

Date: March 29, 2022	Originator's files:
To: Chair and Members of General Committee	
From: Shari Lichterman, CPA, CMA, Commissioner of Corporate Services and Chief Financial Officer	Meeting date: April 27, 2022

## Subject

**Streamline Development Approval Fund**

## Recommendation

That the report dated March 29, 2022 entitled "Streamline Development Approval Fund" from the Commissioner of Corporate Services and Chief Financial Officers be received for information.

## Executive Summary

- The Streamline Development Approval Fund is a \$45 million provincial program designed to assist Ontario's largest municipalities modernize, streamline and accelerate processes for managing and approving housing applications.
- Under this program, the City of Mississauga is eligible to receive up to \$1 million, and there is no municipal cost-sharing requirement.
- Funding will be used to support the 'MAX System Project' (PN 22600) which will return \$0.8 million to the Tax Capital Reserve Fund (#33121) for use on other capital projects.
- As per the April 27, 2022 GC Corporate Report titled 'Financial Report as at December 31, 2021 & Year-End WIP', the 'MAX System Project' will be re-named 'Streamline Development Project', and the projects gross budget increased to \$1 million, resulting in a net zero budget.
- An interim report, submitted April 22, 2022 identified what the funding will be used for. A final report, inclusive of a publicly posted staff report is due February 28, 2023.

## Background

On January 19, 2022, the provincial government announced more than \$45 million for a new Streamline Development Approval Fund, administered by the Ministry of Municipal Affairs and Housing. This fund will help Ontario's 39 largest municipalities modernize, streamline and accelerate processes for managing and approving housing applications.

Funding can be used for:

- Streamlining development approval initiatives such as e-permitting systems, temporary staff (including full-time staff or interns) to address backlogs, online application portals and other provincial priorities; or
- Diversity internship programs to support diversification of planning/building departments by offering internships to qualified students/new graduates with a focus on people with disabilities, Indigenous, Black and racialized individuals, and people from diverse ethnic and cultural origins, sexual orientations, gender identities and expressions.

Under this program, the City of Mississauga is eligible to receive up to \$1 million, and there is no municipal cost-sharing requirement. Eligible expenses must be incurred between January 19, 2022 and February 28, 2023, the program end date.

## Present Status

In order to be eligible to receive the funding allocated, the City was required to confirm our participation in the program through a sign-back letter, no later than January 31, 2022.

Once participation in the program was confirmed, the City was required to enter into a Transfer Payment Agreement (TPA) with the Ministry of Municipal Affairs and Housing. The TPA was executed February 25, 2022. There was no requirement prior to signing the TPA to advise the funder how funding was going to be used.

As per the TPA, two reports are required to be provided to the funder:

1. Interim Report – Due April 22, 2022
  - This report has been submitted.
  - The report included a written description of how the City intends to spend the Funds, along with a work plan, timeline and budget for the project; as well as a list of any costs incurred to date, along with supporting documentation
2. Final Report – Due February 28, 2023
  - Includes a publicly posted staff report which includes a summary of the project, how the funds were spent, and measures or actions expected to be achieved; and the completion of a report back template (to be provided by the funder).

## Comments

Through funding received from the Streamline Development Approval Fund, the City will create a development charge (DC), community benefits charge (CBC) and cash-in-lieu (CIL) of parkland charges solution that will automate calculations, generate invoices, track payments and generate reports for land development charges; the following efficiencies will be realized:

- An enhanced DC module that will function as a one-stop solution for the calculation, invoicing, collection, tracking and reporting of DCs, simplifying current workflow;
- Adding functionality for calculating and invoicing the new CBC and DC deferral payments, which will eliminate manual invoicing and payment tracking;
- Invoicing and payment tracking;
- Improved CIL Parkland charge determination/calculations within the system, improving workflow between departments, reducing staff time;
- Greater automation in the DC calculation process to reduce human errors and reduce staff time generating invoices/quotes;
- Enhancements to invoicing and payment recording/tracking, eliminating manual tracking and responding to changes in industry practices; and
- Improved revenue reporting capabilities, eliminating manual data manipulation and reducing staff time.

## Financial Impact

The City anticipates receiving its full allocation of \$1 million to fund 'MAX System Project (PN 22600), which will return \$0.8 million to the Tax Capital Reserve Fund (#33121) for use on other capital projects. As per the April 27, 2022 GC Corporate Report titled 'Financial Report as at December 31, 2021 & Year-End WIP', the 'MAX System Project' will be re-named 'Streamline Development Project', and the projects gross budget will be increased to \$1 million, resulting in a net zero budget.

Funding will be provided through an initial upfront payment of \$500,000 within 30 days of execution of the Transfer Payment Agreement, and the remainder, based on project actuals will be provided upon submission and approval of the final report. The initial payment has been received.

## Conclusion

The Streamline Development Approval Fund provides the City with an opportunity to ensure it has the tools and resources it needs in place to support the development process without requiring a municipal contribution to do so.



---

Shari Lichterman, CPA, CMA, Commissioner of Corporate Services and Chief Financial Officer

Prepared by: Ann Wong, Manager Financial Strategies