

**APPENDIX I** **10.2-13**  
**PEEL HOUSING AND HOMELESSNESS: NEEDS ASSESSMENT,**  
**TARGETS AND REVISED PLAN**

**Housing Targets 2018-2028**

**Housing Stock Targets**  
Per annum

<b>Overall Housing Stock:</b>	7,500 New units in Peel 25% of all new development is rental 50 % of new development is medium or high density				
<b>Segment</b>	<b>Emergency Temporary / Transitional Housing</b>	<b>Affordable Permanent Housing</b>		<b>Middle Income and greater</b>	<b>Supportive Housing</b>
		<b>Low Income</b>	<b>Middle Income</b>		
<b>Provider</b>	Public, Nonprofit	Public, Nonprofit, Private Sector	Private Market	Private Market	Public, Nonprofit
<b>Average # of units/year</b>	30	770	1000	5500	200
<b>Mississauga</b>	10	400	520	2860	104
<b>Brampton</b>	18	316	410	2255	82
<b>Caledon</b>	2	54	70	385	14

**Peel Housing and Homelessness Plan 2018 – 2028 – *Home for All* Strategies and Actions**

<p><b>Strategy 1 - Transform Service Access: <i>Transform the delivery of programming through the creation of a new service model to prevent homelessness, diverting people from shelters and matching people with the right service.</i></b></p>	
<p><b>Immediate Actions:</b></p> <p>1.1 Begin implementation of an Action Plan Toward Ending Youth Homelessness pending Council approval on March 29, 2018.</p> <p>1.2 By summer 2018, undertake enumeration of the homeless population in Peel to better understand the extent of homelessness and their needs.</p> <p>1.3 By fall 2018, implement a by-name list of homeless clients to prioritize them for the highest intensity of services.</p> <p>1.4 By the end of 2018, bring forward an action plan on human trafficking in Peel Region.</p> <p>1.5 By summer 2019, house 50 people experiencing chronic homelessness through the Home for Good Housing First program.</p>	<p><b>Fundamental Changes:</b></p> <p>1.6 Build emergency shelter and transitional beds for families, youth and victims of human trafficking to meet the targets beginning with the replacement of the temporary 40 bed Regional Youth Shelter in Brampton.</p> <p>1.7 Convene a table consisting of community providers of homelessness services to plan and coordinate services and address system gaps.</p> <p>1.8 Redesign and implement a new model for clients accessing housing and homelessness services to better help clients avoid homelessness, achieve stable housing, or increased income.</p> <p>1.9 Reorient services and policies to reflect a <i>Housing First</i> approach</p> <p>1.10 Redirect a larger share of Rent Supplement and Housing Allowance funding to support the homeless population and/or those in crisis.</p>

**PEEL HOUSING AND HOMELESSNESS: NEEDS ASSESSMENT, TARGETS AND REVISED PLAN**

<p><b>Strategy 2 – Build More Affordable Housing: <i>Increase capacity for affordable housing development and reduce costs of development.</i></b></p>	
<p><b>Immediate Actions:</b></p> <p>2.1 By the end of 2018, proceed with pre- development planning of PHC’s East Avenue property in Mississauga.</p> <p>2.2 By summer 2019, host an Innovation Lab in partnership with the University of Toronto Mississauga’s Masters of Public Policy Program, to develop innovative approaches to creating and financing affordable home ownership for low income individuals and families.</p> <p>2.3 By the end of 2019, work with local municipalities to rezone PHC’s seven priority sites and Twin Pines for Redevelopment.</p> <p>2.4 Provide program design and evaluation support to the SHIP/TRCA Tiny Housing Village at Innovation Park.</p>	<p><b>Fundamental Changes:</b></p> <p>2.5 Work with PHC to regenerate/repurpose its seven priority sites (see Appendix III.</p> <p>2.6 Identify and build the capacity of two or three non-profit housing providers to become adept in the development of new affordable rental housing for households with low- incomes in Peel.</p> <p>2.7 Prepare and implement a Housing Master Plan and financing strategy that describes how and where emergency shelter, transitional, supportive and affordable housing development.</p> <p>2.8 Bring forward recommendations to Council about the preferred model/structure for housing development in Peel.</p>

