

Changes to HAF Action Plan Approved-in-Principle by Council on May 31, 2023

Red = changes
Blue = comments

General Comments on CMHC Feedback and Changes

- CMHC indicated late this week that the original estimate of Mississauga being eligible for \$121,100,000 is now a cap to ensure there is funds to go around.
- It's been difficult to make the case for Infrastructure initiatives to CMHC as they see these initiatives as “ways to spend the money” rather than “transformational changes that drive new permits.” We will get final feedback on Monday.

Table 1: Draft Initiatives for Housing Action Plan

Initiative	Sub-initiative (Milestones)	Change Since Council Approval
1. Incentivize affordable rental housing	1a. Development Community Improvement Plan for Affordable Rental Housing; stack with Regional Incentives	No change.
	1b. Reduce / eliminate planning application fees for non-profit applicants	No change.
2. Expand as-of-right permissions in residential neighbourhoods	2a. Update official plan and zoning to allow 3 units per lot and multi-plexes	No change.
	2b. Allow temporary garden suites	No change.
	2c. Collapse residential official plan designations to increase flexibility for housing	Removed. This sub-initiative may not be P&B's workplan.
3. Increase capacity for additional units in neighbourhoods	3a. Coordinate incentives for 2nd units with Region of Peel	Moved to Initiative 2 as it relates to supporting landowners who add affordable additional residential units to their property.
	3b. Implement on-street permit parking and lower driveway boulevard parking	Moved to Initiative 2 as it relates to reducing parking requirements in neighbourhoods to increase capacity for new units.
4. Accelerate housing through system improvements and catered services	4a. Establish Permit Approval Team for targeted residential proposals including accessory dwelling units	No change.
	4b. Create new Development Liaison role to facilitate residential applications	No change.
	4c. Streamline approval process to meet new Bill 109 timelines	No change.
5. Optimize government land for affordable housing	5a. Pre-qualify housing providers for joint-venture projects	This entire initiative was moved outside of the Top 7 because it will not result in “but-for” units during the HAF timeframe. Note that CMHC will only choose 7 initiatives to determine the
	5b. Explore co-development of housing & facilities on municipally-owned lands	

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	5c. Explore opportunities for Community Land Trusts	funding allotment, but initiatives outside of the Top 7 could result in funding if funds remain towards the end of the HAF program term.
6. Partner with Region of Peel	6a. Pre-zone Housing Development Master Plan sites	This initiative remains but the wording has changed to reframe based on CMHC feedback. New wording: "Prezone, fast-track, and close the equity gap on new affordable rental housing."
	6b. Support Regional Housing Development Master Plan projects	
7. Identify opportunities for additional multi-unit residential development on key sites	7a. Work with conservation authorities to update flood policies	This sub-initiative may be deleted. TBD.
	7b. Complete Dixie Outlet Mall policy review	No change.
	7c. Explore opportunities for development permissions on sites ≥1 hectare	No change.
	7d. Implement Reimagining the Mall as-of-right zoning permissions	No change.
8. Identify opportunities for additional multi-unit residential development on existing employment lands Moved to Top 7	8a. Study employment lands to identify conversion opportunities	Wording has changed slightly. Broken into two sub-initiatives: (1) Dixie-Dundas Policy Review and (2) Site specific analysis of conversions through applications
9. Unlock growth by making strategic investments in transit and multi-modal oriented development in Downtown Mississauga and along intensification corridors (Dundas, Lakeshore) Moved to Top 7	9a. Conduct Environmental Assessment for expanded Downtown LRT loop	No change.
	9b. Improve cycling and active transportation infrastructure	May be deleted. TBD. Can still spend funds on it be similar to 9c below, it is difficult to make the case that it will result in an uptick in units.
	9c. Investigate opportunities for increasing greenspace	Removed because CMHC recommended this could be something to spend funds on but it does not fit well in the Action Plan as it is difficult to draw links to "but for" units.
	9d. Expand transit and add dedicated (Dundas and Lakeshore corridors)	No change.
10. Educate community on housing and affordable housing	10a. Educate industry and community on housing issues, opportunities, programs, initiatives	Moved to Initiative 1.