

Appendix 3: Comments on Draft Inclusionary Zoning (IZ) Policies and Zoning Framework Presented at May 30, 2022 Public Meeting

Participant	Comment	Staff Response
<p>1 Sean Meagher, Resident, Cooksville Community Hub Working Group, oral submission at Public Meeting, Planning and Development Committee May 30, 2022</p>	(1) Rental units should be emphasized through IZ	IZ units may be rental or ownership tenure. Although IZ will mainly apply to condominiums, a 50% discount in the set-aside rate is available for condominium developments that provide their IZ requirement in the form of long-term affordable rental units.
	(2) Luxury rental (150% AMR) should not be included in exemptions	IZ will not apply to purpose-built rental units. The market feasibility analysis indicated that rental projects are currently not viable under an IZ policy framework in Mississauga.
	(3) The feasibility of applying IZ to rental should be reviewed after phase in	Once the rental market is more established and following an updated market feasibility analysis, staff will examine whether rental projects should be subject to IZ.
	(4) Review and expand set aside rates	<p>The feasibility analysis recommended that IZ be phased in over time in Mississauga, to allow the market to adjust to new requirements.</p> <p>Any future adjustments to the policy will depend upon ongoing monitoring and periodic financial impact assessments in accordance with Provincial requirements, or more frequently as necessary.</p>
	(5) Make sure affordability levels are fair to families and individuals; low-income families are disadvantaged in the policy (3-bedroom unit tied to 6 th income decile)	The IZ program focuses on moderate-income ownership and renter households, in keeping with the Housing Strategy. However, the policy framework also allows for the delivery of units affordable to low-income households on an opportunity basis when funding from senior government programs is available.
	(6) Incentives should be used to exceed requirements and stack programs	At this time, financial incentives are not proposed. A discounted parking rate will be applied as a regulatory incentive where IZ units receive a 50% reduction from the required parking rates of Precinct 1, and a 30% reduction for Precincts 2, 3, and 4. The cost to construct a parking spot is in the \$50K to \$70K range.

Participant	Comment	Staff Response
	(7) Move to perpetual affordability to avoid a future “affordability cliff”	Maintaining affordability in perpetuity is challenging from maintenance and administrative perspectives. The proposed affordability period is reasonable based on jurisdictional scans. Staff will consider opportunities to enhance the affordability period after more operational experience with IZ.
<p>2 Matt Palm, Resident, oral submission at Public Meeting, Planning and Development Committee May 30, 2022 and written correspondence received May 22 – 25, 2022</p>	(8) Support the provision of a clear schedule and timeline (Table 2). If a developer believes it’s a strong market, they will live with modest IZ – what they need is certainty about what to expect from it.	As noted in the comment, staff have defined a clear set-aside phase in schedule.
	(9) Strongly support the highest IZ levels being around the Hurontario Line and Port Credit as is currently planned.	The IZ set-aside rates are based on the findings of the market feasibility analysis.
	(10) Vote for method two of the resale options for ownership units. Trouble imagining a government system that can effectively administer something over that long a time horizon.	Through discussions with the Region of Peel, it was determined that the capped price option (method one) would provide the best housing outcomes.
	(11) As an alternative to 50 years, perhaps something in the middle, like a 25 or 20-year threshold.	Jurisdictional scans suggest longer affordability terms are commonly used.
	(12) Consider a co-op or association to manage all the IZ units if a 50-year time horizon is used.	The Region of Peel is currently examining how to administer IZ units throughout the Region. The City is confident that Peel’s expertise and long-standing role as Housing Service Manager and developer of affordable housing make them a sound implementation partner.
	(13) 49 units and below being exempt seems generous.	This intent of this policy is to promote smaller mid-rise developments by exempting them from IZ requirements
(14) Parking reductions seem like a good concession.	Parking reductions for affordable housing have been justified through a recent city-wide parking review. They are an appropriate incentive in this instance as no operational or financial impacts are expected.	

