



February 2, 2022

The Honourable Steve Clark  
Minister of Municipal Affairs and Housing  
17<sup>th</sup> Floor  
777 Bay Street  
Toronto, ON M5G 2E5

**Nando Iannicca**  
Regional Chair & CEO

10 Peel Centre Dr.  
Suite A, 5th Floor  
Brampton, ON L6T 4B9  
905-791-7800 ext. 4310

Dear Minister Clark:

On behalf of the Region of Peel Council, thank you for meeting with our virtual delegation on January 24<sup>th</sup> during the 2022 ROMA Conference. We appreciate your focus on the current housing crisis and your insight of the complexity and urgency associated with this important issue.

The recent Provincial-Municipal Housing Summit recognizes that housing affordability is a shared responsibility and the residents we serve expect their elected leaders, from all levels of government, to work collaboratively to find solutions.

While the affordable housing crisis in Peel is not new, there is increased urgency for funding because, as you know, the problem has grown and now impacts all communities across Ontario. During our meeting, we discussed the expected growth coming to Peel, and, in recognition of the pressures associated with that growth, Regional Council approved the \$1 Billion Housing Master Plan, which aims to increase affordable rental housing and shelter beds for the Peel community.

Housing is foundational to Peel's vision as a Community for Life and we need the Province's support to address the remaining \$319.6 million gap needed to fund our master plan. We know investments in upstream solutions, such as affordable housing, can drive cost savings in government spending, contribute to economic growth and drive positive outcomes for residents.

We are committed to working with you and your provincial colleagues to invest in permanent solutions. We also encourage the Ministry to continue consulting with communities and we look forward to seeing more provincial investments that address housing and homelessness in Peel.



Once again, thank you for meeting with Peel's delegation at this year's ROMA Conference. Please feel free to contact me at 905-791-7800 x4310. It would be a pleasure to hear from you.

Kindest personal regards,

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Nando Iannicca  
Regional Chair and Chief Executive Officer  
Region of Peel

**Nando Iannicca**  
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Att: 2022 ROMA Briefing Note - Housing

10 Peel Centre Dr.  
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# 2022 | ROMA Conference

Investing in our Future

## Provide adequate capital and operating funding to support affordable housing

Addressing Peel's affordable housing and homelessness challenges will require immediate and sustained provincial support, including capital and operational funding

### Policy opportunity/solutions

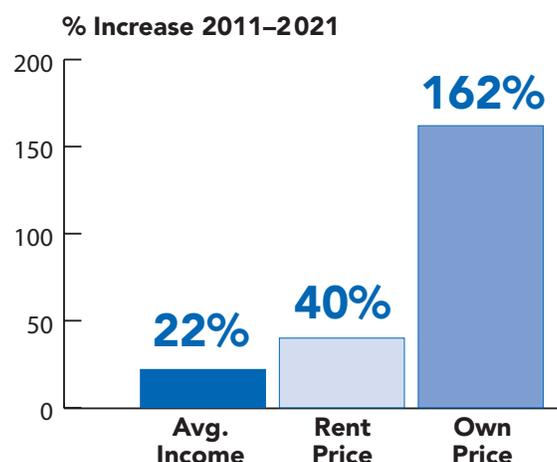
Provincial funding has been critical to the Region's response to housing and homelessness challenges resulting from COVID-19, and ongoing support will be needed beyond the pandemic, including:

- Providing additional funding to mitigate and manage the negative impacts of the COVID-19 crisis upon the homeless, those at risk of homelessness, and the community housing sector in Peel.
- Improving housing affordability in Peel by contributing to the \$319.6 million funding gap for initial implementation of the Housing Master Plan, and committing more long-term, stable operating funds for homelessness and supportive housing programs.
- Providing legislative and policy changes to increase local autonomy and improve housing affordability outcomes in Peel.

### Background

While the affordable housing crisis in Peel is not new, there is increased urgency for funding now because this crisis is impacting nearly all residents. Resale and rental prices have grown multiple times that of income over the last decade. It is estimated that it takes the average income household 26 years to save a down payment for a 25-year mortgage. This number jumps to 51 years for a minimum wage household.

With Peel also having one of the fastest population growth rates in Ontario, growth pressures mean there is not enough rental stock in Peel. Currently, there are about **24 percent of households**, or about **107,000 households**, that are renters.



