

City of Mississauga Corporate Report



<p>Date: February 7, 2023</p> <p>To: Chair and Members of General Committee</p>	<p>Originator's files:</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: February 22, 2023</p>

Subject

Growing Mississauga: An Action Plan for New Housing

Recommendation

1. That Mississauga's Housing Action Plan – Growing Mississauga: An Action Plan for New Housing (“the Plan”), attached as Appendix 3 to this report, dated February 7, 2023, from the Commissioner of Planning and Building, be approved.
2. That Council endorse the Plan as Mississauga's Municipal Housing Pledge, as set out by the Minister of Municipal Affairs and Housing, and that the City Clerk forward the Plan to the Ministry of Municipal Affairs and Housing.
3. That Council approve the Terms of Reference for the Housing Panel, attached as Appendix 4.

Executive Summary

- The Province has passed several pieces of legislation in the past year with the goal of getting more homes built, including Bill 23 “More Homes Built Faster Act, 2022”. Bill 23 sets a goal of building 1.5 million homes in Ontario over the next decade.
- The Honourable Steve Clark, Minister of Municipal Affairs and Housing, has established the City of Mississauga's Municipal Housing Target of 120,000 new homes by 2031, and requests the development of a Municipal Housing Pledge by March 1, 2023 (Appendix 1).
- On January 18, 2023 Council passed resolution 0008-2023 requesting staff to report back with a new “Housing Action Plan” for the 2022-2026 term of Council (Appendix 2).
- A 4 year Housing Action Plan – Growing Mississauga: An Action Plan for New Housing was prepared which includes 5 goals: Increase Supply; Improve Affordability; Streamline Approvals; Making it Happen; and Educate, Engage and

Report, along with 23 actions and additional sub-actions (Appendix 3). Additionally, a Terms of Reference for a proposed Housing Panel was drafted (Appendix 4).

- Mississauga can accommodate the new Housing Target within its existing land-use planning framework as long as there is an investment in new infrastructure at an accelerated pace. While the Peel Official Plan (2022) projects approximately 100,000 new housing units are required over the next 30 years, the City's existing Official Plan land use structure estimates close to 250,000 units could be built.
- The new Housing Target will only be achieved if favourable conditions exist – which are outside the City's influence. Specifically, a commitment by the Province and its agencies to fund, and to accelerate the construction of large transit projects is essential. Secondly, a commitment by the development community to fund and build the housing is a vital part.
- In response to Council's request for a communication strategy, staff recommend a 3 phase campaign which will include government relations and advocacy, media relations, social media, digital and traditional advertising, industry outreach, digital communications and education sessions.

Background

The Province has passed several pieces of legislation in the past year with the goal of getting more homes built, including Bill 23 “More Homes Built Faster Act, 2022”. Bill 23 sets a goal of building 1.5 million homes in Ontario over the next decade.

In the context of Bill 23, the Honourable Steve Clark, Minister of Municipal Affairs and Housing, recently advised that the City of Mississauga's Municipal Housing Target is 120,000 new homes by 2031. The Minister has requested the City develop a Municipal Housing Pledge which commits support for reaching this target by March 1, 2023 (Appendix 1).

Mississauga has long supported the delivery of a range of housing. The City's comprehensive land use planning policy program has a strong vision for diverse, inclusive, mixed-use communities. As a result, Mississauga has earned a reputation as a great place to live and work.

The Region of Peel Official Plan (2022) process recently approved by the Minister of Municipal Affairs and Housing, projects a population of 995,000 people by 2051. To accommodate this growth, the Regional Official Plan indicates approximately 100,000 new housing units are required in Mississauga. The City's Official Plan land use structure estimates close to 250,000 units could be built in Mississauga based on existing permissions.

Recognizing this, on January 18, 2023, Council passed resolution 0008-2023 requesting staff to report back with a new “Housing Action Plan” for the 2022-2026 term of Council (Appendix 2)

that would not only accommodate the planned growth established in the Regional Official Plan, but that meets the newly set target of 120,000 units.

Comments

Attached is a 4 year Action Plan entitled, Growing Mississauga: An Action Plan for New Housing (Appendix 3). The Plan outlines the steps that Mississauga will take over the next 4 years and beyond to accommodate the new housing target of 120,000 units.

Although this number exceeds Peel Region's 2051 growth allocation of 100,000 units for Mississauga, the City's Official Plan structure can support this amount of new development, as long as there is an investment in new infrastructure at a much more accelerated pace. All planned infrastructure investments need to be reconsidered in the context of these additional units and at the accelerated rate of growth the Province has set as a target.

a) The Action Plan:

The Plan includes 5 goals, along with 23 actions and additional sub-actions:

1. Increase Supply
2. Improve Affordability
3. Streamline Approvals,
4. Making it Happen, and
5. Educate, Engage and Report

The actions take into account best urban planning practices, including outlining the large scale infrastructure such as transit that will be needed to achieve the target. Each action has a planned completion timeline and status. Highlights of the actions include:

