



January 10, 2023

Mayor Bonnie Crombie and Members of the
Planning and Development Committee
Civic Centre, 2nd Floor
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

deputations.presentations@mississauga.ca

Re: Proposed City Initiated Amendments to Zoning By-law 0225-2007

Dear Mayor Crombie and Members of the Planning and Development Committee:

We take this opportunity to convey comments with respect to Agenda Item 5.2 of the City of Mississauga Planning and Development Committee meeting of January 16th, 2023.

As you know, under the provincial government's housing targets the City of Mississauga will need to approve and have constructed 120,000 new homes by year 2031. The City of Mississauga is positioned as the third highest municipality in terms of homes that need to be constructed, surpassed only by the cities of Toronto and Ottawa.

This new home construction goal is a component of the provincial government's identified target of 1.5 million new homes in Ontario by 2031, in order to meet the most basic requirements of housing affordability and supply for current and future residents.

In this regard, the Residential Construction Council of Ontario fully supports the need to meet these targets as we consider population growth, newly increased levels of immigration set by the federal government and the need to ensure that housing affordability and supply is within the realistic grasp of current and future generations which the region requires in order to sustain economic growth and prosperity, as well ensuring satisfactory standards of living for Ontario residents.

With these considerations front of mind, we encourage the Planning and Development Committee to reconsider any provisions with respect to infill housing that focuses too pre-eminently upon the desire to enshrine the existing character of neighbourhoods as unimpeachable where they are currently not rising to the levels of reasonable housing density that the housing affordability and supply crisis demands.

While we certainly understand the narrative included within the attachments for this agenda item that "Mississauga will protect and conserve the character of stable residential Neighbourhoods," a too rigid application of such an approach will seriously impede reasonable densification of existing neighbourhoods which is critical to meeting the housing targets set for Mississauga within the context of regional and province-wide population growth.

We support and understand planning principles that aim to include reasonable transition and compatibility of built-form in existing neighbourhoods but we also impress upon the Committee the need to ensure that no measures are adopted which in seeking to overly protect the “character” of under-densified communities end up impeding the development and construction of much needed new homes in coming years.

Thank you for your deliberations on this matter and we appreciate the opportunity to impress upon you the need to encourage in every way possible all forms of housing and reasonable densification that will ensure that current residents and generations to come will have affordable and secure housing within the City of Mississauga.

Yours truly,

A handwritten signature in black ink, appearing to read 'RL', is positioned above the printed name.

Richard Lyall
President
Residential Construction Council of Ontario