**PEEL HOUSING AND HOMELESSNESS: NEEDS ASSESSMENT, TARGETS AND REVISED PLAN**

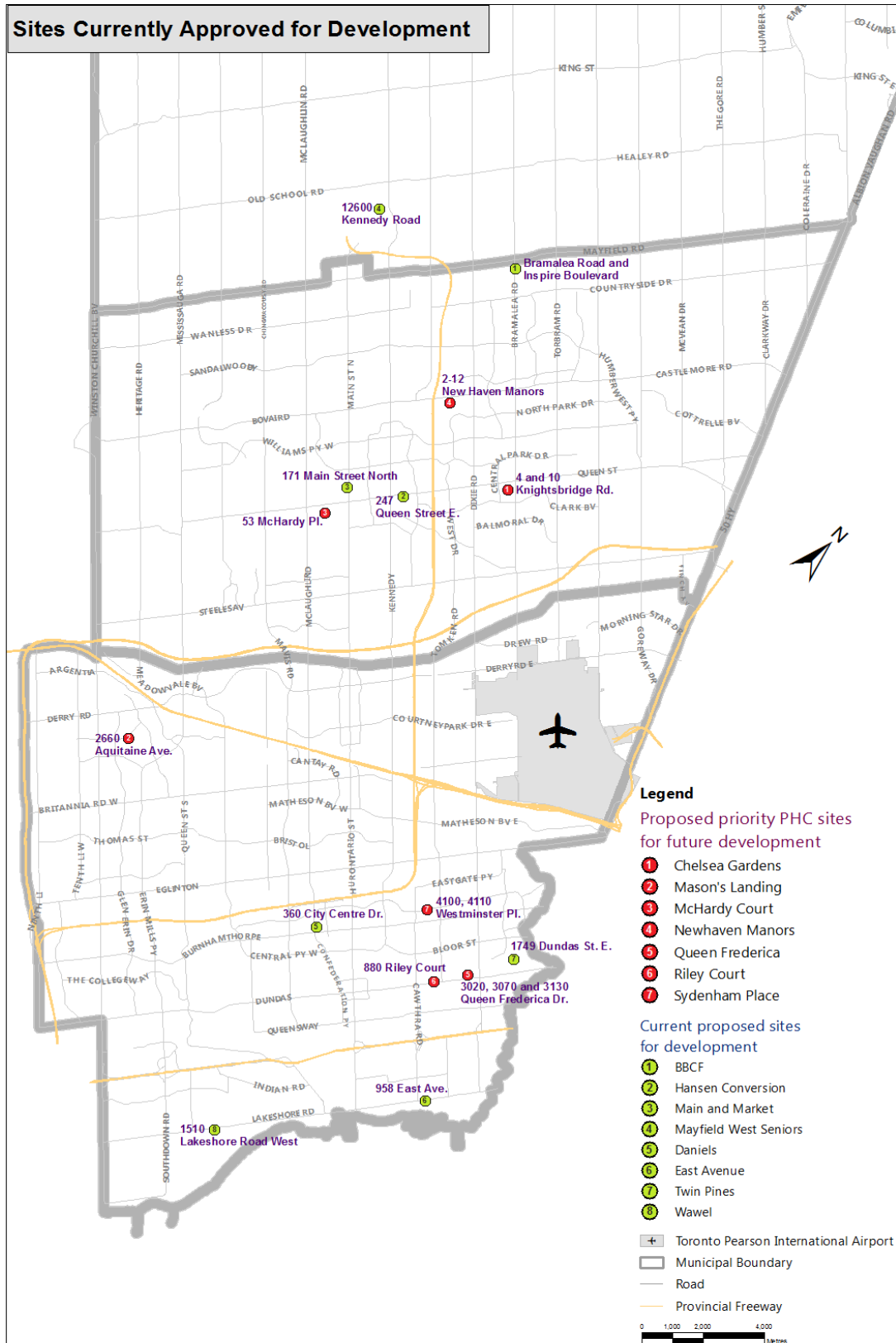
<p><b>Strategy 3 – Incent Building Affordable Housing: Encourage the market to produce purpose built rental and affordable home ownership through a modest program of tools and incentives.</b></p>	
<p><b>Immediate Actions:</b>                  3.1 By summer 2019, bring forward a framework in principle for a Community Improvement Plan (CIP) to direct and stimulate private-sector investment in affordable housing through an incentive-based program.</p>	<p><b>Fundamental Changes:</b>                  3.2 Work with local municipalities to develop a modest program of land use planning tools and financial incentives to support the development of affordable housing.                  3.3 Work with local municipalities to develop Official Plan policies that support the development of affordable rental and diverse housing types.                  3.4 Work with local municipalities to review and revise zoning by-laws to align with targeted corridors, strategic growth areas, and other areas identified for intensification.                  3.5 Work with local municipalities to review and apply land use planning tools to rezone, and ensure development readiness, opportune areas for affordable housing such as for surplus lands, Peel Living and other appropriate sites.                  3.6 Develop a Region-wide approach to securing land for affordable housing development including exploring a policy to give priority to affordable housing development in the disposition of surplus land and land banking.                  3.7 Collaborate with local municipalities to evaluate emerging Inclusionary Zoning regulations to determine appropriateness for future use.</p>
<p><b>Strategy 4 - Optimize Existing Stock: Maintaining existing social and affordable housing stock and leveraging existing private stock to create more and different affordable housing options.</b></p>	
<p><b>Immediate Actions:</b>                  4.1 By summer 2018, deliver information to Regional Council regarding State of Good Repair for the social housing system.</p>	<p><b>Fundamental Changes:</b>                  4.4 Collaborate with non-profit housing providers and cooperatives as operating agreements and mortgages expire to develop a new Partnership Framework and agreements to replace existing Operating Agreements.</p>