- Pre-zoning lands
- Accommodating additional growth and density in planned developments across the city, including in and around major transit station areas (MTSAs)
- Directing growth to greyfield sites (Re-Imagine the Mall)
- Studying the conversion of employment lands in support of new mixed-use residential communities
- Streamlining Developmental Approval Process
- Creating a online development pipeline model to show development activity and improve Mississauga's ability to monitor housing supply
- Making it easier for residents/builders to create additional dwelling units on a lot
- Creating a "Housing Panel" to help Mississauga implement this plan

b) Housing Affordability

The Plan remains committed to addressing housing affordability. In fact, the Plan emphasizes the importance of implementing Council's previously adopted Making Room for the Middle

housing strategy, in addition to several new actions. Such actions involve exploring options for incentives to encourage affordable rental housing, exploring innovative housing solutions, like co-ops or land trusts, and identifying innovative solutions for older adult and student housing affordably.

c) Infrastructure Planning & Investment

Planning for growth means consideration must be given to the corresponding investment in infrastructure to support the growth – new transit, parks, public spaces and facilities, water, sewer and utilities. With the Provincial Housing Target of 120,000 units over the next ten years, the City will need support from the Province and Federal governments to fund and help coordinate the delivery of critical infrastructure. The Regional government will also have to reassess and reprioritize its 10 year capital program in order to support the accelerated plan for growth, which currently is based on a build out of 30 years versus the new target of 10 years.

d) The Development and Building Industry

The development and building community play an important role in meeting the new housing target assigned to Mississauga, as it is the industry that actually builds housing. The proposed Plan represents what the City can actually control. The Plan's actions focus on creating positive building conditions to support the delivery of housing.

However, a commitment on behalf of the development industry to work collaboratively and effectively with municipalities is necessary. The development approval process is two-way and success depends on the submission of quality applications and information, quick response by industry, and a higher level of attention and compliance to the zoning by-law, engineering standards, and building code. It also requires developers to advance projects – even when the environment may not be as favourable as past years. All of this would need to occur in order for the Provincial Housing Target to be realized.

Communications Rollout

Mississauga has an important story to tell when it comes to housing. *Growing Mississauga – An Action Plan for New Housing* gives us this opportunity. In response to Council's request for a communication strategy, staff recommend a sustained campaign that will:

- Launch and promote the City's new housing action plan
- Provide regular opportunities for housing education
- Share successes
- Support the City's advocacy efforts

The campaign will roll out in three phases following the approval of the action plan on March 1, 2023 and will include government relations and advocacy, media relations, social media, advertising, industry outreach, digital communications and education sessions.

Phase 1 – Announcement (early March 2023)

During the announcement phase, communication tactics will focus on launching the Plan. Government partners, the development industry and members of the public will know that Mississauga is serious about delivering more housing and has a concrete plan to do so.

Phase 2 – Educate (March - May 2023)

The next phase will shift to using tactics that help build broader awareness around the plan's actions and goals. During this phase, the public will be provided with a better understanding of the concrete actions Mississauga is taking to increase housing supply, improve affordability and streamline approvals.

Phase 3 – Reinforce (June - December 2023)

During this phase of the campaign, the action plan will be reinforced and successes communicated. Throughout the year, planning staff will be interacting with the public through community engagement sessions, planning and development committee and other events as development applications, new policies and building and development data come forward. All of these milestones provide an opportunity to further reinforce the plan.

Engagement and Consultation

The Plan recommends establishing a Housing Panel for continued purposeful engagement with housing providers, builders, academics who are experts in the affordability realm, and who are positioned to help the City develop effective policies and programs. The Region of Peel remains an important stakeholder, and the City's key partner in delivering affordable housing. As such, the Plan also speaks to the importance of the City's continued cooperation and coordination with the Region.

A Terms of Reference for a proposed Housing Panel is attached (Appendix 4).

Financial Impact

Accelerated capital projects will be required to respond to the provincial housing targets, which include, but not limited to:

- Electric Bus Garage (includes on-street infrastructure improvements) \$530 million
- Additional Fleet (electric buses) \$210 million
- Network of Higher Order Transit Corridors - \$35 to \$45 million per kilometre for medians running Bus Rapid Transit
- Downtown Light Rail Transit (LRT) Loop \$500 million

Other growth-related capital may be required to accommodate the accelerated growth. These capital works are primarily funded by growth charges such as Development Charges,

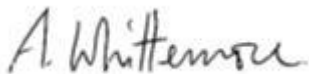
Community Benefit Charges and Cash-in-lieu of Parkland. Staff continue to monitor the financial impact of Bill 23. The acquisition of adequate parkland to support growth will be particularly challenging given the new legislation.

Conclusion

In summary, Mississauga has long been supporting the delivery of housing. Mississauga has created a Housing Action Plan that outlines actions to deliver housing over the next 4 years and beyond which represents the Municipal Housing Pledge.

Attachments

- Appendix 1: Letter from Minister Clark
- Appendix 2: Council Approved Motion
- Appendix 3: Housing Action Plan
- Appendix 4: Terms of Reference – Housing Panel



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Andrea McLeod, Strategic Advisor