

## Housing



# Housing in Peel

### Why is Housing Important?

The Region of Peel recognizes the need to provide a range and mix of housing options for residents and increase the supply of affordable housing in Peel. Housing need varies greatly throughout the Region and changes over time. Supporting appropriate affordable housing for all improves quality of life for Peel residents. Solving housing affordability challenges requires collaboration of all levels of government and the private and non-profit sectors.

In support of this, Regional Council has:

- Established affordable housing options as an outcome in the [Strategic Plan, 2015-2035](#);
- Approved the renewed [2018 Housing and Homelessness Plan \(PHHP\)](#), with intentional and measurable short-term and long-term outcomes, affordable housing targets, and action-oriented strategies;
- Endorsed the [Housing Master Plan](#), a long-term capital infrastructure plan to guide how Peel Region will create more affordable housing; and
- Supported planning staff as they create and revise housing policies and housing targets as part of [Peel 2041+: Regional Official Plan Review](#), under the [housing focus area](#).

The policies proposed in the next slides as part of the Housing Focus Area policy review will:

- Support sustainable, compact complete communities by encouraging higher density development and building practices that mitigate climate change
- Ensure the protection of rental housing and encourage a range and mix of housing types to meet the needs of Peel residents
- Increase affordable housing by introducing new tools, including working with the local municipalities and development industry to meet housing targets

*Image: Housing under construction in Brampton*

## Housing

### Challenges and Opportunities

Peel residents face significant housing affordability challenges:

- More than 30% of middle-income and 70% of low-income Peel households face housing affordability challenges
- The average resale price of a Peel home is \$837,000 (June 2020)
- The average market rent increased by 35% for purpose-built units (2009 – 2019) and by 49% for secondary market (e.g. rented condominium) units (2010 – 2020)

Increased housing choice is essential to meet community needs:

- Most Peel housing is low-density (single and semi-detached)
- Peel's rental vacancy rate is 1.2% (healthy rate is 3%)

Housing trends are shifting positively toward higher density forms of development:

- Housing development through intensification supports healthy, vibrant, supportive complete communities

The Region of Peel values many housing options and supports a range of housing types and community partners.



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#### Challenges and Opportunities

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- Most Peel housing is low-density (single and semi-detached)
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Housing trends are shifting positively toward higher density forms of development:

- Housing development through intensification supports healthy, transit-supportive complete communities

The Region of Peel shares many housing objectives with government, industry and community partners:

- Recognition of the need for coordination and collaboration – multiple solutions to address housing challenges

*Image: Mayfield Seniors Apartments, affordable rental housing, Town of Caledon*

### Housing

#### Purpose and Policy Drivers

Why update Regional Official Plan housing policies?

Housing that meets the needs of Peel residents is an essential part of building complete communities.



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#### Purpose and Policy Drivers

Why update Regional Official Plan housing policies?

Housing that meets the needs of Peel residents is an essential part of building complete communities.

The Region of Peel is reviewing and updating its Official Plan housing policies to:

- Ensure alignment with current Provincial policy and legislation and municipal best practices;
- Strongly support established housing objectives (such as increasing supply of affordable housing, providing a range and mix of housing options, increasing supply of housing in existing communities); and
- Set strong, needs-based targets to measure progress.

#### Policy Drivers

Policies and legislation:

- [Planning Act, 1990](#)
- [Bill 108, More Homes, More Choice Act, 2019](#)
- [Provincial Policy Statement, 2020](#)
- [A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019](#)

Research and strategies:

- [Affordable housing background paper \(2017\)](#)
- [Regional Housing Strategy \(2018\)](#)
- [Peel Housing and Homelessness Plan, 2018-2028](#)

Engagement and consultation:

- Public
- Local municipalities
- Industry
- Other stakeholders

## Planning Act, 1990

ontario.ca/PPS

### Provincial Policy Statement, 2020

Under the *Planning Act*

Ontario

### A Place to Grow

Growth Plan for the Greater Golden Horseshoe

Ontario

**Peel2041**  
Regional Official Plan Review

### Affordable Housing

Peel 2041 Background Paper

September 2017



Region of Peel  
working with you



## Home For All

The Region Of Peel's Housing And Homelessness Plan

2018-2028

Region of Peel  
working with you

The future of housing is about more than just housing.

**Region of Peel Housing Strategy**  
Informing the Update to the Peel Housing and Homelessness Plan and the Regional Official Plan

FINAL REPORT | JULY 2018

PREPARED BY



Housing

Housing

**Proposed Policies**

Set targets and measure housing

What is proposed?

- New housing targets that reflect housing need:
  - Setting bold targets that are aligned with housing need, as established in the Peel Housing and Homelessness Plan, 2018-2028
  - Targets address affordability, tenure and density to reflect the range and mix of housing that Peel is planning for

Housing

**Proposed Policies**

Increase affordable housing

What is proposed?

