
General Committee

Date: February 22, 2023
Time: 9:30 AM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
And Online Video Conference

Members

Mayor Bonnie Crombie	
Councillor Stephen Dasko	Ward 1
Councillor Alvin Tedjo	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Joe Horneck	Ward 6
Councillor Dipika Damerla	Ward 7 (CHAIR)
Councillor Matt Mahoney	Ward 8
Councillor Martin Reid	Ward 9
Councillor Sue McFadden	Ward 10
Councillor Brad Butt	Ward 11

Participate Virtually, Telephone OR In-Person

Advance registration is required to participate and/or make a comment in the meeting. Questions and/or Presentation Materials must be provided in an advance of the meeting. Comments submitted will be considered as public information and entered into public record.

To register, please email allyson.dovidio@mississauga.ca and for Residents without access to the internet you can register by calling Allyson D'Ovidio at 905-615-3200 ext. 8587 **no later than Monday, February 20, before 4:00PM**. Directions on how to participate will be provided.

An asterisk (*) symbol indicates an Item that has been either Revised or Added.

Contact

Allyson D'Ovidio, Legislative Coordinator, Legislative Services
905-615-3200 ext. 8587 | Email: allyson.dovidio@mississauga.ca

Find it Online

<http://www.mississauga.ca/portal/cityhall/generalcommittee>

Meetings of Council streamed live and archived at Mississauga.ca/videos

1. **CALL TO ORDER**

2. **INDIGENOUS LAND STATEMENT**

“We acknowledge the lands which constitute the present-day City of Mississauga as being part of the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation, The Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations. We recognize these peoples and their ancestors as peoples who inhabited these lands since time immemorial. The City of Mississauga is home to many global Indigenous Peoples.

As a municipality, the City of Mississauga is actively working towards reconciliation by confronting our past and our present, providing space for Indigenous peoples within their territory, to recognize and uphold their Treaty Rights and to support Indigenous Peoples. We formally recognize the Anishinaabe origins of our name and continue to make Mississauga a safe space for all Indigenous peoples.”

3. **APPROVAL OF AGENDA**

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS MEETING**

5.1 General Committee Minutes - February 8, 2023

5.2 General Committee (Corporate Grants) Minutes - February 8, 2023

6. **PRESENTATIONS - Nil**

7. **DEPUTATIONS**

7.1 Dan Anderson, Resident regarding the role of Mississauga's Integrity Commissioner and concerns with the new Complaint Procedure 2(2)(e)

7.2 David Charezenko, Planner, Bousfields and Matt Galvin, Architect, G. Architects regarding the MZO to permit the development of a 160 bed Long Term Care building at 3058 Winston Churchill Boulevard

7.3 Item 10.1 - Katherine Morton, Manager, Planning Strategies and Andrew Whittemore, Commissioner, Planning & Building

8. **PUBLIC QUESTION PERIOD - 15 Minute Limit**

Public Comments: Advance registration is required to participate and/or to make comments in the public meeting. Any member of the public interested in speaking to an item listed on the agenda must register by calling 905-615-3200 ext. 8587 or by emailing allyson.dovidio@mississauga.ca by **Monday, February 20, 2023, before 4:00 PM.**

Pursuant to Section 58 of the Council Procedure By-law 0044-2022, as amended:

General Committee may grant permission to a member of the public to ask a question of General Committee, with the following provisions:

1. Questions may be submitted to the Clerk at least 24 hours prior to the meeting;
2. A person is limited to two (2) questions and must pertain specific item on the current agenda and the speaker will state which item the question is related to;
3. The total speaking time shall be five (5) minutes maximum, per speaker, unless extended by the Mayor or Chair; and
4. Any response not provided at the meeting will be provided in the format of a written response.

9. **CONSENT AGENDA**

10. **MATTERS TO BE CONSIDERED**

10.1 Growing Mississauga - An Action Plan for New Housing

11. **ADVISORY COMMITTEE REPORTS**

11.1 Accessibility Advisory Committee Report 2 - 2023 - February 6, 2023

12. **MATTERS PERTAINING TO REGION OF PEEL COUNCIL**

13. **COUNCILLORS' ENQUIRIES**

14. **OTHER BUSINESS/ANNOUNCEMENTS**

15. **NOTICES OF MOTION**

16. **CLOSED SESSION - Nil**

17. **ADJOURNMENT**

Councillors are elected by residents, to help represent and protect residents.

City of Mississauga
General Committee of Council
Feb 22, 2023

Role of Integrity Commissioner (“IC”)

Code of Conduct
Complaint Procedure 2(2)(e)
 (“New Rule”)

Dan Anderson
(email via justresident@bell.net)
Feb 10, 2023

Contents – Role of IC and “New Rule”

Slide

- 3 – Important to Resolve 2022 Precedent.
- 4 – Recommendations to Clarify Procedures.
- 5 – Intent of Municipal Act (per Rust D-’Eye).
- 6 – Development of “New Rule” CCCP 2(2)(e).
- 7 – Video – Developing and Using “New Rule”.
- 8 – “New Rule” versus Ontario Municipal Act.
- 9 – Significance of “New Rule” CCCP 2(2)(e).
- 10 – Risks re ICs Investigating Criminal Matters.
- 11 – Role of Legislative Services (City Legal).
- 12 – Focus: Clarifying Complaint Procedures.

Important to Resolve 2022 Precedent

The precedent established in 2022 was the application of “New Rule” CCCP 2(2)(e). Any resident, could use a similar approach to politically target a Council Member, if the Integrity Commissioner considers it politically acceptable.

A resident can weaponize the IC through criminal allegations that are investigated by the police (e.g. property damage) or not investigated by police (e.g. harassment involving property damage).

The resident can then, if the allegations do not result in charges, authorize the IC to: “investigate” evidence. The IC has sufficient latitude to also unilaterally apply personal bias, political considerations, and a presumption of guilt, and the IC can then announce to the media the IC’s own conclusion on the Councillor’s guilt regarding the criminal allegations.

Council is prohibited from disagreeing with IC’s conclusions.

Recommendations to Clarify Code of Conduct Complaint Procedures

1. Change wording of 2022 “New Rule” CCCP 2.2e to avoid contradicting Ontario Municipal Act. Use the words provided in Municipal Act 223.8.
2. Insert a clear statement in Procedures that:
 - a) IC must rely upon the findings from a **police** investigation of evidence in a criminal matter,
– and –
 - b) the Municipal Act does **not** allow the IC to “**investigate**” evidence in order to arrive at different conclusions and in order to unilaterally pronounce guilt on a criminal matter.

George Rust–D'Eye
Mississauga's First Integrity Commissioner
Legal Expert re: Intent of Ontario Municipal Act

"The (Ontario) legislation is specific in referring to possible duties of an integrity commissioner in conducting an “inquiry”,
not an “investigation” ...

(most notably not in criminal matters)

... (that specificity) is directed to characterizing the integrity commissioner’s role in that regard as more of an administrative nature, **rather than litigious proceedings**
adverse to the interest of the councillor subject to the inquiry.“

[https://www.weirfoulds.com/assets/uploads/
8434_Articles_2011-06-00_MunicipalInformationNetwork_GHR.pdf](https://www.weirfoulds.com/assets/uploads/8434_Articles_2011-06-00_MunicipalInformationNetwork_GHR.pdf)

Development of “New Rule” CCCP 2.2e

- ▶ New Rule established Feb 9, 2022 by Council, as advised by City Legal (Legislative Services).
- ▶ **Objective and effect**: to authorize IC to carry out investigation of evidence regarding a misdemeanor criminal allegation against Councillor, pursuant to apology by IC for not investigating (no police charges).
- ▶ “New Rule” authored by IC. IC “relied upon” 2022 Aird Berlis legal opinion. IC disagreed with Aird Berlis.
- ▶ Use of “New Rule” **misrepresents** section 223.8 of Municipal Act with regards to criminal matters.

Video– Developing & Using “New Rule”

This 13–minute YouTube video summarizes the development, use and current status of Complaint Procedure 2(2)(e):

<https://youtu.be/Jk1Wvl6IJUQ>

The above video does not include the related compilation of clips which illustrate the various risks with any Integrity Commissioner displacing the role of police, and “investigating” criminal allegations, while also taking on the unilateral roles of prosecutor, judge and media announcer.

Full Videos

Feb 9, 2022 – Council meeting adopting CCP 2(2)(e)

<https://pub-mississauga.escribemeetings.com/Meeting.aspx?Id=818286d8-cd36-41b2-b5f1-04a93cbca3b0&Agenda=Merged&lang=English&Item=27&Tab=attachments>

March 28, 2022 – Governance Committee (not involved)

<https://pub-mississauga.escribemeetings.com/Meeting.aspx?Id=af989b1b-4841-4957-a7e1-12b07e10b6a7&Agenda=PostMinutes&lang=English&Item=25&Tab=attachments>

July 6, 2022 – Council meeting on Integrity Commissioner Report

<https://pub-mississauga.escribemeetings.com/Meeting.aspx?Id=75b9f96d-c506-4629-91a8c9667f6f2280&Agenda=PostMinutes&lang=English&Item=67&Tab=attachments>

'New Rule' vs. Municipality Act

CCCP 2(2)(e) intentionally replaces the term "**inquiry**" from the Ontario Municipal Act 223.8 and instead uses the term "**investigation**" to illegitimately imply IC authority to investigate criminal matters.

With Regards to Criminal Allegations Against Councillor

Ontario Municipal Act – "suspend the **inquiry** (by the IC) until any resulting police investigation and charge have been finally disposed of"

– versus –

Complaint Procedure 2(2)(e) – "suspend any **investigation** (by the IC) under this Code of Conduct until the disposition of the other process"

Significance of “New Rule” CCCP 2.2.3

- ▶ IC ‘investigation’ report & presentation to Council & media. (IC – June 29 and July 6, 2022).
- ▶ Two subsequent 2022 lawsuits against City (and taxpayers) by two former Councillors.
- ▶ One lawsuit based on perceived entitlement to IC investigation of criminal allegations.
- ▶ One lawsuit based on illegitimacy of results from IC investigation of criminal allegation.

Risks with any Integrity Commissioner “investigating” criminal allegations (#1)

- ▶ ICs have wide discretionary latitude
- ▶ ICs hired by and take direction from Council (per City Legal advice), even when ICs recognize objectives contradict Ontario Municipal Act.
- ▶ ICs can implicitly apply their own personal biases, including presumptions of guilt and can take into account the political objectives of some Council members.
- ▶ ICs take on **combined roles of investigator, prosecutor, judge and media announcer.**

Advisory Role of City Legal Services

- ▶ City Legal 'advises' Council Members.
 - e.g. > 'Rely upon Aird Berlis legal opinion;
Councillors not allowed to see opinion.'
 - > 'This is not a criminal matter.'
 - > 'Councillors should not cross-examine IC
or review evidence, but must rely on IC.'
 - > 'A Councillor has no power; just one vote.'
- ▶ City Legal is employed by the City and advocates on behalf of their perceived client's objectives.
- ▶ City Legal does not have lawyer-client obligations with respect to individual (elected) Councillors.

As noted above: **Recommendations** to
Clarify Code of Conduct Complaint Procedures

1. Change wording of 2022 “New Rule” CCCP 2.2e to avoid contradicting Ontario Municipal Act. Use the words provided in Municipal Act 223.8.
2. Insert a clear statement in Procedures that:
 - a) IC must rely upon the findings from a **police** investigation of evidence in a criminal matter,
– and –
 - b) the Municipal Act does **not** allow the IC to “**investigate**” evidence in order to arrive at different conclusions and in order to unilaterally pronounce guilt on a criminal matter.



