

Housing Development Practice and Projects by Phases of Development

1. Sustainable Building Practice Overview

Regional staff work towards creating affordable housing projects, that use leading edge building practices and materials, and are in proximity to transit and services. Projects include community space that enhance the quality of life for its residents and contribute towards building “Community for Life”. The Region views its affordable housing buildings as creating sustainable, complete communities that embrace the following core principles:

- **Mixed-income buildings:** At least 41 per cent of the units are offered at rental rates below 60 per cent of the median market rent, thereby creating a mixed-income and financially viable project.
- **Energy efficiency:** The projects in the Housing Master Plan (HMP) will aim to achieve a 41 per cent decrease in energy consumption and greenhouse gas emissions relative to the 2015 National Energy Code and 2015 National Building Code of Canada to meet National Housing Strategy outcomes and support the Region of Peel’s Climate Change Master Plan. The East Avenue project will be a pace-setter project advancing the goals of the Region’s Climate Change Master Plan.
- **Accessibility:** All projects meet Ontario Building Code requirements; the HMP projects will also adhere to Universal Design Criteria for the entire building and at least 21 per cent of the units will be fully barrier-free.
- **Community space and facilities:** The Region’s affordable housing builds include common facilities that may be commensurate with private developments. The Regional builds have indoor and exterior amenity space to foster community well-being, connectedness and enhance quality of life of the residents.
- **Resilient buildings:** The Regional builds are built to current building code, material, and aesthetics so they blend in and maintain the character of the neighbourhood. Staff leverage opportunities for continuous improvement to building design and practices by working with partners (e.g., working with Enbridge and Sustainable Buildings Canada through the Savings by Design Affordable Housing program) and staying up to date on leading edge building practices. Staff are also exploring innovative technologies such as mass timber and modular housing to create cost effective housing and shelter.
- **Proximity to transit and services:** Easy access to services is as important as having a suitable place to live. This means creating affordable housing in well-developed neighbourhoods that provide proximity to schools, green space, and amenities.

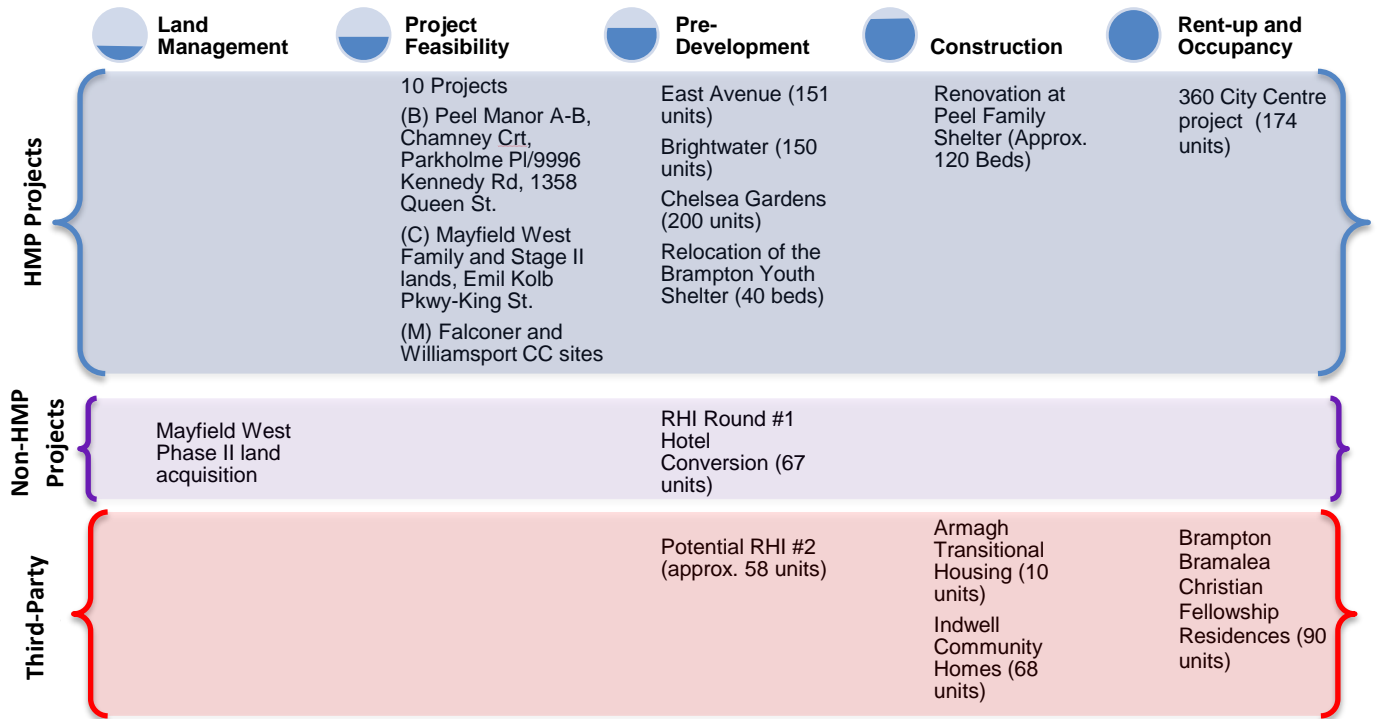
2. Affordable Housing and Shelter Projects by Housing Development Office

