



NATIONAL HOUSING DAY – Let's Build Together!

Update on Plans for Growth in Brantford & Inclusionary Zoning

November 27, 2018

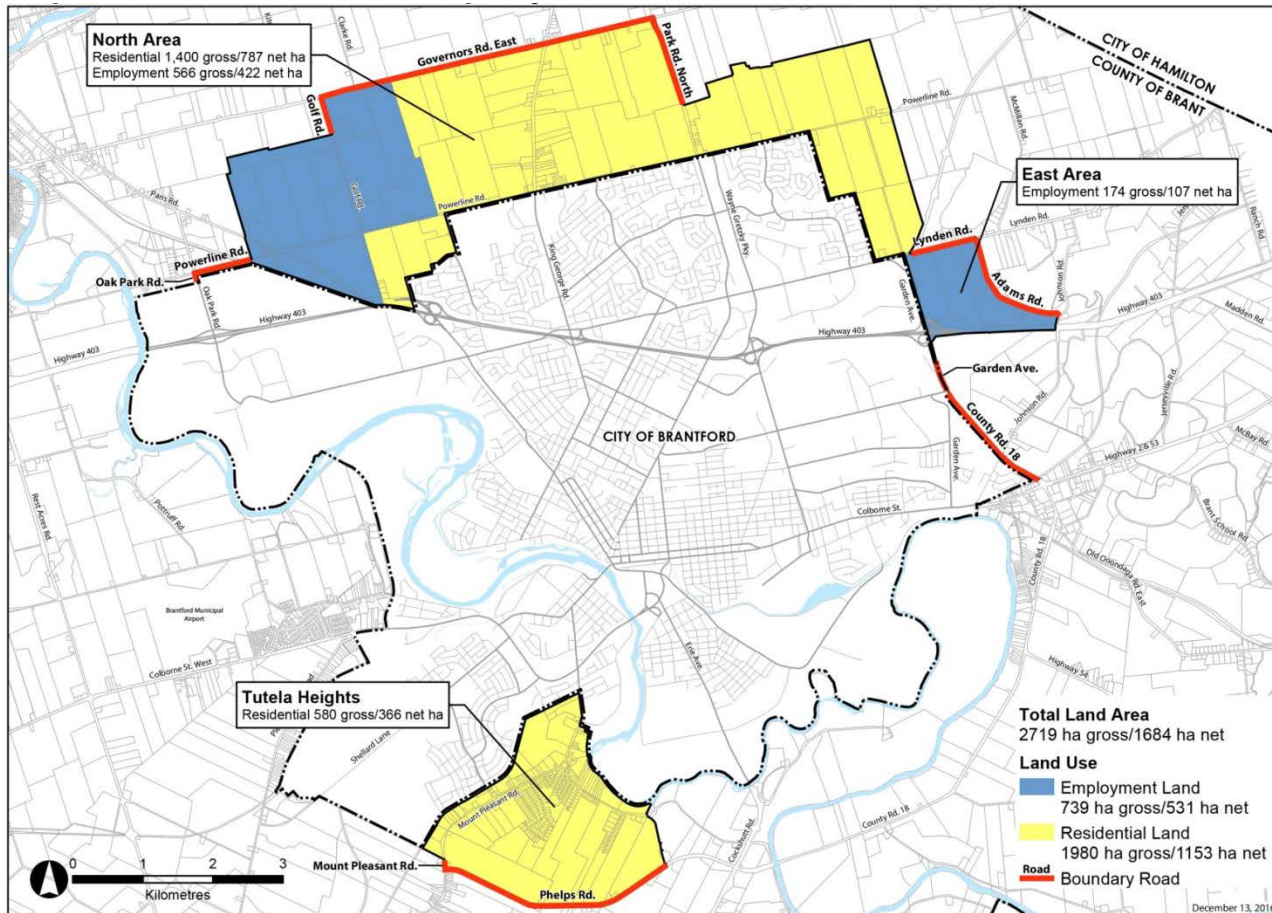


Presentation Overview

1. Plans for Growth – City of Brantford
2. Provincial Policy – Affordable Housing
 - Places to Grow – Growth Plan for the Greater Golden Horseshoe (2017)
 - Provincial Policy Statement (2014)
3. Official Plan Review & Secondary Planning
4. Current City of Brantford Direction
5. Affordability and Need – Brantford & Area
6. Inclusionary Zoning