## Provide adequate capital and operating funding to support affordable housing

Addressing these housing affordability challenges and preventing homelessness will require collaboration with landlords, private sector developers, non-profit housing providers and all levels of government. With limited municipal revenue tools, the Region's affordable and supportive housing goals can only be achieved if we continue to receive sufficient capital and operating funding from the Province.

### Peel's Housing Master Plan

The Region's Housing Master Plan, when fully implemented, will add more than 5,650 new affordable rental units in Peel. Regional Council has already approved the development of an initial 2,240 housing units, which are scheduled for completion by 2028.

This includes key projects in the Town of Caledon, like the Mayfield Seniors Apartments, which opened in 2019 and created 60 units for seniors aged 65 and older. This project was successfully completed as a result of the Region working closely with the private sector as well as with the federal and provincial governments.

As the Region moves forward with the \$1 billion commitment for initial implementation of the Housing Master Plan, additional funding support from provincial and federal partners will be required.

To date, **\$680.4 million funding has been secured** and includes:

- **\$335.3 million Regional funds** (i.e., fully utilize the funds in the current and future housing reserves for years 2020-2028)
- **\$68.7 million from funds committed to the Region** through the existing federal and provincial housing programs
- **\$276.4 million from the federal government** through the National Housing Strategy (NHS)'s National Housing Co-Investment Fund (NHCF). The current breakdown for this funding is:
  - \$89.5 million forgivable loan
  - \$186.9 million repayable loan (i.e., mortgage)

To address the funding gap and advance this housing development, an additional \$319.6 million in support from the Province is required. Without this funding, key housing projects across Peel are at risk of not being completed, including the new development at Emil Kolb Pkwy./King St. in Caledon, which would provide the much-needed affordable rental housing in the town.

Peel's Housing Master Plan can only be completed if the Region and the three local municipalities receive sufficient federal and provincial funding to meet the community's affordable housing needs.

### Peel's Rental Challenges

- **74 percent** of purpose-built rental was built before 1979
- Rental vacancy rates in Peel have been **well below 3 per cent for over a decade**
- **Average rents are as high as \$2,400** in rental condominium unit
- More than **1 in 3 renters** are in **core housing need**
- Nearly **23,000 households are on Peel's Centralized Wait List** for subsidized housing in 2020



February 2, 2022

The Honourable Caroline Mulroney  
Minister of Transportation  
5<sup>th</sup> Floor  
777 Bay Street  
Toronto, ON M7A 0A2

Dear Minister Mulroney:

On behalf of Region of Peel Council, thank you for meeting with our virtual delegation on January 25<sup>th</sup> at the 2022 ROMA Conference. As we look to recovery from the impacts of COVID-19, investments in transportation and intergovernmental cooperation will be more important than ever.

Plans by your government to advance the business case for the Caledon-Vaughan GO rail line is welcome news, and we look forward to the release of the Greater Golden Horseshoe Transportation Plan update. As we discussed during our meeting, priority projects, such as GO expansion to Caledon, are a critical component of Peel's vision for the future, and indeed the entire transportation network.

During our meeting, we also discussed the social and economic benefits of improving and expanding transportation in Peel communities and we appreciate you sharing with us plans by the Ministry to establish transportation task forces. The Region looks forward to hearing more details about this initiative and the many ways we could contribute to a Greater Golden Horseshoe task force.

As more people and business owners choose to call Peel home, the demands being placed on Peel's transportation network continue to grow. The Region's road safety initiatives are a high priority, and we will need your ongoing support to advance this work. We appreciate your commitment to attend a road safety roundtable hosted by the Region. This round table will help the Region in working towards the goal of Vision Zero and the expansion of automated enforcement programs.

Once again, thank you for meeting with the Region of Peel's delegation at the 2022 ROMA Conference to discuss these important issues. Please feel free to contact me at 905-791-7800 x4310. It would be a pleasure to hear from you.