IVAN FRANKO LTC
 3070 WINSTON CHURCHILL BOULEVARD

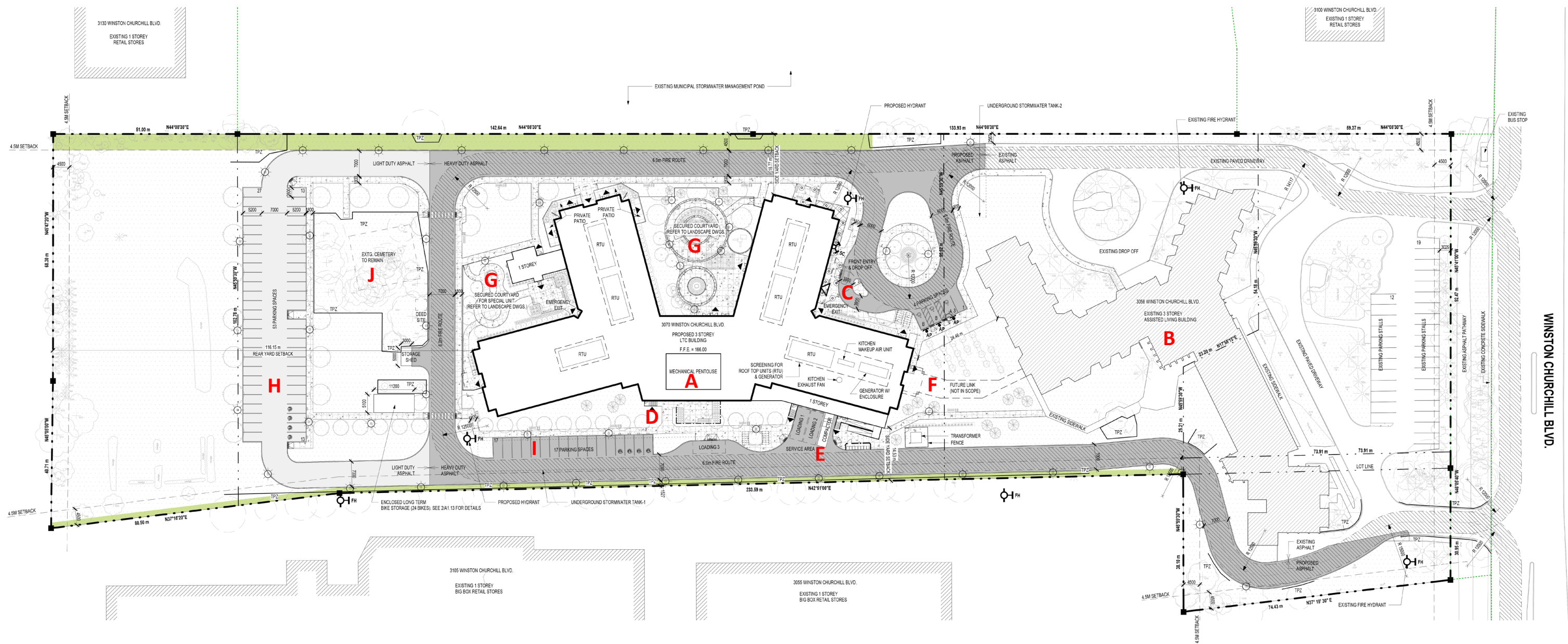
GENERAL COMMITTEE MEETING

February 22, 2023



APPROVALS PROCESS (KEY MILESTONES)

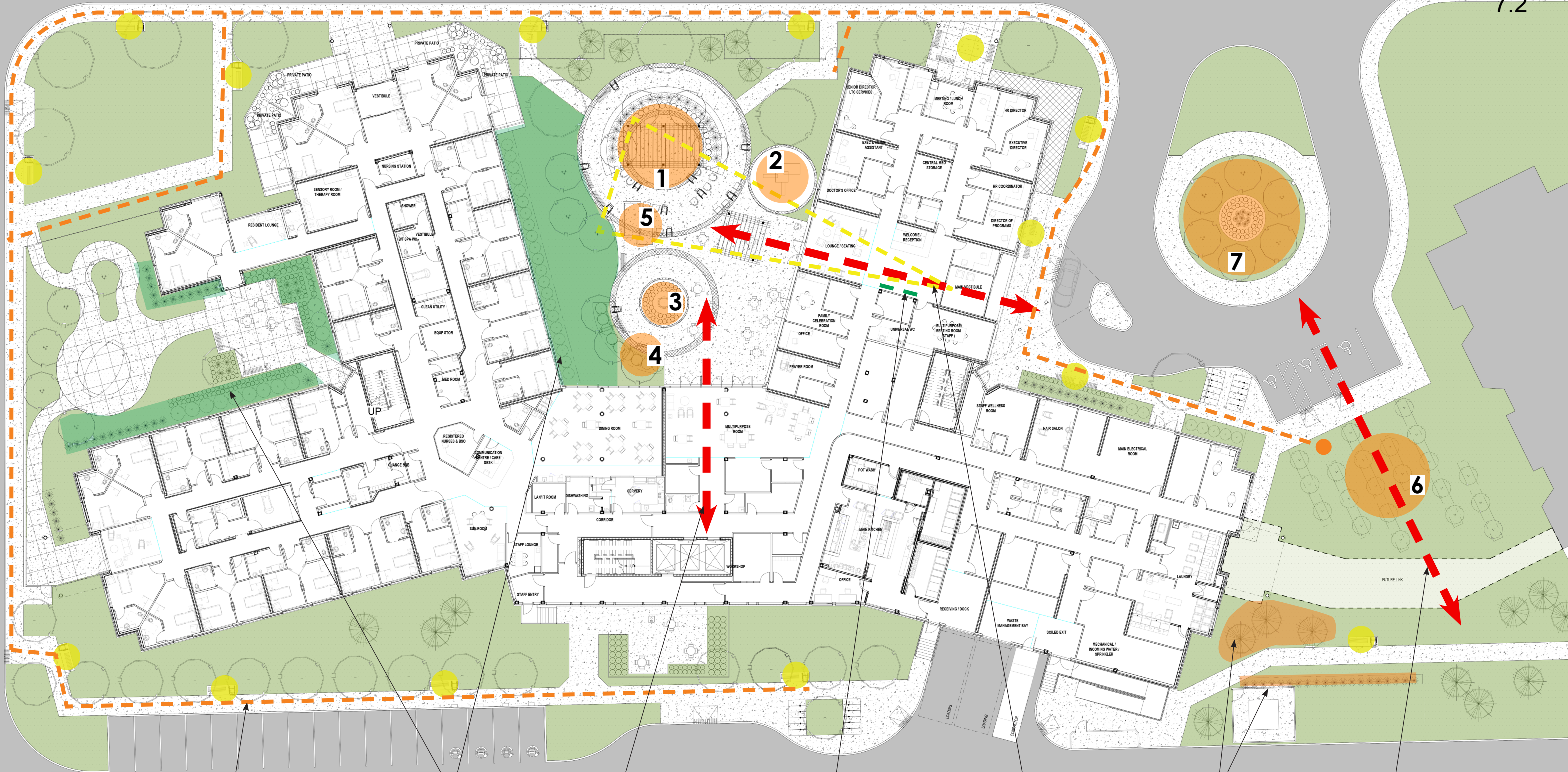
- 2018** Ivan Franko Homes met with the Development Application Review Committee to pre-consult with the City on the vision for 3058 Winston Churchill Boulevard ('Selo' Master Plan)
- 2019 - 2021** Ivan Franko Homes applied to the Ministry of Long Term Care to develop a new Long Term Care Home that would include the replacement of 78 LTC beds at their existing Etobicoke (767 Royal York) LTC home
- 2022** Ivan Franko Homes reengaged with the City to express a need for a Minister's Zoning Order to provide zoning certainty for the proposed LTC development.
- 2023** The Ministry of Long Term Care new capital funding subsidy requires the proposed LTC development to be ready to start construction as of August 31, 2023. This represents a \$51 Million funding grant for the project.
- 2025** IFH's license for the existing 78 LTC beds expires June 20, 2025 and porting these beds over to proposed Mississauga LTC development is required before June 20, 2025.



SITE PLAN

LEGEND

- A** PROPOSED LTC BUILDING
- B** EXISTING ASSISTED LIVING BUILDING TO REMAIN
- C** MAIN ENTRY AND DROP OFF
- D** STAFF ENTRANCE
- E** LOADING AREA
- F** FUTURE LINK
- G** SECURED COURTYARDS
- H** ON-GRADE PARKING LOT (53 PARKING SPACES)
- I** STAFF PARKING LOT (17 PARKING SPACES)
- J** EXISTING CEMETERY TO REMAIN



