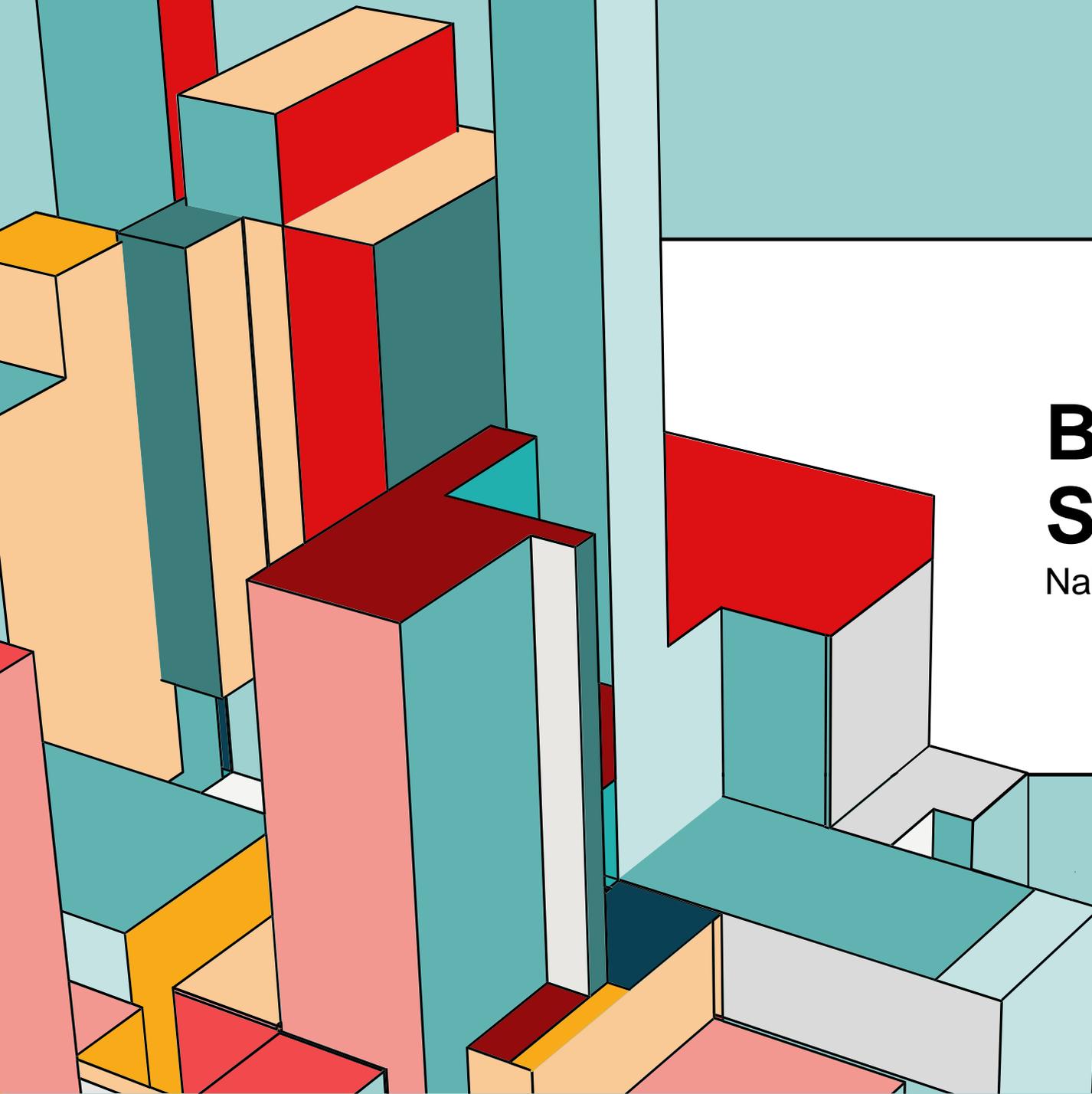


BECAUSE FORD SAID SO

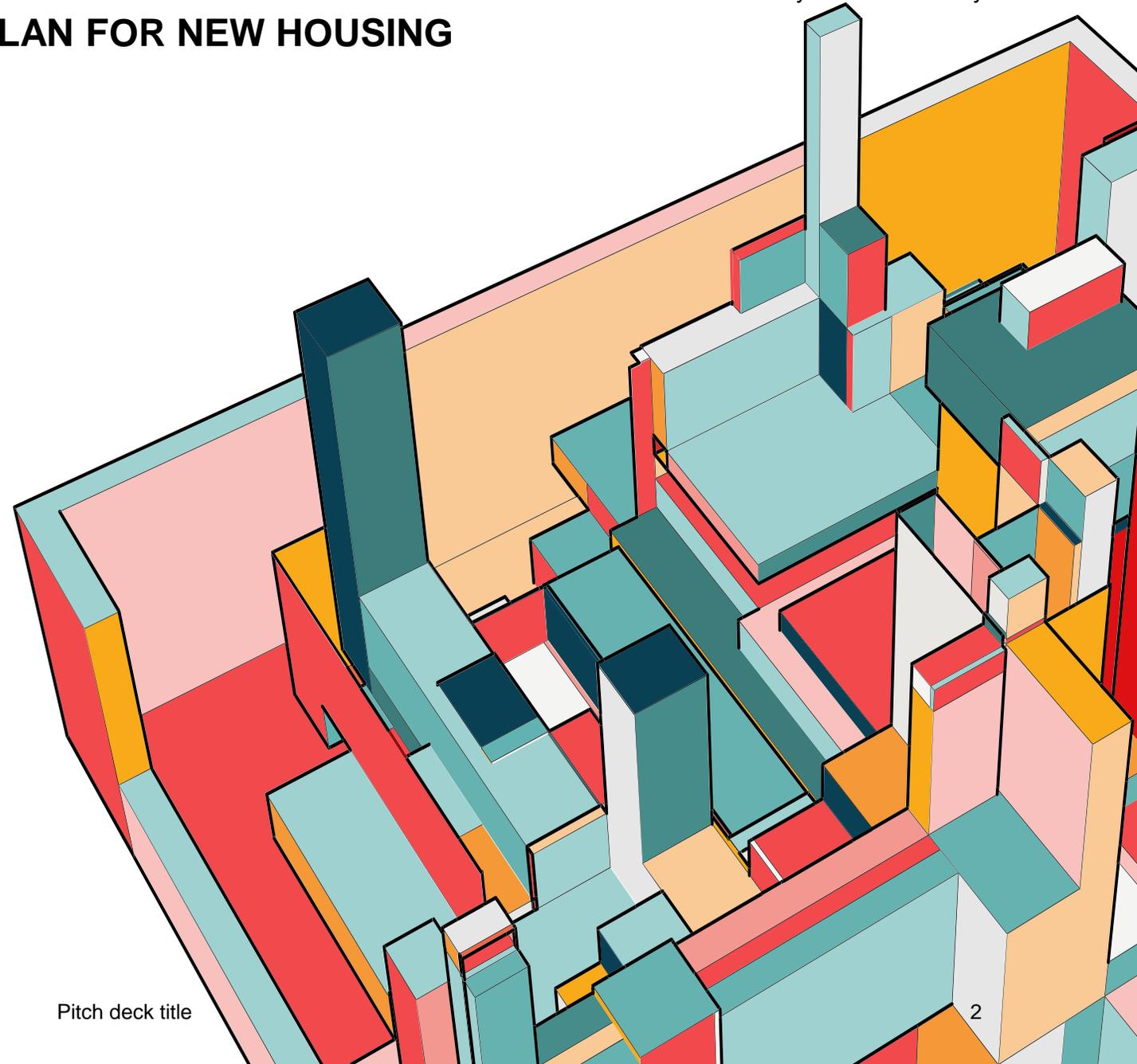
Nalini Chariandy



GROWING MISSISSAUGA: AN ACTION PLAN FOR NEW HOUSING

(I.E. WHAT CITY COUNCIL TELLS US)

- Province requires 1.5M houses in 10 years
- Mississauga to produce 8% of these homes i.e., 120K homes in 10 years
- Mississauga being asked to do in 10 years what they should take 30 years to do
- Approved zoning for 80K home but only half being developed
- Housing crisis – lack of homes and affordability
- 5 goals and 23 actions to fulfill this goal, once long term federal and provincial funding is provided for infrastructure for transit, roads, fire stations etc.
- Goals: increase supply, improve affordability, streamline approvals, funding the plan, educate, engage and report



