

Region of Peel  
Regional Official Plan  
Regional Official Plan Amendment 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 Rental and Ownership Housing (for Low and Moderate Income Households);
- Retention of Existing 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 Section 5.5: Housing**

1. Section 5.5 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, service and support agencies, housing providers, and community organizations to achieve a supply of affordable, accessible, adequate and appropriate housing of all types, sizes, densities and tenures to meet the existing and projected demographic and housing market 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), Existing 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 delivery 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**

### **Section 5.5: Housing**

#### **Sub-Section 5.5.1: General Objectives**

2. Sub-Section 5.5.1 is amended by adding the word “General” before the word “Objectives”.
3. Objective 5.5.1.1 is amended by adding the phrase “housing needs, and” after the words “to meet the”.
4. Objective 5.5.1.4 is added as follows:

“To achieve housing targets for the Region by type and tenure, including *affordable housing.*”

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

### **Section 5.5: Housing**

#### **Sub-Section 5.5.2: General Policies**

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5. Sub-Section 5.5.2 is amended by adding the word “General” before the word “Policies”.
6. Policy 5.5.2.1 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*” after the word “*redevelopment*”.
7. Policy 5.5.2.1 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. Policy 5.5.2.1 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 to facilitate residential *intensification* and *redevelopment* and land in draft approved and registered plans.”
9. Policy 5.5.2.2 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. Policy 5.5.2.3 is amended by deleting the words “moderate and lower income” and the comma following.
11. Policy 5.5.2.4 is amended by deleting the words “moderate and lower income” and replacing them with the words “low and moderate income” before the term “household”.
12. Addition of Policy 5.5.2.6 as follows:  

“Collaborate with the area municipalities, conservation authorities, building industry associations and landowners of suitably sized properties to encourage new residential *development*, *redevelopment* and *intensification* in support of Regional Official Plan policies promoting *compact forms of development* and residential *intensification*.”
13. Addition of Policy 5.5.2.7 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 5.5.2.8 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 5.5.2.9 as follows:

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

16. Addition of Policy 5.5.2.10 as follows:

“Encourage the area municipalities to establish official plan housing targets in each secondary plan area to ensure a diverse mix of housing type and tenure.”

17. Addition of Policy 5.5.2.11 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 5.5.2.12 as follows:

“Implement, in collaboration with the area municipalities, Regional and area municipal official plan housing targets as shown in Table 4.”

19. Addition of Policy 5.5.2.12 as follows:

“Review and update jointly, with the area municipalities, the housing targets as shown in Table 4 based on most recent Census of Canada results and other relevant sources.”

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

### **Section 5.5: Housing**

#### **New Sub-Section 5.5.3: Supply of Affordable Rental and Ownership Housing**

20. Section 5.5 is amended by adding a new Sub-Section 5.5.3 entitled “Supply of Affordable Rental and Ownership Housing” with the following objective and policies:

#### **“ 5.5.3 Supply of Affordable Rental and Ownership Housing**

##### **5.5.3.1 Objective**

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

### 5.5.3.2 Policies

It is the policy of *Regional Council* to:

- 5.5.3.2.1 Explore in collaboration with the area municipalities, the feasibility of implementing incentives such as waivers, deferrals or grants in-lieu of *development* charges and other municipal planning and building charges, and property tax levy to promote the *development of affordable housing*.
- 5.5.3.2.2 Work with the area municipalities to streamline planning and building permit approval processes for *affordable housing* projects.
- 5.5.3.2.3 Encourage the area municipalities to develop *alternative development and design standards* 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.
- 5.5.3.2.4 Encourage the area municipalities to add a *density bonusing* provision in their respective official plans and develop detailed implementation guidelines and protocols.
- 5.5.3.2.5 Explore the potential of *inclusionary zoning*, in collaboration with the area municipalities and advocate the Province to explicitly provide municipalities the authority to use *inclusionary zoning* as a tool to require *affordable housing*.
- 5.5.3.2.6 Encourage the area municipal official plans to permit *secondary suites* in new residential *development, redevelopment* and *intensification* while ensuring compliance with municipal standards.
- 5.5.3.2.7 Encourage the area municipalities to explore the legalization of existing *secondary suites* to ensure compliance with health and safety standards.
- 5.5.3.2.8 Work with the area municipalities to promote *secondary suites* through the development of educational brochures and information.
- 5.5.3.2.9 Encourage the area municipalities to identify and expand 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.
- 5.5.3.2.10 Give priority to the *development of affordable housing* on surplus Regional municipal property while ensuring the goals, objectives, and policies of this Plan are adhered to.

