

## 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](#)