**PEEL HOUSING AND HOMELESSNESS: NEEDS ASSESSMENT, TARGETS AND REVISED PLAN**

<p>4.2 By summer 2018, explore purchase and repurposing of several Peel Children’s Aid Society properties for use as transitional housing.</p> <p>4.3 By spring 2019, review evidence and best practices in order to identify opportunities to maximize existing stock including home-sharing, co-housing and creating additional second units in Peel designs.</p>	<p>4.5 Examine the current criteria for Peel Renovates and explore options to expand the program to fund private landlords to improve safety, accessibility, energy efficiency and creation of second units.</p> <p>4.6 Work with the local municipalities to adopt Official plan policies and zoning changes to support diverse housing types (co-housing, home-sharing, etc.).</p> <p>4.7 Develop programs to create movement through the affordable housing stock by supporting those who are “over housed” to move to alternative accommodations and helping people to improve employment opportunities.</p>
<p><b>Strategy 5 - Increase Supportive Housing: <i>Expand the supply of supportive housing and supports provided to existing tenants.</i></b></p>	
<p><b>Immediate Actions:</b></p> <p>5.1 By summer 2018, award funding for a new Supportive Housing project.</p>	<p><b>Fundamental Changes:</b></p> <p>5.2 Work with supportive housing providers and local municipalities to identify and address barriers to the development of supportive housing.</p> <p>5.3 Work collaboratively with provincial ministries and Local Health Integration Networks to develop a plan to meet the supportive housing targets established in this plan.</p> <p>5.4 Work with social housing providers, tenants and support agencies to develop a framework to better connect tenants with support services.</p>