Participant	Comment	Staff Response
	(15) Require IZ be fully mixed in with the private units.	The intent is to have no major discernable differences between the IZ and market units. This will be further addressed through IZ agreements and implementation guidelines.
	(16) Proposed set-aside rates are in line with other jurisdictions	In accordance with Provincial regulations, proposed rates are supported by the results of a market feasibility analysis where sub-market areas were tested under the most onerous conditions (i.e. with the assumption that no financial offsets are provided).
<p>3 Mari Leesment, Resident, oral submission at Public Meeting, Planning and Development Committee May 30, 2022</p>	(17) Safe spaces are needed for people experiencing homelessness and addiction	Agree - but this is beyond the scope of IZ.
<p>4 Peel ACORN, written correspondence received May 27, 2022</p>	(18) Affordability Period: the period for which the units are kept affordable should be in perpetuity	See response to comment 7
	(19) Set Aside Rates: at least 20-30% of units should be set aside as affordable	See response to comment 16
	(20) Types of Buildings: expanding IZ to purpose-built apartment buildings would be beneficial	See response to comment 3
	(21) IZ Policy Benefits Middle Income: low- to moderate- income people won't be able to benefit from this policy	See response to comment 5
<p>5 Tanya Burkart, Resident, Peel ACORN, oral</p>	(22) Set-aside rates are far too low; Other municipalities have set-aside rates higher than 10%	See response to comment 16

Participant	Comment	Staff Response
submission at Public Meeting, Planning and Development Committee May 30, 2022	(23) Exceptions to IZ should not be allowed	<p>The Province has mandated statutory exemptions. The City is proposing an additional transition period, to allow for development applications that are currently in progress to advance under the existing planning regime.</p> <p>Additional exemptions address non-market housing and special needs housing (e.g. long-term care, student residences) and affordable housing (e.g. Region of Peel, non-profit).</p>
	(24) Affordability should be in perpetuity	See response to comment 7
6 Harold Glick, Resident, Peel ACORN , oral submission at Public Meeting, Planning and Development Committee May 30, 2022	(25) Above Guideline Increases (AGI) for capital expenditures continue in perpetuity – condo special assessments end once the capital expenditures/improvements are paid off	This is beyond the scope of IZ and municipal authority.
	(26) Review of Landlord Tenant Board legislation is needed	This is beyond the scope of IZ and municipal authority.
	(27) IZ should be in perpetuity	See response to comment 7
	(28) IZ should be city-wide	Agree - but the Province restricts the application of IZ to MTSA's.
7 Nikolina Conteh, Resident, Peel ACORN , oral submission at Public Meeting, Planning and Development Committee May 30, 2022	(29) Housing waitlists are too long	Agree - but this is beyond the scope of IZ, which represents only one strategy to address affordable supply.
	(30) Set-aside should be 30% affordable rental housing in all new developments; highest set-aside possible based on annual feasibility studies	See response to comment 16
	(31) Affordability should be in perpetuity	See response to comment 7
	(32) Expand IZ across entire region	See response to comment 28
8 Saad Malik, Resident, Peel ACORN , oral submission at Public	(33) The rent guideline increase process is concerning – not enough information provided to challenge or understand	This is beyond the reach of IZ and municipal authority. The Province regulates rent control and rent increases.
	(34) IZ should be city-wide	See response to comment 28

Participant	Comment	Staff Response
Meeting, Planning and Development Committee May 30, 2022	(35) Set-aside rate should be highest feasible	See response to comment 16
	(36) Affordability should be in perpetuity	See response to comment 7
9 Asiya Sultana, Resident, Peel ACORN , written correspondence received May 31, 2022	(37) Set aside 20% to 30% of every new development as affordable rental housing	See response to comment 16
	(38) Keep affordable rental/ownership units as affordable rental housing forever	See response to comment 7
	(39) Apply IZ requirements to developments with 60 or more units	See response to comment 13
	(40) Apply IZ requirements in every part of the Region	See response to comment 28
	(41) Require every development to include the maximum amount of affordable rental housing feasible	See responses to comments 2, 4, and 16
10 Michelle Bilek, Peel Alliance to End Homelessness , written correspondence dated May 20, 2022	(42) IZ should be encouraged to provide deeply affordable housing	The IZ program targets moderate-income ownership and renter households, in keeping with the Housing Strategy. However, discounts to the IZ set-aside rate may be considered for projects proposing to offer units that are more deeply affordable.
	(43) Definition of Affordable excludes single low-income adults and seniors	The definition of “affordable housing” is consistent with the Provincial Policy Statement definition. The focus of IZ is creating units that are affordable for moderate-income households.
	(44) Phased approach does not support current needs, should mandate 10% immediately and phase in a higher percentage within 5 years	See responses to comments 16 and 29.
	(45) The 25 year affordability for rental units and 50 year affordability for home ownership should be reconsidered	See response to comment 7