- 5.5.3.2.11 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.
- 5.5.3.2.12 Encourage residential *development, redevelopment* and *intensification* to include an *affordable housing* component by promoting municipal incentives or funding.
- 5.5.3.2.13 Encourage *community* agencies and landowners of suitably sized sites to develop *affordable housing*.”

**E. Chapter 5: Regional Structure**

**Section 5.5: Housing**

**New Sub-Section 5.5.4: Retention of Existing Housing Stock**

21. Section 5.5 is amended by adding a new Sub-Section 5.5.4 entitled “Retention of Existing Housing Stock” with the following objective and policies:

**“ 5.5.4 Retention of Existing Housing Stock**

**5.5.4.1 Objective**

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

**5.5.4.2 Policies**

It is the policy of *Regional Council* to:

- 5.5.4.2.1 Require the area municipalities to develop official plan policies with criteria to regulate the conversion of residential rental to ownership units.
- 5.5.4.2.2 Require 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**

**Section 5.5: Housing**

**New Sub-Section 5.5.5: Energy Efficient Housing**

22. Section 5.5 is amended by adding a new Sub-Section 5.5.5 entitled “Energy Efficient Housing” with the following objective and policies:

### **“5.5.5 Energy Efficient Housing**

#### **5.5.5.1 Objective**

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

#### **5.5.5.2 Policies**

It is the policy of *Regional Council* to:

- 5.5.5.2.1 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.
- 5.5.5.2.2 Promote and advocate for sustained Federal, Provincial, and Municipal incentives and programs that improve energy efficiency and design for housing to Peel residents.
- 5.5.5.2.3 Encourage the area municipalities to consider requiring developers and contractors through planning approvals to implement additional green standards beyond the minimum Ontario Building Code provisions that make homes more energy efficient.
- 5.5.5.2.4 Promote and pursue Federal and Provincial incentives for Regionally funded housing projects to help *support* the Region's sustainability goals.
- 5.5.5.2.5 Advocate 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**

### **Section 5.5: Housing**

#### **New Sub-Section 5.5.6: Housing Options for Persons with Special Needs and *Diverse Populations***

23. Section 5.5 is amended by adding a new Sub-Section 5.5.6 entitled “Housing Options for Persons with Special Needs and *Diverse Populations*” with the following objectives and policies:

#### **“ 5.5.6 Housing Options for Persons with Special Needs and *Diverse Populations***

### **5.5.6.1 Objectives**

- 5.5.6.1.1 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.
- 5.5.6.1.2 To provide housing for the diversity of *Peel Region's* communities.

### **5.5.6.2 Policies**

It is the policy of *Regional Council* to:

- 5.5.6.2.1 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*, amenities and support services.
- 5.5.6.2.2 Encourage the area municipalities to explicitly identify *special needs housing* as permitted uses in residential or other land use zones in area municipal zoning by-laws.
- 5.5.6.2.3 Encourage the area municipalities to review their minimum distance requirements for *special needs housing*.
- 5.5.6.2.4 *Support* the elimination of area municipal requirements that regulate the maximum number of *group homes* permitted in the area municipalities.
- 5.5.6.2.5 Explore, *jointly* with the area municipalities, strategies to encourage the incorporation of *universal accessibility* features in existing residential *development*.
- 5.5.6.2.6 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*.
- 5.5.6.2.7 Establish Regional guidelines requiring the incorporation of *universal accessible* features in existing and new Regionally funded or managed *affordable housing development*.
- 5.5.6.2.8 Encourage and facilitate the development of partnerships among housing providers, service providers, community organizations and other stakeholders to provide *supportive housing* and related services.