Kindest personal regards,

Nando Iannicca  
Regional Chair and Chief Executive Officer  
Region of Peel

Att: 2022 ROMA Briefing Note - Transportation

**Nando Iannicca**  
Regional Chair & CEO

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# 2022 | ROMA Conference

Investing in our Future

## Support for a safe, sustainable and integrated transportation system in Peel

Provincial investments to expand transit will support economic recovery and sustainable growth in Peel

### Policy opportunity/solutions

To support shared priorities of strong economic recovery, sustainable growth and enhanced public safety, the Province should:

- Work collaboratively with all orders of government to fund transit infrastructure
- Advance road safety initiatives, including a province-wide Vision Zero strategy and regulatory amendments to allow the use of Administrative Monetary Penalty Systems for automated enforcement programs

### Background

The combined population of Mississauga, Brampton and Caledon is expected to increase by over 700,000 new residents and available jobs will increase by 335,000 by 2051. In Caledon, the population is forecasted to increase by 220,000 people and 93,000 jobs by 2051. Accordingly, a holistic approach to Peel's transportation needs will be critical to servicing the anticipated significant growth coming to the region.

A strategic location, diverse communities and a thriving economy have made Peel a destination of choice. Long-term economic growth and sustainable service delivery are shared priorities for the Region and the Province but it's critical that this progress is supported by the expansion of an integrated transportation network that enables the efficient movement of people and goods.

Investments already made by our provincial and federal partners in Peel's higher density communities are appreciated, but it is essential that the Province also support critical transit and transportation infrastructure in Peel's rural areas to ensure a connected and sustainable network.



## Enhancing the transportation network

As capacity to accommodate expected growth cannot be met simply by adding more road lanes, the Region is targeting a 50 per cent sustainable mode share inclusive of walking, cycling, carpooling, and transit. Provincial investment in transit plays a significant role in the Region's ability to achieve this mode share target, and the Region is pleased by the recent announcement about the business case for the proposed Caledon-Vaughan GO rail service is moving forward. We urge the Province to continue advancing, this and other key transit projects in Peel.



Other priority projects for Peel include:

- A two-way, all-day, 15-minute GO Regional Express Rail for Milton
- Continued implementation of a two-way, all-day, 15-min GO Rail Service on the Kitchener Line
- Eglinton Crosstown West LRT Extension to Toronto Pearson Airport

## Improving road safety



### VISIONZERO

The Region is currently implementing its Vision Zero Road Safety Strategic Plan, which includes actions and enhancements aimed at creating safe roadways for pedestrians, cyclists and drivers. The Region appreciates similar steps taken by the Province to improve road safety, including the *Moving Ontarians More Safely Act*. However, the Region's Vision Zero strategy would be more effective if it's supported by a provincial strategy.

As such, the Region is urging the Province to work closely with the municipal partners to convene a stakeholder task force to advise on how a province-wide Vision Zero strategy can be developed and implemented to provide consistent guidance to municipalities.

**Administrative Monetary Penalties System (AMPS)** is an important tool to support capacity-constrained automated enforcement programs that work toward healthy, safe, and connected communities. Current programs, such as Red Light Camera and Automated Speed Enforcement in Peel communities, including rural areas in Caledon, are very limited in scope and unable to expand due to limitations on the capacity of Provincial Offences Courts. The necessary regulatory changes to allow the creation of new AMPS programs will allow Peel to realize the full benefits of these existing and other road safety programs.



February 2, 2022

Mr. Amarjot Sandhu, MPP  
Parliamentary Assistant to the Minister of Infrastructure  
Room 261, Legislative Building  
Queen's Park  
Toronto, ON M7A 1A8

**Nando Iannicca**  
Regional Chair & CEO

10 Peel Centre Dr.  
Suite A, 5th Floor  
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905-791-7800 ext. 4310

Dear Mr. Sandhu,

On behalf of the Region of Peel Council, thank you for meeting with our virtual delegation on January 24<sup>th</sup> during the 2022 ROMA Conference. As we look to recovery from the COVID-19 pandemic, all levels of government will need to work together to advance critical municipal infrastructure in order to hasten a strong economic recovery in Peel and throughout Ontario.

The Region and the Province have a successful track record of working together and we appreciated the discussion on the importance of flowing critical infrastructure funding to municipalities to contribute to safe, effective, and resilient communities.

During our meeting, we particularly appreciated the discussion on broadband and the critical need to ensure connectivity stretches to Peel's more rural communities in Caledon. Building on the \$5 million investment made by your government in December 2021, the Region encourages the Province to quickly implement its plan to connect every community with high-speed internet in Peel.

We all agree the pandemic has highlighted the importance of reliable and affordable broadband in order to ensure equitable access to education, health care and economic opportunity. To that end, we were also pleased to hear during our meeting that you will look more closely at the release of the maps associated with the Universal Broadband Fund, and we look forward to further engagement with you on this issue.

