



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 5/14/2025

**Date:** 2025-05-09

**Subject:** Niwaas Bramalea Application for Funding

**Secondary Title:** Capital Grant Application under the City-Wide CIP for Affordable Housing – 11556 Bramalea Road

**Contact:** Steve Ganesh, Commissioner  
 Planning, Building & Growth Management

**Report number:** Planning, Bld & Growth Mgt-2025-414

**RECOMMENDATIONS:**

1. That the report from Mahsa Koushki, Policy Planner III, Integrated City Planning, to the City Council Meeting of May 14, 2025, re: Niwaas Bramalea Application for Funding, be received;
2. That a budget amendment be approved for capital project #257831-002 in the amount of \$14,040,000, with funding to be transferred from the Housing Accelerator Fund to Niwaas' Affordable Rental Project at 11556 Bramalea Road; and
3. That the Commissioner of Planning, Building and Growth Management and Treasurer be delegated the authority to enter into and execute a contribution agreement (and other necessary documents) for Niwaas' Affordable Rental Project, in a form acceptable to the City Solicitor or designate.

**OVERVIEW:**

- This report provides information on a Capital Grant Application submitted by Niwaas Living under the City-Wide Community Improvement Plan (CIP) for Affordable Housing.
- The proposed development, located at 11556 Bramalea Road, includes 100 residential units, of which 52 are proposed to be affordable rental units.
- The applicant is Niwaas Living, a non-profit organization, in partnership with Gillam Group and Pattern Developments.
- City staff evaluated the affordable housing project using the evaluation criteria established through the CIP for Affordable Housing.
- The proposed affordable units meet the City's 2024 affordability threshold of \$1,866/month for 2-bedroom units and will remain affordable for a minimum of 25 years.

- Evaluation of the project determines that Niwaas is eligible for \$14,040,000 in funding from the City.
- Should the recommendations in this report be approved, a budget amendment will be required for capital project #257831-002 in the amount of \$14,040,000 with funding to be transferred from the Housing Accelerator Fund (HAF). This will utilize \$14 million of the remaining \$55.3 million to be allocated to the Niwaas Bramalea project, leaving approximately \$41.3 million available for future initiatives.

## **BACKGROUND:**

### **Affordable Housing CIP**

The City-Wide CIP for Affordable Housing was established to incentivize the development of new affordable rental and ownership units in Brampton. The program provides financial support through capital grants, subject to eligibility criteria, including affordability thresholds, minimum unit counts, and duration of affordability.

### **Applicant and Submission**

Niwaas Living, a non-profit affordable housing provider, submitted an application for capital grant funding through the CIP program. The submission proposes a 6-storey residential development in partnership with Gillam Group and Pattern Developments, comprising 100 units, of which 52 will be designated affordable.

## **CURRENT SITUATION:**

The proposed development at 11556 Bramalea Road includes:

- A six-storey, 100-unit residential building
- 52 affordable units, all two-bedroom+den layouts, proposed at \$1,866/month, which aligns with the City's affordability threshold for 2024
- A commitment to maintain affordability for a minimum of 25 years
- Zoning and Official Plan approvals are in place
- Occupancy is anticipated within three years

The total funding request is \$14,040,000 through the CIP Capital Grant Program, which equates to \$270,000 per affordable unit.

## **CORPORATE IMPLICATIONS:**

### **Financial Implications:**

The Housing Accelerator Fund agreement with the City of Brampton consists of four advances of \$28.6 million each for a total of \$114.5 million. To date, the first two advances have been received and allocated, leaving approximately \$55.3 million available in the program. As per the signed agreement, the next installment will be received in Q4 2025, and the final installment will be received in Q4 2026. Should there be timing differences between funds received and funds paid out, the City will leverage existing reserves to manage the variance.

Should the recommendations in this report be approved, a budget amendment will be required for capital project #257831-002 in the amount of \$14,040,000 with funding to be transferred from the Housing Accelerator Fund (HAF). This will utilize \$14 million of the remaining \$55.3 million to be allocated to the Niwaas Bramalea project, leaving approximately \$41.3 million available for future initiatives.

In the unlikely event that there is an interruption in the receipt of future funding installments, the City will assess impacts to funding and at the Treasurers discretion may consider reprioritizing its capital program to avail alternative funding sources.

### **STRATEGIC FOCUS AREA:**

Growing Urban Centres & Neighbourhoods - This report supports the advancement of affordable housing supply and aligns with Council's commitment to complete, inclusive, and resilient communities.

### **CONCLUSION:**

This report provides a summary of the Niwaas Bramalea affordable housing project submitted under the City-Wide CIP for Affordable Housing. The proposal meets the program's eligibility criteria and aligns with the City's housing strategy, and staff recommend using federal Housing Accelerator Funds to deliver this valuable affordable housing project in Brampton.

Authored by:

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Integrated City Planning

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Reviewed by:

Nash Damer  
Treasurer  
Corporate Support Services

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Approved by:

Steve Ganesh, RPP MCIP  
Commissioner  
Planning, Building & Growth  
Management

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Approved by:

Marlon Kallideen  
Chief Administrative Officer

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**Attachments:**

- Attachment 1 – Niwaas Bramalea Road Application for Funding