- Increasing supply of affordable housing through inclusionary zoning
  - Developing a supportive and coordinated Regional framework to require affordable housing in certain new residential and mixed-use developments

*Inclusionary zoning is a policy tool under the Planning Act that requires a certain number of residential units in new developments to be affordable housing, and remain affordable over time. Currently, inclusionary zoning is permitted in Major Transit Station Areas and Community Planning Permit System areas, with a municipal policy framework in place.*

- Greater Regional involvement in the development review process
  - Seeking opportunities to secure affordable housing at the development review stage, by having developers demonstrate how they will contribute to

Target Area	Target
<b>Affordability</b>	<p>That 30% of all new housing units are affordable housing.</p> <p>Encourage 50% of all affordable housing to be affordable to low income residents.</p> <p style="text-align: center;"> <span style="margin-right: 200px;"><b>Affordable Housing</b></span> <span><b>Affordable to Low Income Residents</b></span> </p>
<b>Tenure</b>	<p>That 25% of all new housing units are rental tenure.</p>
<b>Density</b>	<p>That 50% of all new housing units are in forms other than single-detached and semi-detached houses.</p>

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#### Proposed Policies

##### Increase affordable housing

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- Greater Regional involvement in the development review process
  - Seeking opportunities to secure affordable housing at the development review stage, by having developers demonstrate how they will contribute to addressing Regional housing need
- Approaching Regional affordable housing in new ways
  - Exploring new opportunities for affordable housing such as 'land banking' to secure suitable lands for the provision of affordable housing
  - Seeking to work with the local municipalities to ensure planning permissions on Regionally-owned lands align with affordable housing objectives
  - Supporting incentives-based programs for affordable housing

*Image: Norton Lake Residence — market and affordable units, City of Brampton*

## Housing

#### Proposed Policies



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#### Proposed Policies

##### Improve range and mix of housing

###### What is proposed?

- **Protecting rental housing from demolition and conversion**
  - Introducing policies that limit the conditions under which rental housing may be demolished or converted into ownership housing, with emphasis on retaining or increasing rental stock
- **Increasing the number of permitted additional residential units**
  - In alignment with Provincial policy, single and semi-detached and townhouses may have up to two additional residential units (“second units”)
- **Encourage shared housing arrangements and innovations in housing**
  - Working with the local municipalities to seek out new ways to increase housing choice for Peel residents

*Image: Mayfield West mixed use development, Town of Caledon*

### Housing

#### Proposed Policies

##### Plan for density and intensification

###### What is proposed?

- **Ensuring unit sizes in new multi-unit residential buildings reflect housing need**
  - Working with the local municipalities to require that new residential developments include a mix of unit sizes that reflects housing need (e.g. larger, family-sized units)



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#### Proposed Policies

##### Plan for density and intensification

##### What is proposed?

- Ensuring unit sizes in new multi-unit residential buildings reflect housing need
  - Working with the local municipalities to require that new residential developments include a mix of unit sizes that reflects housing need (e.g. larger, family-sized units)
- Permitting high density residential uses in strategic growth areas
  - Encouraging the local municipalities to update zoning to permit high density development in strategic growth areas, including growing communities and major transit station areas

Image: High density housing, City of Mississauga

##### Draft Policies in the Official Plan Office Consolidation – June 25, 2020

- The December 2018 Region of Peel Office Consolidation has been updated to now show tracked changes illustrating draft policies as of June 25, 2020. Policy Changes related to Housing are found primarily in Sections 5.9- Housing and 6.2 – Regional Services. [Draft policies – June 25, 2020](#).
- [A Policy and Mapping Summary Table](#) has been developed to provide a quick high-level summary of the key policy and mapping changes proposed.
- *This information has been prepared as reference for consultation purposes only, and does not represent adopted, approved or in-effect policies (see [in-effect Official Plan](#) and adopting by-law itself for current policies).*

## Feedback



## Housing

### Plan for density and intensification

#### What is proposed?

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## Feedback

### We want to hear from you!

Please fill in the survey to the right.

If you have any questions, please feel free to contact Madison below:



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*Disclaimer: The information presented on the maps within this application have been prepared as a reference for consultation purposes only. These maps provide visualization of proposed policy areas and do not represent adopted, approved or in-effect mapping. The in-effect Official Plan schedules and figures, adopting by-law itself and any amending by-laws or Local Planning Appeal Tribunal decisions must be consulted for the official data. Links to all in-effect Official Plan maps are located here: <http://www.peelregion.ca/planning/officialplan/download.htm>*

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### We Want to Hear from You!

Share your thoughts in the comment box below. We will publish all approved comments.

Privacy is important to us. You are not required to provide a name and email unless you would like to be notified of a response, and you will be added to our notification list.\*

Personal information is being collected pursuant to the requirements of the Planning Act, R.S.O. 1990 to notify participants of future consultation, newsletters, and Regional Official Plan policies. With the exception of personal information, all comments may become part of the public record of the review process to assist in making a decision on this planning matter. Questions regarding this collection may be directed to Regional Planning and Growth Management Division, 10 Peel Centre Drive, Suite A, 6th Floor, Brampton, Ontario, L6T 4B9, or at [planpeel@peelregion.ca](mailto:planpeel@peelregion.ca).

\*By agreeing to join our notification list you will receive periodic emails or letters related to the Regional Official Plan Review. You can be taken off this list at any time by emailing [planpeel@peelregion.ca](mailto:planpeel@peelregion.ca) with the headline "unsubscribe."

#### Name

Optional

#### Email

Optional

#### Where do you live?\*

#### What Focus Area does your comment pertain to?\*

 General

 Greenlands

 Growth Management

 Housing

 Major Transit Station Areas

 Other: Cultural Heritage & Indigenous Engagement

 Other: Waste Management

 Transportation

#### Please provide your comments\*

Please do not include any personal identifying information, like names, personal addresses or phone numbers within the comment itself.