

---

DATE: October 27, 2009

REPORT TITLE: **PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - ADOPTION OF REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 23 - HOUSING POLICIES**

FROM: Norma Trim, Chief Financial Officer and Commissioner of Corporate Services  
Janet Menard, Commissioner of Human Services

---

### **RECOMMENDATION**

**That Regional Official Plan Amendment Number 23 – Housing Policies, attached as Appendix I to this report of the Commissioner of Corporate Services and Chief Financial Officer and Commissioner of Human Services dated October 27, 2009, titled “Peel Region Official Plan Review (PROPR) – Adoption of Regional Official Plan Amendment Number 23 – Housing Policies” be adopted by Regional Council;**

**And further, that Regional Council deems that no further public meetings related to Regional Official Plan Amendment Number 23 are required as per the provisions of Section 17 of the *Planning Act*;**

**And further, that the necessary by-law be presented to Council for approval;**

**And further, that the subject report be forwarded to the Ministry of Municipal Affairs and Housing (MMAH), the Cities of Brampton and Mississauga, the Town of Caledon, municipalities adjacent to the Region of Peel, and those parties requesting notification;**

**And further, that notice of decision of Council’s adoption of Amendment Number 23 be given in accordance with the *Planning Act*.**

### **REPORT HIGHLIGHTS**

- The purpose of this report is to recommend that Regional Official Plan Amendment 23 (ROPA 23) be adopted by Council. The amendment is attached as Appendix I.
- Planning staff has consulted extensively with the public, area municipal staff, internal departments, conservation authorities, Provincial staff, aboriginal groups, the Niagara Escarpment Commission, non-profit service providers such as supportive housing providers, and the development industry.
- A public meeting required under the *Planning Act* was held on September 17, 2009. Statutory public open houses were held prior to the public meeting. The minutes of the public meeting are attached as Appendix III.
- All comments received have been thoroughly considered and as a result changes have been made to draft ROPA 23, as summarized in this report and in further detail in Appendix II.

October 27, 2009

## PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - ADOPTION OF REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 23 - HOUSING POLICIES

### DISCUSSION

#### 1. Background

The purpose of this report is to provide a recommendation to Council respecting the approval of Regional Official Plan Amendment 23 (attached as Appendix I) to add and revise housing policies in the Region of Peel Official Plan.

On February 15, 2007, Regional Council held a Public Meeting to commence review of the Regional Official Plan (ROP), as required by the *Planning Act*. On September 13, 2007, Council endorsed a work plan to proceed with the review through the Peel Region Official Plan Review (PROPR) process. This process addressed a number of legislative and policy directions that have been introduced by the Province since the Regional Official Plan was last reviewed in 2002 through the Regional Official Plan Strategic Update (ROPSU). The work plan for PROPR identified 15 focus areas, including development of a Regional Housing Strategy, through which the ROP is being reviewed to ensure conformity with provincial legislation.

In addition, this report builds on previous work completed in 2004 through ROPA 11 that resulted in 24 new human service policies and 13 amended policies related to location of human service facilities, accessibility, mobility, affordable housing, and advancing health promotion and disease prevention.

The policy recommendations in the draft Housing Strategy are one part of a larger set of actions that include collaboration/partnerships, advocacy, monitoring, financial, and education considerations. The policies and other proposed actions reflect four major goals that were established as a result of the research into Peel's needs and trends. They relate to an adequate and diverse housing supply; an affordable housing supply; housing access and options for diverse and special needs groups; and sustainable, compact, and complete communities.

Consultation and collaboration have been undertaken to review the housing policies. This report brings forward proposed revisions to the ROP housing policies, which includes input from a broad range of stakeholders, including the area municipalities, aboriginal groups, and non-profit service providers through a major stakeholder consultation meeting, several statutory open houses and a public meeting.

Regional staff is recommending adoption of Regional Official Plan Amendment 23 to:

- Ensure the ROP is consistent with provincial policies, plans and legislation;
- Support the work of the area municipalities by encouraging a range of planning tools to address the housing needs of all residents.
- Recommend opportunities for a full range of affordable, accessible, and appropriate housing for Peel's diverse population
- Respond to input from the area municipalities, the public, stakeholders, agencies, and others.

#### 2. Informing and Involving Regional Council

Over the past two years, Regional staff prepared regular reports to Regional Council and the Inter-Municipal Planning Subcommittee on the PROPR. Regional and Area Municipal Councillors were also invited to a Peel Housing Strategy Stakeholder Consultation Meeting

October 27, 2009

**PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - ADOPTION OF REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 23 - HOUSING POLICIES**

on April 3, 2009 for input on the Regional Housing Strategy and proposed policies. Discussion at this meeting was helpful in providing overall direction for refinement of these policies.

Also, further consultation has been undertaken. Three open houses and a public meeting were held thereby satisfying statutory requirements (as outlined in Section 3).

**3. Public Consultation**

Consultation with the public and stakeholders has been a cornerstone of the PROPR process. The official circulation of draft ROPA 23 to appropriate agencies, the Province, the area municipalities, and adjacent municipalities occurred on July 8, 2009.

Regional staff hosted three statutory open houses on September 8, 2009 at the City of Mississauga Civic Centre, on September 9, 2009 at Brampton City Hall, and on September 10, 2009 at the Caledon Community Complex.

Regional Council hosted a statutory public meeting on September 17, 2009 to receive oral and written submissions on draft ROPA 23. In attendance were members of the public and representatives from the area municipalities, the development industry, non-profit organizations, housing providers, and consultants. The public meeting commenced with a presentation by staff to members of Regional Council and the public providing an overview of draft policies contained in ROPA 23. Ten written submissions were received prior to the public meeting and three oral submissions were made at the public meeting. Following the public meeting, an additional four written submissions were received. Minutes of the public meeting held on September 17, 2009 are attached as Appendix III.

A formal notice of the public meeting was published in the following newspapers having general circulation in the Region of Peel. Notice requirements were given in accordance with the *Planning Act* and *Ontario Regulation 543/06*.

- Brampton Guardian – August 26, 2009
- Mississauga News – August 26, 2009
- Caledon Enterprise – August 27, 2009
- Caledon Citizen – August 26, 2009

**4. Draft ROPA – Comments**

Attached as Appendix II to this report is a table summarizing all comments received on draft ROPA 23 and Regional staff responses to the comments. Presented below are the highlights of those comments and staff responses.

**a) Oral Comments**

In total, three members of the public provided oral comments at the September 17, 2009 public meeting.

**i) Elizabeth Gormley-Cox, Resident**

Ms. Gormley-Cox was concerned that draft ROPA 23 addresses mainly physical policies, without adequate consideration that housing is not only a physical benefit, but also a legal one. She notes to qualify for protection under various laws that apply,

October 27, 2009

**PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - ADOPTION OF REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 23 - HOUSING POLICIES**

housing must meet certain requirements. The Provincial Policy Statement requires municipalities to plan for and provide a range and mix of housing types, densities, sizes and tenure to meet the needs of current and future residents. Matters related to security and protection of tenants fall under other applicable law such as the *Residential Tenancies Act (RTA)*.

She also suggested the need to redefine the current criterion of affordability, measured at 30 per cent of household income. The definition of affordable housing is defined by the Province and there is a significant amount of households in Peel spending 30% or more of household income on housing needs. Regional staff is satisfied with this long-standing definition of affordability.

Ms. Gormley-Cox indicated that some housing categories identified in the *RTA* were absent from the proposed policies and recommended the ROP definitions be revisited and revised to include definitions in the *RTA*. Regional staff reviewed the terms and definitions in the *RTA* and do not recommend including them in draft ROPA 23 because many of the terms are commonly used such as rental unit, non-profit housing co-operative, and residential complex. Other terms related to types of homes (mobile park homes, land lease homes) in the *RTA* are not included in draft ROPA 23 because the policies are meant to be general and high level to encourage various types of affordable housing.

**ii) Sam Ward, Resident**

Mr. Ward highlighted various difficulties confronting blind and visually impaired individuals when attempting to secure housing through private landlords in Peel. One of his primary concerns was discrimination against blind tenants. Mr. Ward suggested the need for programs to prevent the perpetuation of discriminatory actions exercised by landlords, which pose great challenges for blind people to find suitable housing. Mr. Ward's suggestion is unfortunately outside the scope of the Regional Official Plan. The Region has proposed an objective (5.8.7.1.1) and policy (section 5.8.7.2.1) to address issues related to socio-economic barriers such as discrimination by introducing education strategies through collaboration with stakeholders and encouraging all levels of government to address and remove barriers.

**iii) Shirley Vanden Berg, Resident**

Ms. Vanden Berg voiced concerns regarding the abuse of paperwork dealing with real estate, mortgages, tenancy etc. in the private housing sector. She suggested the need for Peel Regional Police to adequately deal with reported accounts of fraud and those abusing the system. Ms. Vanden Berg's suggestion is unfortunately outside the scope of the Official Plan. Public education strategies mentioned in response to Sam Ward's comments address discrimination issues.

**b) Written Comments**

In total, 14 written comments were received including 10 that were provided prior to the September 17, 2009 public meeting.

October 27, 2009

**PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - ADOPTION OF REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 23 - HOUSING POLICIES**

**iv) Area Municipalities**

For draft ROPA 23 Regional staff continued a strong working relationship with area municipal staff in all aspects of policy development. Area municipal staff was consulted throughout the process to ensure Regional and area municipal official plans and responsibilities are coordinated and complement one another.

**City of Brampton Comments**

City of Brampton staff is generally supportive of draft ROPA 23 housing policies especially relating to residential intensification and barriers to access housing. City staff suggests revisions to certain sections and to clarify policy intent and implementation. Brampton staff suggests incorporating housing targets on a Region wide-basis without including area municipal targets and requests clarification on how the targets would be implemented and monitored. City staff notes the significant number of existing legal secondary suites in Brampton and that it may be more appropriate to permit secondary suites in greenfield areas as opposed to existing communities. Also, City staff is seeking clarification on the statutory basis for implementing residential rental conversion and demolition policies. Brampton staff is seeking clarification on who will be monitoring special needs facilities and if the Province will be licensing and funding them. City staff suggests a review of minimum distance requirements be performed in context of distribution of special needs housing on a Region-wide basis.

**City of Mississauga Comments**

City of Mississauga staff generally support the policies proposed in draft ROPA 23 subject to further clarification and to address specific policies. City staff suggests policies related to development of affordable housing on surplus Regional municipal property and encouraging community agencies to develop affordable housing should have regard to policies in area municipal official plans. Mississauga staff supports the targets for social housing and overall targets for the Region but suggest the area municipalities develop their own targets and remove the municipal targets from the Regional Official Plan. Mississauga staff notes that draft ROPA 23 proposed policy on exploring the potential of inclusionary zoning should be removed until the *Planning Act* is amended to permit it. In addition, City staff suggests a number of definitions such as single room occupancy and supportive housing are similar and should be combined to simplify interpretation of policies.

**Town of Caledon Comments**

Town of Caledon staff is generally satisfied with draft ROPA 23 and note that specific policy approaches in Brampton and Mississauga may not be appropriate or applicable to Caledon. Since Caledon has mainly agriculture and rural uses with several small communities, there may be more relevant and appropriate approaches to achieving desired housing objectives. Caledon staff has similar comments and suggestions for the housing targets as Mississauga and Brampton staff. Caledon staff suggests policies on alternative development and design standards, regulating conversion and demolition of residential rental units, and permitting special needs type housing in areas subject to reasonable planning standards may not be appropriate in Caledon.

October 27, 2009

**PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - ADOPTION OF REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 23 - HOUSING POLICIES**

**Regional Response to Area Municipal Comments**

Area municipal staff generally support draft ROPA 23 and area municipal comments were approved by their respective local Councils. The following are Regional staff responses to area municipal comments.

In response to suggestions about removing area municipal housing targets from the Regional Official Plan, Table 4 on housing targets has been amended to include only Regional targets and a new policy has been developed to encourage the area municipalities to implement housing targets that are attached in the Appendix of the Regional Official Plan. Regional staff will work in close partnership with the area municipalities to develop an implementation framework to achieve the Housing targets. A methodology to monitor the housing targets will be developed in consultation with the area municipalities in the next Region Official Plan Monitoring Program review.

The Region is encouraging the area municipalities to permit secondary suites while City of Brampton staff suggests permitting them only in specific greenfield areas because there are already a significant number of legal secondary suites in Brampton. No revisions are required to this policy as the area municipalities continue to have the authority to permit secondary suites in appropriate areas within built-up and/or greenfield areas.

For comments on residential rental conversion and demolition policies, Section 99.1 of the *Ontario Municipal Act* authorizes local municipalities to prohibit and regulate both the demolition and conversion of residential rental properties containing six or more units. The area municipalities can require the satisfaction of certain criteria listed in the *Act* to approve the conversion or demolition of residential housing. The section has been amended from "require" to "encourage" the area municipalities to regulate the conversion of residential rental to ownerships units and criteria to prohibit the demolition of existing residential rental units.

With respect to comments about who will be monitoring special needs facilities and whether the Province will be involved in licensing and funding them, each type of special needs housing facility has different requirements for funding and monitoring the level of care from different levels of government. The area municipalities should be defining each type of special needs housing in conjunction with different levels of government to determine funding and monitoring requirements in their official plans and/or zoning by-laws.

It was suggested a number definitions related to special needs housing be combined to simplify interpretation of policies. The definition of emergency shelters, group homes, boarding/lodging/rooming houses, single room occupancy accommodation, supportive housing, and transitional housing have been removed from the glossary and consolidated in the special needs housing term as examples.

With respect to comments on reviewing minimum distance requirements, each area municipality has unique housing needs and the Region is encouraging the area municipalities to review minimum distance requirements in their own context and not on a Region-wide basis. The intent of the policy is to ensure a range of housing options.

October 27, 2009

**PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - ADOPTION OF REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 23 - HOUSING POLICIES**

For the policy on inclusionary zoning, Regional staff removed references to exploring its potential; however, the policy advocating the Province to explicitly provide authority to use inclusionary zoning remains.

The Region is encouraging the area municipalities to implement alternative design standards to encourage affordable housing development. However, a comment is that such directives may not be appropriate. Regional staff recognizes that such standards are the municipalities' responsibility to implement where appropriate.

**v) Ministry of Municipal Affairs and Housing (MMAH)**

MMAH requested the Region to provide more clarity on policy directions with respect to the range and mix of housing to support affordable housing objectives, secondary suites, and additional policy direction to support development of affordable housing.

More specifically, MMAH recommended that the Region define the number of housing unit targets to be achieved in each municipality by residential density types (low, medium, high density). In addition, the suggestion to incorporate minimum housing unit targets in absolute units was noted in the Ministry's comments. MMAH further recommended that ROP policies be amended to allow secondary suites "as of right" for all new and existing illegal units. It was requested that the Region further explore tools under the *Planning Act*, such as Regional Community Improvement Plans, to support the development of affordable housing in Peel.

The Region has been working closely with the area municipalities to determine the appropriate role of the Region given the principles contained in the ROP and based on our working relationship as articulated in the Matrix of Planning Responsibilities. Many of the Ministry's suggestions would disrupt the positive relationship we have developed in planning at the Region of Peel. Therefore, Regional staff is satisfied that the policy clarity is appropriate and more policies can be contained at the area municipal official plan level. In terms of targets, Regional and area municipal staff agreed to display housing unit targets by percentages for reasons related to market fluctuations that may impede the achievement of annual minimum targets if defined in absolute numerical terms. With respect to the Ministry's suggestions on secondary suites policies, the Region is committed to working closely with the area municipalities to explore opportunities to introduce "as of right" secondary suites policies contingent upon further research and subsequent findings on the impact of existing and new suites to existing communities within each area municipal jurisdiction. Policies regarding municipal tools to support an increase in affordable housing supply, such as Community Improvement Plans, will be addressed in ROPA 25.

**vi) Niagara Escarpment Commission**

The Niagara Escarpment Commission (NEC) had no objection to the proposed amendment and further recommends that references to Niagara Escarpment Plan (NEP) policies be included in ROP policies concerning secondary suites, to ensure that the establishment of accessory structures complies with NEP policies where applicable.

Regional staff considered NEC's comments and incorporated appropriate references to relevant policies.

