

# Fact Sheet

City of Mississauga  
300 City Centre Drive  
Mississauga, ON L5B 3C1



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## Affordable Rental Housing Program

In July 2024, [City Council approved](#) an Affordable Rental Housing Community Improvement Plan to help increase Mississauga's supply of rental housing. The program offers a variety of [financial incentives to help eligible private and non-profit developers](#) build affordable and below-market rental housing.

The program is funded, in part, through funds received from the federal [Housing Accelerator Fund](#). In December 2023, the Government of Canada and the City of Mississauga announced a [\\$112.9 million agreement](#) to help deliver more homes and improve affordability.

On March 24, 2025, the City formally announced the eight rental developments that will receive funding under the program.

| Non-Profit Developers   |   |
|---|---|
| St. Luke's Dixie Senior Residence Corp.<br>(4150 Westminster Place – Ward 3)                | Developer: SHS/SLDC<br>Type of Project: 8-storey seniors apartment building<br>Total Units: 70<br>Affordable units: 70 (100%)<br><a href="#">Image</a>  |
| Westminster United<br>(4094 Tomken Road – Ward 3)   | Developer: Kindred Works/United Church<br>Type of Project: Two 12-storey mass timber apartment buildings with 250 units (existing church and apartment building will remain)<br>Total Units: 250<br>Affordable units: 78 (31%)<br><a href="#">Image</a> |
| Your Home Developments/<br>The Inclusive Housing<br>(5034, 5054, 5080 Ninth Line – Ward 10) | Developer: Your Home Developments/ The Inclusive Housing<br>Type of Project: Eight mixed-use buildings ranging from 3-12 storeys<br>Total Units: 373<br>Affordable Units: 65 (17%)<br><a href="#">Image</a>   |
| Private Sector Developers   |   |
| Your Home Developments<br>(3233 Brandon Gate Dr – Ward 5)                                   | Developer: Your Home Developments<br>Type of Project: Semi-detached homes with additional residential units<br>Total Units: 85<br>Below-Market Units: 85 (100%)<br>Image N/A  |

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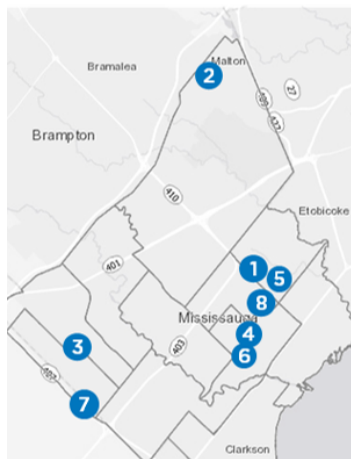
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|   |  |
|---|--|
| 6020 Winston Churchill<br>(6020 Winston Churchill Blvd. – Ward 9) | Developer: 2421845 Ontario Inc.<br>Type of Project: Four-storey purpose built rental building<br>Total Units: 22<br>Affordable Units: 14 (64%)<br>Below-Market Units: 8 (36%)<br><a href="#">Image</a> |
| Argyle Residences<br>(2512, 2522, 2532 Argyle Rd. – Ward 7)       | Developer: Argyle Residences Corp. / Brightstone Development Group<br>Type of Project: Stacked townhouses<br>Total Units: 11<br>Affordable Units: 7 (7%)<br><a href="#">Image</a>                      |
| MW Condo<br>(45 Agnes St. – Ward 7)                               | Developer: JD Development Group<br>Type of Project: 28-storey apartment tower<br>Total Units: 376<br>Below-Market Units: 30 (8%)<br><a href="#">Image</a>  |
| 596 Lolita Gardens<br>(596 Lolita Gardens – Ward 4)               | Developer: Hanseatic Holdings Ltd. / Park Property Management Inc.<br>Type of Project: 25-storey apartment building<br>Total Units: 270<br>Affordable Units: 27 (10%)<br><a href="#">Image</a>         |

## Project Locations



- 1** 4150 Westminster Place (W3)  
St. Luke's Dixie Senior Residence Corporation  
70 affordable units
- 2** 3233 Brandon Gate Drive (W5)  
Your Home Developments  
85 below-market units
- 3** 6020 Winston Churchill Boulevard (W9)  
2421845 Ontario Inc.  
14 affordable units, 8 below-market units
- 4** 45 Agnes Street / 3051 Cook Street (W7)  
JD Development Group  
30 below-market units
- 5** 4094 Tomken Road (W3)  
Kindred Works / United Church of Canada  
78 affordable units
- 6** 2512 Argyle Road (W7)  
Brightstone Development Group  
7 affordable units
- 7** 5034, 5054, and 5080 Ninth Line (W10)  
Your Home Developments / The Inclusive Housing Not For Profit  
65-100 affordable units
- 8** 596 Lolita Gardens (W4)  
Hanseatic Holdings Ltd, O/A Park Property Management Inc.  
27 affordable units

## Affordability Definitions

Average market rent is published annually by the Canada Mortgage and Housing Corporation and refers to the value of all units in the primary rental market (including older units, rent controlled etc.). Average market rent is typically lower than the rents landlords advertise for new tenants.

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- Affordable rents – rent is at or below 100% of average market rent (\$1,625 per month maximum for a 1-bedroom unit)
- Below market rents – rents are below 125% of average market rent (\$2,031 maximum for a 1-bedroom unit)

## Financial Incentives

Successful applicants will receive a set capital grant per affordable unit (\$130,000 per unit for affordable units or \$60,000 per unit per below-market unit). They will also receive waivers/grants for certain municipal fees and charges.

The funding will be issued approximately one month after building permit issuance provided all eligibility requirements are met. Units that are funded through the program must remain affordable for a minimum of 25 years.

Learn more about the [City's Affordable Rental Community Improvement Plan](#) program.