find new ways to increase housing choice for residents



IZ Feasibility Analysis: Assumptions & Findings

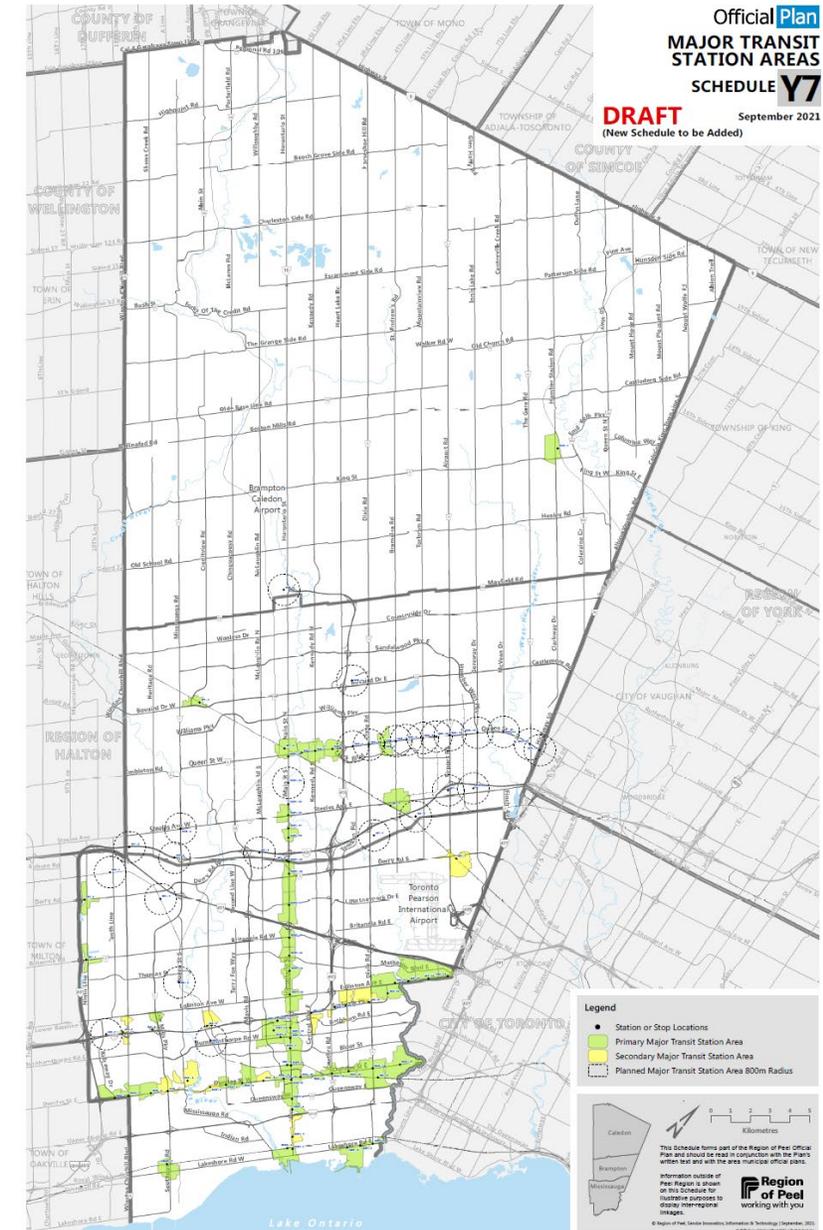
IZ: Municipalities can require that a proportion of units within proposed residential developments located in Protected Major Transit Station Areas or applicable Community Planning Permit System areas be provided at affordable rates

NBLC Study Assumptions

- Set Aside Rate of 10%
- Rental: 100% AMR. Affordability period: 25 years or long-term affordability
- Ownership: 4th to 6th income deciles (\$294k, \$356k, \$423k)
- No financial incentives
- Other offsets (e.g., density increase, transit investment, land use change)

NBLC Study Findings

- One size fits all is not the best approach
- Gradual transition or phasing in policy implementation
- Strong condominium markets (e.g., Hurontario Corridor, Downtown Brampton) feasible for IZ without financial incentives
- Alternative approaches for condominium markets that are not as strong
- Rental shows low viability of supporting IZ



IZ: Progress Update

- Provincial requirements for IZ policy framework:
 - Regional Housing Strategy Data Update (Completed)
 - Feasibility Analysis (NBLC) (Completed)
 - Peer Review (urbanMetrics) (Draft Complete)
- Consultations with the public and other stakeholders

2018 Regional Housing Strategy Data Update

April 2021

Appendix I - Draft Inclusionary Zoning Feasibility Analysis and Policy Directions

DRAFT

The Cities of Mississauga and Brampton, Town of Caledon,
and Region of Peel

Feasibility Analysis: Evaluation of Potential
Impacts and Implementation of an Affordable
Housing Inclusionary Zoning Policy



April 2021



nblc
N. Barry Lyon Consultants Ltd.

Draft IZ Policy Directions

Identify Minimum Size of Development where IZ Would Apply

- Consider unique characteristics and objectives of major transit station areas and the results of the IZ feasibility analysis

Determine Number of Affordable Units or % of GFA to be Provided as Affordable Through IZ

- Set target to endeavor to achieve (i.e., 10%), but may start with lower target in major transit station areas where market conditions are not as strong
- Consider transitioning and phasing in IZ based on market and other local conditions
- Consider ways to increase land value without financial incentives such as increased density and existing or planned infrastructure

Draft IZ Policy Directions

Identifying Household Incomes and Affordability Period for Affordable Housing

- Establish rental rates or sale prices for affordable housing at a Peel-wide level
- Establish that units provided through IZ be maintained for long term affordability

Net Proceeds from the Sale of an Affordable Housing Unit

- As one partner in administering IZ affordable housing units, establish framework for determining net proceeds and allocation of proceeds to municipalities

Conditions for Allowing Offsite Units

- Prioritize on-site units to encourage the earliest development of affordable housing units and foster complete and inclusive communities

Draft IZ Policy Directions

Incentives for Desired Sizes and Tenure

- Identified need for affordable family-sized units and more purpose-built rental units
- Implement IZ in a way that encourages these forms and tenures of housing

Support Local Municipalities in Establishing and Implementing IZ

- Collaborate with local municipalities to monitor and report on IZ affordable housing units and update Market Assessments in accordance with Provincial requirements

Next Steps

Responding to Comments

- Ongoing meetings with local municipal staff to respond to feedback
- Comments from the public and other stakeholder groups
- Upcoming statutory consultations

Administering Implementation of Affordable Housing Units

- Initial discussions are underway internally as well as with our local municipal partners to explore potential roles in administration of long-term affordability in ownership or rental units



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