October 27, 2009

**PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - ADOPTION OF REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 23 - HOUSING POLICIES**

**vii) Development and Business Industry**

A number of planning consultants submitted written comments on behalf of their clients. More specifically, concerns were raised regarding the definitions of various affordable and market housing categories displayed in the Annual Housing Targets table (Table 4). Comments received also recommended that housing targets, identified in Table 4, be included in the Regional Official Plan as guidelines instead of legally binding policies. In addition, it was recommended a few policies be revised to specify the appropriate planning area (i.e. regional market area) so the spatial application of the policies is clear.

Regional staff acknowledges that there are issues with respect to the definition of the various housing categories; these will be explicitly defined in collaboration with our area municipal partners during implementation. Regional staff agrees that the area municipal annual minimum housing targets should be guidelines and have appended these targets to the appendix of the ROP. Finally, the proposed amendment has been refined to specify the appropriate planning area of Peel Region in policies outlined in comments received.

**viii) Consultation with Aboriginal Groups**

Aboriginal groups were engaged and well-consulted during the PROPR process. This involved developing a consultation list, research to identify potential land claims and relevant treaties, individual letters to aboriginal groups to update them on the PROPR, and circulation of draft ROPA 23 for comment.

In response to an invitation to several aboriginal groups with an interest in Peel Region, one local Peel aboriginal group sent representatives to participate in the April 3, 2009 Peel Housing Strategy Stakeholder Consultation Meeting to provide insights and comment on draft policies. In addition, draft ROPA 23 was circulated to aboriginal groups for comments in July 2009. To date, Regional staff received one response from the Association of Iroquois and Allied Indians. The written response indicated that the Association will not review and provide comments unless invited by one of their member aboriginal groups specifically impacted.

Regional staff will continue to communicate, consult and engage aboriginal groups in the PROPR process.

**ix) Other Comments**

Region of Peel Human Services staff commented on the need for diverse values and preferences to be considered when designing and developing social housing projects.

In response to these suggestions, Regional staff added a new policy which emphasizes the need to consider and respect the diverse needs of residents in designing and developing social housing projects.

Region of Peel Waste Management staff enquired about implications for waste collection that stems from the possible introduction of alternative development and design standards to encourage affordable housing development. Comments from

October 27, 2009

**PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - ADOPTION OF REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 23 - HOUSING POLICIES**

Waste Management further highlighted the need to address the administrative and cost implications associated with waste collection should existing secondary suites be legalized and new suites be approved. Concerns regarding the work to update procedures and route maps and issues regarding adequate staff resources required to approve and inspect secondary suites were also raised.

Regional staff recognizes a range of multi-faceted issues will likely emerge from the introduction of alternative development standards and the legalization of existing secondary suites and approval of new units. Since the area municipalities are responsible for implementing alternative development standards and secondary suites policies and programs, the above comments will be shared with area municipalities for their consideration during the planning process. Area municipal staff will consult with Regional waste management staff when devising appropriate strategies and protocols to bring municipal-initiated development standards and secondary suites program into fruition.

Comments were also received from the general public regarding the need for housing targets to be defined in every income decile. The housing targets for combined affordable rental and social housing already address the most vulnerable households making below \$40,700 as this figure is derived using the Province's affordable housing definition and therefore address all the deciles below this amount. The minimum annual social housing target is 17% (of all new dwelling units annually) in order to address the current social housing wait list. The achievement of these annual minimum housing targets will be closely monitored in the 5-year planning horizon as part of our Regional Official Plan Monitoring Program.

## **5. The Amendment**

The final recommended amendment attached as Appendix I has been refined by Regional staff based on oral and written comments received.

The changes from the draft amendment to the final recommended version are refinements and do not constitute substantive changes. ROPA 23 maintains the same purpose and intent as the initial draft amendment circulated for consultation in July 2009. Changes from the draft amendment to the final recommended amendment were made specifically in response to input received during the consultation stage of this draft amendment as outlined in Appendix II. Other minor changes of an editorial nature, not listed in Appendix II, were also made by Regional staff. The Housing policy section and its respective objectives and policies have been renumbered as a result of new sections created from other ROPAs. As such, no additional public meeting is required to obtain input on draft ROPA 23. Minutes of the public meeting held on September 17, 2009 are attached as Appendix III and copies of all written comments received on draft ROPA 23 are available in the Clerk's office.

The final recommended amendment proposes to amend the objectives, policies, figures, tables and glossary in various sections of the ROP including:

- Chapter 5 Regional Structure: Renumbered Section 5.8 – Housing;
- Glossary; and
- Appendix – List of Figures

The proposed ROPA 23, as amended and attached as Appendix I to this report, represents good planning for the Region of Peel and appropriately implements Provincial policy with

October 27, 2009

**PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - ADOPTION OF REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 23 - HOUSING POLICIES**

respect to housing as established by the *Planning Act*, Provincial Places to Grow Plan and the Provincial Policy Statement.

**6. Next Steps**

Upon adoption of the amendment by Regional Council, notice of adoption will be sent to all those requesting such notice as per the *Planning Act* and to the Ministry of Municipal Affairs and Housing.

The amendment will be submitted to the Ministry of Municipal Affairs and Housing for provincial approval. If there are no appeals, the amendment will come into effect and will be incorporated into the Region of Peel's Official Plan. A new consolidation of the ROP will be prepared after PROPR is completed, but copies of the amendment and a working draft office consolidation of the ROP will be made available on the Region's website until such time as a new consolidated ROP is prepared. ([www.peelregion.ca/planning/officialplan/download.htm](http://www.peelregion.ca/planning/officialplan/download.htm))

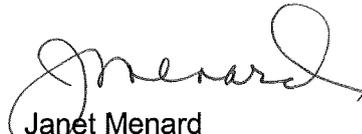
**CONCLUSION**

The Region of Peel must bring the ROP into conformity with Provincial policies, plans and legislation. The adoption of this amendment fulfils the statutory requirement with respect to the ROP's housing policies.

Regional staff has completed background research, extensive public consultation, including with the area municipalities and aboriginal groups, one major stakeholder consultation meeting, three open houses and a public meeting. The amendment has been revised based on comments received. Given the above, staff recommends that Regional Official Plan Amendment 23 be adopted by Regional Council.



Norma Trim  
Chief Financial Officer  
and Commissioner of Corporate Services



Janet Menard  
Commissioner of Human Services

**Approved for Submission:**



D. Szwarc, Chief Administrative Officer

*For further information regarding this report, please contact Arvin Prasad, director of Planning Policy and Research at extension 4251 or via email at [arvin.prasad@peelregion.ca](mailto:arvin.prasad@peelregion.ca) or Janet Menard, Commissioner of Human Services at extension 4939 or via email at [janet.menard@peelregion.ca](mailto:janet.menard@peelregion.ca)*

*Authored By: John Yeh, Jessica Wu, Archana Vyas, Pat Chrisjohn, and Geoff McIlroy*

c. Legislative Services

Region of Peel  
Regional Official Plan  
Regional Official Plan Amendment  
Number 23  
Housing Policies

## **PART A -THE PREAMBLE**

1. **Purpose of the Amendment**  
To revise and add policies related to housing to the Region of Peel Official Plan.

2. **Location**

This Amendment applies throughout the Regional Municipality of Peel.

3. **Basis**

In September 2007, Regional Council endorsed a work program to proceed with a five-year review of the Regional Official Plan (ROP) through the Peel Region Official Plan Review (PROPR) process. The review is considering amendments that are necessary to bring the ROP into conformity with relevant legislation, plans and policies including the 2005 Provincial Policy Statement (PPS) and the Growth Plan for the Greater Golden Horseshoe (Places to Grow).

The Region of Peel Official Plan was initially adopted by Council on July 11, 1996 and approved with modifications by the Minister of Municipal Affairs and Housing on October 22, 1996. The Regional Plan was subsequently updated through the ROP Strategic Update (ROPSU) process that was initiated in 2002, as a scoped review of the Official Plan. Further amendments in 2004 resulted in ROPA 11 with 24 new human service policies and 12 amended policies. The driving forces behind the need to amend human services planning policies in the ROP in 2004 include: Addressing human services issues (such as accessibility, mobility, affordable housing, and more) resulting from rapid growth; and shifting demographic patterns in Peel, such as an aging population and increasing multiculturalism.

### **Housing**

The Regional Housing Strategy identifies housing issues, needs, and demands and develops actions to provide opportunities for a full range of affordable, accessible and suitable housing for Peel's current and future residents. The draft results of this Strategy are available on the Region's website (<http://www.peelregion.ca/planning/officialplan/timelines.htm>) and final results will be provided in a future report to Council.

Regional Official Plan Amendment 23 brings forward a revised set of Official Plan housing policies, which were derived from policy recommendations in the draft Housing Strategy. The policy recommendations in the draft Housing Strategy are part of a larger set of actions that include collaboration/partnerships, advocacy, monitoring, financial, and education considerations.

The housing policies developed under the draft Housing Strategy respond to both the 2005 Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe (Places to Grow) requirements for the ROP. The PPS identifies the need for Planning authorities to provide for a range of housing types and densities to meet the requirements of residents in the regional market area. Places to Grow specifically requires a Housing Strategy addressing affordable housing – both ownership and rental housing, amongst other issues. The intent is that the ROP will provide appropriate high level strategic direction for the area municipal official plans.

The draft Housing Strategy provides suggested Regional and area municipal official plan policy direction and other actions on how the Region can work in collaboration with community agencies and the area municipalities in four themed areas. The four themes identified are: Adequate and Diverse Housing Supply, Affordable Housing Supply for Low and Moderate Income Households, Housing Options for Diverse and Special Needs Groups, and Sustainable Compact Complete Communities.

A stakeholder consultation meeting was held on April 3, 2009 to obtain input on the proposed changes to the Housing section of the ROP. Feedback from the April 3 Consultation Meeting reinforced the need to include a range of tools, incentives, and policies to address the housing needs of all residents of Peel as directed by Provincial legislation. Since the Housing Strategy Consultation Meeting, staff has reviewed all comments and made appropriate policy revisions.

The proposed amendments to achieve provincial conformity and respond to comments during the consultation process are addressed in the following policy areas related to Housing:

- Supply of Affordable Housing (for Low and Moderate Income Households);
- Retention of Existing Rental Housing Stock;
- Energy Efficient Housing;
- Housing Options for Persons with Special Needs and Diverse Populations;
- and
- Barriers to Access Housing.

## **PART B – THE AMENDMENT**

All of the Amendment entitled PART B - THE AMENDMENT, consisting of the attached text, constitute Regional Official Plan Amendment 23 to the Region of Peel Official Plan.

### a. Amendments to Text

#### **A. Chapter 5: Regional Structure Renumbered Section 5.8: Housing**

1. Renumbered section 5.8 is amended by adding the following after the second sentence:

“Through the sustainability themes of this plan, the Region will promote more *sustainable development* patterns, energy efficiency to limit environmental impacts of development, and social inclusion and equity while building a strong Regional economy to meet the housing needs of Peel residents. *Peel Region* attracts an educated and diverse population. Individuals and households from diverse backgrounds such as recent immigrants, persons with special needs, Aboriginal people, older adults and lone-parent families need adequate housing, including *affordable housing* that will foster liveable and vibrant communities and individual well-being.

The Region of Peel is committed to collaborating and working with key stakeholders, such as the area municipalities, senior levels of government, the building and development industry, service and support agencies, housing providers, and community organizations to provide for an appropriate range of housing types, sizes, densities and tenures; and, to achieve a supply of affordable, accessible, adequate and appropriate housing to meet the existing and projected requirements of current and future residents.

Important human service considerations that will guide the policy directions to achieve these objectives include *Affordable Housing* for Low and Moderate Income Households (referred to as *Affordable Housing* from this point forward), Rental Housing Stock, Energy Efficiency, Special Needs and *Diverse Populations*, and Barriers. It is expected this work will assist Peel in meeting its Human Services Plan’s mandate, i.e., *Plan, manage and deliver quality, integrated human services and resources that invest in people to enable participation in the changing community and the economy.*”

## **B. Chapter 5: Regional Structure**

### **Renumbered Section 5.8: Housing**

#### **Renumbered Sub-Section 5.8.1: General Objectives**

2. Renumbered Sub-Section 5.8.1 is amended by adding the word “General” before the word “Objectives”.
3. Renumbered Objective 5.8.1.1 is amended by deleting the phrase “existing and projected demographic and housing market requirements” and replacing it with “projected requirements and housing needs” after the words “to meet the”.
4. Addition of Objective 5.8.1.4 as follows:

“To achieve annual minimum new housing unit targets for the Region by tenure, including *affordable housing*.”

**C. Chapter 5: Regional Structure**

**Renumbered Section 5.8: Housing**

**Renumbered Sub-Section 5.8.2: General Policies**

5. Renumbered Sub-Section 5.8.2 is amended by adding the word “General” before the word “Policies”.
6. Renumbered Policy 5.8.2.1 is amended by deleting the word “and” after the words “residential *development*” and replacing it with a comma; and adding the phrase “, and residential *intensification* in *Peel Region*” after the word “*redevelopment*”.
7. Renumbered Policy 5.8.2.1 a) is deleted in its entirety and replaced with the following:

“maintain at all times the ability to accommodate residential growth for a minimum of ten years through residential *intensification* and *redevelopment* and lands which are designated and available for residential *development*.”
8. Renumbered Policy 5.8.2.1 b) is deleted in its entirety and replaced with the following:

“maintain at all times where new *development* is to occur, land with servicing capacity sufficient to provide at least a three year supply of residential units available through lands suitably zoned to facilitate residential *intensification* and *redevelopment* and land in draft approved and registered plans.”
9. Renumbered Policy 5.8.2.2 b) is amended by deleting the word “or” after the words “residential *development*” and replacing it with a comma; and adding the phrase “, and *intensification*” after the word “*redevelopment*”.
10. Renumbered Policy 5.8.2.3 is amended by deleting the phrase “moderate and lower” and replacing it with “low and moderate” before the words “income households”.
11. Renumbered Policy 5.8.2.4 is amended by deleting the words “moderate and lower” and replacing them with the words “low and moderate” before the words “income households”.
12. Addition of Policy 5.8.2.6 as follows:

“Collaborate with the area municipalities and other stakeholders such as the conservation authorities, the building and *development* industry, and landowners to encourage new residential *development*, *redevelopment* and *intensification* in support of Regional and *area municipal official plan* policies promoting *compact forms* of *development* and residential *intensification*.”

13. Addition of Policy 5.8.2.7 as follows:

“Develop an implementation plan, in collaboration with human services stakeholders, for the *Regional Housing Strategy* by setting priorities and timeframes among various housing needs of residents and identify and implement programs and actions to address these needs.”

14. Addition of Policy 5.8.2.8 as follows:

“Monitor and evaluate activities undertaken in support of the *Regional Housing Strategy* to revise and set new priorities on an ongoing basis as the housing needs of Peel residents change.”

15. Addition of Policy 5.8.2.9 as follows:

“Evaluate the need to update the *Regional Housing Strategy* in conjunction with future Regional Official Plan reviews.”

16. Addition of Policy 5.8.2.10 as follows:

“Encourage the area municipalities to establish minimum new housing unit targets that are affordable in secondary plans where appropriate, to ensure a diverse mix of housing type and tenure.”

17. Addition of Policy 5.8.2.11 as follows:

“Work with area municipalities to educate the general public about the need for and benefits of compact housing *development* and residential *intensification*.”

18. Addition of Policy 5.8.2.12 as follows:

“Collaborate with the area municipalities to implement annual minimum new housing unit targets for Peel as shown in Table 4.”

19. Addition of Policy 5.8.2.13 as follows:

“Encourage the area municipalities to implement annual minimum new housing unit targets, as suggested in Figure 17 of Appendix – List of Figures”

20. Addition of Policy 5.8.2.14 as follows:

“Review and update, *jointly* with the area municipalities, annual minimum new housing unit targets as shown in Table 4 and Figure 17 of Appendix – List of Figures based on most recent Census of Canada results and other relevant sources.”