ANCHOR POINTS

- 1. MAIN STAGE
- 2. CHILDREN'S PLAY AREA
- 3. STUDNYA
- 4. BBQ AREA
- 5. ACCESSIBLE GARDEN
- 6. ORCHARD
- 7. BOSQUE

 **REST AREA**

EXTENDED RESIDENT WALKING PATHS

PRIVACY PLANTING

CONNECTION FROM ELEVATOR TO MULTIPURPOSE ROOM AND COURTYARD

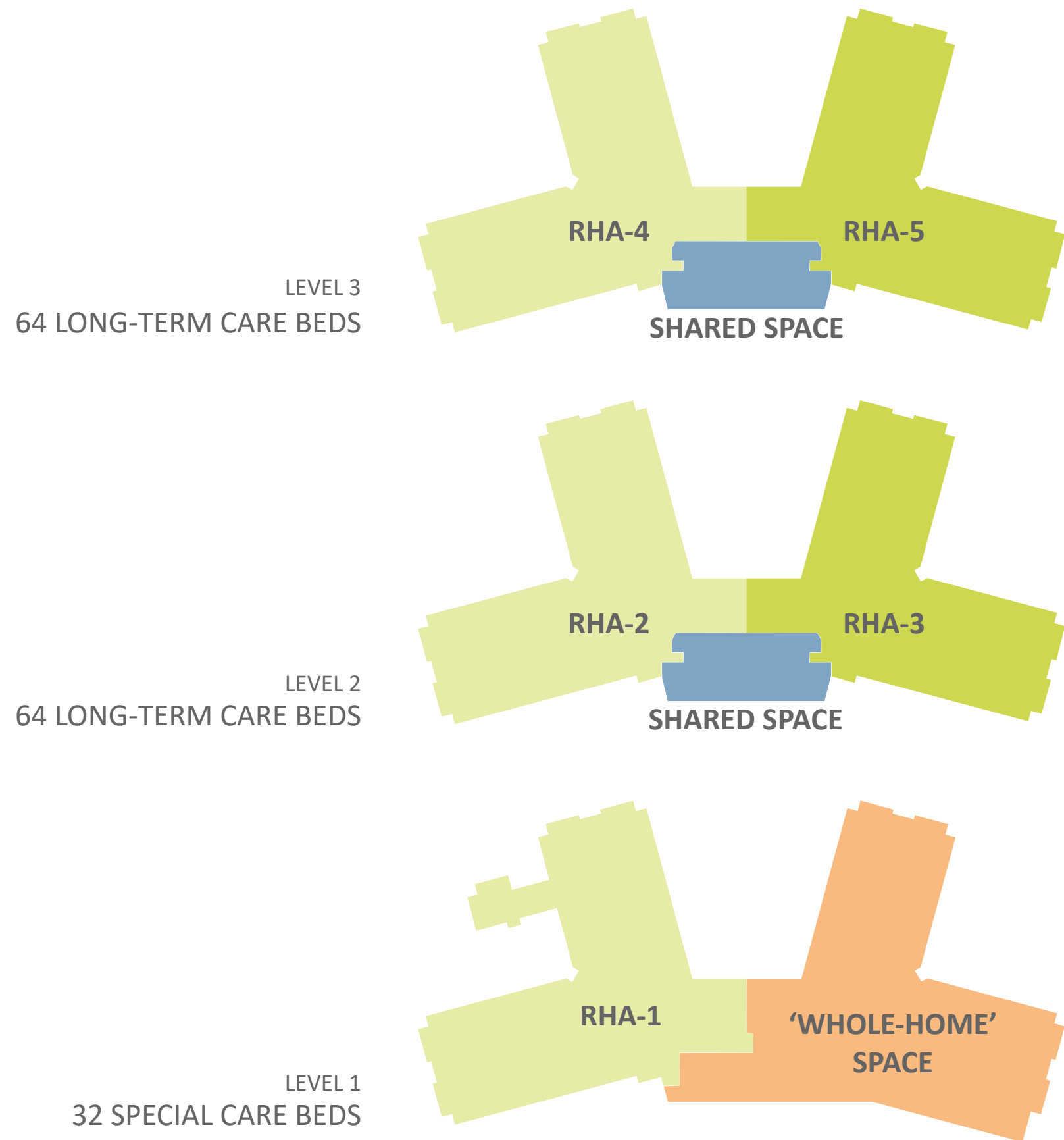
POTENTIAL LOCATION FOR GREEN WALL

ENTRY SEQUENCE CONNECTION AND VIEW TO COURTYARD

PLANTING TO SCREEN TRANSFORMER

CONNECTION FROM FUTURE LINK TO ORCHARD AND BOSQUE OF TREES

RELATIONSHIP BETWEEN BUILDING AND LANDSCAPE



BLOCK-STACK DIAGRAM



FRONT ENTRY VIEW



FRONT ENTRY VIEW



COURTYARD VIEW

City of Mississauga Corporate Report



<p>Date: February 7, 2023</p> <p>To: Chair and Members of General Committee</p>	<p>Originator's files:</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: February 22, 2023</p>

Subject

Growing Mississauga: An Action Plan for New Housing

Recommendation

1. That Mississauga's Housing Action Plan – Growing Mississauga: An Action Plan for New Housing (“the Plan”), attached as Appendix 3 to this report, dated February 7, 2023, from the Commissioner of Planning and Building, be approved.
2. That Council endorse the Plan as Mississauga's Municipal Housing Pledge, as set out by the Minister of Municipal Affairs and Housing, and that the City Clerk forward the Plan to the Ministry of Municipal Affairs and Housing.
3. That Council approve the Terms of Reference for the Housing Panel, attached as Appendix 4.

Executive Summary

- The Province has passed several pieces of legislation in the past year with the goal of getting more homes built, including Bill 23 “More Homes Built Faster Act, 2022”. Bill 23 sets a goal of building 1.5 million homes in Ontario over the next decade.
- The Honourable Steve Clark, Minister of Municipal Affairs and Housing, has established the City of Mississauga's Municipal Housing Target of 120,000 new homes by 2031, and requests the development of a Municipal Housing Pledge by March 1, 2023 (Appendix 1).
- On January 18, 2023 Council passed resolution 0008-2023 requesting staff to report back with a new “Housing Action Plan” for the 2022-2026 term of Council (Appendix 2).
- A 4 year Housing Action Plan – Growing Mississauga: An Action Plan for New Housing was prepared which includes 5 goals: Increase Supply; Improve Affordability; Streamline Approvals; Making it Happen; and Educate, Engage and

Report, along with 23 actions and additional sub-actions (Appendix 3). Additionally, a Terms of Reference for a proposed Housing Panel was drafted (Appendix 4).

- Mississauga can accommodate the new Housing Target within its existing land-use planning framework as long as there is an investment in new infrastructure at an accelerated pace. While the Peel Official Plan (2022) projects approximately 100,000 new housing units are required over the next 30 years, the City's existing Official Plan land use structure estimates close to 250,000 units could be built.
- The new Housing Target will only be achieved if favourable conditions exist – which are outside the City's influence. Specifically, a commitment by the Province and its agencies to fund, and to accelerate the construction of large transit projects is essential. Secondly, a commitment by the development community to fund and build the housing is a vital part.
- In response to Council's request for a communication strategy, staff recommend a 3 phase campaign which will include government relations and advocacy, media relations, social media, digital and traditional advertising, industry outreach, digital communications and education sessions.

Background

The Province has passed several pieces of legislation in the past year with the goal of getting more homes built, including Bill 23 "More Homes Built Faster Act, 2022". Bill 23 sets a goal of building 1.5 million homes in Ontario over the next decade.

In the context of Bill 23, the Honourable Steve Clark, Minister of Municipal Affairs and Housing, recently advised that the City of Mississauga's Municipal Housing Target is 120,000 new homes by 2031. The Minister has requested the City develop a Municipal Housing Pledge which commits support for reaching this target by March 1, 2023 (Appendix 1).

Mississauga has long supported the delivery of a range of housing. The City's comprehensive land use planning policy program has a strong vision for diverse, inclusive, mixed-use communities. As a result, Mississauga has earned a reputation as a great place to live and work.

The Region of Peel Official Plan (2022) process recently approved by the Minister of Municipal Affairs and Housing, projects a population of 995,000 people by 2051. To accommodate this growth, the Regional Official Plan indicates approximately 100,000 new housing units are required in Mississauga. The City's Official Plan land use structure estimates close to 250,000 units could be built in Mississauga based on existing permissions.

Recognizing this, on January 18, 2023, Council passed resolution 0008-2023 requesting staff to report back with a new "Housing Action Plan" for the 2022-2026 term of Council (Appendix 2)

that would not only accommodate the planned growth established in the Regional Official Plan, but that meets the newly set target of 120,000 units.

Comments

Attached is a 4 year Action Plan entitled, Growing Mississauga: An Action Plan for New Housing (Appendix 3). The Plan outlines the steps that Mississauga will take over the next 4 years and beyond to accommodate the new housing target of 120,000 units.

Although this number exceeds Peel Region's 2051 growth allocation of 100,000 units for Mississauga, the City's Official Plan structure can support this amount of new development, as long as there is an investment in new infrastructure at a much more accelerated pace. All planned infrastructure investments need to be reconsidered in the context of these additional units and at the accelerated rate of growth the Province has set as a target.

a) The Action Plan:

The Plan includes 5 goals, along with 23 actions and additional sub-actions:

1. Increase Supply
2. Improve Affordability
3. Streamline Approvals,
4. Making it Happen, and
5. Educate, Engage and Report

The actions take into account best urban planning practices, including outlining the large scale infrastructure such as transit that will be needed to achieve the target. Each action has a planned completion timeline and status. Highlights of the actions include:

- Pre-zoning lands
- Accommodating additional growth and density in planned developments across the city, including in and around major transit station areas (MTSAs)
- Directing growth to greyfield sites (Re-Imagine the Mall)
- Studying the conversion of employment lands in support of new mixed-use residential communities
- Streamlining Developmental Approval Process
- Creating a online development pipeline model to show development activity and improve Mississauga's ability to monitor housing supply
- Making it easier for residents/builders to create additional dwelling units on a lot
- Creating a "Housing Panel" to help Mississauga implement this plan

b) Housing Affordability

The Plan remains committed to addressing housing affordability. In fact, the Plan emphasizes the importance of implementing Council's previously adopted Making Room for the Middle

housing strategy, in addition to several new actions. Such actions involve exploring options for incentives to encourage affordable rental housing, exploring innovative housing solutions, like co-ops or land trusts, and identifying innovative solutions for older adult and student housing affordably.

c) Infrastructure Planning & Investment

Planning for growth means consideration must be given to the corresponding investment in infrastructure to support the growth – new transit, parks, public spaces and facilities, water, sewer and utilities. With the Provincial Housing Target of 120,000 units over the next ten years, the City will need support from the Province and Federal governments to fund and help coordinate the delivery of critical infrastructure. The Regional government will also have to reassess and reprioritize its 10 year capital program in order to support the accelerated plan for growth, which currently is based on a build out of 30 years versus the new target of 10 years.

d) The Development and Building Industry

The development and building community play an important role in meeting the new housing target assigned to Mississauga, as it is the industry that actually builds housing. The proposed Plan represents what the City can actually control. The Plan's actions focus on creating positive building conditions to support the delivery of housing.

However, a commitment on behalf of the development industry to work collaboratively and effectively with municipalities is necessary. The development approval process is two-way and success depends on the submission of quality applications and information, quick response by industry, and a higher level of attention and compliance to the zoning by-law, engineering standards, and building code. It also requires developers to advance projects – even when the environment may not be as favourable as past years. All of this would need to occur in order for the Provincial Housing Target to be realized.

Communications Rollout

Mississauga has an important story to tell when it comes to housing. *Growing Mississauga – An Action Plan for New Housing* gives us this opportunity. In response to Council's request for a communication strategy, staff recommend a sustained campaign that will:

- Launch and promote the City's new housing action plan
- Provide regular opportunities for housing education
- Share successes
- Support the City's advocacy efforts

The campaign will roll out in three phases following the approval of the action plan on March 1, 2023 and will include government relations and advocacy, media relations, social media, advertising, industry outreach, digital communications and education sessions.

Phase 1 – Announcement (early March 2023)

During the announcement phase, communication tactics will focus on launching the Plan. Government partners, the development industry and members of the public will know that Mississauga is serious about delivering more housing and has a concrete plan to do so.

Phase 2 – Educate (March - May 2023)

The next phase will shift to using tactics that help build broader awareness around the plan's actions and goals. During this phase, the public will be provided with a better understanding of the concrete actions Mississauga is taking to increase housing supply, improve affordability and streamline approvals.

Phase 3 – Reinforce (June - December 2023)

During this phase of the campaign, the action plan will be reinforced and successes communicated. Throughout the year, planning staff will be interacting with the public through community engagement sessions, planning and development committee and other events as development applications, new policies and building and development data come forward. All of these milestones provide an opportunity to further reinforce the plan.

Engagement and Consultation

The Plan recommends establishing a Housing Panel for continued purposeful engagement with housing providers, builders, academics who are experts in the affordability realm, and who are positioned to help the City develop effective policies and programs. The Region of Peel remains an important stakeholder, and the City's key partner in delivering affordable housing. As such, the Plan also speaks to the importance of the City's continued cooperation and coordination with the Region.

A Terms of Reference for a proposed Housing Panel is attached (Appendix 4).

Financial Impact

Accelerated capital projects will be required to respond to the provincial housing targets, which include, but not limited to:

- Electric Bus Garage (includes on-street infrastructure improvements) \$530 million
- Additional Fleet (electric buses) \$210 million
- Network of Higher Order Transit Corridors - \$35 to \$45 million per kilometre for medians running Bus Rapid Transit
- Downtown Light Rail Transit (LRT) Loop \$500 million

Other growth-related capital may be required to accommodate the accelerated growth. These capital works are primarily funded by growth charges such as Development Charges,

Community Benefit Charges and Cash-in-lieu of Parkland. Staff continue to monitor the financial impact of Bill 23. The acquisition of adequate parkland to support growth will be particularly challenging given the new legislation.

