
HOUSING ASSESSMENT

IN SUPPORT OF

CALEDON STATION SECONDARY PLAN
(LOPA 2021-0002)

PREPARED FOR

Caledon Community Partners

ALL OF LOTS 11 AND 12, CONCESSION 4 (ALB),
PART OF LOT 13, CONCESSION 4,
AND PART OF LOTS 11, 12 and 13, CONCESSION 5,
GEOGRAPHIC TOWNSHIP OF ALBION
Town of Caledon
Regional Municipality of Peel

Revised June 2023
GSAI File #870-001

LIST OF CONTENTS

1 / Introduction	1
2 / Background	1
3 / Site	2
4 / The Proposal	4
5 / Planning Context.....	5
5.1 / Provincial Policy Statement, 2020.....	5
5.2 / A Place to Grow, 2020	6
5.3 / Region of Peel Official Plan, 2022.....	7
5.4 / Peel Housing & Homelessness Plan.....	9
5.5 / Peel Affordable Housing Program.....	10
5.6 / Town of Caledon Official Plan, 2018.....	12
5.7 / Town of Caledon Housing Study, 2017	13
6 / Analysis & Opinion	13
7 / Summary & Conclusions.....	14

APPENDICES

Appendix I / Region of Peel Housing Assessment
Guideline

1 / INTRODUCTION

Glen Schnarr & Associates Inc. ('GSAI') has been retained by the Caledon Community Partners (the 'Owner') to prepare a Housing Assessment ('Assessment') in support of the planned development of the lands known as Caledon Station (the 'Subject Lands'). This Assessment was identified and requested as a submission requirement as part of the ongoing Caledon Station Secondary Plan planning process. Subsequent to discussions with Town of Caledon and Region of Peel Staff, the Housing Assessment Guideline, or Terms of Reference, were provided. The Housing Assessment Guideline has been reviewed and is provided in **Appendix I** of this Report.

2 / BACKGROUND

The Owner is planning to develop the Subject Lands – an assembly of lots totalling approximately 182 hectares (450 acres) in size. As further described in **Section 4** of this Assessment, the Owner, in collaboration with the Town of Caledon, is seeking permission to develop the Subject Lands for a compact, mixed-use, transit-supportive, pedestrian-oriented, complete community referred to as 'Caledon Station'. A range and mixture of land uses, built forms and densities are to be provided within the planned Caledon Station community. It is currently anticipated that the Caledon Station community will provide for 8,670 new dwelling units of varying size and configurations. To achieve this objective, the Owner, in collaboration with the Town, is advancing a Local Official Plan Amendment ('LOPA') Application (the 'Application', Town File No. LOPA 2021-0002). The Region of Peel (the 'Region') requires a Housing Assessment to be provided in support of an Application where 50 or more units are being proposed. Based on the above, a Housing Assessment is required in support of the proposed development.

The Region has further requested that all new development applications provide a range and mix of housing options that are affordable. This Assessment provides an evaluation of the Provincial, Regional and local housing policy framework and how the Caledon Station community responds.

3 / SITE

As demonstrated in **Figure 1** below, the Subject Lands are located on the north side of King Street, east of The Gore Road and west of the Canadian Pacific Railway (“CPR”) Corridor.