**D. Chapter 5: Regional Structure**  
**Renumbered Section 5.8: Housing**  
**New Sub-Section 5.8.3: Supply of Affordable Housing**

21. Renumbered Section 5.8 is amended by adding a new Sub-Section 5.8.3 entitled “Supply of Affordable Housing” with the following objective and policies:

**“ 5.8.3 Supply of Affordable Housing**

**5.8.3.1 Objective**

- 5.8.3.1.1 To increase the supply of affordable rental and affordable ownership housing

**5.8.3.2 Policies**

It is the policy of *Regional Council* to:

- 5.8.3.2.1 Explore, in collaboration with the area municipalities, the feasibility of implementing incentives such as waivers, deferrals or grants in-lieu of *development* charges, other municipal planning and building fees and charges, and regional property taxes to promote the *development of affordable housing*.
- 5.8.3.2.2 Work with the area municipalities to explore opportunities to coordinate the fast-tracking of planning approvals for affordable housing projects.
- 5.8.3.2.3 Encourage the area municipalities to develop *alternative development and design standards*, where appropriate, to encourage *affordable housing development*. Examples include reduced setbacks, narrower lot sizes, reduced road allowance, cash-in-lieu of parking, reduced parking standards, and on-street parking.
- 5.8.3.2.4 Encourage the area municipalities to add a *density bonusing* provision in their respective official plans and develop detailed implementation guidelines and protocols.
- 5.8.3.2.5 Advocate to the Province to explicitly provide municipalities the authority to use *inclusionary zoning* as a tool to require *affordable housing*.
- 5.8.3.2.6 Encourage the *area municipal official plans* to permit *secondary suites* in new residential *development, redevelopment* and *intensification* while ensuring compliance with provincial legislation, plans and municipal standards.

- 5.8.3.2.7 Encourage the area municipalities to explore the legalization of existing *secondary suites* to ensure compliance with health and safety standards.
- 5.8.3.2.8 Work with the area municipalities to promote *secondary suites* through the development of educational brochures and information.
- 5.8.3.2.9 Give priority to the *development of affordable housing* on surplus Regional municipal property while ensuring the goals, objectives, and policies of this Plan and the *area municipal official plans* are adhered to.
- 5.8.3.2.10 Encourage the area municipalities to give priority to sell or lease surplus municipal properties for the *development of affordable housing* while ensuring the goals, objectives and policies of this Plan and the *area municipal official plans* are adhered to.
- 5.8.3.2.11 Encourage residential *development, redevelopment* and *intensification* to include an *affordable housing* component by promoting incentives or funding from different levels of government.
- 5.8.3.2.12 Encourage *community* agencies and landowners of suitably sized sites to develop *affordable housing*.”

## **E. Chapter 5: Regional Structure**

### **Renumbered Section 5.8: Housing**

#### **New Sub-Section 5.8.4: Retention of Existing Rental Housing Stock**

22. Renumbered Section 5.8 is amended by adding a new Sub-Section 5.8.4 entitled “Retention of Existing Rental Housing Stock” with the following objective and policies:

#### **“ 5.8.4 Retention of Existing Rental Housing Stock**

##### **5.8.4.1 Objective**

- 5.8.4.1.1 To ensure an adequate supply of rental housing stock to meet the existing and projected needs of all households in Peel.

##### **5.8.4.2 Policies**

It is the policy of *Regional Council* to:

- 5.8.4.2.1 Encourage the area municipalities to develop official plan policies with criteria to regulate the conversion of residential rental to ownership units.

- 5.8.4.2.2 Encourage the area municipalities to develop official plan policies with criteria to prohibit the demolition of existing residential rental units without replacement of the same or higher number of residential rental units.”

**F. Chapter 5: Regional Structure**  
**Renumbered Section 5.8: Housing**  
**New Sub-Section 5.8.5: Energy Efficient Housing**

23. Renumbered Section 5.8 is amended by adding a new Sub-Section 5.8.5 entitled “Energy Efficient Housing” with the following objective and policies:

“ **5.8.5 Energy Efficient Housing**

**5.8.5.1 Objective**

- 5.8.5.1.1 To promote energy conservation and technologies that lead to energy efficient housing in existing homes and new residential *development*.

**5.8.5.2 Policies**

It is the policy of *Regional Council* to:

- 5.8.5.2.1 Identify and promote, in collaboration with the area municipalities, energy and water efficient technologies in new residential *development, redevelopment, and intensification* to the development industry.
- 5.8.5.2.2 Promote and advocate for sustained Federal, Provincial, and Municipal incentives and programs that improve energy efficiency and design for housing to Peel residents.
- 5.8.5.2.3 Encourage the area municipalities to offer incentives to developers and contractors through planning approvals to implement additional green standards beyond the minimum Ontario Building Code provisions that make homes more energy efficient.
- 5.8.5.2.4 Promote and pursue Federal and Provincial incentives for Regionally funded housing projects to help *support* the Region’s sustainability goals.
- 5.8.5.2.5 Advocate to the Federal and Provincial government to provide economic incentives and funding for housing projects that have implemented minimum *green and sustainable building guidelines* to help mitigate the effects of any added financial costs brought by such initiatives.”

**G. Chapter 5: Regional Structure**

**Renumbered Section 5.8: Housing**

**New Sub-Section 5.8.6: Housing Options for Persons with Special Needs and Diverse Populations**

24. Renumbered Section 5.8 is amended by adding a new Sub-Section 5.8.6 entitled “Housing Options for Persons with Special Needs and *Diverse Populations*” with the following objective and policies:

**“ 5.8.6 Housing Options for Persons with Special Needs and *Diverse Populations*”**

**5.8.6.1 Objective**

- 5.8.6.1.1 To make available housing for Peel’s *diverse populations* and residents with special needs including provision of accessible housing and appropriate support services.

**5.8.6.2 Policies**

It is the policy of *Regional Council* to:

- 5.8.6.2.1 Encourage the area municipalities to develop policies in their official plans to support the development of *special needs housing* in locations with convenient access to existing or planned *infrastructure* (e.g. transit), amenities and support services.
- 5.8.6.2.2 Encourage the area municipalities to explicitly identify *special needs housing* as permitted uses in residential or other suitably zoned lands where appropriate in area municipal zoning by-laws.
- 5.8.6.2.3 Encourage the area municipalities to review their requirements for minimum distance and maximum number of boarding houses, group homes, lodging houses, rooming houses, and other similar types of homes to ensure a range of housing options.
- 5.8.6.2.4 Encourage the area municipalities to identify additional areas where *special needs housing is permitted*, to ensure they are in close proximity to amenities, support services and other existing services, such as transit.
- 5.8.6.2.5 Explore, *jointly* with the area municipalities, strategies to encourage the incorporation of *universal accessibility* features in existing residential *development*.

- 5.8.6.2.6 Work with the area municipalities, building industry and regional and area municipal accessibility advisory committees to develop and implement guidelines to include *universal accessibility* features in all new residential *development, redevelopment* and *intensification*.
- 5.8.6.2.7 Implement Regional guidelines requiring the incorporation of *universal accessible* features in existing and new Regionally funded or managed *affordable housing development*.
- 5.8.6.2.8 Encourage and facilitate the development of partnerships among housing providers, service providers, community organizations and other stakeholders to provide *special needs housing* and related services.
- 5.8.6.2.9 Develop, in collaboration with the area municipalities, measures to provide opportunities to meet the housing needs of *diverse populations*.
- 5.8.6.2.10 Consider preferences and values of *diverse populations* in the design and construction of *social housing*.”

**H. Chapter 5: Regional Structure**  
**Renumbered Section 5.8: Housing**  
**New Sub-Section 5.8.7: Barriers to Access Housing**

25. Renumbered Section 5.8 is amended by adding a new Sub-Section 5.8.7 entitled “Barriers to Access Housing” with the following objective and policies:

**“ 5.8.7 Barriers to Access Housing**

**5.8.7.1 Objective**

- 5.8.7.1.1 Address issues related to socio-economic and other barriers to housing for Peel households, such as discrimination, language, transportation, and poverty.

**5.8.7.2 Policies**

It is the policy of *Regional Council* to:

- 5.8.7.2.1 Identify actions based on a broad collaborative approach with stakeholders and encourage all levels of government to address and remove barriers through various means, including public education strategies.

- 5.8.7.2.2 Ensure that future development of Regionally funded *affordable housing* be located in support of developing compact, complete communities throughout Peel to allow for more transportation options with improved access to services and amenities.
- 5.8.7.2.3 Encourage and facilitate the involvement of service providers, community organizations and stakeholders to address identified issues related to housing barriers.
- 5.8.7.2.4 Facilitate the development of new and improved income supports for households affected by economic housing barriers.
- 5.8.7.2.5 Encourage and facilitate a greater community awareness of key issues related to socio-economic housing barriers.”

## I. Glossary

26. The Glossary definition of “Affordable Housing” is amended by deleting the current wording in its entirety and replacing it with the following:

”a) in the case of ownership housing, the least expensive of:  
housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

b) in the case of rental housing, the least expensive of:  
a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or a unit for which the rent is at or below the average market rent of a unit in the regional market area.

For the purposes of this definition: Low and moderate income households means, in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area, or in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.”

27. The Glossary definition of “Intensification” is amended by deleting the phrase “previously existed. It includes: *redevelopment*, infill, conversion and the creation of apartments or other accommodations in houses” and replacing it with the following:

“currently exists through:

- a) *redevelopment*, including the reuse of brownfield sites;

- b) the *development* of vacant and/or underutilized lots within previously developed areas;
  - c) infill *development*;
  - d) the expansion or conversion and creation of existing buildings such as apartments or other accommodation in houses.”
28. The Glossary definition of “Redevelopment” is amended by deleting the words “in existing buildings or” and replacing it with the phrase “, uses or lots”; and deleting the phrase “, serviced land” and replacing it with the phrase “land in existing communities, including brownfield sites.”
29. The Glossary definition of “Special Needs Housing is amended by deleting the current wording in its entirety and replacing it with the following”
- “A unit that is occupied by or is made available for occupancy by a household having one or more individuals who require some form of social and/or financial support and may require accessibility modifications in order to live independently in the community. Examples may include group homes, rooming houses, lodging houses, boarding houses, supportive housing, transitional housing, emergency shelters and single room occupancy units.”
30. Addition of the definition for “Alternative development and design standards” as follows:
- “Alternative development and design standards: flexible planning and engineering standards that provide a range of alternatives to the current standards used for the design and construction of communities. Some standards include: reduced setbacks, narrower lot sizes, reduced road allowance, reduced parking standards, and on-street parking.”
31. Addition of the definition for “Density bonusing” as follows:
- “Density bonusing: a local municipality may, in a by-law authorize increases in the height and density of *development* in return for the provision of such facilities, services or matters as are set out in the by-law. Examples of provisions may include *affordable housing*, underground parking, parkland, daycare facilities, and more.”
32. Addition of the definition for “Diverse populations” as follows:
- “Diverse populations: distinct groups within our population that require different levels of services and needs which may include and are not limited to older adults, children, youth, diverse ethnic populations, Aboriginal persons, and recent immigrants.”
33. Addition of the definition for “Green and sustainable building guidelines” as follows:

“Green and sustainable building guidelines: an outcome of a design which focuses on increasing the efficiency of resource use — energy, water, and materials — while reducing building impacts on human health and the environment during the building's lifecycle, through better siting, design, construction, operation, maintenance, and removal.”

34. Addition of the definition for “Inclusionary zoning” as follows:

“Inclusionary zoning: zoning regulations that require a portion of new housing units to be affordable for households.”

35. Addition of the definition for “Regional Housing Strategy” as follows:

“Regional Housing Strategy: a plan, including policies for the Regional Official Plan, to meet the housing needs of all residents by working in collaboration with community agencies and the area municipalities. The strategy will include the planning and development of a range of housing types and densities to support the achievement of the intensification and density targets in this Plan.”

36. Addition of the definition for “Secondary suites” as follows:

“Secondary suites: a self-contained separate dwelling unit as part of an existing dwelling with full kitchen and bath facilities as well as a separate entrance.”

37. Addition of the definition for “Universal accessibility” as follows:

“Universal accessibility: products, services and environments that can be used by people of all ages, sizes and abilities, to the greatest extent possible, without the need for adaptation or specialized design.”

b. Amendment to Tables

The List of Tables is amended by adding the attached Table 4, Annual Minimum New Housing Unit Targets in Peel to the Regional Official Plan.

c. Amendment to Figures

The List of Figures is amended by adding the attached Figure 17, Annual Minimum New Housing Unit Targets to the Regional Official Plan.

TABLE 4  
Annual Minimum New Housing Unit  
Targets in Peel

Table 4 – Annual Minimum New Housing Unit Targets in Peel

	Social Housing	Affordable Rental	Market Rental and Affordable Ownership	Market Ownership
Peel	17%	3%	35%	45%

**FIGURE 17**  
**Annual Minimum New Housing Unit Targets**

Figure 17 – Annual Minimum New Housing Unit Targets

	Social Housing	Affordable Rental	Market Rental and Affordable Ownership	Market Ownership
Brampton	16%	3%	37%	44%
Mississauga	18%	3%	34%	45%
Caledon	11%	2%	28%	59%

This figure is for information purposes only. Changes may be made periodically to this figure without requiring an amendment to this plan.

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

**ROPA No. 23**  
**Analysis of Comments Received to Date and Responses**

Comment Received By	#	Summary of Comments	Region's Response/Action
Town of Caledon (Staff report PD-2009-051 comments dated August 4, 2009 and Memorandum from Town of Caledon Legislative Services dated August 12, 2009)	1	ROPA 23 needs to recognize Caledon's distinct context and nature within Peel Region and to provide policy direction that is flexible and responsive to this context (i.e. housing targets and approaches to monitoring affordable and rental housing).	Regional staff recognizes the distinct nature and context of Caledon's communities, especially from its urban area municipal counterparts. However, in preparing policies that address the housing needs and challenges of the entire Region, careful considerations must be given so as to not single out any area municipal jurisdiction in the policy framework.  Staff has and will continue to partner with Caledon staff to develop policy implementation strategies that will not only respect the context and conditions of Caledon's communities, but also attends to the specific needs of their residents.
	2	Neither the Province nor the Region has outlined strategies to implement and monitor the housing targets. Staff stated that the Region and area municipalities are having discussions about whether the targets numbers are appropriate and attainable for both the upper and lower-tier municipalities.	Regional staff will work in close partnership with the area municipalities to develop an implementation framework to achieve the Annual Minimum New Housing Unit Targets outlined in the policies.  Monitoring strategies, on the other hand, will be thoroughly defined in a forthcoming Regional Official Plan monitoring framework, in which monitoring strategies will be determined collaboratively by Regional and area municipal staff.
	3	Section 5.5.2.10 - There needs to be on-going discussions with Caledon stakeholders concerning the appropriateness of establishing targets in each secondary plan.	Renumbered section 5.8.2.10 has been revised as follows: "Encourage the area municipalities to establish <del>official plan housing targets in each</del> <u>minimum new housing unit targets that are affordable in secondary plans</u> <del>area where appropriate</del> , to ensure a diverse mix of housing type and tenure."
	4	Section 5.5.2.12 – The Region should work collaboratively with the area municipalities to determine if the targets shown in draft ROPA 23 and related implementation policies are appropriate for the Town of Caledon.	Renumbered section 5.8.1.4 has been revised as follows: "To achieve <del>housing targets</del> <u>annual minimum new housing unit targets</u> for the Region by <del>type and</del> tenure, including affordable housing."