Conclusion

In summary, Mississauga has long been supporting the delivery of housing. Mississauga has created a Housing Action Plan that outlines actions to deliver housing over the next 4 years and beyond which represents the Municipal Housing Pledge.

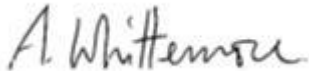
Attachments

Appendix 1: Letter from Minister Clark

Appendix 2: Council Approved Motion

Appendix 3: Housing Action Plan

Appendix 4: Terms of Reference – Housing Panel



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Andrea McLeod, Strategic Advisor

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

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Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

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Tél. : 416 585-7000



234-2022-4625

October 25, 2022

**Clerk/Director of Legislative Services
City of Mississauga
300 City Centre Drive
Mississauga Ontario L5B 3C1**

**Subject: Municipal Housing Targets and Municipal Housing Pledges
City of Mississauga: 120,000**

Dear Diana Rusnov,

Our government is taking bold and transformative action to get 1.5 million homes built over the next 10 years.

To help fulfill this commitment, we have announced and are implementing More Homes Built Faster: Ontario's Housing Supply Action Plan 2022-23. This plan includes a suite of legislative and non-legislative changes across government that will help unlock more housing, streamline development approvals, remove barriers, accelerate planning, and further protect homebuyers and owners.

To support the new action plan, we have introduced the **More Homes Built Faster Act, 2022**, which, if passed, would ensure that cities, towns, and rural communities grow with a mix of ownership and rental housing types that meet the needs of all Ontarians.

To achieve the goal of building 1.5 million homes, large and fast-growing municipalities, including yours, are being assigned a **Municipal Housing Target**. While municipalities have taken significant steps in increasing their housing supply, Ontario needs an unprecedented amount of housing to meet current demand and that of generations to come. Our government requires a commitment from our municipal partners to do their part in providing housing for future population growth.

To implement the 1.5 million homes target I am asking the City of Mississauga to demonstrate its commitment to accelerating housing supply by developing a **Municipal Housing Pledge** and take the necessary steps to facilitate the construction of 120,000 new homes in your community by 2031. I ask that you bring this letter to the attention of your Head of Council so that your municipality is positioned to deliver its pledge to me, the Minister of Municipal Affairs and Housing, by the March 1, 2023, deadline. See the info sheet attached to this letter for information and considerations in developing a Municipal Housing Pledge.

Pledges will provide important information that showcase the strategies and actions that municipalities choose to adopt in order to prioritize and accelerate housing. Our government intends to use your pledges to monitor and track progress so we can continue to play a role in supporting municipalities and removing barriers to housing development.

Our government recognizes the key role that municipalities will play in implementing Municipal Housing Targets through their Municipal Housing Pledges and know that you share the desire to bring more housing to the people of Ontario. We are committed to addressing the policy and implementation barriers you may encounter as you develop your pledges and I encourage you to reach out to Wendy Ren, Executive Lead, Municipal Policy/Program Collaboration, at Wendy.Ren@ontario.ca or 437-995-7094, if you have any questions, comments, or suggestions.

I look forward to working together to increase housing supply for all Ontarians.

Sincerely,



Steve Clark
Minister

Encl.

c: The Honourable Michael Parsa, Associate Minister of Housing
Kate Manson-Smith, Deputy Minister
Ryan Amato, Chief of Staff, Minister's Office
Joshua Paul, Assistant Deputy Minister, Housing Division

Info Sheet: Considerations in Developing Municipal Housing Pledge

The pledge is not intended to be a land-use planning document, and its development should not require external technical expertise. The format and language used in the pledge should be accessible to the general public. The pledge is intended to be approved by municipal councils and should help codify Council's commitment to meeting their municipal housing target.

Municipalities can leverage new and existing policy tools as they develop housing pledges and work towards their housing targets.

Below is a non-exhaustive list of potential strategies and actions that municipalities may include in developing their housing pledges. There may be additional opportunities based on local circumstances and the Province is interested in hearing about those ideas and creative solutions.

- Strategies to encourage and promote gentle intensification to enable and expedite additional residential units in existing residential areas
- Outline ways in which funding under provincial programs, such as the Streamline Development Approval Fund (SDAF) or Municipal Modernization Program (MMP), has been used to streamline existing municipal development approval processes
- Information on municipal development approval timelines and whether municipalities are being appealed for non-decisions
- Identify potential measures where current lack of infrastructure capacity (e.g., water/wastewater servicing) may limit future housing development
- Strategies to use municipal surplus lands
- Commitment to plan for, fund, and approve (where applicable) specific critical municipal infrastructure to support growth and new housing (e.g., water, wastewater, transit etc.), which may include expanded capacity as well as fully new facilities/assets
- Priorities for strategic and site-specific planning decisions to expedite housing in priority areas (e.g., around transit stations and in transit-serviced areas)
- Update zoning by-laws to permit a greater range of housing to be built without the need for costly and lengthy rezoning applications
- Municipalities may also consider existing tools such as the Community Infrastructure and Housing Accelerator, [Community Planning Permit System](#), Major Transit Station Areas, and Protected Major Transit Station Areas.

Below are some of the potential components of a municipal housing pledge. Municipalities are free to choose, alter, or add any new components that seem reasonable. Pledges can be represented in the form of plain text, tables, charts, maps, or a combination of them.

- Municipal Housing Target

- Planned and proposed Municipal Initiatives
- Initiative Owner and Additional Stakeholders
- Context and Description of How Initiative Accelerates Housing
- Number of units per initiative and housing type
- Considerations (Barriers, Implementation, Risks, etc.)
- Potential Mitigation Strategies and Proposal to Accelerate Housing
- Potential Reporting and Monitoring Measures

The deadline for municipalities to submit housing pledges to the Minister of Municipal Affairs and Housing is March 1, 2023.

Municipal housing pledges are intended to be public documents and it's anticipated that municipalities will post them online.

Municipalities can contact Ministry staff with any questions and for clarification.

**MISSISSAUGA**

RESOLUTION 0008-2023
adopted by the Council of
The Corporation of the City of Mississauga
at its meeting on January 18, 2023

0008-2023 Moved by: B. Crombie

Seconded by: J. Horneck

WHEREAS cities across the province are facing a housing affordability crisis, and the province has passed several pieces of legislation in the past year with the goal of getting more shovels in the ground;

AND WHEREAS the province has set the ambitious goal of building 1.5 million homes in the next decade, of which 120,000 are to be built in Mississauga;

AND WHEREAS Mississauga already had a plan in place to meet the province's 2051 growth targets, and understands that these plans will need to be accelerated and new policies and funding options be considered to meet the province in meeting their goal of building 1.5 million homes over the next decade;

AND WHEREAS construction is currently at a 30-year high in the City of Mississauga, with the city issuing building permits for nearly 6,500 new homes in 2022, a record number; and

AND WHEREAS the City of Mississauga has been working over the past decade to address the housing affordability crisis, and has implemented 90 percent of the actions outlined in its *Making Room for the Middle* plan, including:

- Working with the development community to streamline and digitize processes that are ensuring we meet approval targets for building permits 95% of the time;
- Protecting rental housing from demolition and conversion;
- Permitting secondary or basement units;
- Exploring gentle density intensification (i.e. garden suites and duplexes);
- Implementing inclusionary zoning, and;
- Providing Development Charges grants for eligible affordable rental housing developments.

AND WHEREAS Council shares the province's goal of building more homes and has raised concerns about the impact that Bill 23 will have on how we can collect development charges and parkland levies – resulting in projected losses of up to \$885 million over ten years, or 20% of our capital budget. Council has called on the province to fully compensate Mississauga for any and all losses; and

AND WHEREAS while municipalities can help cut red tape and speed up approvals, which Mississauga is doing, they cannot be held accountable for housing targets out of their control, which is why developers must also be accountable for getting shovels in the ground and helping the province meet their building targets, as well as passing any incentives on to homebuyers;

THEREFORE BE IT RESOLVED THAT:

1. City Council direct staff to report back at General Committee February 22, 2023 with a new "Housing Action Plan" for the 2022-2026 term of Council. This plan should provide an update on the progress made through *Making Room for the Middle* and chart a path forward for the City to help the province meet their goal of building 120,000 new homes in the next decade; and
2. This plan take into account best urban planning practices, including outlining the necessary infrastructure, especially transit, that will be needed to support projected growth. This plan should also respect the city's efforts to encourage gentle density by building complete communities, regionally integrated transit and a more walkable, connected 15-minute community; and
3. As part of this plan, staff should provide recommendations on how we can help the province achieve their targets in the next decade by exploring policies that achieve the following objectives:
 - a. Accommodating additional growth and density in planned developments across the city, including in and around major transit station areas (MTSAs)
 - b. Studying the conversion of employment lands in support of new mixed-use residential communities, as recently identified by Regional Council Protecting existing and building more market and affordable rental, as well as rent to own models
 - c. Ensuring the right mix of housing stock, including mandating family-sized and accessible units in new condo builds and rental builds
 - d. Working with post-secondary institutions to increase the availability of student housing
 - e. Making it easier for residents/builders to create additional dwelling units on a lot
 - f. Enhancing and expanding the Region of Peel's My Home Second Unit Renovation Program and the Peel Affordable Rental Incentives Program
 - g. Explore a "Housing Affordability Committee" to help the city implement this plan once finalized. This committee shall include representation from the construction, trades development communities, not for profit organizations and Members of Council

That a copy of this resolution and the plan, once finalized, be sent the Premier, Minister of Municipal Affairs and Housing, Mississauga MPPs, the Region of Peel, AMO, OBCM, BILD, FMC and the local development community.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor A. Tedjo	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor J. Horneck	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor M. Reid	X			
Councillor S. McFadden	X			
Councillor B. Butt	X			

Carried (12, 0, 0 Absent)

Growing Mississauga: An Action Plan for New Housing

February 2023



“

We are growing and evolving from our traditional suburban roots into a thriving urban city that meets the needs and demands of existing and future residents.

— **ANDREW WHITTEMORE**

Commissioner, Planning and
Building Department

”

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Introduction

The City of Mississauga has a long-standing role in supporting the delivery of a range of housing. Our comprehensive land use planning policy program articulates a strong vision for diverse, inclusive, transit-supportive mixed-use communities. This has helped Mississauga earn a reputation as a great place to live and work.

Historically, Mississauga's growth can largely be attributed to middle income earners – young professionals and families seeking the quality of life and housing that was affordable. However, many of these qualities are increasingly at risk of being compromised.

The cost of housing in Mississauga is continually increasing. This can be attributed to a dwindling supply of vacant land and rising land prices; the cost of building materials and labour force, and the rising cost of the infrastructure needed to support the growth. Collectively, these pose a significant challenge for the delivery of housing that is affordable. Housing and its affordability therefore must be at the forefront of our thinking.

The provincial government has set targets to increase the housing supply. Over the next 10 years its goal is to deliver 1.5 million new units – of which 8%, or 120,000 units, are directed to Mississauga.

Supporting this target is no small task. Yet the City is committed to doing what is within its ability to facilitate more housing. Mississauga is committed to creating the conditions within its control that are conducive to supporting the delivery of housing – which is the focus of this plan.