WHAT CITY COUNCIL KNOWS

(POST MEETING SPECIAL COUNCIL NOV 2022)

Loss in Revenue from Bill 23/109

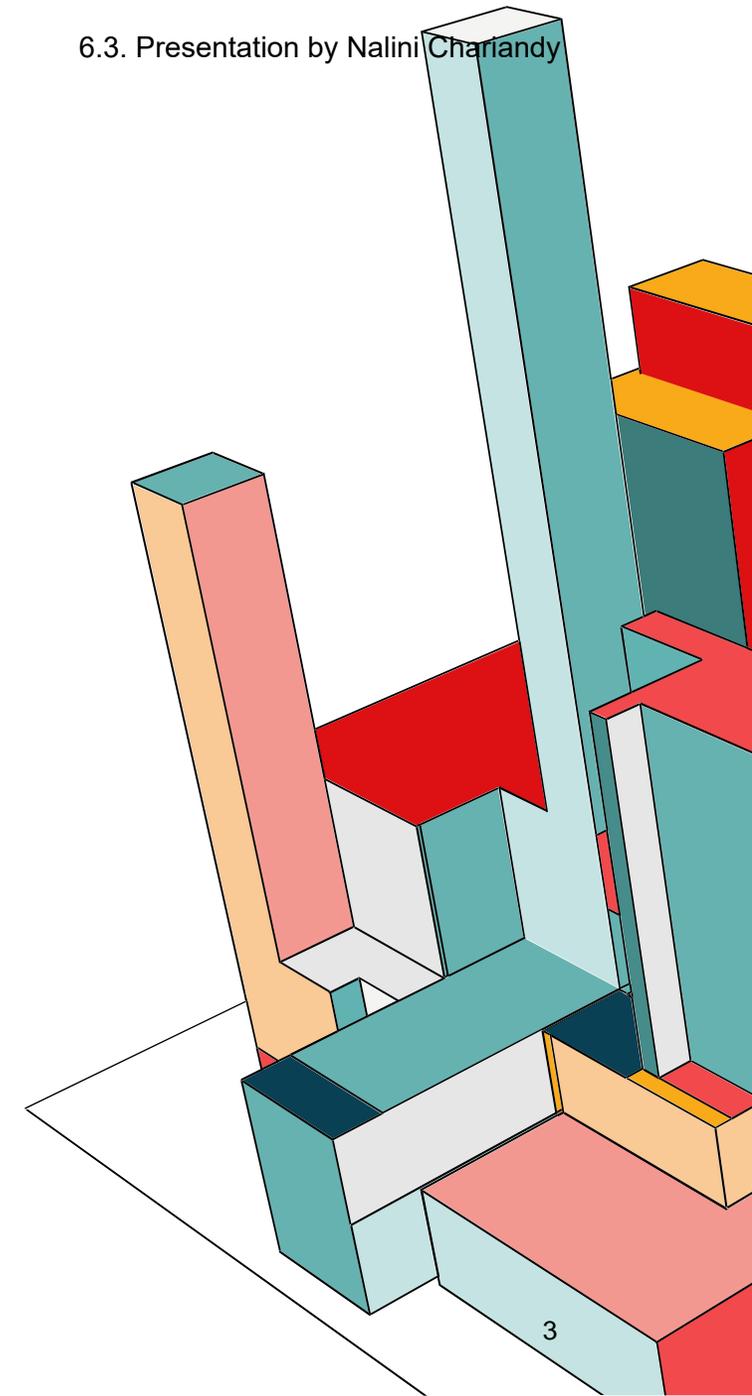
- The City will lose \$900M in the next 10 years between development charges exemptions and parkland reductions
- Discounts affect the city's ability to fund infrastructure i.e. growth funding growth

Affordability

- Developers not required to pass on savings to purchasers (\$111K based on an average priced home)
- Province's definition of affordable is 80% less than average market cost of home not based on average income
- Exempting affordable units from DC will create the incentive to build smaller units

Costs to residents

- Residents will have to foot the costs of infrastructure and affordable units
- **Property taxes will go through the roof unless we get provincial and federal funding**



WHAT THE **DEVELOPER** KNOWS

(4099 ERIN MILLS – JUSTIFICATION REPORT)

Compliance with Provincial Policy statement, Growth Plan, City of Mississauga and Peel Regional Official Plans