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action																																																	
			<p>Renumbered section 5.8.2.12 has been revised as follows:  <del>“Implement, in collaboration with the area municipalities to implement Regional and area municipal official plan housing targets the annual minimum new housing unit targets for Peel as shown in Table 4.”</del>                      Collaborate with the area municipalities to implement <u>Regional and area municipal official plan housing targets the annual minimum new housing unit targets for Peel</u> as shown in Table 4.”</p> <p>Table 4 has been revised as follows:                      Table 4 - <del>Annual Housing Targets</del> Annual Minimum New Housing Unit Targets in Peel</p> <table border="1" data-bbox="1205 545 1980 818"> <thead> <tr> <th></th> <th>Social Housing</th> <th>Affordable Rental</th> <th>Market Rental and Affordable Ownership</th> <th>Market Ownership</th> </tr> </thead> <tbody> <tr> <td>Brampton</td> <td>12%</td> <td>6%</td> <td>37%</td> <td>44%</td> </tr> <tr> <td>Mississauga</td> <td>15%</td> <td>6%</td> <td>34%</td> <td>45%</td> </tr> <tr> <td>Caledon</td> <td>9%</td> <td>4%</td> <td>28%</td> <td>59%</td> </tr> <tr> <td>Peel</td> <td>17%</td> <td>3%</td> <td>35%</td> <td>45%</td> </tr> </tbody> </table> <p>New section 5.8.2.13 is added as follows and subsequent sections are renumbered:  <del>“Encourage the area municipalities to implement annual minimum new housing unit targets, as suggested in Figure 17 of Appendix-List of Figures.”</del>                      Encourage the area municipalities to implement <u>annual minimum new housing unit targets, as suggested in Figure 17 of Appendix-List of Figures.</u>”</p> <p>New Figure 17 added as follows to the Appendix-List of Figures in the ROP:                      Annual Minimum New Housing Unit Targets</p> <table border="1" data-bbox="1205 1123 1938 1352"> <thead> <tr> <th></th> <th>Social Housing</th> <th>Affordable Rental</th> <th>Market Rental and Affordable Ownership</th> <th>Market Ownership</th> </tr> </thead> <tbody> <tr> <td>Brampton</td> <td>16%</td> <td>3%</td> <td>37%</td> <td>44%</td> </tr> <tr> <td>Mississauga</td> <td>18%</td> <td>3%</td> <td>34%</td> <td>45%</td> </tr> <tr> <td>Caledon</td> <td>11%</td> <td>2%</td> <td>28%</td> <td>59%</td> </tr> </tbody> </table>						Social Housing	Affordable Rental	Market Rental and Affordable Ownership	Market Ownership	Brampton	12%	6%	37%	44%	Mississauga	15%	6%	34%	45%	Caledon	9%	4%	28%	59%	Peel	17%	3%	35%	45%		Social Housing	Affordable Rental	Market Rental and Affordable Ownership	Market Ownership	Brampton	16%	3%	37%	44%	Mississauga	18%	3%	34%	45%	Caledon	11%	2%	28%	59%
	Social Housing	Affordable Rental	Market Rental and Affordable Ownership	Market Ownership																																																
Brampton	12%	6%	37%	44%																																																
Mississauga	15%	6%	34%	45%																																																
Caledon	9%	4%	28%	59%																																																
Peel	17%	3%	35%	45%																																																
	Social Housing	Affordable Rental	Market Rental and Affordable Ownership	Market Ownership																																																
Brampton	16%	3%	37%	44%																																																
Mississauga	18%	3%	34%	45%																																																
Caledon	11%	2%	28%	59%																																																

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
			<p>This figure is for information purposes only. Changes may be made periodically to this figure without requiring an amendment to this plan.</p> <p>Section 5.5.2.13 has been revised to 5.8.2.14 as follows:                      "Review and update, <i>jointly</i> with the area municipalities, <del>the housing targets</del> <u>annual minimum new housing unit targets</u> as shown in Table 4 and Figure 17 of Appendix-List of Figures based on most recent Census of Canada results and other relevant sources."</p>
	5	Section 5.5.2.12 – The Region should clarify whether Caledon is required to accommodate spillover units should Mississauga and Brampton be built out and are no longer able to meet or contribute to the Region's target.	The area municipal annual minimum new housing units will be attached as an appendix to the ROP and will only encourage the area municipalities to implement. See response to comment #4. Peel's new housing unit targets by category are expressed as percentages for total new residential development across Peel. Regional and area municipal minimum annual new housing units will be reviewed and updated based on most recent Census of Canada results and other relevant sources.
	6	Section 5.5.2.12 – The Town of Caledon should employ separate housing targets rather than being included in an overall Regional target (mandating all the area municipalities to provide 17% of affordable housing).	See response to comment #4 and 5.
	7	Section 5.5.2.12 - Until targets are resolved and are consistent with the PPS and Places to Grow, Caledon's policy should state that it will continue to determine the implications of the housing target policy.	See response to comment #4 and 5.
	8	Section 5.5.3.2.3 – This policy requires further discussion with the Region to determine if such directives are appropriate for the Town.	Regional staff recognizes it is the area municipalities' responsibility to implement alternative development and design standards where appropriate. Area municipalities need to determine appropriate areas within their jurisdictions to implement suggested tools to stimulate and facilitate affordable housing development. No

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
			revision is required to the policy.
	9	Sections 5.5.4.1.1 and 5.5.4.2.1 – The Town needs to further discuss these draft policies with the Region to determine if such directives are appropriate for the Town.	<p>Regional staff recognizes the distinct nature and context of Caledon's communities, especially from its urban area municipal counterparts. However, in preparing policies that address the housing needs and challenges of the entire Region, careful considerations must be given so as to not single out any area municipal jurisdiction in the policy framework.</p> <p>The <i>Ontario Municipal Act</i> Section 99.1 (3) does not allow demolition or conversion of residential rental property that contain less than six dwelling units. Since secondary suites are permitted in Caledon and are likely to be in properties with less than six rental dwelling units, the policy would not affect Caledon or the other area municipalities in this regard.</p> <p>No changes are required for renumbered section 5.8.4.1.1.</p> <p>Renumbered section 5.8.4.2.1 has been revised as follows:  "<del>Require</del> <u>Encourage</u> the area municipalities to develop official plan policies with criteria to regulate the conversion of residential rental to ownership units."</p>
	10	Section 5.5.6.2.9 - This policy requires further discussion with the Region to determine if such directives are appropriate for the Town.	<p>Section 5.5.6.2.9 will be deleted because its intent is similar to renumbered section 5.8.6.2.1.</p> <p>Section 5.5.6.2.9 has been deleted and the subsequent section has been renumbered:  "<del>Require the area municipal official plans to permit group homes, emergency shelters, transitional housing, and independent living arrangements in residential neighbourhoods subject to reasonable planning standards and location and design criteria.</del>"</p>
City of Brampton (Staff report number	11	Brampton staff is unclear as to how the housing targets described in section 5.5.2.12 and identified in Table 4	See response to comment #2

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region’s Response/Action
PDD222-2009, comments dated September 21, 2009)		would be implemented and monitored.	
	12	Section 5.5.2.12 be amended to state that: i. housing targets are not to be linked to development approvals ii. housing targets represent a general guideline for the development of new housing stock in the Region.	Regional staff acknowledges the suggestion to state that housing targets should not be considered in development approval decisions. The Region will work closely with area municipal staff to develop implementation strategies that may incorporate these suggested clauses.  The Provincial Policy Statement and Places to Grow Plan mandate that planning authorities establish and implement minimum housing targets for low and moderate income households. The minimum new housing units for Peel will be in the Regional Official Plan in order set the long-term policy framework for meeting the housing needs of Peel residents. They are to be used in conjunction with the housing policies (encourage planning tools for area municipalities to utilize) and Regional Human services policies (related to affordable housing) to stimulate development of affordable housing.  See response to comment #4
	13	The targets should be attached as an appendix and should not be a formal part of the Official Plan.	See response to comment #4
	14	The Region should consider expressing the targets on a Region-wide basis without stating area municipal percentages.	See response to comment #4
	15	The Region should define what is subject to “new development” as per section 5.5.2.1b). It is further recommended that new development be subjected to area municipal growth management plans.	The term “development” has been defined in the Glossary section of the Official Plan. That said, adding the term “new” to “development” implies forthcoming developments which did not exist previously on lands designated for residential development.  The structure and terminologies used in draft policy 5.5.2.1b) is consistent with Policy 1.4.1 b) in the Provincial Policy Statement. Also, section 5.5.2.1 in the existing ROP mentions the Region will maintain jointly, with the area municipalities, a supply of

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
			designated land for new residential development, redevelopment and residential intensification in accordance with projected requirements and available land resources. No change is required for this section.
	16	Section 5.5.3.2.1 should be revised to "...building <b>fees and charges, and property tax levy</b> to promote..."	Renumbered section 5.8.3.2.1 has been revised as follows: "Explore, in collaboration with the area municipalities, the feasibility of implementing incentives such as waivers, deferrals or grants in-lieu of development charges <del>and</del> other municipal planning and building <u>fees and charges</u> , and <u>regional property taxes levy</u> to promote the development of affordable housing."
	17	If Provincial Bill 198 to permit inclusionary zoning is passed before Regional Council adopts ROPA 23, section 5.5.3.2.5 of ROPA 23 will need to be updated.	Comment noted. See response to comment #40.
	18	<p>Section 5.5.3.2.6 should be softened because of the significant number of existing legal secondary suites (1995-2006). New secondary suites are to be processed as a rezoning application. It may be more appropriate to explore the potential for accommodating secondary suites in greenfield areas so lot sizes can be determined that would accommodate increased number of parking spaces required.</p> <p>Section 5.5.3.2.6 - Delete the wording "Encourage the" before "area municipal official plans". Delete the word "to" after "area municipal official plans" and add "<b>may</b>" before "permit secondary suites". Add "<b>, where deemed appropriate by the area municipal council.</b>" after "municipal standards."</p>	<p>The Provincial Places to Grow Growth Plan encourages the creation of secondary suites throughout the built-up area. Renumbered section 5.8.3.2.6 is therefore included in the amendment to achieve conformity.</p> <p>The section defines the Region's role in supporting the establishment of secondary suites policies in local official plans. The area municipalities continue to have the authority to approve second suites in appropriate locations within built-up and/or greenfield areas. This draft policy already implies area municipal councils will only approve second suites in appropriate areas.</p> <p>No revision is required.</p>
	19	Section 5.5.3.2.7 - Revised to " <del>Encourage the</del> Area municipalities <b>may</b> explore the <b>opportunities of legalization of legalizing</b> existing secondary suites to ensure compliance with health and safety standards, <b>where deemed appropriate by the area municipal</b>	<p>The policy implies that area municipal councils will only explore opportunities to legalize existing second suites where appropriate.</p> <p>No revision to the existing policy is required.</p>

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region’s Response/Action
		<p><b>council.”</b></p>	
	20	<p>Section 5.5.3.2.9 - Delete the wording “Encourage the” before “area municipalities”, delete “to” and replace with “<b>may</b>” after “area municipalities”. Add wording “, <b>where deemed appropriate by area municipal council</b>” after “other existing services”.</p>	<p>The policy implies that area municipal councils will identify additional areas for special housing needs where appropriate. The housing forms listed are deleted and replaced by the general term <i>special needs housing</i> as each area municipality will have their own definition of rooming, boarding , lodging, group homes, etc.</p> <p>Section 5.5.3.2.9 has been revised and renumbered to 5.8.6.2.4 as follows and subsequent sections have been renumbered:  “Encourage the area municipalities to identify <del>and expand the additional areas where single room occupancy accommodation, rooming, boarding, and lodging houses</del> <i>special needs housing</i> <del>is permitted, especially areas to ensure they are</del> in close proximity to amenities, support services and other existing services, <u>such as transit.</u>”</p>
	21	<p>Section 5.5.3.2.12 - It is unclear as to the types of incentives that are intended to be included under this policy.</p>	<p>The purpose of this policy is to use available incentives from different levels of government.</p> <p>Renumbered section 5.8.3.2.11 has been revised as follows and subsequent section are renumbered:  “Encourage residential <i>development, redevelopment</i> and <i>intensification</i> to include an <i>affordable housing</i> component by promoting <del>municipal</del> incentives or funding <u>from different levels of government.</u>”</p>
	22	<p>Section 5.5.4.2.2 - Brampton staff is not aware of any statutory basis to implement this policy. The policy should be deleted pending the identification of implementation strategies.</p>	<p>Section 99.1 of the <i>Ontario Municipal Act</i> authorizes local municipalities to prohibit and regulate the demolition and conversion of residential rental properties that contains six or more units.</p> <p>Specifically, the area municipalities can require the satisfaction of certain criteria listed in the <i>Act</i> to approve the conversion or demolition of rental housing. The City of Ottawa specified that the conversion of rental units could be approved if rental vacancy</p>

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region’s Response/Action
			<p>rates are above three per cent for the preceding two-year reporting period, and that monthly rent for the rental premise is above the average market rent level for the municipality as reported by Canada Mortgage and Housing Corporation.</p> <p>Renumbered section 5.8.4.2.2 has been revised as follows:  <del>“Require</del> <u>Encourage</u> the area municipalities to develop official plan policies with criteria to prohibit the demolition of existing residential rental units without replacement of the same or higher number of residential rental units.”</p>
	23	<p>Section 5.5.5.2.3 - Delete the wording “Encourage the” before “area municipalities”, and delete “to” and add <b>“may”</b> after “area municipalities”</p> <p>Without guidelines from the Ontario Building Code (OBC) or other provincial legislation, it may be difficult to require developers to implement standards beyond requirements from the OBC. And changes are coming to the OBC from Bill 150 for increase energy efficiency.</p>	<p>Renumbered section 5.8.5.2.3 has been revised as follows:  “Encourage the area municipalities to <del>consider requiring</del> <u>offer incentives to</u> developers and contractors through planning approvals to implement additional green standards beyond the minimum Ontario Building Code provisions that make homes more energy efficient.”</p>
	24	<p>Section 5.5.6.2.1 - Delete the wording “Encourage the” before “area municipalities”, delete “to” and add <b>“may”</b> after “area municipalities, and add “, <b>where appropriate.</b>”</p> <p>Brampton has already established policies on special needs housing and support this provision.</p>	<p>We understand Brampton has established policies on special needs housing and encourage them to review their policies to support this form of housing in locations with convenient access to existing or planned infrastructure, amenities and support services.</p>
	25	<p>Section 5.5.6.2.2 - Add the wording “, <b>where appropriate.</b>” after “municipal zoning by-laws”.</p>	<p>Renumbered section 5.8.6.2.2 has been revised as follows:  “Encourage the area municipalities to explicitly identify <i>special needs housing</i> as permitted uses in residential or <del>other land use zones</del> <u>other suitably zoned lands where appropriate</u> in area municipal zoning by-laws.”</p>
	26	<p>Section 5.5.6.2.2 - There needs to be direction on who</p>	<p>Each type of special needs housing facility has different</p>

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region’s Response/Action
		will be monitoring these facilities and if the Province will be involved in licensing and funding them.	requirements for funding and monitoring the level of care from different levels of government. It is up to the area municipalities to define each type of special needs housing in conjunction with different levels of government to determine funding and monitoring requirements.
	27	<p>Section 5.5.6.2.3 - Add the wording “, <b>where appropriate. This review should be done in context of the distribution of special needs housing on a Region wide basis.</b>” after “special needs housing”</p> <p>The minimum distance separation guidelines for special needs housing in Brampton are fair and the city has a higher concentration of supportive housing facilities than other municipalities in Peel. The city of Brampton is not in favour of increasing the minimum separation distance already in place.</p>	<p>Each area municipality has unique housing needs and the Region is encouraging the area municipalities to review minimum distance requirements in their own context. The intent of the policy is not to have a high concentration in each planning area but to be fair and ensure a range of housing options. The area municipalities shall determine minimum distance requirements and maximum number. See response to comment #100</p> <p>Section 5.5.6.2.3 has been renumbered to 5.8.6.2.3 and revised as follows:  <u>“Encourage the area municipalities to review their requirements for minimum distance requirements for <del>special needs housing</del> and maximum number of boarding houses, group homes, lodging houses, and rooming houses, and other similar types of homes to ensure a range of housing options.”</u></p>
	28	<p>Section 5.5.6.2.4 - Delete entirely:  <del>“Support the elimination of area municipal requirements that regulate the maximum number of group homes permitted in the area municipalities.”</del></p> <p>Brampton has a higher concentration of supportive housing facilities than Caledon or Mississauga. The maximum number of group homes per planning area is in place in conjunction with the minimum distance separation requirement to avoid a high concentration of supportive housing facilities in one particular area. An application for minor variance is required if a planning area is full of group homes/supportive lodging houses.</p>	<p>The intent of section 5.5.6.2.4 is captured in revised and renumbered section 5.8.6.2.3.</p> <p>Section 5.5.6.2.4 has been deleted as follows:  <del>“Support the elimination of area municipal requirements that regulate the maximum number of group homes permitted in the area municipalities.”</del></p>

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
	29	<p>Section 5.5.6.2.9 - Delete entirely:  <del>“Require the area municipal Official Plans to permit group homes, emergency shelters, transitional housing, and independent living arrangements in residential neighbourhoods subject to reasonable planning standards and location and design criteria.”</del></p> <p>The City of Brampton has policies permitting rooming, boarding and lodging houses in residential designations.</p>	See response to comment #10.
	30	<p>Staff is supportive of policies that address issues related to socio-economic barriers for households such as discrimination, language, transportation, and poverty.</p>	Comment noted.
City of Mississauga (Staff report Staff report number CD.21.PEE, comments dated September 21, 2009 and Memorandum from City of Mississauga Legislative Services dated October 5, 2009)	31	<p>Section 5.5.2.1b) - The importance of community infrastructure required to sustain residential development is absent from these policies.</p> <p>Could a reference regarding the provision of community infrastructure under Regional mandate to support the residential development that is planned for and accommodated be added?</p>	It is agreed that community infrastructure is needed to support residential development. The Regional Official Plan already contains policies on infrastructure and service provision in the Urban System, Managing Growth, and Regional Services sections as the Plan should be read in its entirety to understand the need for community infrastructure and services for various types of development.
	32	<p>Section 5.5.2.6 - Policies promoting general intensification without regard to the objectives of the area municipal official plans can lead to inappropriate development on unsuitable lands.</p> <p>This policy should be amended to read:  “Collaborate with the area municipalities, conservation authorities, building industry associations and landowners of suitably sized properties to encourage</p>	Renumbered section 5.8.2.6 has been revised as follows: “Collaborate with the area municipalities, <u>and other stakeholders such as the</u> conservation authorities, the building <u>and development</u> industry, <del>associations</del> and landowners <del>of suitably sized properties</del> to encourage new residential <i>development, redevelopment and intensification</i> in support of Regional <u>and area municipal Official Plan</u> policies promoting <i>compact forms of development</i> and residential <i>intensification</i> .”