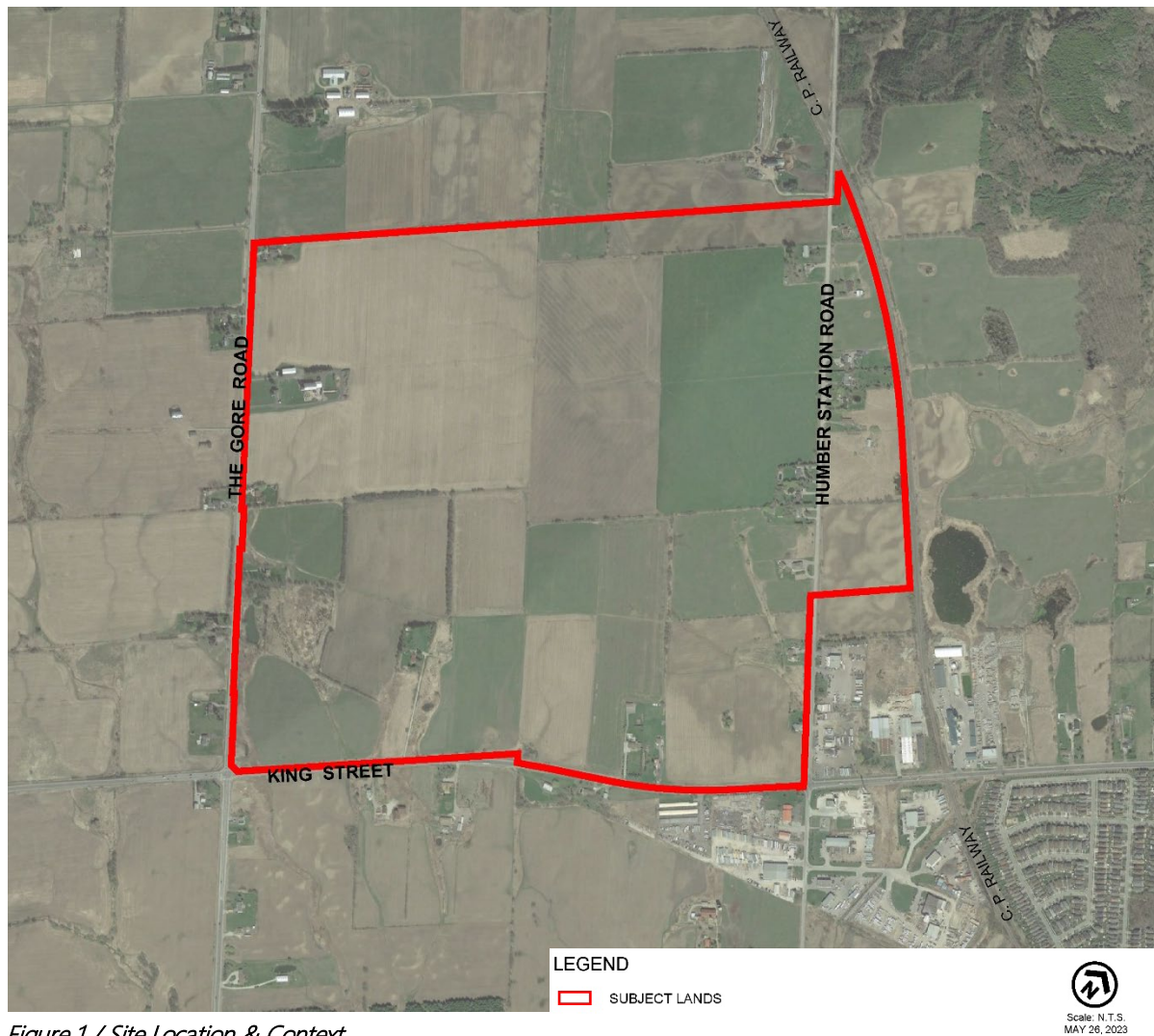


Figure 1 / Site Location & Context

Section 3 of the accompanying Planning Justification Report (“PJR”), prepared by GSAI, dated June 2023, provides further information on the Subject Lands and the surrounding context. The Subject Lands are currently improved with a selection of rural residential dwellings. Active agricultural fields are also present.

As demonstrated in **Figure 1** above, surrounding land uses are as follows:

NORTH

Agricultural fields are immediately north. Further north are segments of the CPR Corridor, agricultural fields and large forested areas associated with the Oak Ridges Moraine.

SOUTH

King Street is immediately south. Further south are rural residential dwellings, agricultural fields and an established Employment Area comprised of low-rise industrial structures and surface parking areas with frontage on King Street. It is anticipated that as the Caledon Station Secondary Plan process advances, this existing industrial area will be redeveloped for more compatible uses in the future.

WEST

The Gore Road is immediately west. Further west are agricultural lands, a selection of rural residential dwellings, Macville Public School and forested areas.

EAST

Humber Station Road and the CPR Corridor are immediately east. Further east are agricultural lands, a segment of the Employment Area, a segment of the CPR Corridor, Emil Kolb Parkway and forested areas associated with the Oak Ridges Moraine. The existing Bolton community is located to the southeast.

