

HAF Action Plan Summary – Brampton, ON

Explanatory Notes:

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

Initiative 1: Incentive Programs for Affordable Housing

Encouraging the development of affordable housing through new incentives and increasing support for innovative solutions (*implementation in 2024*).

- A new Housing Incentive Program will provide financial support for purpose-built rentals and affordable housing.
- Brampton's existing Housing Catalyst Capital Project will be expanded to fund pilot projects on single room occupancy housing, affordable home ownership, affordable house-scale infill, and flexible housing.

Initiative 2: Inclusionary Zoning

Developing an inclusionary zoning framework to increase the amount of affordable and rental housing near rapid transit (*implementation through 2024 and 2025*).

- A new policy framework will set minimum unit thresholds and affordability levels for developments near transit stations.
- Inclusionary zoning will produce more affordable ownership, rental units, and long-term affordable housing than the market would provide on its own.

Initiative 3: Unlocking Growth Potential via Rapid Transit

Improving rapid transit along key corridors to unlock transit-oriented development (*implementation through 2026*).

- Bus rapid transit (BRT) frequency will be increased, and the City will advance planning and design of a new BRT line.
- These investments will unlock mid-rise housing development with increased heights (up to 12 storeys) and densities.

Initiative 4: Revised Parking Standards

Updating parking policies to reduce building costs and promote housing affordability.

- A bylaw change will remove parking minimums in intensification areas with increased transit service (*implementation in 2024*).
- Parking requirement exemptions or reductions will be considered for new developments on a case-by-case basis (*implementation in 2024*).
- A feasibility analysis will study options for paid on-street parking, followed by a small-scale pilot program (*implementation through 2026*).

Initiative 5: Encourage Detached Additional Residential Units

Removing barriers to the creation of detached garden suites (*implementation in 2024*).

- The City will reduce and streamline planning rules, such as maximum floor area, as part of a comprehensive zoning bylaw review (see Initiative 7).
- Brampton will publish an online tool, host an informational webinar and assess the feasibility of a new rebate program.

Initiative 6: Encourage Missing Middle Units in Existing Neighbourhoods

Updating planning rules to allow missing middle housing as-of-right (*implementation in 2024*).

- Changes to the zoning bylaw will allow four units per residential lot in areas currently restricted to single family homes.
- Changes to the official plan will permit 4-storey developments within 800 metres of the City's support corridors (local transit routes throughout Brampton's neighbourhoods that connect to, and feed into, the City's light rail and bus rapid transit lines).
- The City will publish design guidelines.

Initiative 7: Pre-Zoning in Strategic Growth Areas

Introducing a pre-zoning process to support intensification in strategic growth areas such as urban centres and rapid transit corridors.

- This initiative will ensure the necessary regulations are in place to unlock high density residential and mixed-use developments in identified intensification areas.
- A comprehensive zoning bylaw review will include opportunities to pre-zone areas to allow a more form-based approach to planning (e.g. focused on the form and scale of buildings rather than requirements based on use), followed by a pre-zoning pilot program in Bram West town center (*planning changes in 2024, pilot program in 2025-26*).

Initiative 8: Infrastructure and Servicing Capacity Planning

Assessing infrastructure gaps and identifying priority investments needed to unlock new housing supply (*implementation through 2026*).

- The City will assess servicing capacity, identify priority areas aligned with growth targets, and advance policy recommendations to address these gaps in coordination with the Region of Peel.