

MOTION

Moved by: Councillor Parrish

Whereas there is a housing crisis in Mississauga and throughout the GTA;

Whereas ownership as well as rental of housing is no longer affordable for middle income earners;

Whereas the housing situation requires immediate, creative local solutions;

Whereas owners of some retail plazas are experiencing up to 25% vacancies as the population converts to more online shopping;

Whereas owners are seeking to convert retail properties to mixed use including much needed residential;

Whereas most large retail plazas contain an average 70% paved surface which caters to the car-based society of the past;

Whereas the selling price of a residential unit includes an average 12% for land;

Whereas retail plaza owners have purchased, owned and profited from their land for many years;

Whereas the City of Mississauga recently approved the granting of Development Charges for a range of affordable housing units;

Whereas the City of Mississauga has committed to providing a significant share of residential units for the Regional ROPA 2051 provincial mandate, requiring 100,000 units of infill housing to accommodate 400,000 persons;

Whereas Heartland and Smart Centres have requested the conversion of four commercial properties to mixed use residential, commercial, office and parkland communities.

Therefore Be It Resolved:

That the requested conversions be approved in principle by Council and requested of the Province based on the following:

1. That the parties requesting the conversion work with City staff on a fast-tracked report on the conversion of those properties and report back to Council within 12-18 months;
2. That the parties requesting the conversion agree to providing a substantial portion of the resulting residential component at prices considered affordable at the time of construction and for a period of not less than 20 years;
3. That the City recognize the lands in question as mixed use in our Official Plan at the City and further that City Staff work with Regional Staff to include the lands in question in ROPA 2051.