4 / THE PROPOSAL

The Owner is seeking permission to develop the Subject Lands for a compact, mixed use, transit-supportive, pedestrian-oriented, complete community. The proposed community, referred to as Caledon Station, is to be organized around a new fine-grain public road network, a network of parks and greenspaces and the planned Caledon GO Station. Overall, the Caledon Station community is to accommodate a range and mixture of land uses, built forms and densities. A total of approximately 8,670 new dwelling units are to be provided across the community. A range of local employment opportunities will also be provided. Community facilities are also to be provided in appropriate and desirable locations. This will enable Caledon Station community members to live, work, play and shop within their community or even within their own building.

Landscaping and streetscape enhancements are to be provided. This includes streetscape treatments along the road network so that high-quality, inviting, pedestrian-oriented environments and active street frontages are provided. A network of pedestrian pathways is also to be provided to facilitate safe, comfortable and convenient access across the Subject Lands and beyond.

In response to a price sensitive and diverse local market, and in the interest of advancing more affordable options for buyers seeking proximity and ease of access to transit services as well as the needs of families, the proposed unit distribution and unit sizes are being carefully considered. It is currently anticipated that units are to be primarily ownership units, sold at market prices. Opportunities to provide purpose-built rental units will be further explored and a decision will be made in the future. Should the provision of purpose-built rental housing be explored, these units will likely driven by the market's ability to support this form of housing tenure. Furthermore, a mixture of unit sizes and configurations will continue to be provided.

At this juncture, site-specific development applications for the Caledon Station community are being advanced. It is anticipated that further detailed applications will be advanced once there is a level of comfort received that the proposed Caledon Station Secondary Plan, as currently contemplated, is supported.

5 / PLANNING CONTEXT

The Housing Assessment Guideline (see **Appendix I** of this Assessment) requires an analysis of how the Application addresses the relevant Provincial, Regional and local policy framework related to housing. This Section of the Report provides an overview and analysis of the relevant Provincial, Regional and local housing-related policies that apply to development of the Subject Lands.

5.1 / PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement ('PPS'), 2020 provides policy direction on matters of Provincial interest related to land use planning and development with the goal of enhancing the quality of life for all Ontarians. The following policies apply.

'1.1.1. Healthy, liveable and safe communities are sustained by:

b) accommodating an appropriate and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons)...

'1.4.3. Planning Authorities shall provide for an appropriate range and mix of housing options and densities to meet the projected market-based and affordable housing needs of current and future residents of the regional market by:

a) establishing and implementing minimum targets for the provision

of housing which is affordable to low and moderate income households and which aligns with the applicable housing and homelessness plans. However, where planning is conducted by an upper tier municipality, the upper tier municipality in consultation with the lower tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower tier municipalities;

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public services facilities and support the use of active transportation and

5.2 / A PLACE TO GROW, 2020

transit in areas where it exists or is to be developed;

- e) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.'*

The proposed Caledon Station community will facilitate development on the Subject Lands through compact built form that will introduce more than 8,670 new residential dwelling units of varying sizes and configurations. As stated above, a mixture of unit types and configurations will be provided across the community. This will support housing choice for current and future residents of the Caledon Station community of varying household size, income levels, life stages and lifestyle preferences. Additionally, the community will facilitate development that is supported by infrastructure networks, active transportation, transit service networks and by a variety of facilities and local retailers – many of which will be within a comfortable walking distance. It will also further enhance the services that are able to meet the needs of Caledon Station residents. Finally, the community will support transit-supportive development given the proximity of the planned Caledon GO Station. For the reasons outlined above, it is our opinion that the proposed Caledon Station community is consistent with the PPS housing policies.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe ('A Place to Grow') was updated on August 28, 2020. A Place to Grow, 2020 builds on the policy foundations of the PPS, 2020 and establishes a long-term framework for managing growth and development across the Greater Golden Horseshoe ('GGH') region up to the year 2051. Overall, A Place to Grow encourages the efficient use of land through the development of complete communities that are compact, transit-supportive and provide a range of housing and employment opportunities. The following policies apply.

'2.21.4. Applying the policies of the Growth Plan will support the achievement of complete communities that:

- c) *provide a range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all households sizes and incomes.'*

'2.26.2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

- c) *considering the range and mix of housing options and densities of the existing housing stock; and*
- d) *planning to diversify their overall housing stock across the municipality.'*

5.3 / REGION OF PEEL OFFICIAL PLAN, 2022

'2.2.6.3. To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.'

