



# SUNFIELD HOMES AFFORDABLE RENTAL HOUSING

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COMMITTEE OF COUNCIL  
CITY OF BRAMPTON  
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**WESTON**  
CONSULTING



# SUNFIELD HOMES

- Building over 5,000 homes in the Greater Toronto Area, as well as shopping centres, office buildings and industrial complexes
- For profit company with over 40 years of national and international development experience
- Currently working on a for-sale residential project in Brampton in Bramalea for townhouse development
- Currently working on at-market rental project in Simcoe County



# SUNFIELD VILLAGE

Sunfield Homes currently manages an affordable rental low-rise community in Simcoe County, Sunfield Village

- Funded in 2015 by a federal grant under the investment in affordable housing initiative for the creation of affordable housing in communities in Ontario
- Project consists of a mixture of federally funded buildings and at-market rental units (1, 2 and 3-bedroom units)



# OPPORTUNITY FOR AFFORDABLE RENTAL HOUSING

- ◆ Changes in the market pose challenges for selling residential units
- ◆ Opportunity for affordable housing rather than leave sites undeveloped
- ◆ Opportunity for Sunfield Homes to work with the Region and City to deliver much-needed affordable rental housing



# DEVELOPMENT SITES



# KEY FEATURES OF THE DEVELOPMENT SITES

- 1 Will provide for 78 affordable rental units
- 2 The three sites are spread out across the City
- 3 Provides for family-sized units with 1, 2, 3 and 4 bedrooms in a low-rise built-form
- 4 Developments within proximity of community amenities, transit, and essential services
- 5 Planning approvals granted or well advanced
- 6 Building permit applications submitted or anticipated
  - ◆ 2 sites are fully serviced, with building permit applications submitted
  - ◆ 1 site is expected to be site plan approved within 90 days - building permits thereafter
- 7 Construction and occupancy within approximately 12-18 months
- 8 Sunfield Homes is a for-profit developer, willing to invest and keep invested a substantial amount of capital for 25 years

# CHURCH STREET EAST



- 26 Unit Residential Development
  - 24 Stacked Townhouse Units
  - 2 Semi-Detached Units

# CHURCH STREET EAST – PROJECT STATUS



- Official Plan Amendment and Zoning By-law Amendment approved in May 2022
- Site Plan Approved in March 2025
- Full Building Permits issued in less than 30 days
- Anticipated Affordable Monthly Rents
  - \$1,922 for Two-Bedroom
  - \$2,046 for Three-Bedroom

# MCMURCHY AVENUE SOUTH



- 2 Unit Townhouse Development
  - 15 One-Bedroom Units
  - 15 Three-Bedroom Units

# MCMURCHY AVENUE SOUTH – PROJECT STATUS



- Official Plan Amendment and Zoning By-law Amendment approved in September 2018
- Draft Site Plan Agreement issued and currently posting required securities
- Full Building Permits anticipated to be issued by Fall 2025
- Anticipated Affordable Monthly Rents
  - \$1,693 for One-Bedroom
  - \$2,046 for Three-Bedroom

# DIXIE ROAD



## 2 Unit Semi Detached Development

- 11 One-Bedroom Units
- 11 Four Bedrooms Units

# DIXIE ROAD – PROJECT STATUS



- Official Plan Amendment and Zoning By-law Amendment approved by OLT in November 2021
- Actively engaging with City Staff to receive Site Plan Agreement
- Full Building Permits anticipated to be issued by Spring 2026
- Anticipated Affordable Monthly Rents
  - \$1,693 for One-Bedroom
  - \$2,046 for Four Bedrooms

# CITY OF BRAMPTON COMMUNITY IMPROVEMENT PLAN AFFORDABLE HOUSING CAPITAL GRANT PROGRAM

- Units must remain affordable for a minimum of 25 years
- Applications are submitted between Site Plan Control submission, if applicable, or Building Permit
- Units meet the below affordable monthly rents