In contemplating the growth required to support the Province's ambitious target, consideration must be given to the need for new infrastructure to support the growth (transit, parks, sewer, water and public spaces). In the absence of these, the city will not function in the way a city is meant to. Support from all levels of government is needed to fund and deliver new infrastructure at an accelerated pace to correspond with the new growth.

Additionally, the development and building industry have a key role to play. The industry ultimately will fund and build the new homes. A commitment by the industry to significantly increase the number of units under construction is necessary to fulfill the province's target.

A key objective of a housing plan needs to be the development of more units that are in need: affordable housing, purpose-built rental units, older adult housing and long term care beds, units sized for families and student housing. Approximately 80% of Mississauga's recent housing unit growth has been in the form of condominium apartments.

This plan outlines 5 goals and 23 actions that the City of Mississauga will take over the next 4 years to create more housing and identifies areas where we need private sector and senior government assistance to achieve the common goals.



This plan outlines 5 goals and 23 actions that the City of Mississauga will take over the next 4 years to create more housing...



5 Goals

23 Actions

NEW HOME GOALS

100,000
Residential Units Target by the Region of Peel in the Next 30 Years

120,000
Residential Units Target by the Province of Ontario in the Next 10 Years

246,000
Residential Units Development Capacity Identified

CONSTRUCTION

36
Construction Cranes in the Sky

BUILDING PERMITS

3,200
New Residential Unit Building Permits Issued over the Last 5 Years (2017-2022)

6,000
New Residential Unit Building Permits Issued over the Last Year (2022)

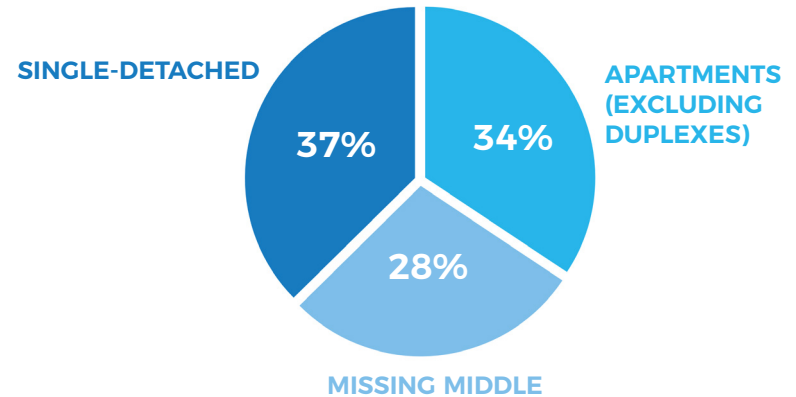
LEAN INITIATIVES

100+
Completed LEAN Initiatives

11,000+
Staff Hours Gained

\$882,000
Dollars Saved in Costs

HOUSING MIX



Ready For Growth

The Province's goal for Mississauga is 120,000 additional residential units over the next 10 years. While the City's Official Plan structure supports this envisioned growth, a commitment to funding and building new infrastructure at a much more accelerated pace is needed.



Provincial Housing Target

The Province's new goal for Mississauga is 120,000 additional residential units over the next 10 years. Although this number exceeds Peel Region's 2051 growth allocation of 100,000 units for Mississauga, the City's Official Plan structure can support this amount of new development, as long as there is an investment in new infrastructure at a much more accelerated pace. All planned infrastructure investment need to be reconsidered in the context of these additional units and at the accelerated rate of growth the Province has set as a target. The table below shows the new goal in the context of other growth forecasts.

FORECAST	UNIT GROWTH	AVERAGE UNITS PER YEAR	PRESENT USE
Peel Official Plan - 2051 Target (30 years)	100,000	3,330	Growth Plan conformity, City & Region Official Plan policies and infrastructure planning. Aligns to 995,000 population target at 2051
Province's 1.5 million New Home Goal - 2031 Target (10 years): Mississauga Share	120,000	12,000	Ensure City's policies would allow for this growth, should market support it. Identify what infrastructure would have to be advanced
Mississauga's 2023 Assessment of Planned Capacity	246,000	N/A	Assesses whether Mississauga's current master plans, Official Plan policies can accommodate Peel's growth allocation

Mississauga's Housing Form

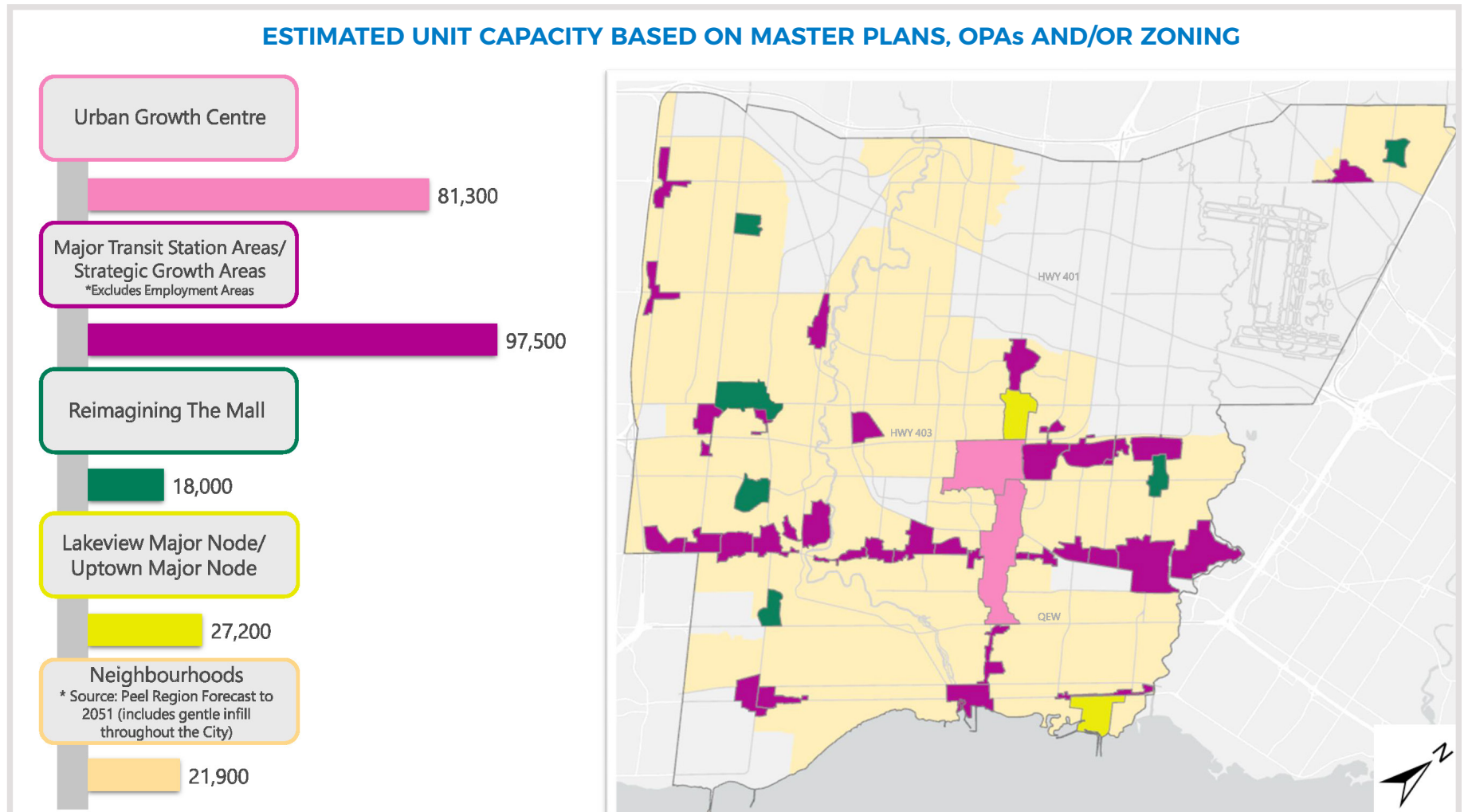
Unlike many cities, Mississauga is in a unique position given the majority of lands have already been built upon. Historically, the majority of housing was delivered in the form of low-density, single detached homes. Such low density communities consumed significant land and required a vast network of new roads and highways to move residents in the city. Currently, approximately 71% of the total residential land area in the city has an existing single detached home.

A low density form of housing is no longer sustainable, especially given the absence of greenfield lands. Therefore, when planning for new residential growth, the City's priority will be to direct growth to underutilized areas of Mississauga, built around transit and other community infrastructure. The focus on new roads and car oriented development is no longer viable, and the future of Mississauga will be to create transit-supportive communities.

The majority of new units will be achieved through infilling in existing areas. This will come in the form of primarily tall and medium size towers, with pockets of townhouse, singles, duplex, triplex and multiplex in neighbourhoods.

Directing New Growth

The majority of new residential units planned for Mississauga will be directed towards the City’s strategic growth areas (Urban Growth Centres, Major Nodes, Community Nodes, Major Transit Station Areas) and to a lesser extent, neighbourhoods. The map below identifies the strategic growth areas. It provides estimates on the potential number of residential units that could be built based on Official Plan permissions (approved or endorsed by Council). The 246,000 potential new residential units significantly exceeds both the Region of Peel Official Plan and Bill 23 targets.



Approving New Housing

Mississauga continuously monitors development activity. The graph on the next page illustrates how Mississauga is growing. Mississauga has issued on average 3,200 new building permits for residential units over the last 5 years, with the last year at more than 6,000 units.

A variety of housing is being built from apartments, townhouses, semi-detached, single dwellings and second units. Condominium apartments remain the single most prominent built form of housing delivered in Mississauga during the last 5 years.

Mississauga is also meeting the Ontario Building Code legislated timeframe for building permits application reviews the vast majority of the time.