The proposed Caledon Station community will contribute to achieving complete communities by facilitating compact, mixed use, transit-supportive development on underutilized lands in close proximity to existing and planned transit networks, active transportation and nearby amenities that support daily living. Furthermore, the community will provide for dwelling units of varying unit size and configurations. It is anticipated that the implementing Zoning By-law will include permissions for low-rise residential properties to include secondary suite permissions, further supporting housing choice for residents. Overall, the community will contribute to housing diversification and offer greater housing choice, including ownership apartment-style and low-rise dwelling-related units, for current and future Caledon Station households of differing sizes, incomes, life stages and lifestyle preferences.

Based on the above, it is our opinion that the proposed community conforms to the applicable policies of A Place to Grow by facilitating contextually appropriate development to occur in an appropriate location, at an appropriate transit-supportive density.

The Region of Peel Official Plan ('ROP') serves as Peel's long-term guiding document for how land use planning is to occur and how growth is to be managed. Overall, the ROP (November 2022) outlines strategies for managing growth and development to 2051 across Peel in accordance with a Regional Structure (Schedule E-1). In accordance with the Regional Structure, the Subject Lands are identified as an appropriate and desirable location for redevelopment to occur. The following policies apply.

'5.6.19.5. Support a mix of multi-unit housing, including affordable housing, rental housing and additional residential units, as appropriate.'

'5.9.1. To promote the development of compact, complete communities by supporting intensification and higher density forms of housing.'

'5.9.2. To achieve Peel-wide new housing unit targets shown in Table 4, which provide an appropriate range and mix of housing options and densities, including affordable housing, that meet local housing need so that people can live in the community of their choice.'

'5.9.4. To make housing available for diverse populations, including the provision of accessible housing and appropriate support services.'

'5.9.7. Collaborate with the local municipalities to plan for an appropriate range and mix of housing options and densities by implementing Peel-wide new housing unit targets shown in Table 4.'

'5.9.24. Encourage the local municipalities to consider alternative development and design standards for affordable housing development including reduced setbacks, narrower lot sizes, reduced parking standards and on-street parking management.'

'Table 4 – Peel-Wide New Housing Unit Targets

<i>Target Area</i>	<i>Targets</i>
<i>Affordability</i>	<i>That 30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low income households</i>
<i>Rental</i>	<i>That 25% of all new housing units are rental tenure</i>
<i>Density</i>	<i>That 50% of all new housing units are in forms other than detached and semi-detached houses</i>

'5.9.27. Collaborate with the local 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 local municipal official plan policies promoting compact built forms of development and residential intensification.'

'5.9.36. Seek opportunities to provide an appropriate range and mix of housing options and densities, including affordable housing, that utilize existing stock.'

'5.9.21. Collaborate with the local municipalities to explore offering incentives to support affordable and purpose-built rental housing to achieve the Peel-wide new housing unit targets shown in Table 4.'

'5.9.51. Collaborate with the local municipalities to develop options to provide opportunities to meet the housing needs of diverse populations.'

In accordance with Schedule E-5, Major Transit Station Areas, the Subject Lands include the Bolton GO Major Transit Station Area ('MTSA'), which is a Primary MTSA. As such, the Subject Lands are an appropriate and desirable location for compact development to occur.

5.4 / PEEL HOUSING & HOMELESSNESS PLAN

The proposed community through the introduction of more than 8,670 units of varying sizes and configurations as well as built forms, will contribute to the provision of a range and mix of housing opportunities. The precise distribution of housing units across built forms will be determined as part of the future detailed design stages. However, the Caledon Station community will support achievement of the Regional housing unit and density targets outlined in Table 4 of the ROP. More specifically, the Caledon Station community, as currently contemplated, includes approximately 807 low-density residential units (or 9% of all units) in the form of detached dwellings. This supports the above-noted targets in Table 4 given the majority of proposed units will be in forms other than single detached and semi-detached dwellings. Furthermore, the proposed community achieves the above-noted Regional policies by supporting the provision of greater housing choice for current and future residents of varying household size, income level, life stage and lifestyle preference. The proposed Caledon Station community will also enable residents to remain in their community of choice.

