

# Update on Provincial Reporting of Planning and Development Data

Planning and Development  
Committee  
June 26, 2023



# Overview

- Ontario Regulation 73/23: Provincial reporting requirements are frequent and ongoing
- Municipalities to provide planning and geospatial data:
  - Application data to be provided quarterly – starting June 30, 2023
  - Geospatial data to be provided annually – starting March 31, 2024
- Collaborative effort among P&B, IT and Clerks

# Provincial Data Request

- City will report on the following application data:
  - OPAs, Zoning Amendments, Plans of Condominium and Subdivision, Site Plans, Severances and Minor Variance Applications
    - Fields include addresses, applications dates, heritage information, appeal information, application statuses and decisions
  - Community Infrastructure and Housing Accelerator or Minister Zoning Order areas information
- City will report on geospatial data for March 2024:
  - Settlement Area Boundary, Strategic Growth Areas, Employment Areas, Employment Conversion Review Areas, Major Transit Station Areas

# Housing Plan Targets



**100,000**

Residential Units Target by  
the Region of Peel in the  
Next 30 Years



**120,000**

Residential Units Target by  
the Province of Ontario in  
the Next 10 Years



**250,000+**

Residential Units  
Development Capacity  
Identified



**9,600**

New Residential Unit  
Building Permits Issued  
since January 2022

# Many Active Permissions Not Utilized

- There are zoning permissions in place for 45,000 units where a site plan application or lifting of a H application has not been applied for

STATUS*	APPROVED RE-ZONINGS (CITYWIDE)	PRE-ZONED (DOWNTOWN CORE)	TOTAL
<b>Active</b> Associated with an active site plan or removal of a holding application	5,100	12,900	18,000
<b>Phased</b> Five applications have been classified as “phased.” These units may be associated with active site plans, but the developments are so large in scale that it may be many years (or even decades) until these units are built.	15,400	0	15,400
<b>Inactive</b> No site plan or removal of a holding application lodged	6,100	39,200**	45,300
<b>TOTAL</b>	<b>26,600</b>	<b>52,100</b>	<b>78,700</b>

\*The status of applications under review by the City's Planning Department changes on a daily basis. This data represents a snap shot in time, as of December 2022.

\*\*This number represents a conceptual estimate of development potential remaining in the Downtown Core from underutilized site and/or infill projects. City staff are currently working on a more detailed model to determine the capacity of the Downtown Core and results will be shared once they are available.

# Key Considerations

- Province has requested data focused mostly on timelines, rather than considering unit counts, size and/or complexity of an application
  - E.g. there is no information being requested about units from OZ/OPA's or Site Plans
- Province has requested unit counts from the end of the planning process (e.g. Registered Condominiums), which can lag by 2 – 6 years
  - In 2022, 6,500 residential units have been issued through building permits, and about 700 units were registered condominiums
- Province is not accounting for local and concurrent planning processes
  - At the end of 2022, Mississauga had approved conditional building permits for 8,500 units while site plans were still being processed

## Next Steps

- Submit Q1 data to Province on or before June 30.
- Continue to work with IT and Clerks to streamline data collection processes.
- Develop and report on implementation of “Growing Mississauga: An Action Plan for New Housing”.
- Encourage Provincial staff to work with us and other data experts from across Ontario’s municipalities to learn more about how to work with this information.