



# Region of Peel's Housing Master Plan

The Housing Master Plan is a long-term plan to guide the development of affordable housing projects on Region of Peel and Peel Housing Corporation sites.

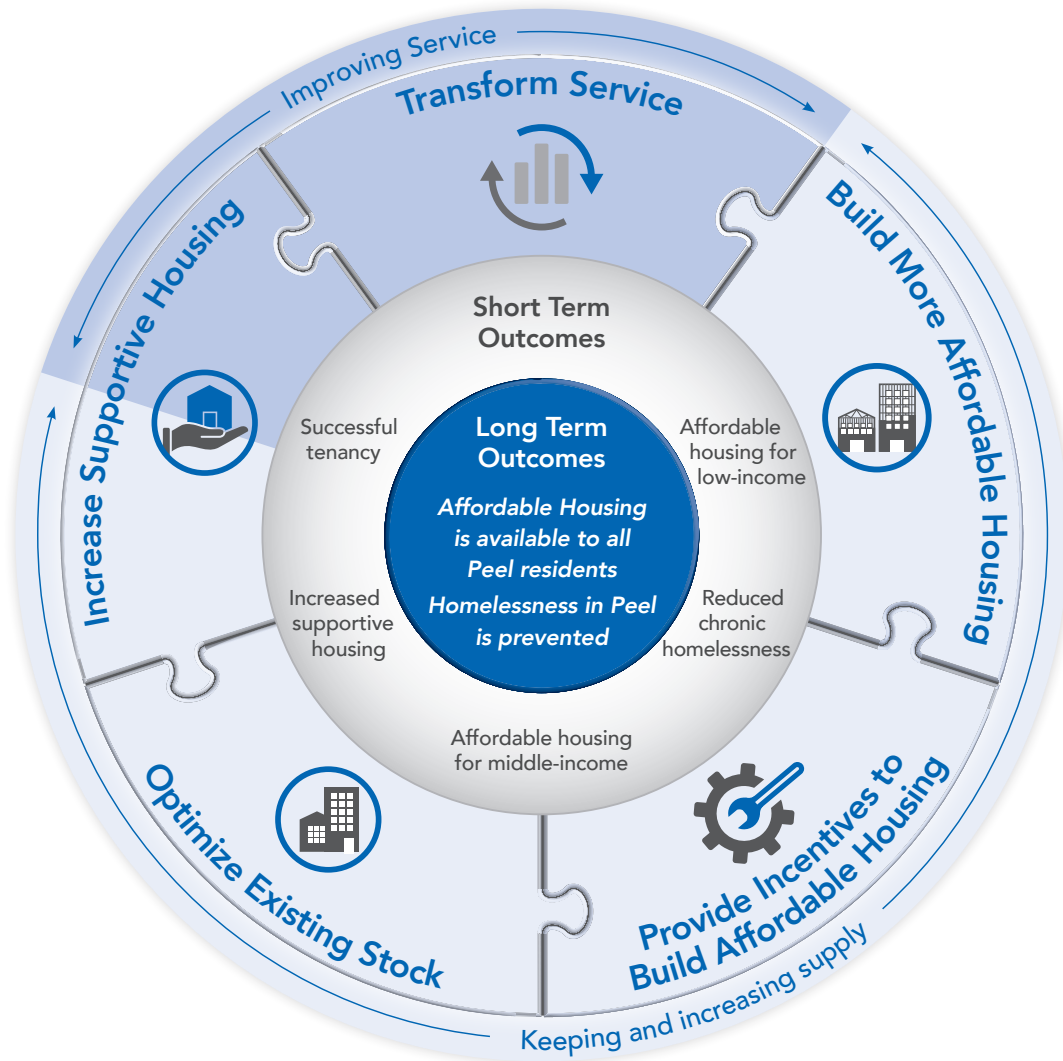
## Housing Needs and Pressures in Peel

In Peel, an increasing number of households are struggling to get and keep a home they can afford. Key housing pressures include:

- Home ownership prices in Peel have increased three times faster than the ability of households to own (2006 to 2018).
- On average, households are paying approximately \$10,000 per year more to rent a two-bedroom apartment today than what they paid for the same apartment five years ago.
- Peel's current vacancy rate for a rental apartment stands at just 1.2 per cent, this indicates a tight market where the supply of units is far below the demand.
- Existing rental stock is aging and requires a significant investment for repairs and maintenance.
- On average, 5,300 new housing units are built in Peel annually. However, construction of private market rental units remains very low with only 170 new rental units added to Peel's stock every year.

These growing and significant pressures are placing more families and individuals at risk of being precariously housed, becoming homeless or unable to move into new homes whether rented or owned.

# Peel's 10-Year Housing and Homelessness Plan



In April 2018, Regional Council approved Peel's renewed 10-Year Housing and Homelessness Plan (PHHP). The plan is a strategic roadmap to improve housing outcomes in Peel. It includes five strategies to make affordable housing available to all Peel residents and to prevent homelessness.

## STRATEGY 1:

**Transform Service** - creating a 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** - shifting 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** - encouraging non-profit and private developers to build rental stock that meet the affordable housing needs within Peel.

## STRATEGY 4:

**Optimize Existing Stock** - developing new strategies to leverage existing private stock to create more and different affordable housing options.

## STRATEGY 5:

**Increase Supportive Housing** - working with housing providers and other partners to expand the supply of supportive housing and supports provided to existing tenants.

The Housing Master Plan is a key action of the PHHP Strategy 2: Build More Affordable Housing.

