



Increasing Community Housing in Peel - Update 2025

Regional Council Meeting

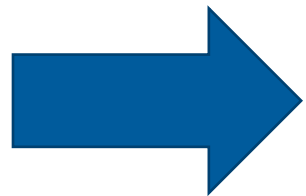
October 9, 2025

Brett Barnes, Manager, Housing Development

Two Housing Crises

Unprecedented market housing prices impacting moderate income households renting, aspiring to own, or trying to upsize for a growing family.

Lack of deeply affordable and supportive housing for people with low incomes, or who are experiencing family, physical, mental health and addiction struggles.



Today, we are talking about how we are increasing supply to address the second crisis.

Increasing Affordable Housing Supply

Peel Community Housing Development Program (PCHDP)

- Build on lands owned by Peel Region and Peel Housing Corporation
- Service Level Target: 9 projects to create approx. **1,290 new affordable rental units/ shelter beds**
- **3 projects (381 units) completed**
- **5 projects in the proposed 2026-2035, 10-year Capital Plan**

Leverage Federal Rapid Housing Fund (RHI)

- Federal Capital Funding Program
- 5 projects to create **174 new Affordable Rental / Supportive / Transitional units**
- **4 projects (123 units) complete; one project (51 supportive units) to be completed in 2026**

Peel Affordable Rental Incentives Program (PARIP)

- **Capital grants to Private and Non-Profit developers** to create affordable rental units
- Since its inception in 2021, Council has approved funding to 5 projects to create a total of **162 affordable rental units**
- **2 projects complete providing 19 affordable units**
- **2025 Call for Application planned for launch in Oct 2025**

Non-Profit Housing Development (NHDP) Program

- Phase 1: **\$70 M capital funding** for non-profit and co-op sector to create **new** deeply affordable and supportive housing
- Request for Proposal - Dec2024-Feb2025
- **4 projects approved** for conditional funding; supporting creation of **416 new rental units in total, with deeply affordable 1760 and supportive units**

Combined total of ~ 2,480 units in 10 years
Regional funding committed so far: \$492.4M Capital and \$2.0M in Annual Subsidy
Additional Capital Funding required: \$333.8M

Capital projects completed in 2024:

381 community housing units/shelter beds completed (PCHDP-RHI funded)

- Peel Family Shelter (RoP, Mississauga)
- Birch Place (RoP, Brampton)
- Cornerstone Suites (Indwell, Mississauga)
- Armagh expansion (Armagh, Mississauga)
- Pathway Arbour Mill expansion (Pathways, Mississauga)
- Credit River Way (RoP, Mississauga)

19 Affordable Rental Unit completed (PARIP funded)

- Uniti Towers (Daniels Corporation, Brampton)
- Bell Towers (Canahahns, Mississauga)

Active Projects (PCHDP): Status

<https://peelregion.ca/business/housing-development/housing-development-projects>

PROJECT	PROJECT TYPE	LOCATION	UNITS/ BEDS	STATUS	EST. COMPLETION	SUSTAINABILITY
Springbrook House (ROP)	Emergency Youth Shelter	1358 Queen St W, Brampton	80 beds	Final stages of design & planning. Construction Manager award in progress	Q4 2027	Mass timber, structure and panels, Zero Carbon Building (ZCB)
Basswood Senior Residences (ROP)	Community Housing, Rental	527 Main St N, Brampton	198 units	Under construction	Q2 2028	Mass timber, panelized exterior cladding (offsite manufacturing), GeoExchange, Zero Carbon Building (ZCB)
Chelsea Gardens (PHC)	Community Housing, Rental	7 Knightsbridge, Brampton	200 units	Under construction	Q3 2027	GeoExchange, Zero Carbon Building (ZCB)
Wilkinson Rd. (ROP)	Emergency Men's Shelter	15 Wilkinson Rd., Brampton	150 beds	Final stages of design & planning. Construction Manager RFP process underway	Q2 2028	Mass timber structure and panels, Zero Carbon Building (ZCB)
Pattulo Apartments (ROP)	Community Housing, Rental	0 Pattulo Dr, Caledon	80 units	Design 90% complete	Q4 2027	GeoExchange, Zero Carbon Building (ZCB), precast structure system
Byngmount Shores (PHC)	Community Housing, Rental	970 East Ave, Mississauga	150 units	Servicing infrastructure complete. Excavation in progress 8.3-13	Q2 2028	Zero Carbon Building (ZCB), Solar PV, greywater reuse

Active Third-Party Projects (PARIP and RHI): Status

PROJECT	PROJECT TYPE	LOCATION	TOTAL PROJECT UNITS	FUNDED UNITS/BEDS	STATUS
United Property Resource Corp. (UPRC) / Kindred Works	Affordable Rental	4094 Tomken Rd,, Mississauga	250	78	Pre-development (site plan and building permit applications) in progress
2421845 Ontario Inc.	Affordable Rental	6020 Winston Churchill Blvd,, Mississauga	22	14	Building permit application and Issued for Construction (IFC) drawings in progress
Creekside Apartments Indwell	Supportive Housing	1639 Lakeshore Rd W, Mississauga	51	51	Site servicing complete, foundations and structure underway

Projects Conditionally Approved through NHDP

	Golden Age Village for the Elderly	INDUS Community Services	Saint Lukes Seniors Residences	Supportive Housing in the Province (SHIP)
City	Brampton	Brampton	Mississauga	Brampton
Target Population	Seniors	Seniors & Families	Seniors	Supportive
Total # of Units	140	154	70	52
# of Units deeply affordable	15	37	30	22
# of Units affordable	125 (avg 80%)	40 (avg 81%)	40 (avg 83%)	30 (avg 58%)*
ROP Conditional Funding	\$19,000,000	\$19,100,000	\$17,500,000	\$14,400,000

Projects will yield **339 new Community Housing units** (416 new rental units in total)

Thank you

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