
HOUSING ASSESSMENT

IN SUPPORT OF

Proposed Official Plan and Zoning By-Law
Amendment

14245 Highway 50, Town of Caledon

PREPARED FOR:
Columbia Square Inc.

PREPARED BY:
Glen Schnarr & Associates Inc.
700-10 Kingsbridge Garden Circle Mississauga, ON L5R 3K6

April 2024
GSAI File 1225-002

LIST OF CONTENTS

| | |
|--|----|
| 1 / Introduction | 1 |
| 2 / Background | 1 |
| 3 / Site | 2 |
| 4 / The Proposal | 3 |
| 5 / Planning Context..... | 3 |
| 5.1 / Provincial Policy Statement, 2020..... | 3 |
| 5.2 / A Place to Grow, 2020..... | 4 |
| 5.3 / Region of Peel Official Plan, 2022..... | 5 |
| 5.4 / Peel Housing & Homelessness Plan..... | 7 |
| 5.5 / Peel Affordable Housing Program..... | 7 |
| 5.6 / Town of Caledon Official Plan, 2018..... | 8 |
| 5.7 / Town of Caledon Housing Study, 2017..... | 9 |
| 6 / Analysis & Opinion | 9 |
| 7 / Summary & Conclusions | 10 |

APPENDICES

Appendix I / Region of Peel Housing Assessment
Guideline

1 / INTRODUCTION

Glen Schnarr & Associates Inc. ('GSAI') has been retained by Columbia Square Inc. (the 'Owner') to prepare a Housing Assessment ('Assessment') in support of the planned development of the lands known as 14245 Highway 50, Town of Caledon (the 'Subject Lands'). This Assessment was identified and requested as part of the ongoing Official Plan and Zoning By-Law Amendment. Subsequent to discussions with Town of Caledon and Region of Peel Staff. The Housing Assessment Guideline has been reviewed and is provided in **Appendix I** of this Report.

2 / BACKGROUND

The Owner is proposing to develop the Subject Lands which are 2.92 hectares (7.2 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 and pedestrian-oriented, development referred to as 'Columbia Square'. A range and mixture of land uses, built forms and densities are to be provided within the proposed development. It is currently anticipated that the Columbia Square development will provide for 762 new dwelling units of varying size and configurations. To achieve this objective, the Owner, in collaboration with the Town, is advancing an Official Plan and Zoning By-law Amendment Application (the 'Application', Town File POPA 2022-0002 & RZ 2022-0001). 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. As per Policy 5.10.3.14(c) of the Town of Caledon Official Plan, the Town also requires a Housing Study to support residential intensification. 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 Columbia Square development responds.

3 / SITE

As demonstrated in **Figure 1** below, the Subject Lands are located on the northeast corner of Highway 50 and Columbia Way in the Town of Bolton.

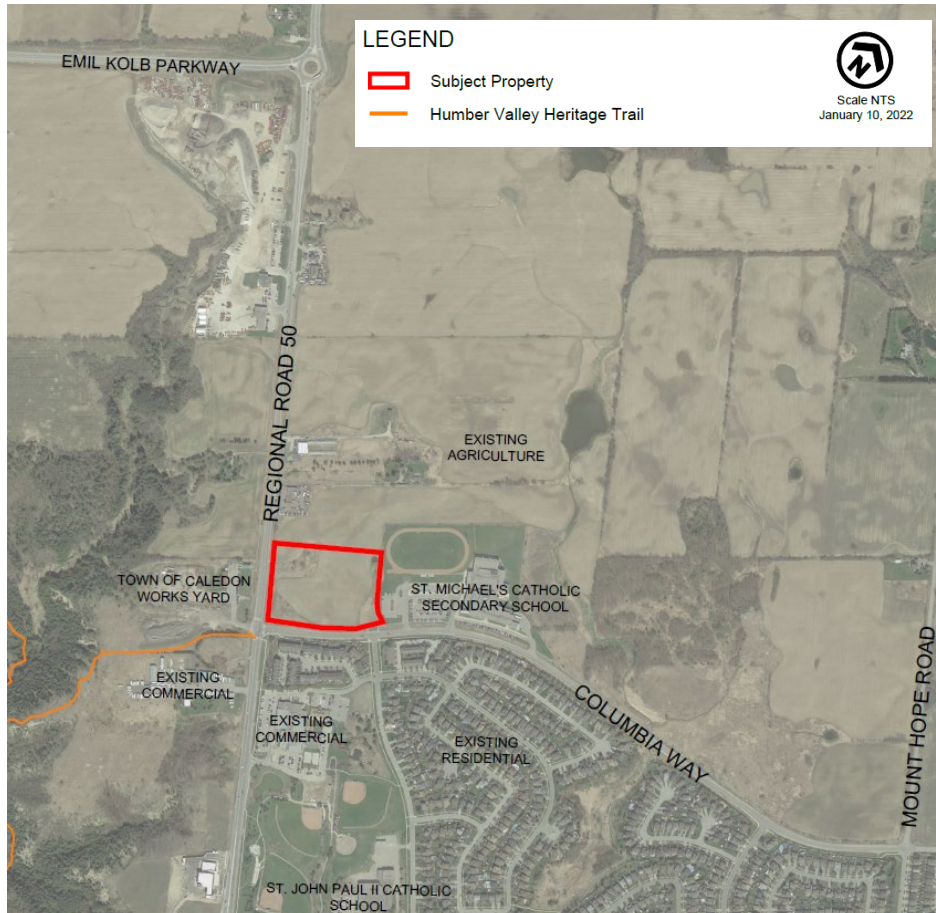


Figure 1 / Site Location & Context

Section 2 of the accompanying Planning Justification Report ('PJR'), prepared by GSAI, dated October 2023, provides further information on the Subject Lands and the surrounding context. The Subject Lands are currently vacant and used for agricultural purposes.