## The Housing Master Plan

The Housing Master Plan (HMP) is an action under the 'Build More Affordable Housing' strategy within the Peel Housing and Homelessness Plan. It is a long-term plan that includes 31 projects on Region of Peel and Peel Housing Corporation

(PHC) sites. If the plan is fully funded and implemented, it will add over 5,650 new affordable rental units/ beds, including 226 supportive (beds/units) and 60 emergency shelter beds to the housing stock by 2034.

	Sites	Location	Planned Use	New Units/Beds	Anticipated Timing (start–end)
Caledon	Mayfield West Seniors	12600 Kennedy Road	Rental	60	2019 (completed)
	Mayfield West Phase 1 Family site	Corner of Dougall Avenue and Hurontario Street	Rental	50	2020–2024
	Emil Kolb Pkwy and King Street West	Northeast corner of King Street West and Coleraie Drive	Rental	62	2021–2025
	Emil Kolb Pkwy and Chickadee Ln	North corner of Chickadee Lane and Coleraie Drive	Rental	62	2024–2028
	Mayfield and Oreilley's Lane	Northeast corner of Mayfield Road and Oreilley's Lane (West of The Gore Road)	Supportive	29	2024–2028
Brampton	Brampton Youth Shelter Replacement	Location TBD	Shelter	*40	2019–2022
	Chelsea Gardens	4,10 Knightsbridge Road	Rental	200	2019–2023
	Peel Manor A	525 Main Street North	Supportive	93	2019–2025
	Peel Manor B	525 Main Street North	Supportive	104	2019–2025
	Brampton Family Shelter	Location TBD	Shelter	60	2020–2024
	Chamney Court	1–64 Chamney Court	Rental	283	2022–2028
	9996 Kennedy Rd Child Care site, Parkholme Place	Southwest corner of Bovaird Drive and Kennedy Road	Rental	364	2022–2028
	McHardy Court and Fair Oaks Place	101–198 McHardy Court 2–26, 31 Fair Oaks Place	Rental	444	2026–2032
	New Haven Manors	2–12 New Heaven Manors	Rental	311	2026–2032
	175 Central Park	175 Central Park Drive	Rental	175	2028–2033
Knightsbridge, Knightsbridge Child Care site	1 Knightsbridge Road	Rental	302	2028–2034	
Mississauga	360 City Centre Drive	360 City Centre Drive	Rental	174	Completion in 2020
	East Avenue Redevelopment	958, 960 East Avenue	Rental	156	2017–2023
	Port Credit West Village	70 Mississauga Road (Block D)	Rental	150	2019–2023
	Malton project	Details to be determined	Rental	TBD	TBD
	Replacement of Peel Family Shelter	Location TBD	Shelter	*60	2019–2023
	Twin Pines	1749 Dundas Street East	Rental	450	2019–2026
	Riley Court	880 Riley Court	Rental	138	2020–2024
	1320 Williamsport Child Care site	1320 Williamsport Drive	Rental	72	2021–2026
	114 Falconer Child Care site	114 Falconer Drive	Rental	81	2021–2026
	Sydenham Place	4100, 4110 Westminster Place	Rental	103	2022–2027
	Glenway Court	3477 Glen Erin Drive, 2401, 2433 The Collegeway	Rental	675	2024–2030
	Mason's Landing	2660 Aquitaine Avenue	Rental	155	2024–2030
	Forster Terrace	2251, 2301 Burnhamthorpe Road West	Rental	301	2024–2030
	The Meadows	385, 395, 405 Rathburn Road East	Rental	198	2025–2031
Queen Frederica	3020, 3070, 3130 Queen Frederica Drive	Rental	398	2028–2034	
<b>Total Number of Units</b> (approximately)				<b>5,650</b>	

\* Not included as new beds as they are replacing existing beds.

## Benefits of the Housing Master Plan

The Region of Peel is one of a few organizations nationally who are taking a long-term approach to affordable housing development. Creating a long-term plan to manage development on Region of Peel and Peel Housing Corporation sites has many benefits:

- Enables the Region to plan and manage housing development strategically and maximize resources.
- Creates a pipeline of projects, in various stages, that is aligned with affordable housing needs of the community.
- Improves readiness to receive long-term funding commitments from provincial and federal governments.
- Enables better alignment between new development decisions and state of good repair capital planning for both Peel Housing Corporation and Region of Peel assets.
- Improves coordination with the local municipalities.
- Optimizes value for tax dollars by taking the price of land out of the cost of development.

## Implementing the Housing Master Plan

While the Housing Master Plan positions the Region to create a significant number of affordable housing units over the next 15 years, it requires significant funding from all levels of government to be fully implemented.

Regional Council has allocated \$1 billion of funding to support partial implementation of the Housing Master Plan. To date, \$672.8 million of funding has been secured to implement 18 projects within the Housing Master Plan: \$335.3 million of Regional funds, \$61.1 million of funds committed to the Region through the existing federal and provincial housing programs and \$276.4 million from the federal government through the National Housing Co-Investment Fund.

More funding is needed to implement all projects within the Housing Master Plan. The Region of Peel will continue to advocate to both the federal and provincial governments to allocate more funding to Peel.

For more information on the Peel Housing Corporation, Housing Development and Housing and Homelessness Services in Peel, please visit the Region of Peel's website at <https://peelregion.ca/housing/homelessness/>



[peelregion.ca/housing](https://peelregion.ca/housing)