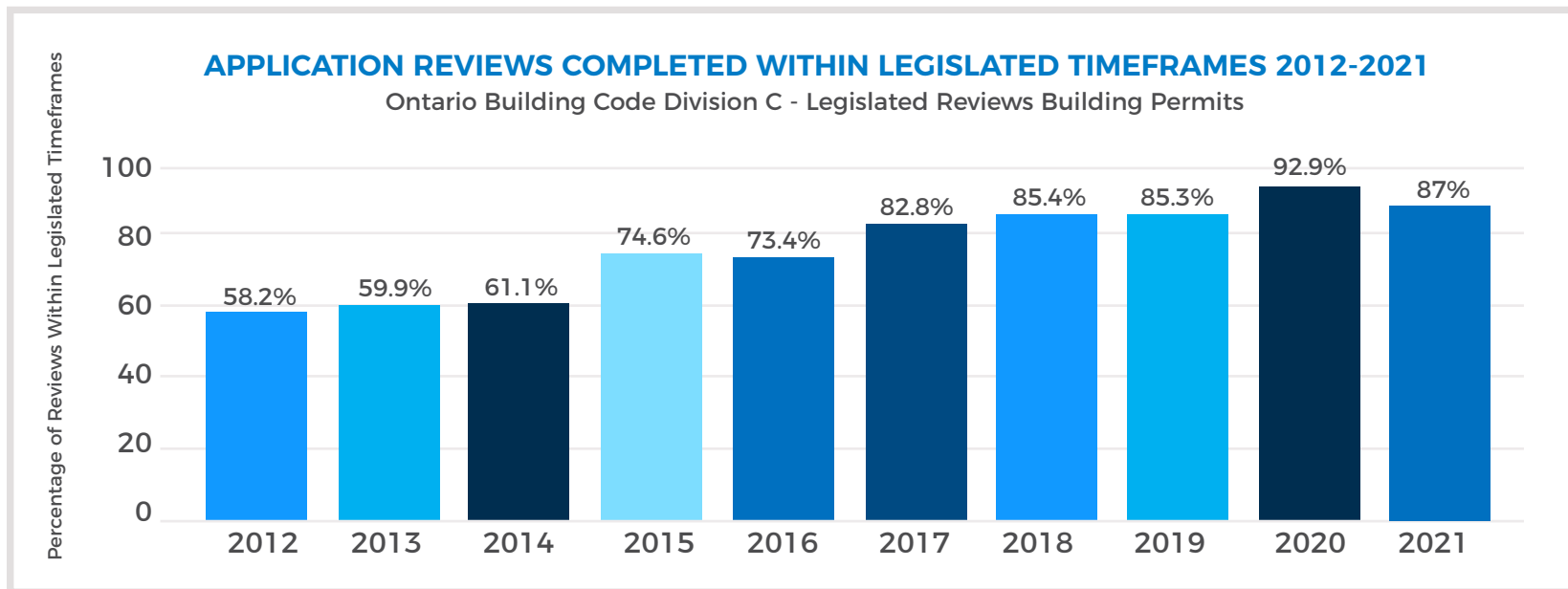
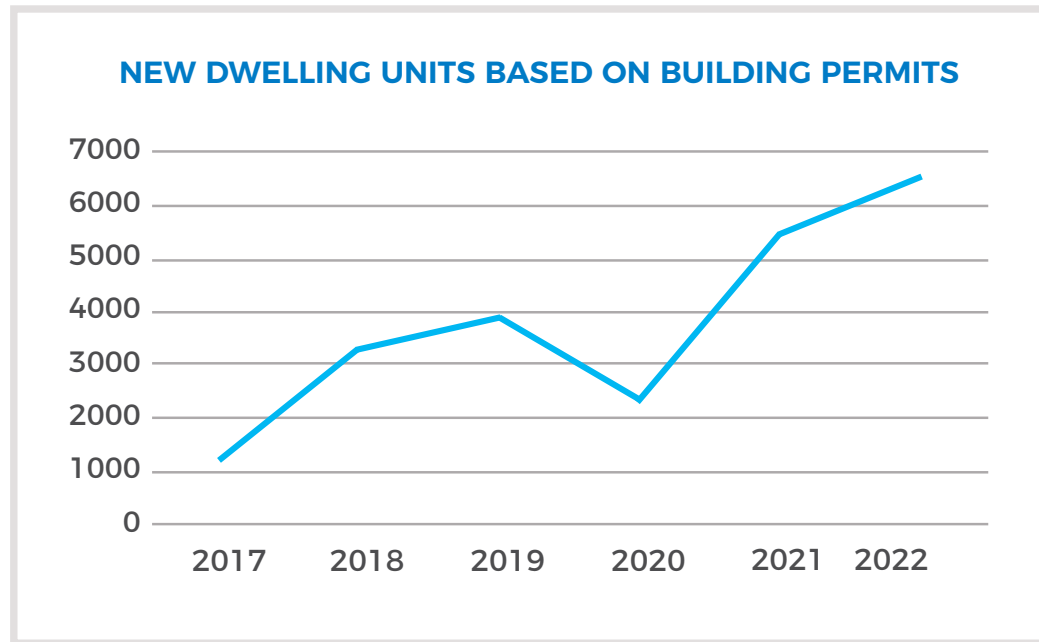
Mississauga's success can be attributed to the steps taken to adopt land use policy that facilitates significant new residential growth. Two such policies include:

Unlimited Height and Density

Since 2001, Mississauga has allowed "unlimited height and density" permissions in the Downtown Core. These innovative permissions streamline and bring certainty to the development process, allowing a developer to lift a holding provision (a zoning hold that specifies future use of lands until the time that conditions for removing the "H" are met and removed by by-law) and move straight to site plan approvals in this area.

Pre-Zoning Lands

Mississauga has updated its Official Plan policies, including heights, to support growth in Major Transit Station Areas (MTSA). Mississauga is now working to pre-zone MTSA lands, as required by Bill 23, to ensure development may occur as-of-right (zoning approvals not required).



Tracking Housing Development

While Mississauga has created positive policy conditions to facilitate new housing, ultimately it requires the development and building industry to build housing. Specifically, the developers are required to act quickly to build housing once planning approvals are received.

As the table below shows, in some instances, the City is approving and providing planning permissions, yet the housing is not being built.

STATUS OF APPLICATIONS*	APPROVED RE-ZONINGS (CITYWIDE)	PRE-ZONED (DOWNTOWN CORE)	TOTAL UNITS
Active Associated with an active site plan or removal of a holding application	5,100	12,900	18,000
Phased Five applications have been classified as “phased.” These units may be associated with active site plans, but the developments are so large in scale that it may be many years (or even decades) until these units are built.	15,400	0	15,400
Inactive No site plan or removal of a holding application lodged	6,100	39,200**	45,300
TOTAL UNITS	26,600	52,100	78,700

* The status of applications under reviewed by the City’s Planning Department changes on a daily basis. This data represents a snap shot in time, as of December 2022.

** This number represents a conceptual estimate of development potential remaining in the Downtown Core from underutilized site and/or infill projects. City staff are currently working on a more detailed model to determine the capacity of the Downtown Core and results will be shared once they are available.

Goal 1: Increase Supply

The following actions will allow Mississauga to increase supply of housing over the next 4 years:

Action 1: Increase 'Missing Middle' Housing in Residential Neighbourhoods

The Increasing Housing Choices in Neighbourhoods study will look at reducing exclusionary zoning throughout Mississauga to allow as of right gentle densification in low density neighbourhoods. This could result in more semis, townhouses, plexes, garden suites and garage conversions. This action will specifically look at the needs of families, older adults, students and workforce housing.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
1.1	Update Official Plan to reflect Bill 23 provisions permitting 3 units per lot	2023	Ongoing
1.2	Update zoning with appropriate setbacks, heights, coverages, emergency access, etc. to allow for additional units	2023-2024	Ongoing
1.3	Revise and implement the on-street permit parking policies program	2023-2026	Ongoing

Action 2: Undertake Employment Land Conversion Studies to Discover New Opportunities for Residential Units

Mississauga will review the residential land use possibilities at the Clarkson GO Major Transit Station Area (MTSA), Heartland Town Centre, Lisgar GO MTSA and 2 sites on Burnhamthorpe Road.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
2.1	Review appropriateness of adding residential units in these areas	2023	Ongoing
2.2	For sites proceeding with conversions, prepare Official Plan and zoning policies to allow development to proceed as-of-right	2024	Not Started

• Action 3: Study Additional Residential Housing Opportunities on Key Sites

Mississauga will study and look for opportunities for additional residential housing on key sites.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
3.1	Work with Conservation Authority to update flood policies for Etobicoke and Little Etobicoke Creeks to explore opportunities for development in areas where it is currently not permitted	2023	Ongoing
3.2	Work with landowner of Dixie Outlet Mall on a master plan of the site	2023	Ongoing
3.3	Work with Peel District School Board on any potential sale of a portion of the Britannia Farm site	When Appropriate	Not Started
3.4	Add greater development permissions on retail sites over 1 hectare on major roads	2023	Ongoing

• Action 4: Implement Reimagining The Mall

The Reimagining the Mall project created a mixed-use vision and proactive policy framework for the future redevelopment of many of the City's mall-based nodes. Once implemented, a minimum of 10% of new residential units (with approximately half targeted to middle income households) will be below market in the mall-based nodes.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
4.1	Attend Ontario Land Tribunal (OLT) hearings on the proposed policies	2023	Ongoing
4.2	Implement zoning permissions for the sites once OLT hearing is complete	2024-2025	Not Started

• Action 5: Encourage Transit and Multi-Modal Oriented Development

Future growth in Mississauga will be focused around transit, with a full and integrated range of transit options, including local bus services, express bus services, Bus Rapid Transit (BRT), Light Rail Transit (LRT), and regional bus and rail services. In addition to transit, growth areas need to be serviced by multi-modal transportation options including a network of cycling and pedestrian routes.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
5.1	Enact Major Transit Station Areas (MTSA) updated zoning policies to align to new Official Plan permissions	2023	Ongoing
5.2	Advocate and participate in the study of enhanced service on the Milton GO line and determine land-use implications along the corridor	2023-2026	Ongoing
5.3	Work with the Province to secure the downtown loop located in Mississauga's highest growth node	2023-2024	Ongoing
5.4	Develop a long-term transit network supporting future growth, including a potential high-frequency network and associated schedule updates in Mississauga Official Plan	2023	Ongoing
5.5	Conduct land use/transportation studies on Transit Priority Corridors to address future growth. Future corridors that will be studied include Erin Mills Parkway, Derry Road, Dixie Road, Eglinton Avenue and Airport Road	2023-2026	Ongoing
5.6	Construct a new transit garage facility to facilitate increased transit service and address future population and employment growth	2024-2026 and beyond	Not Started, Pending Funding
5.7	Implement transit service and infrastructure improvements to provide a service that is fast, reliable, connects to higher order transit and responds to population growth	2023-2026	Ongoing
5.8	Coordinate and partner with other transportation jurisdictions to provide an inter-connected multi-modal transportation system, including the Federal Government, the Province, Metrolinx, the Ministry of Transportation, the Region of Peel, adjacent municipalities, the Greater Toronto Airports Authority (GTAA), and private agencies, such as the Canadian National Railway and the Canadian Pacific Railway	2023-2026	Ongoing

Did You Know?

Downtown Mississauga is expected to grow 2X the population by the year 2041.

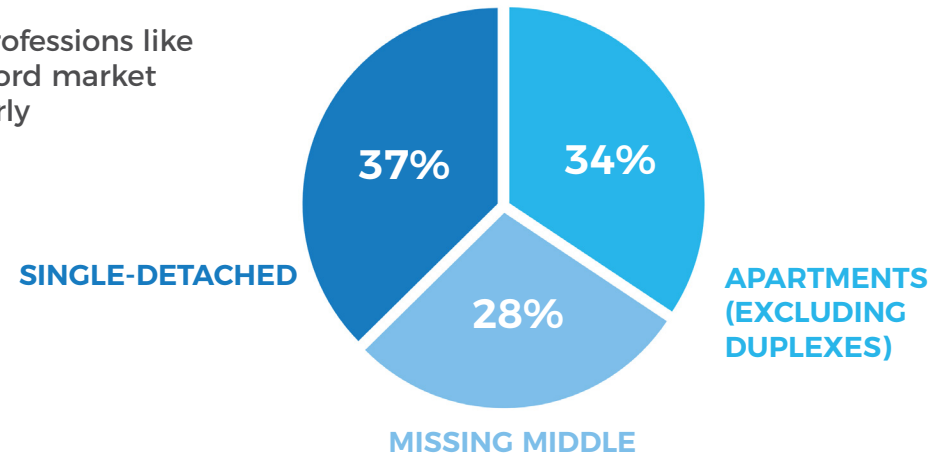
The Cost of Housing in Mississauga

In Mississauga, the supply of housing that is affordable to a wide range of household incomes is diminishing.

In Mississauga, the supply of housing that is affordable to a wide range of household incomes is diminishing. The housing market is meeting the needs of high income households and there are supports in place to support lower income households, but the middle income earners are falling through the cracks.