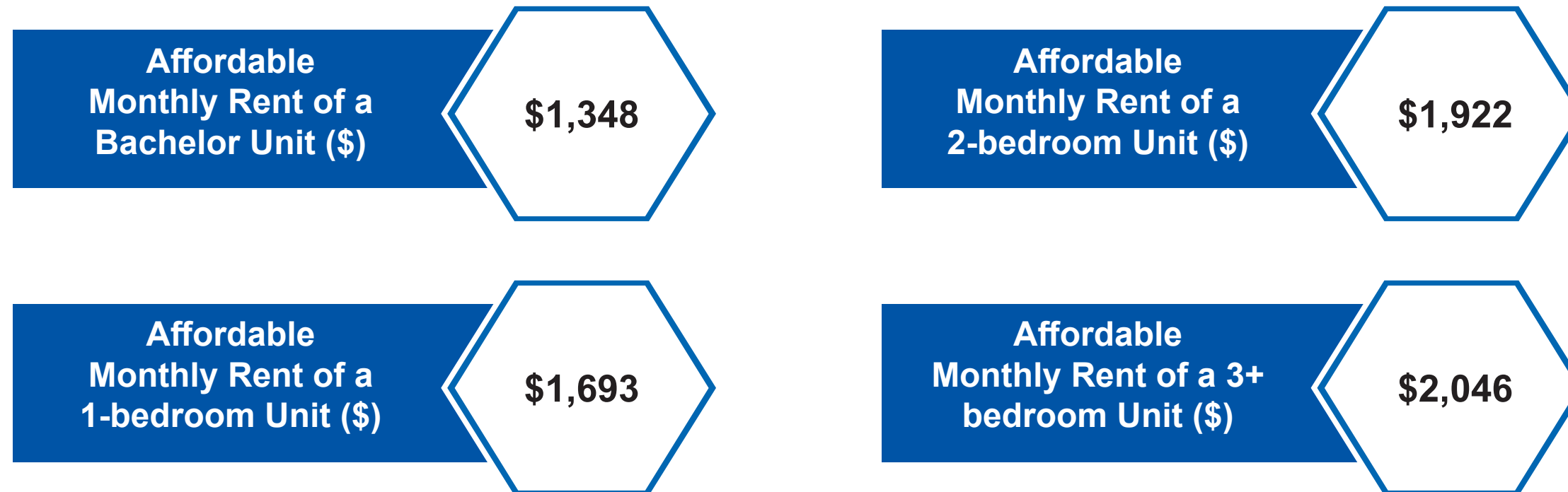


Table 1 – Affordable Residential Units Bulletin for City of Brampton (Data range June 1, 2024 to July 31, 2025)

# COMMITTEE OF COUNCIL'S SUPPORT

- Opportunity to convert market housing to affordable rental housing.
- Opportunity for an affordable housing initiative that prioritizes affordable housing for families within a low-rise built form

## Our Ask:

- Direct City Staff to work with Sunfield Homes to explore potential supports and tools, including affordable housing funding opportunities, to develop 78 affordable, rental units



**Sunfield Communities**  
120 Whitmore Rd, Unit 8, Suite 800  
Woodbridge, On L4L 6A5

**Attention: Larry Lecce, President**

**Re: Brampton Rental Development**

**Human  
Services**

10 Peel Centre Dr.  
Suite B  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**Dear Mr. Lecce,**

As you are aware Peel is facing two housing crises, one in which rising housing prices and rents have made it increasingly unaffordable for middle income earners to live in the region; and a second crisis of a lack of deeply affordable and supportive housing for people with low incomes.

Rising housing prices and rents are outpacing household income growth, making it challenging for many to afford to live in Peel. With a vacancy rate in Peel of 1.8% combined with Brampton's strong population growth, increasing the demand for rental housing and limited rental new supply further exacerbating affordability challenges. Encouraging the housing industry to build a variety of housing forms to address these issues has been a challenge.

I am pleased to see your industry leading proposal of three rental developments in the City of Brampton, located at McMurchy-Ridge Hill, Church-Centre Street and Dixie- Queen. It is rare to see a developer pivot to rental at this scale to create needed affordable rental units. These units will provide affordable rental housing for middle-income earners in Brampton. Located in proximity to transit, food security, schools and recreational opportunities make these sites ideal for families and much housing supply.

The unit mix, size, fit and finish are a unique offering in the Brampton housing market. These units will provide pride and dignity to potential tenants as well as blend well into existing neighbourhoods.

The Region encourages and supports new rental development, especially affordable rental across the housing spectrum with unique projects such as yours.

Looking forward to seeing these projects come to fruition.

Sincerely

*Steve Jacques*  
Steve Jacques MScPI, MCIP, RPP  
Commissioner Human Services  
Region of Peel

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**Thank You**  
Comments & Questions?

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CONSULTING 

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