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region’s Response/Action
		new residential development, redevelopment and intensification in support of Regional Official Plan policies and in accordance with the Official Plan policies of the area municipalities promoting compact forms of development and residential intensification.”	
	33	Section 5.5.2.6 – What is the interest of the conservation authorities in housing? Can/should references to the authorities be deleted?	A proposed development may impact the interests of the conservation authorities. An example is a proposed development might be situated on a flood plain within a major watershed/s.
	34	<p>Section 5.5.2.10 - While Mississauga supports the diversity of housing types and tenures through its Official Plan policies, it is inappropriate to encourage this in each secondary plan. This would be detrimental to the local character of some of the established communities in the city.</p> <p>Housing targets and a mix of uses should be encouraged across the entire municipality and not by each secondary plan.</p> <p>This policy should be amended to remove “in each secondary plan area”.</p>	<p>See response to comment #3.</p> <p>The intent of the policy is to ensure a balanced mix of affordable housing supply in Peel’s communities. The area municipalities are encouraged to strategically employ secondary plan targets to achieve municipal-wide targets set out in their official plans.</p>
	35	<p>Section 5.5.2.12 - Staff have a number of questions regarding the implementation of proposed housing targets, as outlined below:</p> <ul style="list-style-type: none"> <li>• How will these targets be implemented for social housing and other forms of affordable housing?</li> <li>• What is meant by “target”?</li> <li>• Are these minimum or maximum figures?</li> <li>• What are the implications if a target is not met in a give year?</li> <li>• How is the rent/price of affordable rental and affordable ownership housing implemented, tracked and enforced after approvals are given and</li> </ul>	<p>See response to comment #2 and 4 regarding implementation, monitoring, staff resources and minimum/maximum targets.</p> <p>Funding from higher levels of government must be provided in order for social housing to be built by the Region and to meet the target.</p> <p>The Region is committed to advocating for more funding from higher levels of government and the Province’s long term affordable housing is a step in the right direction.</p> <p>To meet the other targets the Region has policies in ROPA 23 encouraging the area municipalities to implement a suite of</p>

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
		<p>over time?</p> <ul style="list-style-type: none"> <li>• Who will monitor and track conformity with the targets?</li> <li>• What are the staff resources that will be involved for the Region and area municipalities?</li> </ul>	<p>planning tools to encourage development in the private sector. The proposed housing targets are meant to maintain the status quo and not increase the gap in housing affordability for rental and ownership housing.</p> <p>The implication of not meeting the target is that it is up to municipalities to review existing policies and strengthen them as necessary during the next review of the official plan.</p>
	36	<p>The Growth Plan requires all municipalities to establish housing targets. It is requested that the Region remove municipal targets from the Regional Official Plan and establish these as guidelines in the Regional <i>Housing Strategy</i>. These guidelines could be input to the City's <i>Affordable Housing Strategy and Action Plan</i>.</p>	<p>See response to comment #4.</p>
	37	<p>There are two draft policies with the number 5.5.2.12. The numbering for these policies should be reviewed.</p>	<p>Comment noted.</p>
	38	<p>Section 5.5.3.2.1 – What is the funding source for incentives listed?</p>	<p>The intent of this policy is to stimulate affordable housing. A range of housing that includes affordable housing is needed to fill a variety of employment so residents can live and work in close proximity. During the Regional Official Plan implementation funding sources for incentives will be explored.</p>
	39	<p>Section 5.5.3.2.2 – Planning and building permit approvals are local municipal responsibilities. This policy should be modified to <i>encourage</i> municipalities to streamline planning and building permit approval processes.</p>	<p>The intent of the policy is to work with the area municipalities to fast-track the development of affordable housing projects. The area municipalities remain the approval authority. Examples could include fast-tracking development approvals by the area municipalities if funding and land is immediately available. Other examples may include expediting regional comments on affordable housing applications or expediting applications with appropriate zoning in place.</p> <p>Renumbered section 5.8.3.2.2 has been revised as follows:  “Work with the area municipalities to <del>streamline planning and</del></p>

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
			<del>building permit approval processes</del> <u>explore opportunities to coordinate the fast-tracking of planning approvals for affordable housing projects for affordable housing projects.</u>
	40	Section 5.5.3.2.5 – Inclusionary zoning is beyond the existing authority of zoning regulations. Changes in Provincial legislation to permit inclusionary zoning have not yet become law. This draft policy is premature and should be removed.	Renumbered section 5.8.3.2.5 has been revised as follows: “ <del>Explore the potential of inclusionary zoning, in collaboration with the area municipalities and a</del> Advocate to the Province to explicitly provide municipalities the authority to use <i>inclusionary zoning</i> as a tool to require <i>affordable housing</i> .”
	41	Section 5.5.3.2.6 – Mississauga’s OPA 95 includes policies encouraging secondary suites as per Provincial direction.	Comment noted.
	42	Section 5.5.3.2.7 – As part of the City’s <i>Affordable Housing Strategy and Action Plan</i> , Mississauga is exploring methods to legalize secondary suites. This will also be required to implement the proposed OPA 95 policy on secondary suites.	Comment noted.
	43	Section 5.5.3.2.9 – Mississauga has proposed zoning regulations on lodging homes which include provisions on where they are permitted. This policy should be modified to remove the word “expand” and could be revised to read:  “Encourage the area municipalities to identify the areas where single room occupancy accommodation, rooming, boarding, and lodging houses are permitted, especially areas in close proximity to amenities, support services and other existing services.”	See response to comment #20.
	44	Section 5.5.3.2.9 – References to single room occupancy, rooming, boarding and lodging house are very similar and might be consolidated or clarified.	See response to comment #20.

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region’s Response/Action
	45	<p>Section 5.5.3.2.10 – The goals, objectives and policies of the area municipal official plan should be respected when developing affordable housing. In addition, site development for affordable housing should be suitable for residential uses.</p> <p>It is recommended that the policy be revised to read:                      “Give priority to the development of affordable housing on surplus Regional municipal property suitable for housing while ensuring the goals, objectives and policies of this Plan and the Official Plans of area municipalities are adhered to.”</p>	<p>Section 5.5.3.2.10 has been revised and renumbered to 5.8.3.2.9 and subsequent sections have been renumbered:                      “Give priority to the <i>development of affordable housing</i> on surplus Regional municipal property while ensuring the goals, objectives, and policies of this Plan <u>and area municipal official plans</u> are adhered to.”</p>
	46	<p>Section 5.5.3.2.12 – What is the funding source envisioned in this policy?</p> <p>In addition, staff reiterated the need for development of affordable housing to consider the goals, objectives and policies of the Regional and area municipal official plans – and recommended relevant changes be made to the draft policy.</p>	<p>See response to comment #21.</p> <p>This policy focuses on government incentives or funding to encourage the inclusion of affordable units in housing projects. The area municipalities will need to evaluate the proposal to ensure the goals, objectives and policies of Regional and area municipal official plans are adhered to before making a decision.</p>
	47	<p>Section 5.5.3.2.13 – The development of affordable housing needs to consider the goals, objectives and policies of the Regional and area municipal official plans. The policy should be revised to include these changes.</p>	<p>No changes are required to the section. The purpose of this policy is to encourage community agencies such as non-profits and the private sector to build affordable housing. Regional and area municipal staff will determine if an application is suitable and conforms to official plans.</p>
	48	<p>Sections 5.5.4.2.1 and 5.5.4.2.2 – Draft policies should be changed to <i>encourage</i> municipalities to regulate the conversion of and prohibit the demolition of rental units.</p>	<p>See responses to comment #9 and #22.</p>
	49	<p>Section 5.5.5.2.3 – This draft policy should be removed. Requesting developers and builders to exceed Ontario Municipal Building Code standards would go beyond municipal authority.</p>	<p>See response to comment #23.</p>

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
	50	<p>Section 5.5.6.1.2 – The intent of this objective is unclear.</p> <ul style="list-style-type: none"> <li>Is this in reference to population with special needs, to correspond with the title of this section or is it referring to diverse populations, as defined in the Regional Official Plan?</li> </ul>	<p>Section 5.5.6.1.2 has been deleted as follows:  <del>“To provide housing for the diversity of Peel Region’s communities.”</del></p> <p>Renumbered section 5.8.6.1.1 has been revised as follows:  <del>“To ensure a range of affordable special needs housing options and an adequate provision of affordable and accessible housing support services to meet the needs of current and future residents in all life stages. To make available housing for Peel’s diverse populations and residents with special needs including provision of accessible housing and appropriate support services.”</del></p>
	51	<p>Section 5.5.6.2.4 – Mississauga supports the minimum distance requirements in order to minimize potential impacts and allow development where appropriate infrastructure exists and does not permit a concentration of group homes in one community. This policy is redundant as per draft policy 5.5.6.2.3.</p>	<p>See response to comment #28.</p>
	52	<p>Section 5.5.6.2.7 – The 2008 Peel Region Universal Accessibility Standards (UAS) for new Regional affordable residential properties was approved by Regional Council in April 2009.</p> <ul style="list-style-type: none"> <li>Would these be distinct from the guidelines referenced in this policy?</li> <li>Given that these standards are in place, should this policy be modified to address implementation?</li> </ul>	<p>Section 5.5.6.2.7 has been revised and renumbered to 5.8.6.2.7 as follows:  <del>“Establish</del> <u>Implement</u> Regional guidelines requiring the incorporation of <i>universal accessible</i> features in existing and new Regionally funded or managed <i>affordable housing development</i>.”</p>
	53	<p>Section 5.5.6.2.9 – The location criteria for group homes are developed by the area municipalities based on local issues, servicing and infrastructure capacity. It is recommended that this policy be changed to <i>encourage</i> municipalities to permit this type of housing.</p>	<p>See response to comment #10.</p>
	54	<p>Staff had the following comments on the “definitions” section:</p>	<p>See comment #40 on inclusionary zoning.</p>

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
		<ul style="list-style-type: none"> <li>• The definition for “inclusionary zoning” should be removed. Policies that speak to inclusionary zoning are premature. As such, staff felt that a definition for this term is not required.</li> <li>• Details proposed in the “rooming houses” definition should be left to area municipal official plans. A higher level definition of this type of accommodation should be developed.</li> </ul> <p>Mississauga has its own definition for lodging housing which is currently being appealed to the OMB. The proposed Regional Official Plan definition contradicts the lodging house definition proposed for Mississauga’s Zoning By-law.</p> <ul style="list-style-type: none"> <li>• The definition for single room occupancy would seem to be secondary unit if the support services are not provided. The definition for this type of housing should be distinct from other housing forms if it is to be included in the Regional Official Plan.</li> <li>• If services described in the proposed “supportive housing” definition are not provided on site, this type of housing would seem to be similar to an apartment or secondary suites. The definition for this type of housing should be distinct from other housing forms if it is to be included in the Regional Official Plan.</li> </ul>	<p>The following definitions have been removed from the glossary and consolidated in the <i>special needs housing</i> term/definition. The area municipalities have varying definitions of these terms.</p> <p>The following terms and definitions have been deleted in the Glossary as follows:</p> <p><del>“Boarding houses: see <i>Rooming houses</i>. This type of accommodation is usually provided with meals.”</del></p> <p><del>“Emergency shelters: a short-term living situation in an emergency housing facility for individuals and families who have no shelter.”</del></p> <p><del>“Group homes: supervised living accommodation—</del></p> <ol style="list-style-type: none"> <li><del>a) licensed or funded under Province of Ontario or Government of Canada legislation,</del></li> <li><del>b) for persons requiring a group living arrangement by reason of their emotional, mental, social or physical condition or legal status, and</del></li> <li><del>c) is for limited number of persons, exclusive of staff, living together as a single housekeeping unit.”</del></li> </ol> <p><del>“Lodging houses: see <i>Rooming houses</i>.”</del></p> <p><del>“Rooming houses: This refers to structures where:</del></p> <ul style="list-style-type: none"> <li><del>• the building height does not exceed three storeys, the building area does not exceed 6,500 ft<sup>2</sup>;</del></li> <li><del>• accommodation is provided for more than three persons in return for remuneration or the provision of services, or both;</del></li> <li><del>• accommodation is provided without meals; and</del></li> <li><del>• operator does not offer bathroom or kitchen facilities for the exclusive use of individual occupants”</del></li> </ul> <p><del>“Single room occupancy accommodation: is similar to a <i>rooming</i></del></p>

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
			<p><del>house, but with a kitchen and a bathroom in each unit. Support services such as health facilities or assistance in finding employment may be provided."</del></p> <p><del>"Supportive housing: This type of housing offers separate and self-contained, affordable housing units with services that assist people live more stable, productive lives. Services may include help with personal care and assistance with medical care including diagnosis and treatment and distribution of medicine. Such services may or may not be provided on site on a "round the clock" basis and may be funded with government support and/or by the users of these services themselves."</del></p> <p><del>"Transitional housing: a category of government funded housing that provides medium-term accommodation for those who have experienced homelessness or shelter use. It is meant to bridge the gap between costly emergency shelters and permanent housing and is also known as "second stage housing." Transitional housing usually involved support services delivered on site, building on those available at emergency homeless shelters."</del></p> <p>The definition of <i>special needs housing</i> in the Glossary has been revised as follows:            "A unit that is occupied by or is made available for occupancy by a household having one or more individuals who require <del>accessibility modifications</del> or some form of social <del>as well as</del> <u>and/or</u> financial support <u>and may require accessibility modifications</u> in order to live independently in the community. Examples <u>may</u> include group homes, rooming houses, lodging houses, boarding houses, supportive housing, transitional housing, <del>and</del> emergency shelters, and <u>single room occupancy units</u>."</p> <p>Section 5.5.6.2.8 has been revised and renumbered to 5.8.6.2.8 as follows to replace the term <i>supportive</i> with <i>special needs</i> and subsequent sections have been renumbered:            "Encourage and facilitate the development of partnerships among</p>

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
			housing providers, service providers, community organizations and other stakeholders to provide <del>supportive</del> <u>special needs housing</u> and related services.”
Peel Regional Police (Email from Constable Thomas McKay dated July 10, 2009)	55	Peel Police finds the amendments to be satisfactory.	Comment noted.
Dufferin-Peel Catholic District School Board (Email from Jason Afonso, Planning Department dated July 20, 2009)	56	Dufferin-Peel Catholic District School Board has no concern or objection to the proposed amendment.	Comment noted.
Association of Iroquois and Allied Indians (Written submission from Grand Chief Randall Phillips dated July 22, 2009)	57	The Association of Iroquois and Allied Indians is based in London, Ontario and note they do not comment on behalf of member nations. Their involvement as a representative occurs when invited by one of their member First Nations. Consultation should always occur with the First Nation (s) specifically impacted.	Comment noted.
Conservation Halton (Email from Jennifer Lawrence, Manager, Environmental Planning, dated July 31, 2009)	58	Conservation Halton has no comment on this amendment.	Comment noted.
Niagara Escarpment Commission (written submission from Lisa Grbinicek, Senior Strategic Advisor, dated September 12, 2009)	59	Sections 5.5.3.2.6 to 5.5.3.2.9 - Compliance with secondary dwelling units or granny flats related policies in the Niagara Escarpment Plan (NEP) is required for areas within the NEP.  It is recommended that reference to the more restrictive NEP policies be included within this Section of the proposed amendment concerning secondary	Renumbered section 5.8.3.2.6 has been revised as follows: “Encourage the area municipal official plans to permit <i>secondary suites</i> in new residential <i>development, redevelopment</i> and <i>intensification</i> while ensuring compliance with <u>provincial legislation, plans and</u> municipal standards.”