Whether it is broadband, water/wastewater or transportation, investments in municipal infrastructure will help the provincial government meet several of its key priorities, including creating jobs and building integrated transportation networks, which are vital for Ontario's economic recovery and future prosperity. It will be essential that these investments are made as quickly and efficiently as possible, preferably through the use of an allocation funding model. We encourage the Province to continue to modernize its funding processes so investments can get out more quickly to kick start Ontario's economy.



Once again, thank you for meeting with Peel's delegation at this year's ROMA Conference. Please feel free to contact me at 905-791-7800 x4310. It would be a pleasure to hear from you.

Kindest personal regards,

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Nando Iannicca  
Regional Chair and Chief Executive Officer  
Region of Peel

Att: 2022 ROMA Briefing Note - Infrastructure

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# 2022 | ROMA Conference

Investing in our Future

## Investing in our recovery

Rebuilding our economy and achieving long-term climate change goals through focused infrastructure stimulus funding

### Policy opportunity/solutions

As governments begin to set medium and long-term spending priorities, moving forward with stimulus infrastructure projects in Peel will play a central role in economic recovery efforts.

Critical projects will require the Province to:

- Work with the federal government to expeditiously release stimulus infrastructure funding, using an allocation-based model
- Ensure the application of a climate change lens, consistent with the federal climate change objectives, is applied to all projects

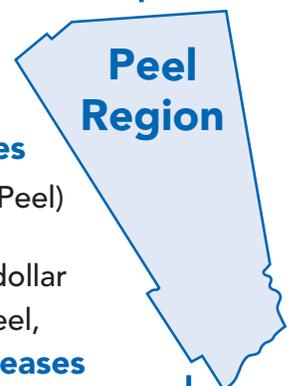
### Background

There is a greater need than ever to ensure communities have safe, effective and reliable infrastructure. Investment in local infrastructure will help the provincial and federal governments achieve key priorities, such as economic expansion and job creation.

The Region welcomes the progress being made to increase broadband capacity in the Town of Caledon and Dufferin County. Providing more than 950 homes, farms and businesses with high-speed internet is a step in the right direction. The Region encourages the Province to expeditiously implement its plan to connect every community with high-speed internet in this region.

### Consider the following from the Canadian Centre for Economic Analysis (CANCEA).

- For every real dollar of regional GDP stimulated by growth in Peel region, **Ontario's GDP increases by \$1.63** (inclusive of Peel)
- For every additional real dollar of municipal revenue in Peel, **provincial revenue increases by \$5.70**



## Predictable and sustainable funding

There is an ongoing need for more investment through modernized funding processes in order to help kick start the economy. To ensure that tax dollars are providing full value, it is essential that infrastructure investments are not delayed by unnecessary processes and/or administrative burdens.

One positive example is the 'Local Government' intake of the COVID-19 Infrastructure Resiliency Stream, which uses an allocation-based funding model that better meets the needs of the municipal sector. It provides timeframes that correspond to a realistic infrastructure planning and implementation cycle (i.e., 10 years). Funding under this model can be invested in priority projects consistent with each municipality's asset management plan.

Moving forward, we urge the Province to continue work with its federal counterparts to use an allocation-based funding model to expeditiously invest in critical municipal infrastructure, including:

- wastewater plant rehabilitation, energy resiliency projects (including energy efficiency, recovery, and generation)
- inflow and infiltration projects
- road construction (widening, extension, active transportation and green infrastructure) projects



## Climate change lens

Extreme weather events are on the rise. The consequences of these events highlight the importance of a sustained level of investments from all levels of government to adapt to and mitigate the impacts of climate change.

Applying a climate change lens to infrastructure planning will:

- support the development of timely and purposeful mitigation and adaptation measures, which are needed for efficient, effective and resilient utility services for residents
- mitigate future, higher-cost climate change-related damage from being passed onto taxpayers

This approach will demonstrate feasibility for clean technology and innovative infrastructure projects that can be replicated by other municipalities while stimulating economic activity and growth across multiple sectors. This will help address lingering labour market and employment challenges that have resulted from the pandemic.

As the Province moves forward with its infrastructure stimulus program, project prioritization should employ a climate change lens that is consistent with the federal government's climate change objectives. This will help expedite the flow of federal funds to much-needed municipal infrastructure projects and expedite economic recovery.