

## HAF Agreement and Action Plan Summary Brampton, Ontario

Status as of December 10, 2024

<b>Overall Permitted Unit Targets (3 years)</b>	<b>16,650</b>
Units expected without HAF (baseline)	13,500
Units incented by HAF (HAF-incented)	3,150
Municipality's 10-year unit projection	24,100

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	<b>16,650</b>	<b>4,700</b>	<b>5,666</b>
<ul style="list-style-type: none"> <li>• Multi-Unit housing units in close proximity to rapid transit</li> </ul>	6,475	<i>Note: there are no annual forecasts for different unit types.</i>	1,135
<ul style="list-style-type: none"> <li>• Missing middle housing units</li> </ul>	7,275		4,230
<ul style="list-style-type: none"> <li>• Other multi-unit housing units</li> </ul>	875		0
Affordable Housing Units	1,665		3,951

### HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$114,540,500
Annual advance amount	\$28,635,125

Some of Brampton's initiative and milestone dates were extended due to staffing challenges and technology refinements and testing.

CMHC has reviewed Brampton's first annual report and is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

## Summary of Initiatives and Milestones

### Initiative 1: Incentive Programs for Affordable Housing

Encouraging the development of affordable housing through new incentives and increasing support for innovative solutions.

- A new Housing Incentive Program will provide financial support for affordable purpose-built rentals and affordable ownership 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	Due Date	Status
	20/06/2025	On Track
Milestones	Due Date	Status
Housing Catalyst Project: Choice of Pilot Projects and Initiation	12/09/2022	Completed
Housing Catalyst Project: Draft Contribution Agreements	03/06/2024	Completed
Housing Catalyst Project: Monitor and Evaluate Opportunities for Expansion	17/12/2024	Completed
Housing Catalyst Project: Promote Opportunities for Expansion	20/06/2025	Completed
Housing Incentive Program: Research and Analysis	01/11/2023	Completed
Housing Incentive Program: Develop Implementation and Governance Plan	01/08/2024	Completed
Housing Incentive Program: Develop Monitoring Program and Marketing Plan	01/08/2024	Completed
Housing Incentive Program: Draft Incentive Program	31/05/2024	Completed
Housing Incentive Program: Launch Program	13/12/2024	On Track

### Initiative 2: Inclusionary Zoning

Developing an inclusionary zoning framework to increase the amount of affordable and rental housing near rapid transit.

- 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	Due Date	Status
	13/12/2025	On Track
Milestones	Due Date	Status
Finalize Policy Framework	30/03/2025	On Track
Draft Implementation Program	01/08/2025	Not Started
Finalize Implementation Program	13/12/2025	Not Started

### Initiative 3: Unlocking Growth Potential via Rapid Transit

Improving rapid transit along key corridors to unlock transit-oriented development.

- 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	Due Date	Status
	30/09/2026	On Track
Milestones	Due Date	Status
Brampton Plan Schedules	31/10/2023	Completed
Brampton Plan - Finalization	30/11/2023	Completed
Implementation of Transit Investment	30/09/2026	On Track

### 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.
- Parking requirement exemptions or reductions will be considered for new developments on a case-by-case basis.
- A feasibility analysis will study options for paid on-street parking, followed by a small-scale pilot program.

Initiative	Due Date	Status
	10/12/2026	On Track
Milestones	Due Date	Status
Removal of Parking Minimums in Intensification Areas	01/03/2025	On Track
Parking Requirement Exemptions or Reductions	31/10/2024	Completed
Feasibility Analysis for On-Street Parking Program	13/12/2025	On Track
Implement a Pilot Small-Scale Program	10/12/2026	Not Started

## Initiative 5: Encourage Detached Additional Residential Units

Removing barriers to the creation of detached garden suites.

- 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	Due Date	Status
	13/12/2024	On Track
Milestones	Due Date	Status
Build Partnerships	30/11/2023	Completed
Evaluation of Existing Regulations	30/11/2023	Completed
Host Webinar Series for the Public	13/12/2024	On Track
Provide Online Resources	13/12/2024	On Track
Evaluate Feasibility of a Rebate Program	05/04/2024	Completed
Develop and Implement Rebate Program	06/09/2024	Completed

## Initiative 6: Encourage Missing Middle Units in Existing Neighbourhoods

Updating planning rules to allow missing middle housing as-of-right.

- 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	Due Date	Status
	01/09/2026	On Track
Milestones	Due Date	Status
Policy Framework	05/05/2023	Completed
Enabling Four Storeys Along Support Corridors	30/11/2024	Completed
Develop Design Guidelines	29/11/2024	On Track
Develop Financial Modelling Tool	01/10/2024	Completed
Enabling Four Units as-of-right Along Transit Corridors, including By-law Enactment	30/03/2025	On Track
Explore Opportunities for new Zoning Permissions for Four Units as-of-right within Walkshed Area of Transit Corridors	01/09/2026	Not Started

**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.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
	01/04/2026	On Track
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Comprehensive Zoning By-law Review	01/03/2025	On Track
MTSA Pre-Zoning Framework	30/11/2024	On Track
Pilot Program for Pre-Zoning	01/04/2026	Not Started

**Initiative 8: Infrastructure and Servicing Capacity Planning**

Assessing infrastructure gaps and identifying priority investments needed to unlock new housing supply.

- 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.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
	25/09/2026	On Track
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Analysis and Assessment	27/12/2024	On Track
Identify Priority Needs	26/12/2025	Not Started
Policy Recommendations	25/09/2026	Not Started