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
		suites.	
Altus Group (Written submission from Jeanette Gillezeau, Senior Director, Economic Consulting dated Sept.14, 2009)	60	Table 4 Annual Housing Targets - It assumes a clear distinction between social housing and affordable rental housing, while these terms are not mutually exclusive. Any new affordable rental housing built in Peel is almost certain to be social housing because affordable rents are not sufficient to cover the capital and operating costs of new rental housing without government subsidies.	<p>Housing affordability categories displayed in the Annual Housing Targets table are not intended to be mutually exclusive. These categories are derived from detailed analysis of the rental and ownership housing segments of Peel's Housing Continuum. Social housing, as defined in the Peel Region Official Plan, is a subset of affordable rental housing which includes units provided under government housing programs and private non-profits, cooperatives and rental sectors.</p> <p>A detailed description of each housing category identified in the Annual Housing Targets table will be determined collaboratively by the Region and area municipalities during the policy implementation stage.</p>
	61	Definition of social housing - Does not appear to provide for any type of housing other than affordable rental housing.	<i>Social housing</i> is an existing term and defined in the Regional Official Plan. Other types of housing are covered in <i>special needs housing</i> and <i>affordable housing</i> (includes affordable home ownership).
	62	Table 4 Annual Housing Targets - It assumes there is a clear distinction between market ownership and affordable ownership. But the Regional Housing Strategy showed much of the market ownership housing in Peel Region is affordable ownership housing as defined in ROPA 23. Many condominium apartments, semi-detached and row houses, and some small lot single detached homes in Peel meet the definition of affordable ownership housing.	Using the definition of <i>affordable housing</i> in ROPA 23, the affordable home ownership housing threshold in Peel in 2008 was \$80,700. At this income, households can afford homes with purchase prices of \$307,000, which is 10% below the average purchase price of all resale units. The majority of ownership households spending 30% or more of household income on housing needs have incomes below this threshold and are experiencing affordability issues.
	63	There is a direct relationship between the rapid deterioration of housing affordability in Caledon and the supply of available land for residential development. Although ROPA 23 has policies three and ten year land supply, it does not sufficiently acknowledge the	The supply of land designated for housing is dependant on allocated population and housing unit forecasts by the Region and area municipalities. This will be applied to the 10 and 3 year supply as noted in renumbered sections 5.8.2.1 a) and b).

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region’s Response/Action
		<p>necessity of a competitive housing supply.</p> <p>The following policy be added to section 5.5.2 of the ROP:  <b>“Collaborate with the area municipalities to ensure that a sufficient supply of land is designated for housing within the built boundary and within the designated greenfield area to ensure a competitive housing market while promoting a compact form of development.”</b></p>	
<p>Glen Schnarr &amp; Associates Inc. (written submission from Colin Chung, Partner, on behalf of Osmington Inc. and Heron Group of Companies dated September 16, 2009)</p>	64	<p>Sections 5.5.2.1 a) and b) - Revised to specify the appropriate planning areas (i.e. regional market area) for determining the 10-year housing land supply and the 3-year housing unity supply. This way, it is clear on the spatial application of these two policies.</p>	<p>The upper-tier municipality Peel Region is the regional market area.</p> <p>Renumbered section 5.8.2.1 has been revised as follows:  “Maintain jointly, with the area municipalities, a supply of designated land for new residential development, redevelopment and residential intensification in <i>Peel Region</i> in accordance with the projected requirements and available land resources.”</p> <p>This policy will ensure adequate land supply to accommodate future growth in various forms and densities within the planning/regional market area, being Peel Region.</p>
	65	<p>Section 5.5.2.12 - Could be interpreted as a prescriptive policy for achieving the housing targets in Table 4.</p> <p>It is recommended that the Regional Official Plan clearly state that housing targets in Table 4 is a guideline only, and these targets are not meant to be implemented as housing “policy”.</p>	<p>See response to comment #4.</p>
	66	<p>Section 5.5.3 - Supports the principles of providing the industry with incentives for the provision of affordable rental and ownership housing such as the</p>	<p>Comment noted.</p>

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
		reduction/exemption of development charges, streamlining the planning approvals, alternative/relaxed zoning standards and density bonusing.	
	67	Definition of affordable housing – Should include a definition for “regional market area” so that it is consistent with the Provincial Policy Statement.	Terms defined in the Provincial Policy Statement are not required to be re-introduced and defined again in the Regional Official Plan as the reader can refer to the relevant document. The term <i>affordable housing</i> was redefined from a previous version of the Regional Official Plan.
Elizabeth Gormley-Cox (email submission dated September 23, 2009)	68	Targets for <i>every</i> decile of income level is the only assurance towards housing at every income level. This would be responsive to and consistent with the previously stated goal of providing a diverse housing supply. Unless development of lower-priced affordable units in the rental market is specifically targeted, the proposed less specific targets will merely lengthen the lists of social housing upon a government already stressed by its economic burden.	The current target for social housing and affordable rental is set below an affordable rental threshold of \$40,700 and is derived using the Provincial affordable housing definition.  The social housing target is 17% in order to address the current social housing wait list. To stimulate the private rental market and address affordable rental, the Region is encouraging the area municipalities to implement planning tools and incentives in ROPA 23 (e.g. secondary suites, rental and demolition control, density bonus, etc). Specific land use planning functions are area municipal responsibilities.
	69	The question is why is there not amongst all the recommendations for proposed advocacy, one directed to the federal government to reduce the stress of the housing crisis here, by instituting more immigration control. The document supports that immigration has and is contributing to the severe housing shortages faced in Peel, without even touching on the other housing issues that it raises. Further, the document supports that overcrowding is neither desired by recent immigrants nor longer-term residents.	The Federal government's immigration policy has attracted many ethnically diverse individuals, families, and skilled workers to Canada, many of whom chose to settle in Peel. Access to suitable and affordable housing is essential to attract and retain new immigrants who will contribute to Peel' cultural diversity and economic prosperity. The Region will continue to advocate to senior levels of government for funding to finance social housing developments and support immigration settlement and integration programs.
Region of Peel Human Services (Email from Janet Menard,	70	Section 5.5 - Add the term “ <b>developers</b> ” in the 2 <sup>nd</sup> paragraph after “key stakeholders, such as the area municipalities, senior levels of government, service and	See response to comment #76.

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region’s Response/Action
Commissioner, dated Sept.16, 2009)		support agencies, housing providers,..”	
	71	Section 5.5.2.6 - Add terms “ <b>builders/developers</b> ” after “..conservation authorities, building industry associations..”	See comment #32.
	72	Section 5.5.2.12 – Will this create confusion/resistance from area municipalities?	See response to comment #4.
	73	Sections 5.5.3.2.11 to 5.5.3.2.13 – How does this specifically assist people with special needs and diverse populations?  Suggestion: a. Work with organizations that provide support to people with special needs to develop options b. Consider preferences and values of diverse populations in the design and build of Social Housing	See response to end of comment #54. Special needs are addressed in renumbered section 5.8.6.2.7.  New section 5.8.6.2.10 was added as follows: “Consider preferences and values of <i>diverse populations</i> in the design and construction of <i>social housing</i> .”
Region of Peel Environment Transportation and Planning Services (Email from Karyn Hogan, Technical Analyst, Waste Management dated Sept.2, 2009)	74	Section 5.5.3.2.3 - Reduced road allowances, reduced parking standards & on-street parking have implications for waste collection. We require enough space for our collection vehicles to manoeuvre, e.g. turning radius (WDSM). Perhaps add something like: “while ensuring compliance with the Region’s Waste Design Standards Manual”?	The area municipalities will consult with the Region of Peel if they develop alternative design standards to ensure enough space for waste collection.
	75	Sections 5.5.3.2.6 to 5.5.3.2.8. - Secondary suites (SS) are problematic for waste collection because of the current bag standard. How do we identify SS set-out at the curb? We would have to confirm & update addresses (which means working with the area municipalities – assessment rolls, which can be an experience in itself) to add info to route maps, consider special tags or waste containers (+ the issue of capital cost/ financing/ budgeting), etc. Plus there could be a	Caledon currently permits secondary suites in their OP. The main issue will be in Mississauga (OPA 95) as Brampton is not permitting them at this time as part of their OP review. Implementation of secondary suites is the responsibility of the area municipalities and they will consult with the Region of Peel to ensure proper waste collection can be provided. Secondary suites in Mississauga will only be permitted in detached dwellings and during implementation the Region should request Mississauga staff to provide sufficient time for implementing changes. The

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
		<p>huge cost implication with waste collection contractors (current contracts stipulate payment per household, not tonnages, so adding hundreds if not thousands of SS could mean big \$ not budgeted for).</p> <p>The Region went to the three bag standard (3BS) in 2001. Direction by Council to treat Accessory Dwelling Units (SS) as single dwellings for the purpose of enforcing the 3BS (via the Waste Collection By-law). Is it the intention of ROPA 23 to amend the 2001 resolution? That would also mean revisions the WDSM and the Waste Collection By-law.</p>	<p>registration process provides an opportunity to attain more information about secondary suites, their locations and potential solutions to issues related to this dwelling type.</p> <p>The Waste Management division will have to determine if the three bag standard limit is still sufficient for secondary suites being implemented in Mississauga.</p>
<p>Ministry of Municipal Affairs and Housing (written submission from David Sit, Manager, Planning Projects dated October 13, 2009)</p>	<p>76</p>	<p>Section 5.5 –</p> <p>a) In the third paragraph, insert “building industry associations” between “senior levels of government” and “service and support agencies” in the third paragraph. This is to be consistent with the language in the Provincial Policy Statement.</p> <p>b) Insert “provide for an appropriate range of housing types and densities; and, to” between “to” and “achieve”, in the third paragraph.</p> <p>c) In the third paragraph, delete “all types, sizes, densities, and tenure”, and “demographic and housing market”, as it will be met by the above noted modification.</p> <p>The third paragraph deals with Peel’s commitment to collaborate with stakeholders, which should include building industry associations. Peel’s goal to achieve a supply of affordable housing could only be strengthened with the Region’s commitment to provide an appropriate mix</p>	<p>The third paragraph of the renumbered section 5.8 has been revised as follows:</p> <p>The Region of Peel is committed to collaborating and working with key stakeholders, such as the area municipalities, senior levels of government, the <u>building and development industry</u>, service and support agencies, housing providers, <u>and community organizations to provide for an appropriate range of housing types, sizes, densities and tenures; and, to achieve a supply of affordable, accessible, adequate and appropriate housing of all types, sizes, densities and tenures</u> – to meet the existing and projected <del>demographic and housing market</del> requirements of current and future residents.”</p>

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region’s Response/Action
		and range of housing types.	
	77	<p>Section 5.5.1.1 – Rewrite policy and replaced with the following changes:</p> <p>a) Delete “achieve a” in section 5.8.1.1 and replace it with “provide for an appropriate”.</p> <p>b) Insert “projected requirements and” between “to meet the” and “housing needs”.</p> <p>c) Delete “, and existing and projected demographic and housing market requirements of current and future residents of Peel” and replace it with “of current and future residents of Peel.”</p> <p>Replacing “achieve” with “provide” outlined in a) shifts the focus from a desired outcome to describing a strategic objective. The desired outcome is already covered in the Peel’s vision under section 5.5.8 HOUSING. Similarly, c) builds on what has already been described in 5.5.8 HOUSING.</p>	<p>Renumbered section 5.8.1.1 has been revised as follows:            “To achieve a range and mix of housing types, densities, sizes and tenure to meet the <u>projected requirements and housing needs, and existing and projected demographic and housing market requirements of current and future residents of Peel.</u>”</p> <p>Regional staff acknowledges MMAH’s suggestion and that it is the intent of renumbered section 5.8.1.1 to reinforce what has already been outlined in renumbered section 5.8. As such, the proposed amendment will retain the term “achieve” in renumbered section 5.8.1.1 as it currently exists in the Official Plan.</p>
	78	Section 5.5.1.4 - Insert “Minimum” between “achieve” and “housing targets”	See response to comment #4.
	79	<p>Section 5.5.2.1a - Define “Designated and available” to be consistent with the Provincial Policy Statement’s definition.</p> <p>The policy should ensure that the 10 year supply is across the entire regional market area and not individual municipalities.</p>	<p>Terms defined in the Provincial Policy Statement are not required to be re-introduced and defined again in the Regional Official Plan as the reader can refer to the relevant document. The term <i>Designated and available</i> has been defined in the Provincial Policy Statement.</p> <p>Renumbered section 5.8.2.1 is related to the policy in question. It has been revised to state the following:            “Maintain jointly, with the area municipalities, a supply of designated land for new residential development <del>and</del> redevelopment and residential intensification in <u>Peel Region</u> in</p>

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action																																
			<p>accordance with the projected requirements and available land resources.”</p> <p>Regional staff has added the words “in Peel Region” to provide clarity on the 10-year supply of land for the regional market area, which is Peel Region, as mandated by the Provincial Policy Statement.</p>																																
	80	Section 5.5.2.1b - Insert “available through lands suitably zoned” between “units” and “to”	Renumbered section 5.8.2.1b has been revised as follows: “maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three year supply of residential units <u>available through lands suitably zoned</u> to facilitate residential intensification and redevelopment and land in draft approved and registered plans.”																																
	81	Section 5.5.2.3 - Delete “including” and “households” before ‘enabling all Peel residents to remain in their communities’.	Renumbered section 5.8.2.3 has been revised as follows: “Encourage and support the efforts by the area municipalities to plan for a range of densities and forms of housing affordable to all households, including <del>moderate and lower</del> <u>low and moderate</u> income households, enabling all Peel residents to remain in their communities.																																
	82	<p>Proposed new section - Insert a table showing “Housing Unit Allocation by Housing Type (Low, Medium, High) and by Area Municipality, 2006 – 2031” after 5.8.2.3 with the following policy:</p> <p>“To ensure a wide range of housing by type and density is provided, the following minimum housing unit targets are provided for lower-tier municipalities.”</p> <table border="1" data-bbox="527 1219 1178 1377"> <thead> <tr> <th>Municipality</th> <th>Low</th> <th>%</th> <th>Medium</th> <th>%</th> <th>High</th> <th>%</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Caledon</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Brampton</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mississau</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Municipality	Low	%	Medium	%	High	%	Total	Caledon								Brampton								Mississau								The Region has been working closely with the area municipalities to determine the appropriate presentation of minimum housing unit targets to be included in the ROP. Staff from Peel and its area municipalities concurred to display housing unit targets by percentages without getting into detailed targets. In ROPA 24, staff will consider including total housing units as policy or in the appendix of the ROP for each area municipality.
Municipality	Low	%	Medium	%	High	%	Total																												
Caledon																																			
Brampton																																			
Mississau																																			

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action																
		<table border="1" data-bbox="527 272 1180 337"> <tr> <td data-bbox="527 272 674 302">ga</td> <td data-bbox="674 272 743 302"></td> <td data-bbox="743 272 812 302"></td> <td data-bbox="812 272 882 302"></td> <td data-bbox="882 272 951 302"></td> <td data-bbox="951 272 1020 302"></td> <td data-bbox="1020 272 1089 302"></td> <td data-bbox="1089 272 1159 302"></td> </tr> <tr> <td data-bbox="527 302 674 337">Total</td> <td data-bbox="674 302 743 337"></td> <td data-bbox="743 302 812 337"></td> <td data-bbox="812 302 882 337"></td> <td data-bbox="882 302 951 337"></td> <td data-bbox="951 302 1020 337"></td> <td data-bbox="1020 302 1089 337"></td> <td data-bbox="1089 302 1159 337"></td> </tr> </table> <p data-bbox="527 370 1180 435">This information is needed in order to satisfy Provincial Policy Statement 1.4.2</p>	ga								Total								
ga																			
Total																			
	83	Section 5.5.2.4 - Defining "low and moderate income households" to be consistent with the Provincial Policy Statement.	Terms defined in the Provincial Policy Statement are not required to be re-introduced and defined again in the Regional Official Plan as the reader can refer to the relevant document. The term <i>low and moderate income</i> has been defined in the Provincial Policy Statement.																
	84	Section 5.5.2.7 - Add a test so that the policy in section 5.8.2.7 does more than "encourage". The policy could be further enhanced by establishing a timeframe for the implementation plan.	The Region can only establish a timeframe for the implementation plan when adequate staffing and resources are identified and allocated for developing this document. As such, the Region will revisit this policy when sufficient resources have been assigned.																
	85	Section 5.5.2.10 - The Region should be more specific on the minimum target for each municipality. The modified policy should delete "housing" after "official plan" and insert "minimum" before the word "target".	See comment #3.																
	86	<p data-bbox="514 951 1192 1040">Section 5.5.2.12 - Insert "minimum" after "official plan". The Ministry would like to know how will the Region monitor and enforce this policy.</p> <p data-bbox="514 1073 1192 1162">An additional table should be added to display housing unit targets associated with percentages currently identified in Table 4.</p>	See comment #4.																
	87	Table 4 - Table 4 captures the components of the housing continuum from deep affordability in social housing to market housing. Key assumptions that support the analysis are consistent with definitions in the Provincial Policy Statement. The methodology for determining affordability thresholds, both rental and	Comments noted.																

