

## **Motion: New Housing Action Plan**

**Moved: Mayor Crombie**

**Seconded:**

**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;

**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;

**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 considered to support 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

**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.

**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

**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
  - c. Protecting existing and building more market and affordable rental, as well as rent to own models
  - d. Ensuring the right mix of housing stock, including mandating family-sized units in new condo builds
  - e. Working with post-secondary institutions to increase the availability of student housing
  - f. Making it easier for residents/builders to create additional dwelling units on a lot
  - g. Enhancing and expanding the Region of Peel's My Home Second Unit Renovation Program and the Peel Affordable Rental Incentives Program
  - h. Explore a "Housing Affordability Committee" to help the city implement this plan once finalized. This committee should include representation from the construction, trades and development communities.
4. 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 and the local development community.

*Bonnie Crombie*