**APPENDIX III  
PEEL HOUSING AND HOMELESSNESS: NEEDS ASSESSMENT,  
TARGETS AND REVISED PLAN**

**Sites Currently Approved for Development**



**APPENDIX III  
PEEL HOUSING AND HOMELESSNESS:NEEDS ASSESSMENT,  
TARGETS AND REVISED PLAN**

**Proposed Priority PHC Sites for Future Development:**

Address	Findings
<b>Queen Frederica:</b> 3020, 3070 and 3130 Queen Frederica Drive, Mississauga	<ul style="list-style-type: none"> <li>• Existing bungalows (20) and townhouses (64) built in 1967</li> <li>• Can be replaced with higher density built form</li> <li>• Dundas Street corridor, east of Dixie</li> </ul>
<b>Riley Court:</b> 880 Riley Court, Mississauga	<ul style="list-style-type: none"> <li>• Existing building in good shape, with 146 units</li> <li>• East side of property has a parking structure that could be used for an expansion</li> <li>• Interim parking key issue</li> <li>• On Dundas Street corridor</li> </ul>
<b>Sydenham Place:</b> 4100, 4110 Westminster Place, Mississauga	<ul style="list-style-type: none"> <li>• Existing building is 33 years old, with 107 units</li> <li>• Opportunity to redevelop visitor's parking lot</li> </ul>
<b>Mason's Landing:</b> 2660 Aquitaine Avenue, Mississauga	<ul style="list-style-type: none"> <li>• Property is 35 years old, with 150 units</li> <li>• Opportunity to redevelop one or two existing blocks of Townhouses and walk-ups to a higher density built form</li> </ul>
<b>Chelsea Gardens:</b> 4 and 10 Knightsbridge Road, Brampton	<ul style="list-style-type: none"> <li>• Two towers are 25 years old, with 250 units in 2 towers</li> <li>• Block of land at rear of site should be explored for development options</li> </ul>
<b>New Haven:</b> 2-12 New Haven Manors, Brampton	<ul style="list-style-type: none"> <li>• Project is 33 years old</li> <li>• Made up of 6 blocks of 3-storey walks, with 143 units</li> <li>• Reconfiguration could increase density while maintaining height</li> </ul>
<b>McHardy Court:</b> 53 McHardy Place, Brampton	<ul style="list-style-type: none"> <li>• McHardy Court/Place – circa 1970, with 146 units</li> <li>• McHardy Place has highest FCI rating in portfolio, at 43%</li> <li>• Recommend revisiting all in a master plan setting given their adjacencies</li> </ul>

**APPENDIX IV  
PEEL HOUSING AND HOMELESSNESS: NEEDS ASSESSMENT,  
TARGETS AND REVISED PLAN**

**Selected Peel Housing and Homelessness Plan (PHHP)**

**Accomplishments (2016 - 2017)**

The following accomplishments were previously reported in the PHHP annual updates to Regional Council and through other reports.

**2016**

- Habitat for Humanity GTA completed construction on nine units on Torbram Road in Brampton and five others are under construction.
- The 205 unit Hansen Project was completed in 2016.
- 40 resale condo units were purchased in 2015/16 for use as affordable housing.
- 25 applications were approved under Peel Renovates Second Units Renovation Assistance Program in 2016.
- The Supportive Housing Demand and Supply Analysis and Action Plan was completed in 2016 to work towards increasing the number of supportive housing units in Peel.
- Two *Housing First* Pilot Projects were launched in partnership with the Salvation Army Peel and the Canadian Mental Health Association.
- Peel Region participated in a provincially-run pilot project providing a Portable Housing Benefit for Survivors of Family Violence.
- The Housing for Older Adults in Peel Study was completed in 2016.
- The Vi-SPDAT assessment and prioritization tool was introduced to regionally-funded homelessness program in 2016.

**2017**

- Habitat for Humanity GTA completed construction on nine more units on Torbram Road in Brampton with an additional 13 units under construction. They also purchased two condo units from a developer.
- The conversion of commercial space in the Hansen Project approved and will result in 27 additional units for seniors.



**APPENDIX IV**

**PEEL HOUSING AND HOMELESSNESS: NEEDS ASSESSMENT,  
TARGETS AND REVISED PLAN**

- Project approval was received for a 174 unit rental project in Mississauga that will be built by the Daniels Corporation.
- Acquisition of an additional 38 “new condo units” was completed for households from the Centralized Waiting List.
- Approval of a conversion project of non-residential space to create six new affordable rental units in Brampton was approved.
- Construction commenced on the 60 unit Mayfield West Senior Project in Caledon.
- Funding was awarded to Brampton Bramalea Christian Fellowship for the development of 92 units.
- 25 applicants were approved for the Second Units renovation assistance program.
- Participating with the Peel Alliance to End Homelessness in the “Built for Zero” pilot project to develop a by-name priority list.