Home For All – Peel Housing and Homelessness Plan, 2018 – 2028 ('Home For All') was adopted in April 2018. Home For All, while not an operative part of the ROP, serves to further implement the ROP's housing policies. Overall, a Home For All establishes a series of objectives for the period between 2018 and 2028 to improve housing outcomes. This is to be achieved by focusing efforts and funds to advance five (5) strategies. These strategies are as follows:

Strategy 1: Transform Service – create new service delivery model to improve access to subsidies, divert people from shelters, improve successful tenancies and prevent homelessness.

Strategy 2: Build More Affordable Housing – shift to a more planned approach to affordable housing development, guided by targets and a long-term Housing Master Plan.

Strategy 3: Incent Building Affordable Housing – encourage non-profit and private developers to build rental stock that meet the affordable housing needs within Peel.

Strategy 4: Optimize Existing Stock – develop new strategies to leverage existing private stock to create more and different affordable housing options.

Strategy 5: Increase Supportive Housing – work with housing providers and other partners to expand the supply of supportive housing and supports provided to existing tenants.

5.5 / PEEL AFFORDABLE HOUSING PROGRAM

Based on the above, a series of actions are identified. A Home For All also provides a comprehensive analysis of household income trends. Based on this analysis, low-, middle-income and middle-income or higher affordable housing targets have been established.

Overall, a Home For All identifies that 50% of all new housing is encouraged to be located in medium or high-density development. The proposed Caledon Station community supports the new housing targets identified in a Home For All through the provision of new housing in primarily medium- and high-density built forms. As stated above, it is anticipated that the dwelling units, through the mixture of unit sizes and configurations, will be available at market rates. Opportunities to explore the development of a cost-effective and efficient service delivery model that enables private developers, Regional Staff, Town Staff and Agency Staff to work collaboratively to advance the provision of affordable housing options.

We note that a Home For All does not currently provide any economic incentive(s) to encourage the creation of new affordable housing units, rather it is stated that other levels of government are to put forward the necessary incentives to solve the housing affordability challenge.

In May 2020, the Region of Peel introduced the Affordable Housing Incentives Pilot Program ('Program'). The objective of the Program was to provide Regional incentives for the development of sustainable affordable purpose-built rental housing units.

In accordance with the Program, an eligible development would receive a capital grant toward the provision of affordable, purpose-built rental units. Eligibility to receive a proportion of this funding was determined based on evaluation criterion and an applicant's ability to prepare and provide an application. More specifically, the following eligibility criterion were set out:

- Applicants must propose a minimum of 5 affordable units;
- 'Affordable' refers to the pilot program definition, which is 135% of median market rent by local municipality;
- The affordable units must be primarily 2 and 3+ bedroom units. More specifically, approximately 50% of units are to be 2-bedroom units and a further 35% of units are to be 3+-bedroom units. This is based on Peel's middle-income housing needs;
- Units receiving incentives must be maintained as affordable for a minimum of 25 years;
- The entire building must operate as rental for the duration of the agreement;

- Applicants must have experience developing housing and managing rental housing or retain the services of an organization with that expertise.

In November 2021, following a review of eligible Pilot Program applications, Regional Council selected three (3) applicants to receive funding. Based on this, Regional Council will provide funding to create 130 affordable rental housing units across Peel and these new units are to have an affordable rental rate for a period of 26 to 41 years. We note that awarding of funding for the 2021 Pilot Program is complete.

In July 2022, the Region of Peel announced that the Program was to be rebranded as the 'Peel Affordable Rental Incentives Program' and would become an annual Program. The objective of the Program is to support private and non-profit developers to construct affordable rental housing. A total of \$2.5 million in funding is available for eligible projects.

Based on the above, and using the same eligibility criteria as the 2021 Program, the Caledon Station community, as currently envisioned, does not qualify as an eligible project for the following reasons:

- The community, as currently contemplated, does not include the provision of purpose-built affordable rental units;
- While the community will ultimately provide 2- and 3+ bedroom units, it does not contemplate the provision of primarily 2- and 3+-bedroom units as affordable units as these are inherently less affordable by virtue of unit size and unit costs; and,
- An experienced rental housing developer or organization has not been retained at this stage of the planning process.

5.6 / TOWN OF CALEDON OFFICIAL PLAN, 2018

The Town of Caledon Official Plan ('OP'), as amended, identifies the long-term framework for managing growth and development across Caledon. The following polices to address affordable housing apply.