Plans for Growth

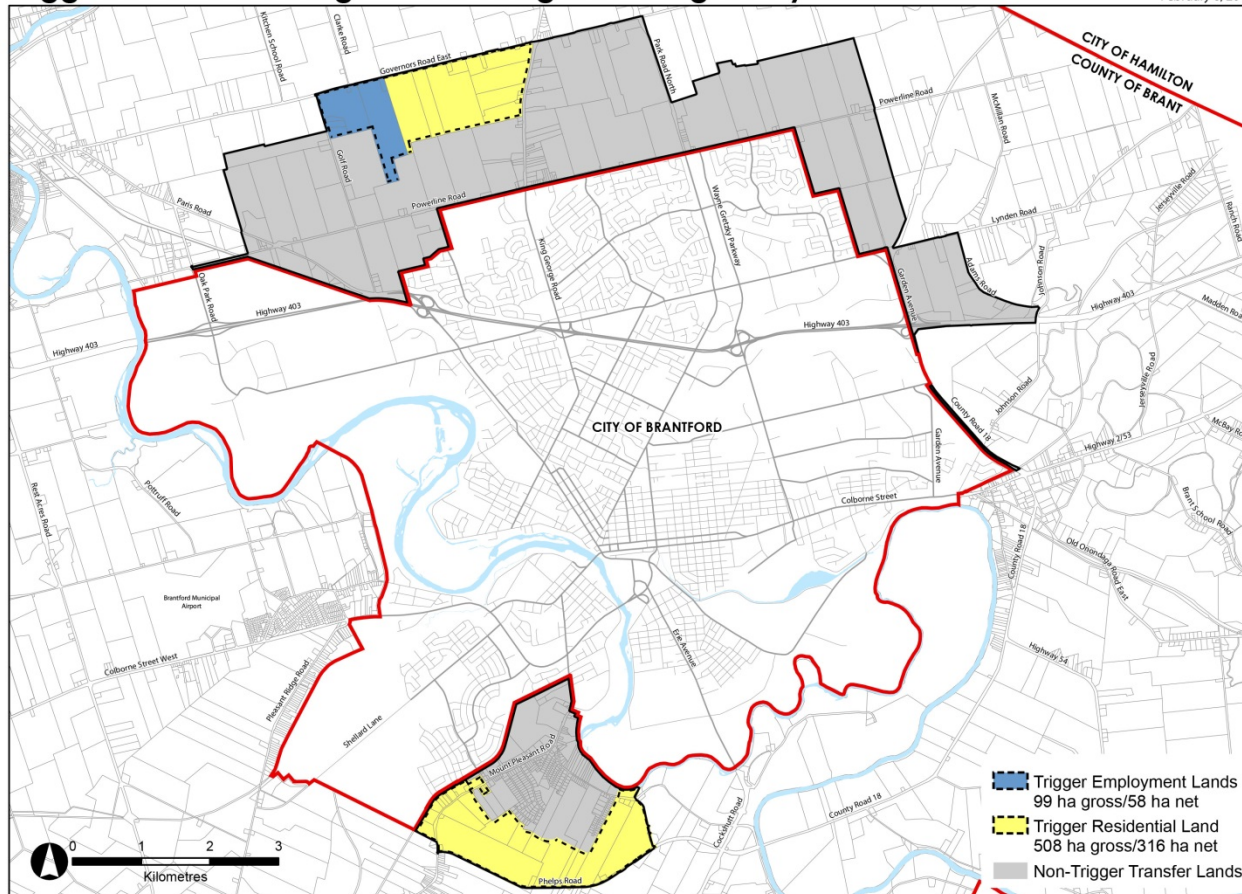
Boundary Expansion & Secondary Planning



The Trigger Lands

Trigger Lands to be Regulated Through Planning Policy

February 6, 2017

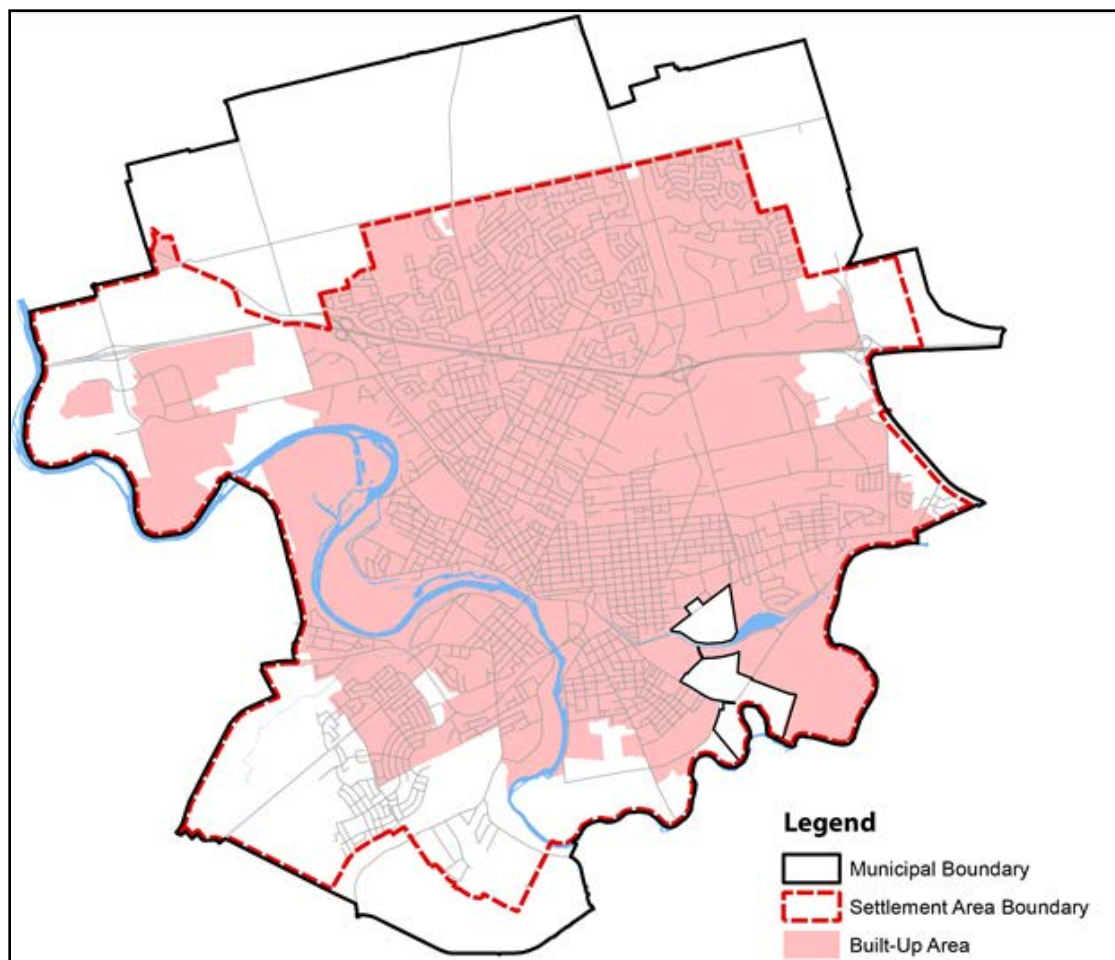


Provincial Policy

Growth & Affordable Housing

- Places to Grow- Growth Plan for the Greater Golden Horseshoe (2017)
- Provincial Policy Statement (2014)

Map of the Delineated Built-up Area



Official Plan Review & Secondary Planning

- Official Plan / Municipal Comprehensive Review
 - Sept. 11, Nov. 16, 2017 & May 17, 2018 Information Meetings
 - June 5 & Sept. 25, 2018 -Committee of the Whole – Growth Management Report (alternative targets)
 - **January 17, 2019** Public Information Meeting
 - Contact: Alan Waterfield, Senior Policy Planner
 - awaterfield@Brantford.ca, 519-759-4150, ext. 5163
- Target for completion of New Official Plan
4th Quarter 2019

Current City of Brantford Direction

- Official Plan Policies
- Zoning By-law
- Incentives
 - Development Charges
 - Parkland Dedication
 - Application fees

Affordability & Need - Brantford & Area

- **The Need:** approximately **2500** Units
(seniors (30%), families (40%) and singles/couples (30%))
- **Affordable Housing Portfolio**

	Units / Type
Local Housing Corporation	867 units (Rent Geared to Income (RGI))
Other Housing Providers	961 units (mix of RGI & market rent units)
Rent Supplement/Benefit	ca. 300 units (market rents supplemented by City to reach affordable rent level)
Affordable Housing Units	ca. 440 units (rent is 80% of CMHC avg. market rent or less)
Recent New Builds	61 units (mix of market rent, affordable & RGI units)

- **Vacancy Rate (CMHC)**

2016	2.1%
2017	1.3%

Inclusionary Zoning

- What is it?
- Assessment Report Requirement
- What goes Into the Policies
- Exemptions
- Reporting
- Next Steps



Thank you!

Questions?