- Noise and wind studies conclude certain mitigation measures required, deficiency in meeting requirement for sun access on Folkway
- Proposed Official Plan Amendment to provide for high density use/max height for “special site 5” which pertain to all lands owned by Queenscorp Erin Mills
- Traffic study done during the pandemic
- Several of the buildings are unpermitted “Tall buildings”
- Buildings are bounded by two minor collectors
- Removes neighborhood walking access to grocery store, pharmacy, bank

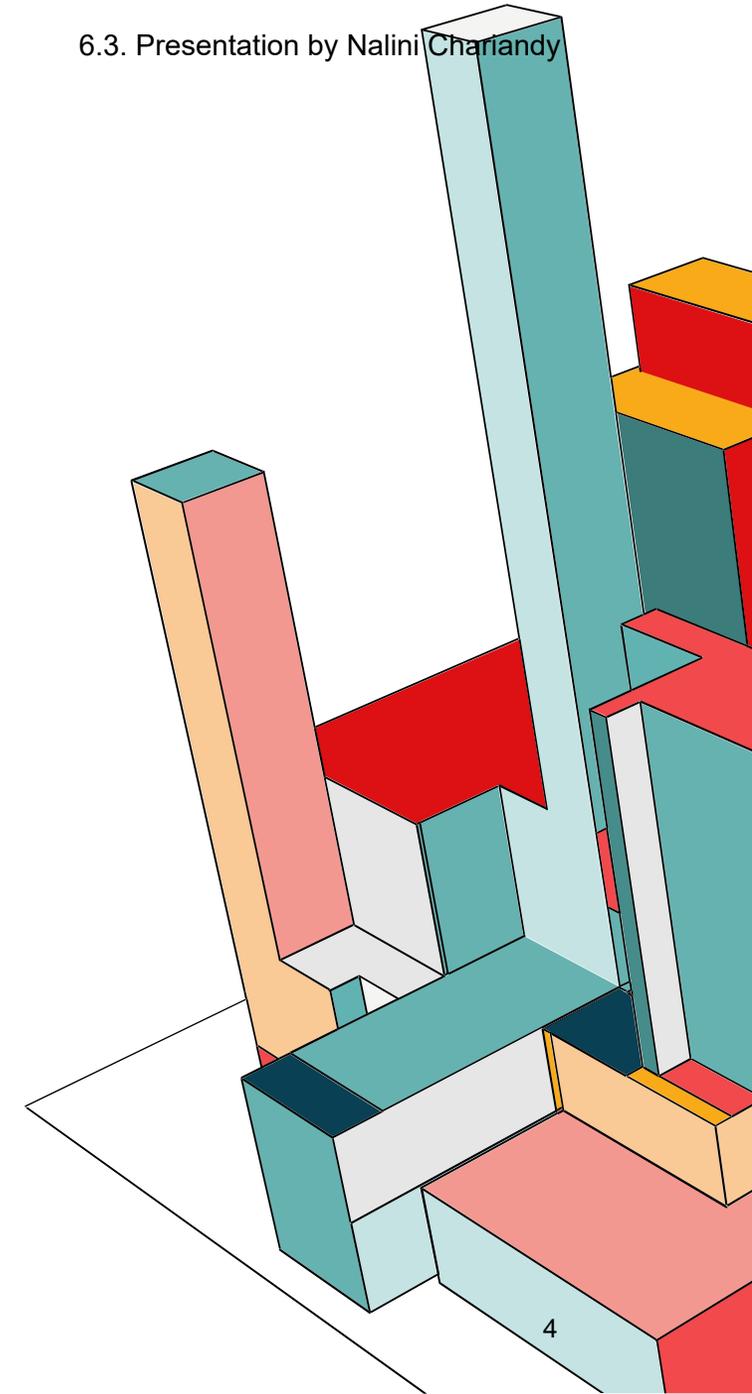
Affordability

- Currently no plans for affordable housing in this development
- No information on cost of housing
- 55% of units are one bedroom, capitalizing on DC reductions and exemptions

Developer as current landlord

- Bins overflowing
- Increased rents
- Month to month leases
- Runs down plaza to frustrate neighborhood and tenants
- Cadet Cleaners, 18-year-old tenant forced to leave as landlord virtually doubled their rent