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
		<p>ownership, is sound and provide robust information to support the housing targets across the continuum. This is demonstrated in the Peel's Housing Strategy document, May 2009.</p> <p>However, the relative numbers in Table 4 are not connected to real numbers derived from any projections. The inclusion (by modifying ROPA 23) of a table described above would address this omission.</p>	<p>Given market fluctuations that are influenced by global and local economic environment, it may not be feasible to assign minimum housing targets in terms of absolute figures. As such, Region and area municipal staff concurred to assign minimum housing targets based on percentages of all housing constructed per annum.</p>
	88	Section 5.5.3 - Delete "Rental and Ownership" so that it would read: "Supply of Affordable Housing"	Renumbered section 5.8.3 has been revised as follows: "Supply of Affordable <del>Rental and Ownership</del> Housing"
	89	Section 5.5.3 - Additional tools under the <i>Planning Act</i> can be explored to expand the supply of affordable housing. One example would be through the use of Regional Community Improvement Plans.	Regional Community Improvement Plans policies will be considered as part of ROPA 25.
	90	Section 5.5.3.1 - Insert "affordable" before "ownership"	Renumbered section 5.8.3.1 has been revised as follows: "To increase the supply of affordable rental and <u>affordable</u> ownership housing"
	91	Section 5.5.3.2.6 - Delete "Encourage the area municipal official plans" and replace it with "Direct area municipalities"	The Region is committed to working closely with the area municipalities to explore opportunities to introduce "as of right" secondary suites policies contingent upon further research and subsequent findings on the impact of existing and new suites to existing communities within each area municipal jurisdiction. In the meantime, Regional staff proposes to include policies in the ROP to encourage municipalities to permit and consider legalization of new and existing secondary suites.
	92	<p>Section 5.5.3.2.7 – Delete "Encourage" and replace it with "Direct".</p> <p>Peel's demographic profile, demonstrated in its Housing Strategy, shows a strong demand for secondary suites. It is, therefore, safe to assume that secondary suites are located throughout the Region, illegally. Allowing new and legalizing existing secondary units in all single and</p>	The Region is committed to working closely with the area municipalities to explore opportunities to introduce "as of right" secondary suites policies contingent upon further research and subsequent findings on the impact of existing and new suites to existing communities within each area municipal jurisdiction. In the meantime, Regional staff proposes to include policies in the ROP to encourage municipalities to permit and consider legalization of new and existing secondary suites.

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region’s Response/Action
		<p>semi-detached homes should be a focus.</p> <p>It is strongly recommended that Regional official plan policies be included to allow for secondary suites “as of right”, rather than simply encouraging the area municipalities to do so.</p>	
	93	<p>Section 5.5.3.2.9 - Clarification of “expand the area” is needed. If this refers to expanding the minimum separation distance, then minimum separation distance requirements should be disallowed in all area municipal official plans.</p> <p>The end of the policy should be modified to state ‘and other existing services, such as transit’.</p>	See response to comment #20.
	94	Section 5.5.4 - The new subsection should state ‘Retention of Existing Rental Housing Stock’.	Renumbered section 5.8.4 has been revised as follows: “Retention of Existing <u>Rental</u> Housing Stock”
	95	Section 5.5.4.1.1 – The stated objective does not align with “5.5.4 Retention of Existing Housing Stock.” Based on the content of the policies in this section, 5.5.4 should be modified by inserting “Rental” between “Existing” and “Housing”.	Comment noted. Renumbered section 5.8.4 has been revised to reflect this objective.
	96	Section 5.5.4.2 - Peel could go further by adding specific conditions for condominium conversion which includes vacancy rate. The standard measure is 3% or higher based on CMHC vacancy rate survey.	Area municipalities are the approval authority for condominium conversion applications. As such, it’s the Region’s role to provide high level directions without specifying any criteria. The Region will work collaboratively with area municipalities to ensure that appropriate criteria are introduced in their official plans to regulate condominium conversions in their jurisdictions.
	97	Section 5.5.6.1.1 - The policy is not very clear. Availability of housing support services (funding from social service and health agencies) is independent of housing supply, yet it attempts to affect both at the	See response to comment #50.

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
		<p>same time. The objective in the Peel's Housing Strategy provides clearer policy direction, at least, better wording. It states:</p> <p>"To make available housing for residents with special needs including provision of accessible housing and appropriate support services."</p>	
	98	Section 5.5.6.2.1 - The Region should insert 'transit' as an example of planned infrastructure, amenities, and support services.	Renumbered section 5.8.6.2.1 has been revised as follows: "Encourage the area municipalities to develop policies in their official plans to support the development of special needs housing in locations with convenient access to existing or planned infrastructure ( <u>e.g. transit</u> ), amenities and support services.
	99	Section 5.5.6.2.2 - The Ministry would like clarification on 'other land use zones'.	<p>'other land use zones' refer to lands not zoned for residential uses but may accommodate special needs housing in the future.</p> <p>Renumbered section 5.8.6.2.2 has been revised as follows: "Encourage the area municipalities to explicitly identify <i>special needs housing</i> as permitted uses in residential or <del>other land use zones</del> <u>other suitably zoned lands where appropriate</u> in area municipal zoning by-laws."</p>
	100	Section 5.5.6.2.3 - Using minimum distance requirements to regulate land "users" (in this case, residents of special needs housing) is discriminatory. Minimum distance requirements should be eliminated in all local municipal official plans. Therefore, the policy should "Direct" area municipalities to "remove policies dealing with minimum distance requirements."	<p>Minimum distance requirements are outlined in area municipal zoning by-laws to provide a fair distribution of such facilities across the municipality and eliminate the chances of congregation of such types of housing in one area.</p> <p>The intent of Policy 5.5.6.2.3 is to encourage the area municipalities to review their minimum distance requirements for group, rooming, lodging, and boarding homes. For a local municipality, a minimum distance requirement for group home may be different from a minimum distance requirement for a lodging house and this policy provides the area municipalities with opportunities to review these norms as per the local needs for such facilities.</p>

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region’s Response/Action
			<p>For Example, The City of Mississauga’s minimum distance requirement for lodging houses are different from the minimum distance requirements for group homes to address the needs for student housing near the University of Toronto’s Mississauga campus.”</p> <p>Section 5.5.6.2.3 has been renumbered to 5.8.6.2.3 and revised as follows:  <u>“Encourage the area municipalities to review their requirements for minimum distance requirements for special needs housing and maximum number of boarding houses, group homes, lodging houses, and rooming houses, and other similar types of homes to ensure a range of housing options.”</u></p>
	101	Section 5.5.6.2.4 - Remove ‘support’ and replace with ‘require’ at the beginning of the sentence.	See response to comment #28.
	102	<p>Sections 5.5.7.1 to 5.5.7.2.2 - Appears to be out of place under the “access” goal noted in 5.5.7.2.1. Two different concepts have been fused in this policy: that of “access” and the other is “disconnection.”</p> <p>Traditionally, “access” in housing deals with improving market fluidity and breaking down intangible barriers through education, networking, and equitable remedies. This happens when housing exists but target households cannot rent or buy because of intangible barriers; e.g. unawareness, lack of creditworthiness, or prejudice. The other concept is “disconnection” where jobs and housing exists in separate places in effectively different markets. The principle goal, in this case, is to address “disconnection” described in 5.5.7.2.2 in the creation of complete communities. Consideration should be given to locate this policy elsewhere.</p>	<p>The intent of this policy section is to address both “access” and “disconnection”. The objective in question, has therefore been revised to encompass a larger scope as follows:</p> <p><u>“Address issues related to socio-economic and other barriers to housing for Peel households, such as discrimination, language, transportation, and poverty.”</u></p>

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
Elizabeth Gormley-Cox, Oral Comments – ROPA 23 Public Meeting, September 17, 2009	103	The Residential Tenancies Act is not included as one of the drivers of the proposed ROPA 23.	The Region of Peel Official Plan is a long term strategic land use policy document that is required by the Planning Act. The Provincial Policy Statement and Places to Grow Growth Plan are the key drivers to the Official Plan Review and updates to the official plan housing policies because of authority delegated to the Region of Peel from the Province. The Residential Tenancies Act (RTA) is outside the scope and mandate of the Regional Official Plan because the RTA provides a framework for protection of residential tenants rights and to resolve disputes between tenants and residential landlords.
	104	Regional consultations and surveys with stakeholders about what the issues are, until now, did not include the general public that must live with the results.	Three open houses were held on September 8 (Mississauga), 9 (Brampton), and 10 (Caledon) and a public meeting was held on September 17 (Region of Peel headquarters) to consult with the general public on the proposed housing policies. Several focus sessions were held with diverse groups such as recent immigrants to seek their opinion on housing issues.
	105	The proposed ROPA 23 addresses mainly physical policies, but has ignored the reality that secure housing is not only a physical benefit but also a legal one. To qualify for protection under the various laws that could apply, housing itself must meet certain requirements.	The Provincial Policy Statement requires municipalities to plan for and provide a range and mix of housing types, densities, sizes and tenure to meet the needs of current and future residents. Matters related to security and protection of tenants fall under other applicable law such as the Residential Tenancies Act.
	106	Ms. Gormley-Cox stated that after living for many years in a group home in Mississauga, she spent two years looking for an alternative place to live in the area but found nothing that would meet the criterion of affordability at 30 per cent of income. She suggested that “affordability” should probably be redefined.	The definition of affordable housing is defined by the Province and there are a significant amount of households in Peel spending 30% or more of household income on housing needs. Regional staff is satisfied with this long-standing definition of affordability.
	107	Ms. Gormley-Cox stated that in reading the proposed ROPA 23, she discovered that important definitions found in the Act do not correspond or get any mention.	See response to comment #54. The types of homes mentioned in Ms. Gormley-Cox's comment have been removed from the glossary and would fall under the term special needs housing. The

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
		<p>For example, there are specific rules that govern a Care Home, but the term "Care Home" is not used anywhere in ROPA 23. There is mention of group homes, boarding homes, transitional homes, and shelters, but since the term "Care Home" is not directly incorporated into the vision of ROPA 23, it leaves a gap for someone who might have recourse to the <i>Residential Tenancies Act</i>.</p> <p>Ms Gormley-Cox suggested that by revisiting them and updating the definitions to be consistent with existing legislation would provide clarity.</p>	<p>definition of special needs housing provides examples but are not limited to only them. A care home is considered a type of special needs housing. The area municipalities have varying definitions on types of special needs housing.</p> <p>Regional staff reviewed the terms and definitions in the Residential Tenancies Act (RTA) and do not recommend including the terms in ROPA 23 because many are commonly used terms such as rental unit, non-profit housing co-operative, and residential complex. Other terms related to types of homes (mobile park homes, land lease homes) are not included in ROPA 23 because the policies are meant to be general and high level when encouraging various types of affordable housing.</p>
<p>Sam Ward, Oral Comments – ROPA 23 Public Meeting, September 17, 2009</p>	<p>108</p>	<p>Sam Ward suggested the need for a "watchdog program" that spells out exactly what discrimination is and prevents people from discriminating against blind people. Mr Ward stated that most landlords seem to think of blind people as helpless and they don't like the idea of having a guide dog in their apartment. He further stated how blind people are taught to take care of their guide dogs.</p> <p>Sam Ward stated that the ultimate goal would be to have Canada, as a country, nationally outlaw discrimination against the blind. He further stated that it would be very favourable for the Region of Peel to take a lead in this regard.</p>	<p>Comment noted. Mr. Ward's suggestion for a "watchdog program" is unfortunately outside the scope of the Official Plan.</p> <p>The Region has proposed an objective (5.8.7.1.1) and policy (section 5.8.7.2.1) to address issues related to socio-economic barriers such as discrimination by introducing education strategies through collaboration with stakeholders and encouraging all levels of government to address and remove barriers.</p>
<p>Shirley Vanden Berg, Oral Comments – ROPA 23 Public Meeting, September 17, 2009</p>	<p>109</p>	<p>Shirley Vanden Berg stated that the main problem with the private sector is that persons owning private homes that rent out to other parties are not held accountable. She indicated that Peel Regional Police have a significant backlog of collecting information and accounts of fraud in this sector. The big problem in housing in the private sector is the abuse of paperwork dealing with real estate, mortgages, tenancy, etc. The Region should</p>	<p>See response to comment #108. Ms. Vanden Berg's suggestion is unfortunately outside the scope of the Official Plan.</p>

Appendix II

Peel Region Official Plan Review (PROPR) – Regional Official Plan Amendment Number 23 – Housing Policies

Updated October 27, 2009

Comment Received By	#	Summary of Comments	Region's Response/Action
		perhaps empower the Regional Police to adequately deal with private parties and persons who abuse the existing systems and laws currently in place.	



Appendix III  
Peel Region Official Plan Review (PROPR) – Regional Official Plan  
Amendment Number 23 – Housing Policies  
October 27, 2009

## PUBLIC MEETING

### THE REGIONAL MUNICIPALITY OF PEEL

## MINUTES

September 17, 2009

**PURPOSE:** To hold a Public Meeting pursuant to Section 17 (15) of the *Planning Act*, R.S.O. 1990, as amended, to inform the public and to obtain their input with respect to a proposed amendment to the Regional Official Plan (ROPA 23) as it relates to the Regional housing strategy.

---

*Regional Chair E. Kolb presided*

#### 1. ROLL CALL

Members: E. Adams\*, F. Dale, G. Carlson, C. Corbasson, G. Gibson, A. Groves, N. Iannicca, E. Kolb, K. Mahoney\*, H. McCallion, S. McFadden, G. Miles\*, E. Moore, P. Mullin\*, C. Parrish, M. Prentice\*, P. Saito, J. Sanderson\*, A. Thompson, R. Whitehead\*

Members Absent: S. Fennell; M. Morrison, due to illness; P. Palleschi, due to a personal matter; R. Paterak, due to other municipal business, J. Sprovieri

Also Present: D. Szwarc, Chief Administrative Officer; K. Hale, Acting Commissioner of Employee and Business Services; D. Labrecque, Commissioner of Environment, Transportation and Planning Services; N. Trim, Chief Financial Officer and Commissioner of Corporate Services; J. MacCrae, Acting Commissioner of Human Services; J. Smith, Commissioner of Health Services; Dr. D. Mowat, Medical Officer of Health; P. O'Connor, Regional Solicitor and Director of Legal and Risk Management; J. Payne, Deputy Clerk; John Britto, Legislative Specialist

---

\* See text for arrivals

♦ See text for departures

## **2. OPENING OF PUBLIC MEETING**

Regional Chair Kolb called the public meeting to order at 9:30 a.m. in the Council Chamber, Regional Administrative Headquarters, 10 Peel Centre Drive, Brampton. He stated that the public meeting was open and was being held pursuant to Section 17 (15) of the *Planning Act*, R.S.O. 1990, as amended.