- 5.5.6.2.9 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.
- 5.5.6.2.10 Develop, in collaboration with the area municipalities, measures to provide opportunities to meet the housing needs of *diverse populations.*”

## H. Chapter 5: Regional Structure

### Section 5.5: Housing

#### New Sub-Section 5.5.7: Barriers to Access Housing

24. Section 5.5 is amended by adding a new Sub-Section 5.5.7 entitled “Barriers to Access Housing” with the following objective and policies:

#### “ 5.5.7 Barriers to Access Housing

##### 5.5.7.1 Objective

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

##### 5.5.7.2 Policies

It is the policy of *Regional Council* to:

- 5.5.7.2.1 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.
- 5.5.7.2.2 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.
- 5.5.7.2.3 Encourage and facilitate the involvement of service providers, community organizations and stakeholders to address identified issues related to housing barriers.
- 5.5.7.2.4 Facilitate the development of new and improved income supports for households affected by economic housing barriers.
- 5.5.7.2.5 Encourage and facilitate a greater community awareness of key issues related to socio-economic housing barriers.”

25. Chapter 7, Section 7.2.2, Policy 7.2.2.1 is amended by deleting the word “Table 1” and replacing it with the word “Tables”.
26. Chapter 7, Section 7.2.2, Policy 7.2.2.2 is amended by deleting the word “Table 1” and replacing it with the word “Tables”.

## I. Glossary

27. 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.”

28. 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.”

29. 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.”

30. 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 accessibility modifications or some form of social as well as financial support in order to live independently in the community. Examples include group homes, rooming houses, lodging houses, boarding houses, supportive housing, transitional housing, and emergency shelters.”
31. 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.”
32. Addition of the definition for “Boarding houses” as follows:

“Boarding houses: see *Rooming houses*. This type of accommodation is usually provided with meals.”
33. 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.”
34. 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.”
35. Addition of the definition for “Emergency shelters” as follows:

“Emergency shelters: a short-term living situation in an emergency housing facility for individuals and families who have no shelter.”
36. 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.”

37. Addition of the definition for “Group homes” as follows:

“Group homes: supervised living accommodation -

- a) licensed or funded under Province of Ontario or Government of Canada legislation,
- b) for persons requiring a group living arrangement by reason of their emotional, mental, social or physical condition or legal status, and
- c) is for limited number of persons, exclusive of staff, living together as a single housekeeping unit.”

38. 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.”

39. Addition of the definition for “Lodging houses” as follows:

“Lodging houses: see *Rooming houses*.”

40. 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 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.”

41. Addition of the definition for “Rooming houses” as follows:

“Rooming houses: This refers to structures where:

- the building height does not exceed three storeys, the building area does not exceed 6,500 ft<sup>2</sup>;
- accommodation is provided for more than three persons in return for remuneration or the provision of services, or both;
- accommodation is provided without meals; and
- operator does not offer bathroom or kitchen facilities for the exclusive use of individual occupants”

42. 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.”

43. Addition of the definition for “Single room occupancy accommodation” as follows:

“Single room occupancy accommodation: is similar to a *rooming 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.”

44. Addition of the definition for “Supportive housing” as follows:

“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.”

45. Addition of the definition for “Transitional housing” as follows:

“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.”

46. 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 Housing Targets for Peel to the Regional Official Plan.

**TABLE 4**  
**Annual Housing Targets for Peel**

Appendix I  
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Table 4 – Annual Housing Targets for Peel

|             | Social<br>Housing | Affordable<br>Rental | Market Rental<br>and Affordable<br>Ownership | Market<br>Ownership |
|-------------|-------------------|----------------------|--|---------------------|
| Brampton    | 12%               | 6%                   | 37%  | 44%                 |
| Mississauga | 15%               | 6%                   | 34%  | 45%                 |
| Caledon     | 9%                | 4%                   | 28%  | 59%                 |
| Peel        | 17%               | 3%                   | 35%  | 45%                 |