Because Ford said so



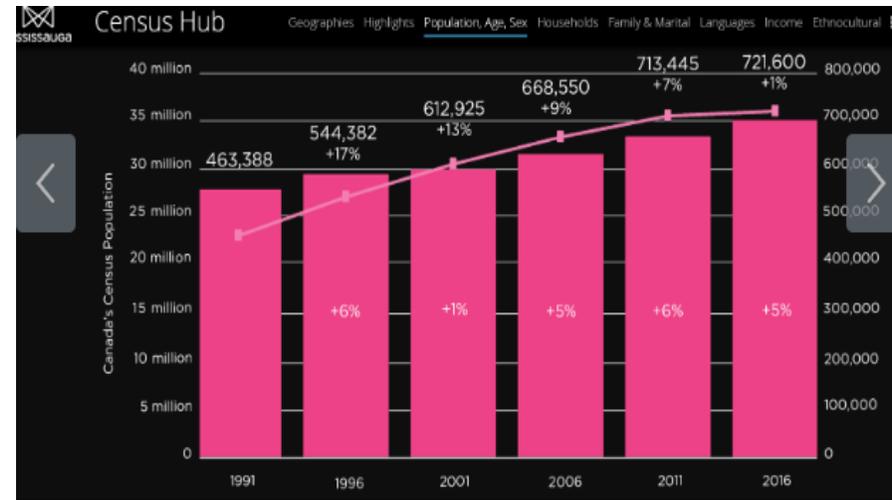
WHAT WE KNOW

Forecasted population growth

- Between 2011 and 2016 Mississauga grew by 0.6% in the last 5 years i.e. by 4,520 people
- Mississauga is forecasting a 57K increase between 2021 and 2031
- At 12K homes built a year, by 2031 we would have built 96,000 homes
- This means we are building:
- **1.7 homes per person NOT families**

Affordability

- Queenscorp will not be passing the DC reduction to the purchaser
- The reduction of DC are not incentivizing Developers to build, just to apply for more permits and hold on to approved lands.
- The City should introduce penalties for developers that do not develop the land in a given period and force them to reapply
- The issue is not the City holding back development, but the shortage of labour for construction



Year	Forecasted Population
2021	795,000
2031	852,100

Because Ford said so

WHAT THE WE KNOW

The Immigrants are coming

- Immigrants go where they have family or jobs
- In these 5 years to 2016 the city grew by 4% and the employment ratio remained the same
- In the 2021 census,
 - Mississauga shrunk by 0.5% as compared to 2016
 - had a working age (15 to 64) population of 68%.
- Where are all the jobs for the influx of immigrants and working age Canadians to be able to afford all these homes?

Total Employment and Resident Labour Force

	2011	2012	2013	2014	2015	2016
Population	738,000	741,000	753,000	757,000	761,000	766,000
Total Employment	415,710	413,325	417,585	420,500	425,850	428,309
Employment Ratio (1)	0.56	0.56	0.56	0.56	0.56	0.56
Participating Resident Labour Force (2)	414,660	413,340	424,347	418,585	422,763	421,223
Labour Import (Export) (3)	35,880	34,705	26,338	36,655	30,989	30,675

Source: City of Mississauga, Planning & Building Department, 2012-2017 Employment Profiles
 Notes: (1) Total employment divided by the total population
 (2) Resident labour force multiplied by the participation rate from the Labour Force Survey
 (3) Total employment positions minus the employed labour force