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

NORTH Agricultural fields are immediately north along with an automotive repair centre (Albion Auto Centre).

SOUTH

2-storey townhouse dwellings with reverse frontage condition along Columbia Way and municipal recreation centre and seniors centre beyond;

WEST

Town of Caledon Works Yard and Humber Valley Trail system.

EAST

St. Michael Catholic Secondary School operated by the Dufferin Peel Catholic District School Board;

4 / THE PROPOSAL

The Owner is seeking permission to develop the Subject Lands for a compact, mixed use, transit-supportive and pedestrian-oriented development contributing to a complete community. The proposed development, referred to as Columbia Square, is to be organized around a new public and private road network, and a park. The proposed development is to accommodate a mixture of land uses, built forms and densities.

Approximately 762 new dwelling units are to be provided. Eleven (11) blocks of stacked back-to-back townhomes will be constructed with approx. 228 units. A nine (9) and ten (10) storey condo building will also be constructed with approx. 534 apartment units. Commercial space is to be provided on the ground level of the condo buildings.

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 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 the 228 stacked townhome units and 534 apartment units will be primarily ownership at market rate. A mixture of unit sizes and configurations will be provided.

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 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 Columbia Square development will facilitate development on the Subject Lands through compact built form that will introduce more than 762 new residential dwelling units in a range of housing forms of varying sizes and configurations. This will support housing choice for current and future residents of the broader community of varying household size, income levels, and life stages. Additionally, the Columbia Square development will facilitate development that is supported by infrastructure networks, active transportation, transit service networks and by a variety of facilities and local retailers. The commercial uses that will be incorporated in the proposed development will further support new and existing residents. Finally, the community will be transit-supportive given the proximity to the GO Bus stop at Highway 50 and Columbia Way. For the reasons outlined above, it is our opinion that the proposed Columbia Square community is consistent with the PPS housing policies.

5.2 / A PLACE TO GROW, 2020

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.

'2.2.1.4. 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.'*

'2.2.6.2. 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.'*

'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 Columbia Square development will contribute to achieving complete communities by facilitating a compact, mixed use and transit-supportive development on underutilized lands in close proximity

to existing and planned transit networks, active transportation and nearby amenities that support daily living. The proposed development will provide dwelling units of varying size and configurations. Overall, the community will contribute to housing diversification and offer greater housing choice.

Based on the above, it is our opinion that the proposed development 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.

5.3 / REGION OF PEEL OFFICIAL PLAN, 2022

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.'

'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> |

'5.9.21. 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.'

'5.9.24. 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.'

'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.'

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

The subject lands are located within walking distance to a GO Bus stop at Highway 50 and Colombia Way offering public transit options to future residents. Compact higher density developments like this proposal encourage transit use and also help achieve densities where transit investments are viable. As such, the Subject Lands are an appropriate and desirable location for compact development to occur.

The proposed development through the introduction of more than 762 units of varying sizes and configurations as well as built forms, will contribute to the provision of a range of housing types. The precise

distribution of housing units will be determined as part of the future detailed design stages. The Columbia Square development will support achievement of the Regional housing unit and density targets outlined in Table 4 of the ROP. All proposed 762 dwelling units are in the form of stacked townhouse and apartment units and exceeds the requirement for at least 50% of new housing units to be in a form other than singles and semis.. 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, and life stages. The proposed Columbia Square community will also assist residents to remain in their community of choice by providing options to downsize and age in place.

5.4 / PEEL HOUSING & HOMELESSNESS PLAN

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.

Based on the above, a series of actions are identified. A Home For All also provides a comprehensive analysis of household income trends.

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 Columbia Square community supports the new housing targets identified in a Home For All through the provision of new housing in entirely 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.

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.

5.5 / PEEL AFFORDABLE HOUSING PROGRAM

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.

At this stage market condo units are currently being proposed. Proformas, financing, and phasing are all factors that have to be better understood before these programs can be considered. Should incentives be made available, or market conditions change it is possible that some rental units could be considered in place of condo units. At this time condo units are the most feasible.

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.'

'3.5.3.2. 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 Columbia Square development will provide for new stacked townhouse and apartment condominium units. These units will facilitate housing choice for current residents, and new 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 more affordable ownership opportunities. Should the associated funding and service delivery programs be made available these dwelling units could be provided at even more affordable rates.

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 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 development is consistent with Town of Caledon Official Plan policies.

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.

6 / ANALYSIS & OPINION

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 and pedestrian-oriented complete community. Overall, the proposed development 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 dwellings are 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 Columbia Square 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 development represents an appropriate development for the Subject Lands that is in keeping with Provincial, Regional and local policies. Furthermore, the proposed development will provide for 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 proposal conforms to the applicable Provincial, Regional and local policies and represents good planning.

Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.



Jason Afonso, MCIP, RPP
Partner



Ethan Bohnert
Planner

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.

Public Works

10 Peel Centre Dr.
Suite B
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

[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-

Public Works

10 Peel Centre Dr.
Suite B
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

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](#)