Regional Chair Kolb stated that if a person or public body does not make oral submissions regarding this Amendment at this public meeting or does not make any written submissions before this proposed Official Plan Amendment is adopted by the Regional Municipality of Peel, the Ontario Municipal Board (OMB) may dismiss all or part of an appeal.

## **3. CONFIRMATION OF NOTIFICATION**

Jeff Payne, Deputy Clerk stated that Notice of the Public Meeting was given in accordance with Section 17 (15) of the *Planning Act*, R.S.O 1990, as amended, by publication in the following news media:

Brampton Guardian – August 26, 2009  
Mississauga News – August 26, 2009  
Caledon Enterprise – August 27, 2009  
Caledon Citizen – August 26, 2009

Councillor Mahoney arrived at 9:36 a.m.  
Councillor Miles arrived at 9:36 a.m.  
Councillor Mullin arrived at 9:36 a.m.

Further, it was noted that Notice of the Public Meeting was posted on the Regional website as of August 26, 2009 ([www.peelregion.ca](http://www.peelregion.ca)) and the Draft Official Plan Amendment was available to the public on the website as of the same date.

Councillor Adams arrived at 9:37 a.m.  
Councillor Whitehead arrived at 9:37 a.m.

## **4. FURTHER NOTICE REQUEST**

The Regional Chair stated that if any person would like further notice of the future passage of this proposed Regional Official Plan Amendment (ROPA), that they should give their full name, address, postal code, and telephone number, in writing, at the Clerk's reception counter prior to leaving the meeting.

## **5. STAFF PRESENTATIONS**

- a) **Arvin Prasad, Director, Planning Policy and Research, Environment, Transportation and Planning Services**, Regarding Proposed Regional Official Plan Amendment 23 (ROPA 23) as it Relates to Regional Housing Strategy

Received

Councillor Prentice arrived at 9:40 a.m.

Arvin Prasad, Director, Planning Policy and Research, outlined the proposed Regional Official Plan Amendment (ROPA) with respect to housing policies. He stated that the Regional Official Plan was adopted by Council in 1996. The *Planning Act* requires consideration of a review every five years. The Regional Official Plan Strategic Update was completed in 2001. The current review being proposed is that of provincial conformity to Places to Grow, the Provincial Policy Statement and Bill 51 which introduced sustainability as a matter of provincial interest.

Arvin Prasad noted that the Regional Official Plan review has an overarching theme of sustainability. The review has fifteen focus areas, of which regional housing is one focus area. Section 1.4 of the Provincial Policy Statement states that municipalities are required to establish and implement targets for housing affordability for low and moderate income households. Municipalities are to permit and facilitate all forms of housing required to meet the social, health and well-being requirements of current and future residents, and new housing has to be directed to locations with adequate infrastructure and public services.

Arvin Prasad noted that Section 3.2.6.6 of the Places to Grow legislation requires upper and single tier municipalities to develop a housing strategy in consultation with lower tier municipalities, the Ministry of Municipal Affairs and Housing and other appropriate stakeholders. The housing strategy must set out a plan, including policies for official plans, to meet the needs of all residents of our community. Places to Grow also encourages the creation of secondary suites in built up areas. The Regional Official Plan requires the development of a housing strategy as one of the policies in the plan.

Arvin Prasad noted that Regional Council has undertaken significant consultation, including the release of four discussion and background papers, a draft housing strategy and open houses. Regional Council has a long history of efforts to address housing issues in the Region include the:

- Interim Housing Policy Statement, 1977;
- Housing Choices in Peel report, 1988;
- Municipal Housing Statement, 1990;
- Regional Official Plan, 1996; and
- Regional Official Plan Amendment (ROPA) 11 – Human Services Policies, 2004.

Arvin Prasad stated that “Affordable Housing” as defined by the Provincial Policy Statement relates to low and moderate income households paying less than 30 per cent of their annual income on housing costs and rents. In the Region of Peel, 71 per cent of owners and 57 per cent of renters fall in this category. However, 18 per cent of owners and 24 per cent of renters

pay 30 to 50 per cent of their annual income on housing; and 11 per cent of owners and 19 per cent of renters pay more than 50 per cent of their annual income on housing. This means that 1 in 5 tenant households and 1 in 10 owner households spend more than half of their annual income on housing. This results in increased pressure on the Region to provide more emergency shelters – low to moderate income households to transitional housing and group homes.

ROPA 23 proposes various policies to bridge the gap between the growing demand for affordable housing for low and moderate income households and its current supply.

Councillor Sanderson arrived at 9:55 a.m.

Arvin Prasad commented on the following five major policy areas:

- Affordable Rental and Ownership Housing;
- Retaining Rental Housing Stock;
- Energy Efficient Housing;
- Housing Options for Diverse Population; and
- Barriers to Access Housing.

**Affordable Rental and Ownership Housing:** The Region of Peel would benefit from an increase in the supply of affordable rental and ownership housing in the community. To accomplish this, the Region, in consultation with area municipalities and stakeholders, is proposing to:

- encourage the area municipalities to permit secondary suites, where appropriate;
- streamline planning approval processes for affordable housing projects;
- establish housing targets in collaboration with area municipalities; and
- explore incentives such as waivers or deferrals of development charges.

**Retaining Rental Housing Stock:** The Region of Peel requires an adequate supply of rental housing to meet existing and projected needs. In order to accomplish this, the Region will ensure appropriate area municipal official plan policies are in place to regulate the conversion of rental housing and prohibit the demolition of existing rental units without replacement.

**Energy Efficient Housing:** The Region of Peel proposes to promote the use of energy efficient designs and technologies in new and existing dwellings. To accomplish this, the Region will encourage the area municipalities to consider additional green standards beyond the minimum Ontario Building Code provisions, and advocate for sustained incentives from other levels of government for energy efficient housing projects.

**Housing Options for Diverse Population:** The Region of Peel proposes to ensure a range of housing options and services for all residents in the community. In order to accomplish this, the Region will:

- encourage special needs housing to situate in areas with existing infrastructure, amenities and support services;
- explore ways to incorporate universal accessibility features in new and existing dwellings; and

- work with stakeholders (including housing providers, service agencies and community organizations) to deliver housing support services.

Barriers to Access Housing: The Region of Peel proposes to address issues related to socio-economic barriers to housing for Peel households. In order to accomplish this, the Region will ensure regionally funded affordable dwellings are located in areas with access to services and amenities, and facilitate the development of new and improved income supports.

Moving forward, Arvin Prasad stated that the Region of Peel continues to collaborate with area municipalities on a regular basis. The Province has advised that an Affordable Housing Initiative will be released. The Region will work closely with the Province to ensure that our interests are relayed to them. The Region will continue to review comments received on the proposed amendment, revise the amendment taking into consideration the comments received, and report back to Regional Council in October 2009.

Arvin Prasad informed that information and updates regarding the Proposed Draft Regional Official Plan Amendment (ROPA 23) are available on the Region website at: [www.peelregion.ca/officialplan](http://www.peelregion.ca/officialplan).

## **6. PUBLIC PARTICIPATION**

### **a) Oral Submissions**

- i) **Elizabeth Gormley-Cox, Resident**, Discussing the Inclusion of Definitions from the *Residential Tenancies Act* and Conditions Needed to Limit Overcrowding

Received

Elizabeth Gormley-Cox stated that her comments were directed to the goals that are on the Region's website relating to group homes; emergency shelters; transitional housing; secondary suites; single room occupancy accommodation; rooming; and boarding and lodging houses.

She stated that the *Residential Tenancies Act, 2006*, as amended, provides for the adjudication of disputes and for other processes to informally resolve disputes.

Ideally, all types of new housing would be governed by legislation.

A person with special needs may not be able to satisfactorily resolve an issue because currently there is not a safe process to address complaints. Without the legal protection of legislation, anyone who is viewed to be a complainer may risk becoming homeless. Because of the shortage of affordable housing, some persons who are dissatisfied with one or many aspects of their housing arrangement are reticent or even fearful to speak to the housing issues that affect them. The *Residential Tenancies Act* offers hope that disputes can be informally resolved without resorting to legal action. This is important for those classes of people who do not have the resources or the ability, time, money, or transportation to bring their issues before a court of law.

Ms Gormley-Cox noted that the *Residential Tenancies Act* is not included as one of the drivers of the proposed ROPA 23. Regional consultations and surveys with stakeholders about what the issues are, until now, did not include the general public that must live with the results. The proposed ROPA 23 addresses mainly physical policies, but has ignored the reality that secure housing is not only a physical benefit but also a legal one. To qualify for protection under the various laws that could apply, housing itself must meet certain requirements.

Ms Gormley-Cox stated that after living for many years in a group home in Mississauga, she spent two years looking for an alternative place to live in the area but found nothing that would meet the criterion of affordability at 30 per cent of income. She suggested that “affordability” should probably be redefined.

Ms Gormley-Cox stated that, in her experience, affordable housing does not meet the criteria to be covered by the *Residential Tenancies Act*. “A Guide to the Residential Tenancies Act,” prepared by the Landlord and Tenant Board states that the Act does not apply if the tenant must share a kitchen or a bathroom with the landlord. At some locations, she also saw variations on the sharing of laundry spaces and entries. Although not all shared accommodation has this flaw, it would be impossible for some tenants to lead independent lives due to the unavoidable interconnectedness of the structures they live in. She stated that, for most of these spaces which were poorly designed for their purposes, it should not be surprising if the occupants have feelings of oppression and overcrowding.

Ms Gormley-Cox stated that in reading the proposed ROPA 23, she discovered that important definitions found in the Act do not correspond or get any mention. For example, there are specific rules that govern a Care Home, but the term “Care Home” is not used anywhere in ROPA 23. There is mention of group homes, boarding homes, transitional homes, and shelters, but since the term “Care Home” is not directly incorporated into the vision of ROPA 23, it leaves a gap for someone who might have recourse to the *Residential Tenancies Act*.

Ms Gormley-Cox suggested that by revisiting and updating the definitions to be consistent with existing legislation would provide clarity.

Councillor Mullin requested that staff provide clarification and comments with regard to the *Residential Tenancies Act*. Councillor Mullin further requested staff, when reporting back to Regional Council, to note responses to the issues related to the care homes that were referred to by the delegate. She noted that the definition of “affordability” has been discussed in the past and the Region should request that the Province look at redefining the term “affordability”, taking into consideration the points raised by the delegate.

- ii) **Sam Ward, Resident**, Discussing Discrimination, Limitations and Difficulties in Finding Suitable Housing for the Blind and Visually Impaired

Received

Sam Ward discussed the various difficulties that he and others who use guide dogs experience when seeking housing. He stated that many landlords are reluctant to consider people with disabilities or service animals, as potential tenants, due to perceived challenges. He used, as an example, a Professor in his college who was not able to find her way around the campus, even

though she was employed with the college for a number of years. He stated that these were reasons why people had negative feelings about blind people; however he stated that most blind people are quite independent.

Sam Ward suggested the need for a “watchdog program” that spells out exactly what discrimination is and prevents people from discriminating against blind people. Mr Ward stated that most landlords seem to think of blind people as helpless and they don’t like the idea of having a guide dog in their apartment. He further stated how blind people are taught to take care of their guide dogs.

Sam Ward stated that the ultimate goal would be to have Canada, as a country, nationally outlaw discrimination against the blind. He further stated that it would be very favourable for the Region of Peel to take a lead in this regard.

Councillor McCallion inquired whether the Region of Peel has any specific housing policies related to blind people.

Jeff MaCrae, Acting Commissioner of Human Services, responded that he is not aware of any special consideration for the blind in the Region of Peel’s housing policies or procedures.

Regional Chair Kolb stated that the Region of Peel provides many apartments, like the Chapel View apartments in Brampton, with special arrangements for persons with disabilities. Regional Chair Kolb further stated that the Region works very hard to make sure that there is no discrimination.

Regional Chair Kolb thanked Sam Ward for his presentation and for discussing the housing issues faced by blind people in the community.

Councillor Saito thanked the two delegates for their presentations. Referring to the presentation by Sam Ward, Councillor Saito stated that she and Councillor Mahoney, as members of the City of Mississauga’s Accessibility Advisory Committee (AAC), are aware of the CNIB and their level of assistance to the blind. The AAC works very closely with the CNIB on various housing and other policies that come forward through the new *Accessibility for Ontarians with Disabilities Act (AODA)*.

Councillor Saito stated that there may be very little that the Region can do with regard to issues faced by blind people seeking housing through private landlords. Councillor Saito stated that the AODA and provincial legislation needs to take precedence in this matter. Councillor Saito suggested that a response from the Region of Peel’s Accessibility Advisory Committee on this issue would be helpful.

Councillor Parrish suggested that an increase in the availability of private rental and secondary suites could possibly avoid such discrimination issues.

- iii) **Shirley Vanden Berg, Resident**, Discussing Discrimination, Limitations and Difficulties faced by the Blind and Visually Impaired in Finding Suitable Housing

Received

Shirley Vanden Berg stated that the main problem with the private sector is that persons owning private homes that rent out to other parties are not held accountable. She indicated that Peel Regional Police have a significant backlog of collecting information and accounts of fraud in this sector. The big problem in housing in the private sector is the abuse of paperwork dealing with real estate, mortgages, tenancy, etc. The Region should perhaps empower the Regional Police to adequately deal with private parties and persons who abuse the existing systems and laws currently in place.

b) **Written Submissions**

- i) **Thomas McKay, Constable Crime Prevention Services, Peel Regional Police**, Email dated July 10, 2009 Advising that Peel Regional Police have No Comments Regarding Proposed Regional Official Plan Amendment 22

Received

- ii) **Jason Afonso, Planning Department, Dufferin-Peel Catholic District School Board**, Email dated July 20, 2009 Advising that the Board has No Concerns or Objections to the Proposed Amendment to the Region of Peel Official Plan Housing Policies

Received

- iii) **Grand Chief Randall Phillips, Association of Iroquois and Allied Indians**, Letter dated July 22, 2009 Acknowledging Receipt of Proposed Regional Official Plan Amendment 23 and Providing Comments

Received

- iv) **Jennifer Lawrence, Manager, Environmental Planning, Conservation Halton**, Email dated July 31, 2009, Acknowledging Receipt of Proposed Regional Official Plan Amendment 23 and Advising of No Comments from Conservation Halton

Received

- v) **Mary Hall, Director of Planning & Development, Town of Caledon**, Report dated August 4, 2009, Providing Comments on Proposed Regional Official Plan Amendment 23 – Housing Policies

Received

- vi) **Jeannette Gillezeau, Senior Director, Economic Consulting, Altus Group**, Letter dated September 14, 2009, Providing Comments on the Proposed Regional Official Plan Amendment 23 – Housing Policies

Received

- vii) **Lisa Grbinicek, Senior Strategic Advisor, Niagara Escarpment Commission (NEC)**, Letter dated September 12, 2009, Providing Comments on the Proposed Regional Official Plan Amendment 23 – Housing Policies

Received

- viii) **Colin Chung, Partner, Glen Schnarr and Associates Inc.**, Letter dated September 16, 2009, Providing Comments on the Proposed Regional Official Plan Amendment 23 – Housing Policies

Received

## **7. CONCLUSION AND CLOSING OF PUBLIC MEETING**

Regional Chair Kolb advised those in attendance that comments and submissions will be taken into consideration and a final report and supporting by-law will be considered by Regional Council at a future meeting.

## **8. ADJOURNMENT**

Regional Chair Kolb officially closed the meeting at 10:17 a.m.

RESPECTFULLY SUBMITTED:

---

Deputy Clerk