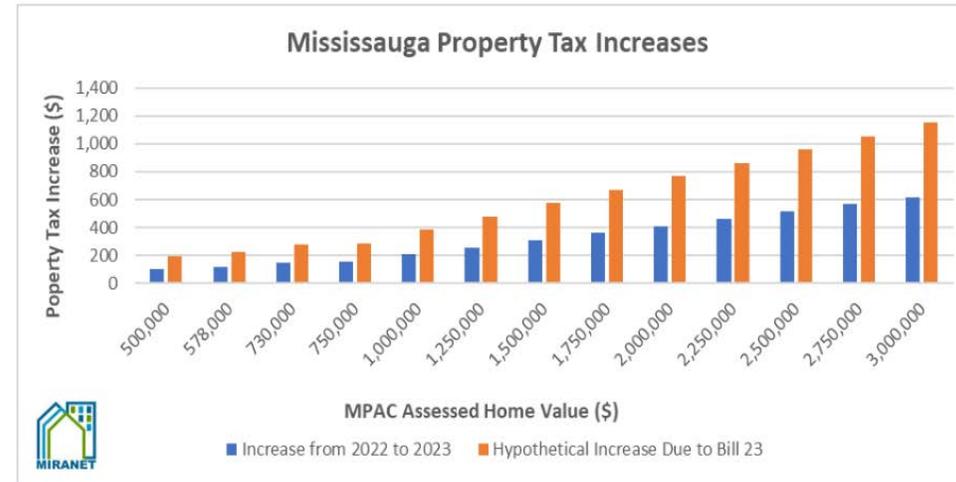
Mississauga, City (CY) 	
Ontario [Census subdivision]	
Counts	
Characteristic	Total
Population and dwellings	
Population, 2021 ¹	717,961
Population, 2016 ¹	721,599
Population percentage change, 2016 to 2021	- 0.5

WHAT THE WE KNOW

Property taxes

- City of Mississauga has approved a 3% budget increase for 2023
- Peel region a 2.8% budget inc. for 2023
- These increases were meant to address revenue loss/expenditure due to Covid, supply chain issues and inflation
- The costs of Bill 23 as projected by MIRANET would add another 11% on to our tax bills

Figure 1: Property Tax Increases for 2023 prior to Bill 23 and for 2023 with Bill 23



Development charges

- The City currently has approved housing for 80K homes but only half are being built.
- Reducing the DC are not incentivizing developers to build, but just to apply for permits and hold on to them.
- Elimination/reduction of the DC has thrown all growth costs on to the backs of taxpayers.

Table 2: 2023 Approved Budgets for City of Mississauga and Region of Peel including Potential Impacts from Bill 23

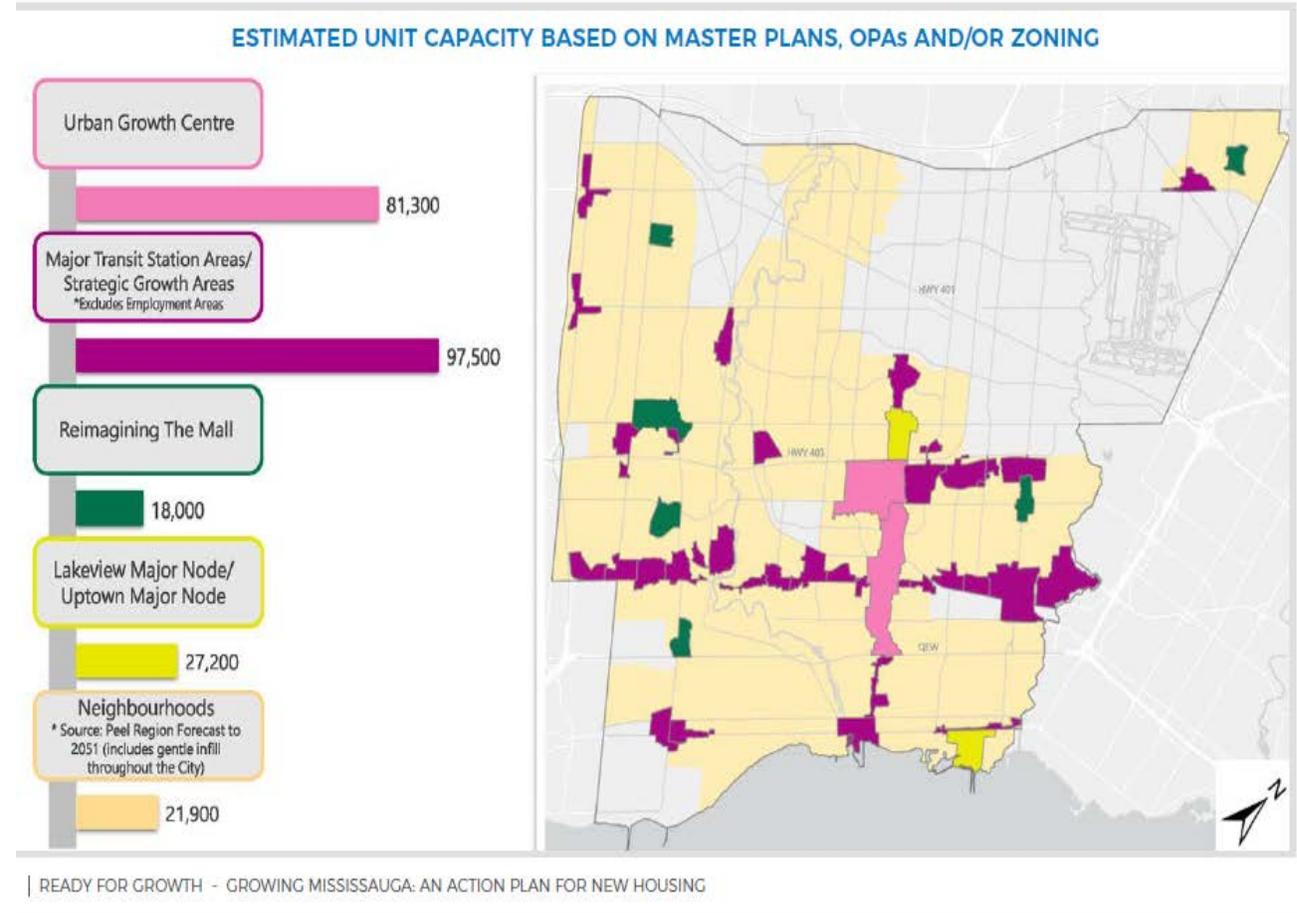
% Increase to Property Taxes	Tax Scenarios		
	2023 Budget with Potential Increases Due to Bill 23		
	2023 Approved Budget Increase Prior to Bill 23 ^{*1}	Hypothetical Increase Due to Bill 23 ^{*2}	Combined Impact
City Levy % Increase	3.02	5.58	8.60
Region Levy % Increase	3.07	5.73	8.80
Education Levy % Increase	0.00	0.00	0.00
Total % Increase	6.09	11.31	17.40