Participant	Comment	Staff Response
<p>11 Paula Tenuta, BILD, written correspondence dated May 27, 2022</p>	<p>(46) Expedited approvals and offsets such as density bonusing and financial incentives are required to offset the costs of IZ</p>	<p>Density bonusing and financial offsets are currently not proposed. IZ units will receive a 50% reduction from the required parking rates of Precinct 1, and a 30% reduction for Precincts 2, 3, and 4. The cost to construct a parking spot is in the \$50K to \$70K range. Reducing parking requirements is a regulatory incentive.</p>
	<p>(47) The City's market feasibility analysis is outdated and neglects to identify the impact of current proposals related to development charges and parkland costs that will also be presented to Council in the near future for consideration</p>	<p>Periodic market analyses of the impact of the IZ requirements will be undertaken. The policy framework will be adjusted if monitoring and updated financial assessments demonstrate that that IZ is having a negative impact on the housing market.</p>
<p>12 Ben Fulton, on behalf of the Accessible Housing Network (AHN), written correspondence received May 31, 2022</p>	<p>(48) Municipalities are in a position to implement building codes to stipulate that new buildings are accessible, not only in the commercial sector, but also the residential sector. The city can pass by-laws requiring new buildings to be universally accessible.</p>	<p>This is beyond the scope of IZ.</p>
	<p>(49) The city can require all new buildings to pass an accessibility assessment performed by an accredited consultant specifically trained to provide an assessment of the blueprint and building designs.</p>	<p>This is beyond the scope of IZ but accessible units can be encouraged through Implementation Guidelines and secured through IZ agreements.</p>
	<p>(50) The municipality can work with regional. Provincial and Federal governments to establish an accreditation process to ensure those qualified to perform the accessibility assessments have the necessary training to provide expert and knowledgeable advice.</p>	<p>See response to comment 49</p>
	<p>(51) The City can ensure any money given to developers for the creation of Inclusionary Zoning carries with it the stipulation that the units constructed must be universally accessible.</p>	<p>Neither direct funding nor financial incentives, will be provided to developers in exchange for IZ units. Should funding and/or incentives be included in the IZ program in the future, universal accessibility could become a condition of the funding.</p>

Participant	Comment	Staff Response
<p>13 Simon Tran, Resident, written correspondence received May 17 – 27, 2022</p>	(52) Skeptical of the efficacy of IZ without offsets; relying on land value capture alone seems ineffective with all the exceptions; there should be density bonuses	See response to comment 47
	(53) IZ should be permitted beyond arterials with MTSAAs	See response to comment 28
	(54) Concerns about the quality and size of units	<p>The IZ set-aside rate is based on percent of GFA, not total number of units, so that IZ units can be sized appropriately based on need.</p> <p>Additional quality performance standards may be addressed through IZ agreements and Implementation Guidelines.</p>
	(55) Will IZ developments still have to go through the exact same approvals process as non-IZ, including Section 37?	IZ developments will be required to proceed through the normal applicable approvals process. The s. 37 regime is shifting from density bonusing to the Community Benefits Charge.
	(56) Buildings with less than 50 units should not be exempt	See response to comment 13
	(57) Condo and rental buildings should have the same IZ program	See response to comment 3
<p>14 Sean Keddy on behalf of the Right to Housing Peel Region, written correspondence dated May 30, 2022</p>	(58) Limited potential for affordable rental units to be created through this initiative	See response to comment 3
	(59) Reconsider the feasibility of more stringent set-aside rates	See response to comment 4
	(60) Skeptical about whether the undefined discount on set aside rates in return for deeply affordable options will be effective	A discount was not defined in order to ensure that the discount is proportional to the number and depth of affordability of any proposed deeply affordable units.
	(61) Two year ownership affordability period is alarming; propose scrapping this option altogether	This option has been removed.

Participant	Comment	Staff Response
	(62) Ambivalent about the 25-year affordability period required for rental options	See response to comment 7
	(63) There should be more onerous conditions on ownership options to consider rentals more seriously and the 25-year rental affordability period should be reviewed	See response to comment 4
	(64) Keen to see the City consider options such as donating land to community housing providers and increasing financing to create deeply affordable housing options	The City continues to implement its <i>Housing Strategy</i> which includes land-based actions such as exploring community land trusts and partnerships with non-profit housing producers. In recent years, the City has donated land to Habitat for Humanity for affordable housing.