'3.5.2.1. To promote and foster the development of a diverse mix of housing types and tenure in order to meet the needs of current and future residents of the Town of Caledon, including the needs of different income groups, people with special needs and accessibility challenges and the needs of people through all stages of their lives.'

'3.5.3.1. In conformity with the Strategic Directions of the Plan, the majority of new housing shall be located in settlements where full water, sewer and community support services can be provided in an effective and efficient manner.'

'3.5.3.3.2. The Town shall work with the Region and area municipalities to implement annual minimum new housing targets with respect to social housing, affordable rental, affordable ownership and market housing as established in Figure 17 in the Region of Peel Official Plan.'

'3.5.3.5.1. A full range of housing types and densities will be planned as an integral part of each Rural Service Centre.'

'3.5.3.5.3. The Town will consider innovative housing types which are in keeping with the Principles, Strategic Direction, Goals and Objectives of this Plan.'

In accordance with the 2022 Region of Peel Official Plan, the Subject Lands are wholly located within the Bolton Urban Area of the Town. As such, the Subject Lands are an appropriate and desirable location for development to occur.

The proposed Caledon Station community will provide for new apartment-style, townhouse-style and ground-related dwelling units of varying size and configurations. These units will facilitate housing choice for current and future Caledon Station residents, including young families, young adults, older adults and those households wishing to stay within their community. Additionally, the community is to provide for a mix of units, at various price points that will allow for affordable homeownership opportunities, should the associated funding and service delivery programs be made available.

Overall, the proposed community will contribute to the achievement of the above-noted policy objectives by accommodating new housing in a compact, complete community that features a range and diversity of well-designed, refined built forms, at an appropriate location that is in proximity to infrastructure, existing and planned transit, active transportation networks, community services and facilities.

Based on the above, it is our opinion that the proposed Caledon Station community is consistent with Town of Caledon Official Plan policies.

6 / ANALYSIS & OPINION

5.7 / TOWN OF CALEDON HOUSING STUDY, 2017

The Town of Caledon Housing Study ('Study') was adopted by Town Council in 2017. The Study was undertaken to examine the Town's housing market, housing trends and identify possible actions to guide the development of housing that is affordable for various households. Overall, it addresses the issue of housing affordability and emphasizes the need to provide a range of housing. Section 7 of the Study outlines a total of 43 actions that can be taken to provide a diverse range and mix of housing types, densities and tenure to meet the needs of current and future Caledon residents.

As stated above, the proposed development is anticipated to be primarily ownership in tenure. In an effort to respond to the local market, a proportion of units are to feature unit sizes and price points that are understood to be more affordable to middle income earners given Caledon Station community's locational attributes of being next to the planned Caledon GO Station and near a variety of services and amenities.

As outlined in the Region's Housing Assessment Guidelines, we understand that Staff have requested that any application for 50 or more dwelling units be required to demonstrate compliance with the in-effect Provincial, Regional and local housing-related policy framework.

As stated throughout this Report, the Subject Lands are to be developed for a compact, mixed use, transit-supportive, pedestrian-oriented, complete community. Overall, the Caledon Station is ideally positioned to provide for a range and mixture of dwelling units in well-designed, high quality built forms of varying configurations, heights and densities. As such, a range of market-based ownership housing is to be provided. It is understood that given the Subject Lands' locational attributes, dwelling units can be targeted to families, commuters, young professionals and empty nesters.

The proposal conforms with all Provincial, Regional and local policies. More specifically, it supports the achievement of these policies and represents a proposal for residential intensification on underutilized lands in a manner that better positions development in an appropriate location, at an appropriate density, in proximity to transit services, destinations and amenities.

For the reasons outlined above, it is our opinion that the proposed Caledon Station community complies with the in-effect Provincial, Regional and local housing-related policy framework and will ultimately allow for the proponent and the three (3) levels of government to work collaboratively to implement solutions within this community that can address the housing affordability issue.

7 / SUMMARY & CONCLUSIONS

The proposed Caledon Station community represents an appropriate development for the Subject Lands that is in keeping with Provincial, Regional and local policies. Furthermore, the proposed community will provide for contextually appropriate development of lands that are well served by planned transit and infrastructure networks. It will make better, more efficient use of land, resources and infrastructure. The proposal, as contemplated, will provide for a range of housing options for households of varying size, incomes, life stages and lifestyle preferences. It will also provide market-based housing options, including to middle income households, that will be well-served by community services, parks, local businesses and destinations.