^{*1} approved City (Feb. 1, 2023) and Region (Feb.2, 2023) year-over-year budget increases;
^{*2} Bill 23 increases are hypothetical only and have been revised to keep the combined impacts the same as those proposed in 2022

WHAT WE KNOW

Mississauga's Action Plan

- New residential will be directed towards strategic growth areas
- Urban growth areas, Major Transit Station Areas, Reimagine the mall etc.
- Places where people have easy access to groceries, malls and most importantly transit.
- Mississauga has identified 246,000 potential residential units for the future
- **AND 4099 Erin Mills is NOT** one of them.



REJECT THIS PROJECT

If this project does not meet the stake holder expectation and compliance concerns—
you have to **reject** this project.

Mississauga City Goals

- Goal 1: increase supply
- Goal 2: Improving affordability
- Goal 3: Streamline approvals
- Goal 4: Funding the plan
- Goal 5: Educate, Engage and Report

Community Concerns

- 1) Increase in costs/ property taxes
- 2) 55% one-bedroom units
- 3) Infrastructure costs— parking, transit, utilities,
- 4) Safety issues with school buses
- 5) Removal of ability to walk to resources like grocery and the pharmacy

Developer Compliance

- 1) Justification report has many exceptions i.e., tall building definition, noise/wind mitigation measures, proposed Official Plan amendment to density etc.
- 2) Project is not in a strategic growth area as defined by the City

REFERENCES

Forecasts

<https://city-planning-data-hub-1-mississauga.hub.arcgis.com/pages/growth-forecast>

0.5% drop in pop 2016 to 2021

<https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&GENDERlist=1,2,3&STATISTIClist=1,4&HEADERlist=0&DGUIDlist=2021A00053521005&SearchText=mississauga>

Justification W8_4099_justification_report

https://www.mississauga.ca/wp-content/uploads/2022/12/W8_4099_Planning_Justification_Report_November_2022.pdf

Census

<https://city-planning-data-hub-1-mississauga.hub.arcgis.com/pages/census>

Mississauga Resident's Association Network

<https://miranet.ca/2023/04/04/impacts-of-bill-23-on-municipal-and-regional-budgets-and-property-taxes/>

Stats Canada 2021 census

<https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&GENDERlist=1&STATISTIClist=1&HEADERlist=0&DGUIDlist=2021A00053521005&SearchText=mississauga>

THANK YOU

Nalini Chariandy

For the 4099 Opposition Group

Contact email