The Housing Development Office (HDO) manages affordable housing development processes on Region of Peel and Peel Housing Corporation lands from land management, project feasibility, pre-development, construction/repurpose, to rent up and occupancy (as noted in the chart on the next page). The HDO also supports third-party led projects that are funded by federal, provincial, or regional funding. A brief description of activities involved and the projects within each of the five phases is provided below.

i) Land Management

This phase includes discussions with local planning staff and land owners / developers to secure land for affordable housing through the secondary plan process. Regional staff are in discussions with Town of Caledon staff and land owners to secure the committed

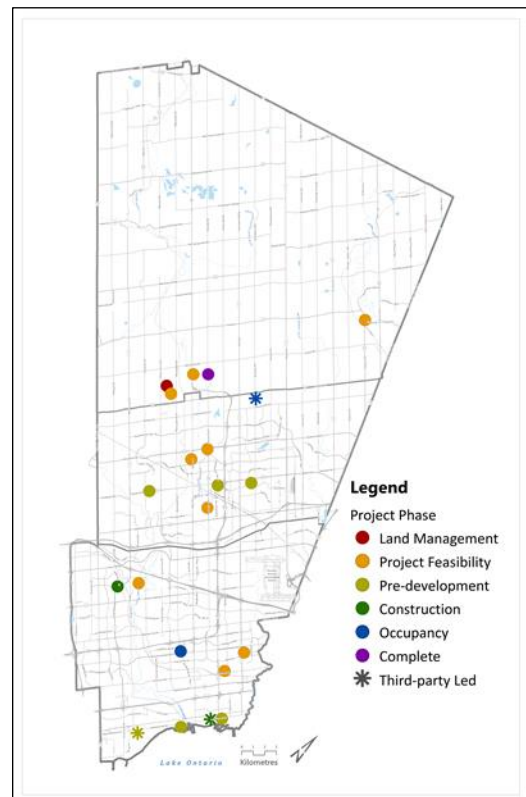
parcels of land for future affordable housing developments within the Mayfield West Secondary Plan Phase II area.



ii) Project Feasibility

The HDO is currently working with planning consultants to assess preliminary feasibility for these sites.

- In Brampton,
 - Peel Manor affordable housing sites A and B which will complete the Peel Seniors Health and Wellness Village
 - Redevelopment of Peel Housing Corporation’s Chamney Court site
 - Redevelopment of Parkholme Place (PHC site) and 9996 Kennedy Road (former Regional Learn Play Care centre that is now leased to a childcare provider with lease ending in 2024)
- In Caledon,
 - Mayfield West Secondary Plan Phase I lands to add affordable housing for families in the area and to complement the recently completed Seniors project
 - Mayfield West Secondary Plan Stage II lands to add further affordable housing.