Middle income earners (those who earn between \$58 to \$108K) – professions like teachers, nurses, retail staff and warehouse workers - struggle to afford market housing but earn too much to qualify for housing assistance. Similarly impacted are lower income students and older adults.

Mississauga’s housing mix is predominantly comprised of single detached units and apartments. Missing middle units that include semi-detached, row houses and multiplex apartments comprise approximately 28% of the housing stock and the city needs more of these units to meet its housing needs.



Housing Gap

The average price of a single detached dwelling in Mississauga is now \$1.3 million and rent for a 2 bedroom apartment can range from \$1,600- \$2,800. The Affordable Price Threshold (housing costing no more than 30% of income) is \$1,670 for rent and \$459,000 for home ownership.

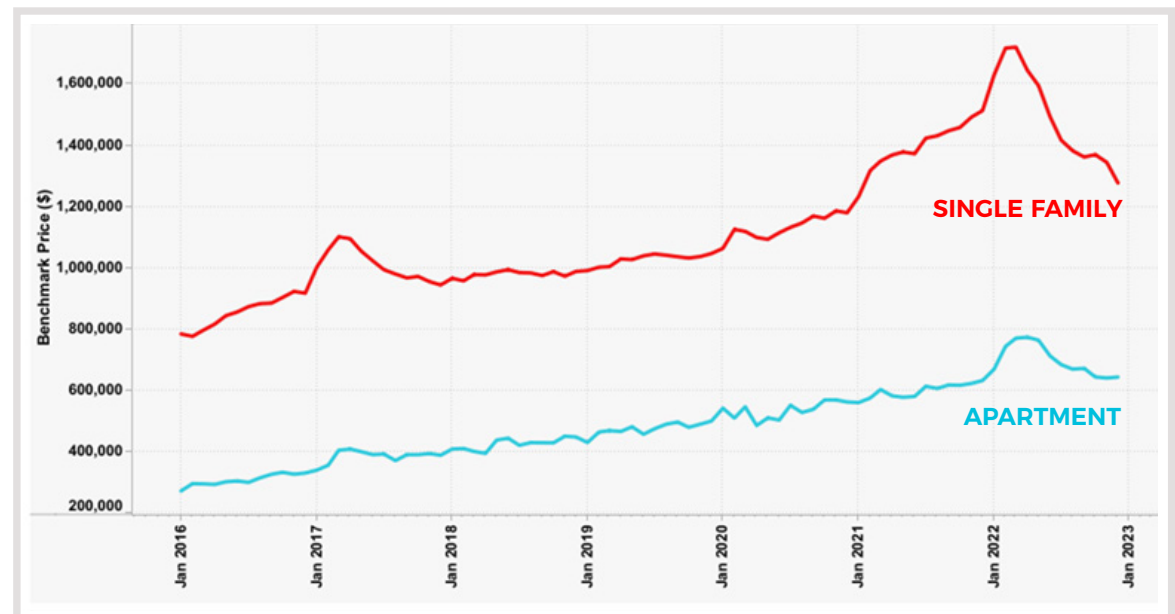
The Region of Peel Official Plan states that 30% of all new housing should be affordable housing to address the need.

The graph on the right shows the average MLS benchmark resale price of single family and apartment dwellings in Mississauga over the last 7 years.

For most first time buyers, the benefit of the recent decline in sale prices has been largely offset by higher interest rates.

AVERAGE MLS BENCHMARK RESALE PRICE (2016-2023)

Source: CREA



Making Room for the Middle – Affordable Housing Strategy

Mississauga adopted its affordable housing strategy - Making Room for the Middle, one of the first of its kind, more than 5 years ago to help provide housing that's affordable for all. It includes 4 goals and 40 actions.

Almost 90% of the Strategy's actions have been completed, ongoing or underway. Some of the highlights include:

- Securing affordable units in new developments
- Amending the zoning bylaw to make it easy to build second units
- Adopting a By-law to protect rental units from demolition/conversion
- Establishing an Affordable Housing Reserve Fund to support future projects
- Amending the Zoning By-law to reduce parking requirements for all housing
- Approving a Development Charge relief grant program for affordable rental housing
- Amended Fees and Charges By-law for non-profit housing providers – so they would be subject to a lower fee, or no fee

There are still several important actions underway to further advance the Housing Strategy's objectives.

Goal 2: Improve Affordability

The following actions will work to improve affordability of housing in Mississauga:

- **Action 6: Work with the Province on a Commitment to Protecting and Creating More Affordable Rental Units**

As market rents have continued to increase, there is a financial incentive for landowners to demolish older purpose built Rental buildings - often with a large number of tenants paying affordable rents - and replace them with higher density buildings with prevailing market rents. Mississauga has taken a flexible approach to rental protection that still allows for redevelopment but also prevents the loss of affordable units.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
6.1	Participate in any Bill 23 implementation committees established by the province related to rental protection by-laws	2023-2024	Ongoing
6.2	Continue to work with landowners on the City's flexible rental replacement policies	2023-2026	Ongoing
6.3	Advocate to the province to permit zoning for tenure to help ensure new purpose built rental buildings are part of new large developments	2023-2026	Ongoing
6.4	Participate in any Bill 23 implementation committees established by the province related to defining the affordability criteria	2023-2026	Ongoing

• Action 7: Provide Incentives for Affordable Rental Housing

Implementing the approved development charge relief for affordable rental housing allowing Mississauga to incentivize building of affordable units will be priority. Additionally, the City will finalize the Housing Community Improvement Plan (CIP) for property tax relief for affordable rentals. This would complement the Council approved Development Charge reductions for affordable units and provide incentives to support development of new affordable rental housing.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
7.1	Draft community improvement plan policy for Councils consideration	2023	Ongoing
7.2	Develop program and administrative processes for the implementation of the CIP	2023	Not Started
7.3	Engage the Region of Peel to ensure a commitment and coordinated approach	2023-2026	Ongoing
7.4	Prepare guidelines and administrative structure for the City's affordable rental grant program	2023	Ongoing
7.5	Explore innovative housing solutions such as new housing co-operatives and community land trusts to achieve self-administering long-term affordability	2023-2026	Ongoing

• Action 8: Advance Housing First on Government Land

Given the rapid cost escalation of developable land in Mississauga, utilizing existing government owned lands for affordable housing is increasingly important.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
8.1	Engage the provincial and federal government to ensure that the disposal of any surplus lands prioritizes the provision of affordable housing	2023-2026	Ongoing
8.2	Assess opportunities for housing to be integrated into future City and regional facility redevelopments	2023-2026	Ongoing

• Action 9: Implement Inclusionary Zoning

Implementation of Inclusionary Zoning (IZ) will allow Mississauga to require affordable housing units in new developments in Major Transit Station Areas (MTSAs).

#	SUBACTION	PLANNED TIMEFRAME	STATUS
9.1	Implement inclusionary zoning program in collaboration with the Region of Peel	2023	Ongoing
9.2	Amend the City's Inclusionary Zoning policies to reflect any changes emerging from Bill 23	2023	Not Started
9.3	Work with developers on securing inclusionary zoning units	2023-2026	Ongoing

Getting Shovels in the Ground

Mississauga is approving more housing units than any time over the last decade. Part of the success is due to the investment in technology, a commitment to streamlining the approval process and eliminating red tape, and using planning tools to make approvals faster.



Mississauga is approving more housing units than required to meet the Region of Peel Official Plan allocation on an annual basis and is approving them quickly. Part of the success can be attributed to the investment in technology, a commitment to streamlining the approval process and eliminating red tape, and using the planning tools available to make approvals faster.

Investing in ePlans & New Technology

Launched on January 1st of 2016, ePlans is the first end-to-end service for online application submissions and plan review approvals for building permits and development applications in Canada.

The adoption of ePlans has:

- Improved the efficiency of revision and analysis of applications due to its tailored features
- Served as an alternative to traditional mailing of documents, eliminating the risk of applications being delayed or misplaced
- Introduced alternative digital payment options to applicants that expedite the application intake process.
- Improved the ‘customer journey’ of submitting applications and receiving approvals. Applicants no longer need to travel to the Civic Centre, can remotely pay application fees, access applications, review comments and approval status online.

Other Technology Solutions:

In addition to e-Plans, Mississauga has implemented numerous technology solutions including:

- Planning Information Hub - an online resource for planning related data
- Have Your Say Mississauga - a web based engagement platform for public engagement
- Inspections Mobility: Plans Anywhere - allows City Building Inspectors access to technology on site
- Portable Signs Process - applicants can apply online using ePlans
- Interactive Zoning By-law - provides a visual representation of the zoning bylaw

Streamlining & Eliminating Red Tape

Mississauga has applied a full suite of ‘continuous improvement’ tools including LEAN and project management solutions to improve service and remove barriers that delay development. Over 100 LEAN development related initiatives have been completed resulting in freed staff hours and costs avoided.



100+
COMPLETED LEAN
INITIATIVES



11,000+
STAFF HOURS
GAINED



\$882,000
DOLLARS SAVED IN
COSTS

KEY TAKEAWAYS

Pre-Application Meeting for Development Applications

- Processing time reduced by 37%

Condominium Application Review

- Submissions are more accessible through e-circulation
- Customer no longer submits 30 hard copies

Development Charges Administrative Review

- Reduced overall process lead time by 31%
- Transparent process for customers

Other Process Improvements:

In addition to the LEAN initiatives, other major housing process improvements that Mississauga has undertaken include:

- **Delegated Authority:**

Allows the Commissioner of Planning and Building to approve by-law amendments to remove holding provisions in addition to approving the applications. This process will reduce application processing times from the current process by 3 to 4 months.

Continued on next page

- **Conditional Building Permits:**

Mississauga has issued conditional building permits since 2016, which on average were issued 13.5 months in advance of final planning application requirements being approved. This enabled applicants to start building on time or ahead of schedule, which better positioned cost controls and resourcing.

- **Introduced Different Streams of Site Plan Application:**

To expedite approval on more minor types of applications (Site Plan, Site Plan-Infill, Site Plan-Minor, Site Plan-Approval Express).

- **Introduced a Planning Services Centre:**

A one point of service with a focus on managing the process and resolving comments on applications to expedite the process.

- **Established Developer Liaison Position:**

To help expedite larger non-residential and residential developments with affordable housing and rental housing.

- **Improvements to Condominium Registration Process:**

Improved and operationalized a new Condominium Registration process with dedicated resources.

- **Development Charges Administration:**

Mississauga has reduced roadblocks and improved transparency through realigning responsibilities between internal (Building, Development & Design, Finance) and external stakeholders (Region of Peel, School Boards). This provides Building staff the ability to conduct comprehensive proposal assessments and identify Development Charge related implications early allowing applicants to make informed decisions and be more aware of Development Charge related project implications.

- **Implemented Property Information Search:**

This online tool improves transparency by providing detailed property-based planning and building data such as issued permits/approvals, inspections, minor variances, zoning designation, site plan control etc. This allows residents and applicants the ability to self-serve when they need access to property information.

