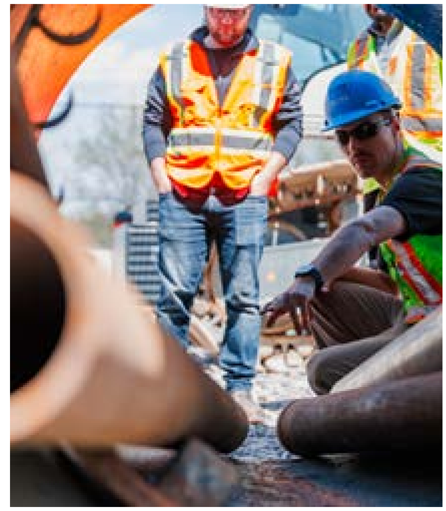
Sustainable housing infrastructure solutions

Enabling housing development in Peel



Peel Region remains committed to advancing the water, wastewater and transportation infrastructure needed to achieve the provincial housing targets across Brampton, Caledon and Mississauga.

Ontario's commitment to supporting housing growth through investments in critical infrastructure is greatly appreciated. Contributions in recent years include $35 million to expand the G.E. Booth Water Resource Recovery Facility, supporting nearly 47,000 future housing units, and $16.1 million to widen Mayfield Road.

Peel Region also welcomes the Canada-Ontario Partnership to Build and the Development Charge Reduction Program (DCRP), which recognizes the need for additional infrastructure investment to support housing development and community growth. These investments demonstrate Ontario's commitment to increasing housing supply and helping municipalities build the infrastructure required to support growing communities.

Supporting housing-enabling infrastructure

While municipalities continue to invest in growth-related infrastructure, significant emerging financial pressures such as slower housing construction activity, economic uncertainty as well as development charge (DC) legislative changes and reductions, have reduced municipal cash flow. These pressures are compounded by increased construction costs which are creating growing funding gaps and increasing reliance on debt financing.

Municipalities require predictable and sustainable funding tools that align with long-term capital planning and asset management strategies. Streamlined funding programs and greater funding flexibility will ensure infrastructure can be delivered efficiently and on time to support future housing supply.

Housing-enabling infrastructure

- Housing slowdowns, DC reductions, and the change to collecting DCs at occupancy have significantly reduced Peel's cash flow to fund growth.
- Predictable multi-year funding, streamlined agreements, and immediate financing support is required to achieve provincial housing targets.
- Peel Region has identified five water and wastewater projects valued at $7.4 billion for consideration under the DCRP.
- DCRP funding will support Peel Region's submitted infrastructure needs.

Peel Region

Sustainable infrastructure funding solutions

Municipal Fiscal Sustainability

Peel Region currently faces a $9.7 billion state-of-good-repair deficit over the next 20 years, while traditional municipal revenue tools have not kept pace with growth, inflation, and rising service costs. With limited fiscal capacity to finance infrastructure required to support housing growth, Peel Region requires provincial support in the following areas:

- Work with federal and municipal partners to address infrastructure funding gaps resulting from legislative changes and development charge reductions.
- Deliver predictable, multi-year capital allocations aligned with municipal asset management plans.
- Increase infrastructure funding and adjust allocation formulas to reflect inflation and rising construction costs.
- Streamline funding agreements and application processes to accelerate project delivery and reduce administrative burden.
- Provide operating funding support where new infrastructure creates additional service delivery costs.

Key takeaway

Peel Region supports the Province of Ontario's housing objectives and remains committed to delivering the infrastructure required to enable growth. Partnering with municipalities by providing predictable and sustainable infrastructure funding is essential to achieving provincial housing targets and building complete communities.

Peel Region

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