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- Emil Kolb Pkwy and King Street site to add affordable housing in the fast-growing community of Bolton
- In Mississauga,
 - the former Regional Learn Play Care sites at 114 Falconer Dr and 1320 Williamsport Dr to support changing needs in those neighbourhoods.

Continued collaboration with local planning department and conservation authorities is supported in making decisions regarding preliminary development concepts on these sites. These projects, when completed, will add over 1,300 units in Peel.

In addition to this, preliminary feasibility studies were completed for nine other HMP sites that are also Peel Housing Corporation properties as noted below.

- Brampton: Chelsea Gardens, Newheaven Manor, McHardy Court and Fair Oaks, 175 Central Park, 1 Knightsbridge Road
 - Mississauga: Queen Frederica, Riley Court, Sydenham Place, Mason's Landing
- Of these sites, Chelsea Gardens and Riley Court are in the \$1 billion capital plan and have committed funds.

iii) **Pre-Development**

Sites in this stage go through the planning approval process, and the mandatory public consultations which lead to finalizing the design, pre-tender construction cost estimates, overall budget and schedule estimates. The HDO is overseeing activities for the following sites in this stage:

- In Mississauga, Brightwater (Port Credit West Village) site in design phase will be going through planning approvals in 2022. The East Ave Redevelopment Project received final approval by City of Mississauga's Planning and Development Committee earlier in June. This is a pace-setter project advancing the Region's Climate Change Master Plan goals. When complete, the project will create 151 new affordable rental units for low to moderate income households.
- In Brampton, Chelsea Gardens site is in design phase and when completed in 2024, it will add new affordable units on the existing Peel Housing Corporation property. The proposed new and permanent location for Brampton Youth Shelter site is in pre-consultation phase. Once through planning approvals and statutory consultations, the youth shelter will be ready for occupancy in 2024.
- In order to provide transitional housing to families and youth, the Region capitalized on recent federal funding (Rapid Housing Initiatives (RHI) round one) to purchase a hotel and convert it to 67 units. The conversion work is currently underway. The RHI round one funding is also supporting the Armagh House expansion project, a third-party led project that will provide transitional housing for women including those with children. Both of these projects will be ready for occupancy in March 2022.
- Further, the Region has received commitment from the federal government for RHI round two funding.

iv) **Construction / Repurpose**

The Region acquired a hotel in 2020 to convert to an emergency family shelter which will be the new location for the Peel Family Shelter. Minor renovations at the site have allowed families to stay at the new location since January 2021. Further renovations are required to include accessible units, barrier free spaces, a playground, and minor

exterior repairs, as well as energy efficiency and environmental performance upgrades. The renovations, when complete in Spring 2022, will provide approximately 120 emergency beds for families.

The Housing Development Office supports third party projects that are funded partially either through federal-provincial housing programs and/or regional funds.

- Lakeshore Lofts formally known as Indwell Community Homes in Mississauga is a 4-storey building with 68 units. This supportive housing project, expected to be ready for occupancy later this year, will serve people with physical disabilities and mental health challenges. The ground floor commercial space will become the new location for The Compass, a community space for residents across South Mississauga to access a variety of services.
- Armagh House expansion project is also a third-party led project that will provide transitional housing to women in south Mississauga. The project will be ready for occupancy in March 2022.

v) Rent-up and Occupancy

In January 2021, residents moved into 360 City Centre Drive, a 19-storey building that provides 174 - a mix of affordable and market rental units, in the heart of Mississauga's downtown core, for families, seniors, and singles. This mixed income building makes the project financially sustainable and tenants living in this building do not require an ongoing subsidy.

In Brampton, residents have moved into the third-party led Brampton Bramalea Christian Fellowship Residences since February 2021. The project is providing 90 affordable and market rental units to families and singles, including 45 households from the Region's Centralized Wait List.