Goal 3: Streamline Approvals

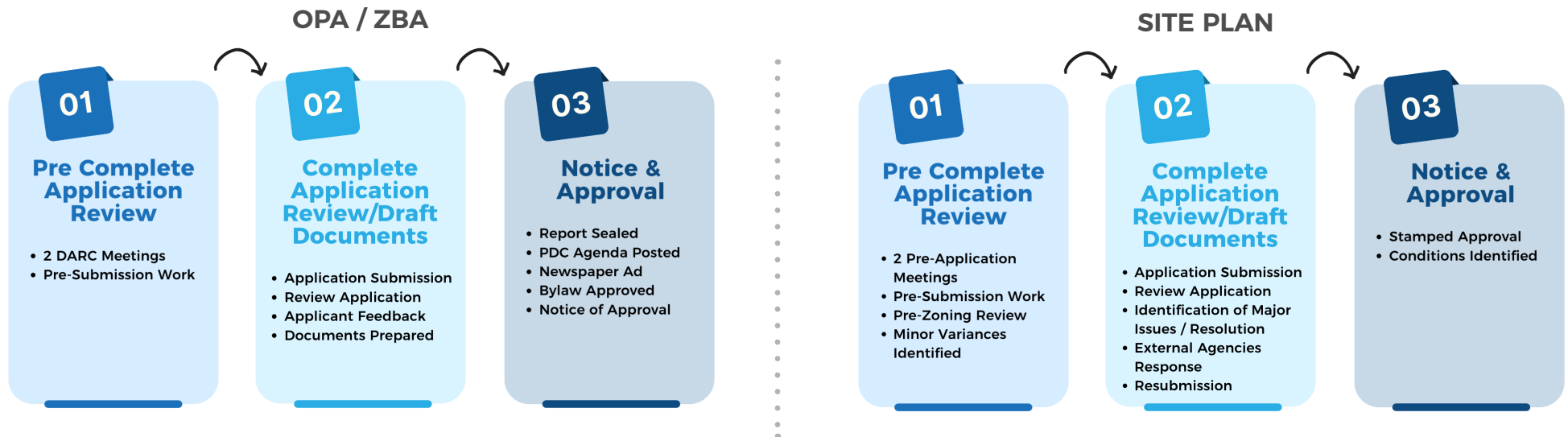
The actions below will advance continuous improvement and continue to streamline approvals for Mississauga:

Action 10: Streamline Approval Processes to Meet New Bill 109 Timelines

Mississauga conducted a review of the existing development application review processes to satisfy the legislative timelines outlined in Bill 109 resulting in changes to the zoning, official plan amendment and site plan approval processes.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
10.1	Pilot new process over the 1st quarter of 2023, with continuous improvement prioritized	2023	Ongoing
10.2	Review additional opportunities for continuous improvement within the development application review including pre-zoning review, building permit intake, official plan amendments and tree permitting processes	2023-2024	Not Started

Revised Processes



• **Action 11: Implement Bill 23**

This new legislation was introduced on October 25, 2022, and is proposing to significantly change the province’s land use planning system and municipal governance frameworks. Planning approvals, development fees and charges, the role of Conservation Authorities, heritage designations, major infrastructure provision and municipal governance are impacted.

PLANNED TIMEFRAME	STATUS
2023	Ongoing

• **Action 12: Launch Permit Approval Team to Expedite Approval**

Develop a team of dedicated building professionals to conduct one-stop, multi-faceted reviews of targeted residential proposals such as second units, additions and alterations in an effort to expedite approvals and provide catered services to applicants.

PLANNED TIMEFRAME	STATUS
2023	Ongoing

• **Action 13: Create Building Liaison Role for Seamless Approval Stream**

Create a dedicated role responsible for advising, coordinating and managing building approvals for targeted projects-of-significance in collaboration with Planning and other external agencies/stakeholders. Provides the ability to coordinate multi-phased planning approvals with associated building approvals to ensure a seamless approval stream and get shovels in the ground sooner.

PLANNED TIMEFRAME	STATUS
2024	Not Started

• **Action 14: Upgrade Online Applications Portal**

Upgrades and updates to ePlans system will be completed to leverage new technology to continuously improve the customer service experience for project managers, reviewers and applicants.

PLANNED TIMEFRAME	STATUS
2023	Ongoing

Working Together

Mississauga will play a big part in realizing this Plan but it needs partners. The provincial housing target is ambitious and achieving it comes with an expectation that other levels of government will fund and accelerate the delivery of major new infrastructure, such as transit sewer and water, and associated community facilities (schools, parks etc.).

Mississauga will play a big part in realizing this Plan but it needs partners. The provincial housing target is ambitious as it proposes more homes at a faster pace than the original target established through the Regional Plan. This will place pressure on staff resources, require a re-prioritization of capital budgets, and considerable new funding to accelerate the construction of major new infrastructure, such as transit, sewer, and water, to support the growth.

Managing such rapid change will also require a more thoughtful approach to engaging the community, who will experience this significant change. Mississauga will need to work closely with all stakeholders to ensure we continue to build complete communities that are walkable, well served by transit, provide a range of housing sizes and tenures, and that which showcase great urban design, parks, facilities and quality employment opportunities.

The City is committed to exploring and adopting new and innovative ways to engage, to inform and to report on growth and development.

Goal 4: Making it Happen

Action 15: Funding the Plan

Mississauga will explore ways to fund the Plan in order to fully implement the actions.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
15.1	Review all planning, building and development fees in the context of the implications of bill 109 - amend and establish a new Fee bylaw	2023-2024	Ongoing
15.2	Mississauga will participate in forthcoming Provincial financial audit to ensure the City is made whole	2023	Not Started
15.3	Explore alternative revenue generation opportunities	2023-2026	Ongoing

Action 16: Integrating Housing and the Delivery of New Infrastructure

Mississauga will work with partners to ensure housing is built with the right infrastructure in the accelerated timeframe.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
16.1	Work with Metrolinx to ensure the funding and delivery of major transit projects is revised to align with the accelerated target of 120,000 homes over the next 10 years.	2023-2026	Ongoing
16.2	Seek a commitment from the Province to provide accelerated funding and delivery schedule for new transit projects to align with the accelerated target of 120,000 homes over the next 10 years.	2023-2026	Ongoing

Action 17: Accelerate Parkland Acquisition

Given the accelerated growth target, it will be important for Mississauga to identify and acquire adequate parkland aligned with Mississauga's growth areas to support new residents. Bill 23 has made this process significantly more challenging.

PLANNED TIMEFRAME	STATUS
2023-2026	Ongoing

Action 18: Collaborate with Region of Peel on Ensuring there is Sufficient Water and Wastewater Servicing Capacity to Accommodate Additional Growth

Mississauga will work with the Region of Peel to identify where growth is most likely to occur and to identify any servicing constraints that could affect future development.

PLANNED TIMEFRAME	STATUS
2023-2026	Ongoing

Goal 5: Educate, Engage & Report

The following actions will support Mississauga's work to educate, engage and report to the community on housing.

- **Action 19: Establish Housing Panel**

Mississauga will establish a Housing Panel to help implement this plan. This panel will include representation from the construction, not-for-profit, and members of Council and development communities.

PLANNED TIMEFRAME	STATUS
2023	Not Started

- **Action 20: Educate Residents on Housing Issues**

Continue to offer public education sessions along with online education on how the planning process works in Mississauga and how residents can get involved.

PLANNED TIMEFRAME	STATUS
2023-2026	Ongoing

- **Action 21: Expand Online Planning Engagement Tools**

Continue to use and improve online platforms for planning projects to provide a range of methods for engagement including discussion forums, surveys, polling, question & answer tools, online mapping, and storytelling.

PLANNED TIMEFRAME	STATUS
2023-2026	Ongoing

• **Action 22: Increase Online Self-Serve Housing Data**

The number of dashboards on Mississauga’s website will be increased to provide more self-serve options for developers, the province, councillors, the public, academics and students.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
22.1	Assess progress in meeting growth targets and submit data to province	2023	Ongoing

• **Action 23: Create Online Development Pipeline**

Mississauga will create a Development Pipeline model that provides a representation of development activity to improve Mississauga’s ability to monitor near-term housing supply, create efficiencies in the land use planning review processes and research.

PLANNED TIMEFRAME	STATUS
2024	Ongoing



Did You Know?

**Mississauga has 36
construction cranes
in the sky.**



Terms of Reference – Housing Panel

The City of Mississauga is establishing a new Housing Panel (“the Panel”) comprised of stakeholders from across the housing continuum with expertise in housing development. The proposed composition is planned as follows:

- Mayor – ad hoc
- Council – three members
- developers (rental and ownership) active in Mississauga – three members
- BILD – one member
- rental housing industry groups – one member
- non-profit housing sector – one to two members
- construction industry group – one member
- land economic consultant – one member
- planning consultant – one member
- financial services industry – one member
- academic instructor – one member
- Regional Housing staff – one member

With the exception of Mayor and Council, City staff would identify and connect with potential panel members in each category.

The Panel is a group that provides advice to staff and a forum for vetting creative ideas and frank discussion. City staff will take comments provided by the Panel under advisement and will consider them in updating City planning processes and in recommendations made to Planning and Development Committee and Council.

1.0 Mandate

The Panel will provide:

- Advice and feedback on key action items from the Housing Plan
- information sharing on innovative approaches that have been successful in other jurisdictions
- a forum to share data on development activity and process improvements
- informed insight from various sectors on how to provide greater coordination in the delivery of housing

The Panel will not approve policies, strategies or incentives or make policy decisions nor will it replace stakeholder engagement or statutory public consultation on implementation measures that may require amendments to legislation or City procedures.

2.0 Operation of the Panel

2.1 It is anticipated that a Panel chair will be determined at the first meeting.

2.2 The Panel members are volunteers. No compensation shall be made to the Panel members for their participation.

- 2.3 Members commit to being part of the panel for a period of two years initially. One meeting per quarter is expected on average, with the actual frequency to vary based on the initiatives underway.
- 2.4 Sub-panels may be created as needed to address specific policy related matters and will report to the Panel.
- 2.5 City staff will be responsible for the operation of the Panel. Staff will arrange virtual and/or in person meeting venues, establish the agendas, serve as a resource and facilitate the meetings. Additional stakeholders may be invited to attend the meetings or vet specific initiatives when appropriate.
- 2.6 The role of the Chairperson is to preside over the discussions to ensure that matters brought forward before the Panel are considered in an equitable manner.
- 2.7 A staff representative will serve as Recording Secretary to send a reminder to the Panel members of the next meeting, topics of discussion, take meeting notes, record Panel comments, and to distribute meeting agendas and minutes in advance of the meetings.
- 2.8 Individual Panel members will not be identified in the meeting notes, although specific comments can be recorded without attribution.
- 2.9 Panel members will be asked to approve the draft meeting notes at the next Panel meeting and will have the opportunity to comment on the meeting notes at that time.

REPORT 2 - 2023

To: CHAIR AND MEMBERS OF GENERAL COMMITTEE

The Accessibility Advisory Committee presents its second report for 2023 and recommends:

AAC-0005-2023

That the deputation and presentation by Alana Tyers, Manager Service Development entitled "MiWay 2022 Annual Accessibility Plan" presented at the Accessibility Advisory Committee on February 6, 2023, be received for information.

(AAC-0005-2023)

AAC-0006-2023

That the deputation and presentation by Dan Sadler, Supervisor Accessibility entitled "2022 Accessibility Annual Status Update" presented at the February 6, 2023 Accessibility Advisory Committee meeting, be received for information.

(AAC-0006-2023)

AAC-0007-2023

That the deputation and presentation by Paul Gardner, Greg Baskin and Lauren Gibbons of Landscape Plan Ltd., and Rafik Nassif of Pylons Architecture Inc., on Paul Coffey Park Accessibility Presentation to the Facility Accessibility Design Subcommittee on January 23, 2023, be received for information.

(AAC-0007-2023)