Based on the above analysis, we conclude that the Caledon Station proposal conforms to the applicable Provincial, Regional and local policies and represents good planning.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Karen Bennett, MCIP, RPP

Partner



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Associate

APPENDIX I / *Housing Assessment Guidelines*

Housing Assessment Guideline

The new [Region of Peel Official Plan](#) requires that planning applications of approximately 50 units or more submit a housing assessment that outlines how the application is consistent with local and Regional housing objectives and policies and demonstrates contributions towards Peel-wide new housing unit targets. Policies also permit staff to require a housing assessment for an application proposing less than 50 units at the discretion of staff. The required housing assessment can be included as part of a planning justification report or as its own report.

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[Region of Peel Official Plan](#) housing policies support a range and mix of housing options that are affordable and meet housing needs. Peel-wide new housing unit targets on **affordability** (30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low-income households), **rental** (25% of all new units are rental), and **density** (50% of all new units are a housing type other than detached or semi-detached) are set out in [Table 4](#) of the adopted Region of Peel Official Plan, 2022. These housing targets are based on needs determined through the [Peel Housing and Homelessness Plan](#) and the [Regional Housing Strategy](#). In the housing assessment, the applicant should explain how their proposal contributes to each of these targets.

A housing assessment and contributions toward the housing targets are required for all residential developments in Peel Region, including developments in areas where inclusionary zoning applies. It is recognized that development applications will vary across the Region and therefore it is expected that each application will contribute towards these targets in different ways and not always meet each target. For example, some developments will demonstrate contributions that exceed one or more of these targets, while other developments may demonstrate contributions that are below targets.

Affordability: To contribute to the Peel-wide affordable housing target, the applicant is encouraged to provide units that are affordable to low or moderate income households that are consistent with the definition of ‘affordable housing’ outlined in the [Glossary](#) section of the adopted Region of Peel Official Plan and the [Provincial Policy Statement, 2020](#). Information on pricing and affordability period (i.e., 25 years or more) of units would need to be provided. While it is anticipated that units identified to address moderate income needs will be predominantly provided by the private sector, partnerships between the applicant, the Region of Peel, the local municipality, and the non-profit sector could be explored to provide units that are affordable to low income households.

Another option to contribute to affordable housing in the Region could be to make a contribution of land or units to the Region or a non-profit housing provider for affordable housing. Regional requirements for land provided as a contribution include that the land be gratuitously conveyed, capable of being fully serviced, and free and clear of encumbrances to the Region of Peel or a non-

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profit, as applicable. Said conveyances shall occur at the time of registration of the plan of subdivision in which the lands are located. Regional staff would be interested in working with the applicant to establish the terms of such a contribution.

Proposing a variation of unit types (e.g., including a mix number of two- and three+ bedroom units) would also help support a range of housing options, including units that are priced to be affordable to low and moderate income households.

Density: The applicant is encouraged to consider contributing to the Peel-wide density target by incorporating housing forms such as duplexes, triplexes, townhouses, and apartments. Recognizing that the development applications must comply with approved Official Plans, Secondary Plans and Block Plans, there are often opportunities to provide a proportion of more dense forms of housing within the permissions of the approved designations. Another opportunity to do this could be through incorporating additional residential units (ARUs) into the design of the proposed development. For example, ARUs could be included in a certain number of detached, semi-detached homes and townhouses, or applicants could provide the option of ARU rough ins as part of pre-construction sales. Where feasible, design elements, such as larger basement windows and providing separate entrances, should be considered to support the development of future ARUs that are safe, legal, and livable.

Rental: The applicant is encouraged to explore opportunities to incorporate purpose-built rental units into the planned development, where possible. Incorporating ARUs into the design of the proposed development would also contribute to the Peel-wide rental housing targets.

The applicant is also encouraged to review the local municipality's applicable housing policies and strategies and provide analysis regarding how the proposed planning application addresses local municipal requirements.

RESOURCES

Region of Peel:

[Peel Affordable Rental Incentives Program](#)

Town of Caledon:

[Town of Caledon Housing Study](#)

[Future Caledon Affordable Housing Strategy](#)

City of Brampton:

[Housing Brampton: Housing Strategy and Action Plan](#)

City of Mississauga:

[Making Room for the Middle: A Housing Strategy for Mississauga](#)