



Mineola community advocate since 1972

October 10, 2023

To: Councillor Stephen Dasko

Re: Notice of Motion to Allow Four-Units as a Right

The Credit Reserve Association is the ratepayer association representing the Mineola area in Ward 1 in Mississauga.

The concerns of the Credit Reserve Association with respect to this motion are as follows:

We all agree that there needs to be more affordable housing. However, the motion to allow up to four units on a single lot, while well intentioned, is too broad.

By allowing lots to be open to development of up to four units, there will be a rush by developers to target high end neighborhoods, as they will earn the most profit by building luxury units. None of these units will be affordable.

For example, in Mineola, a lot with 100 foot frontage, could be split into say three townhomes, that are each 3,000 sq feet with a price tag of \$3 million each. Not even remotely affordable for most people.

Furthermore, developers focusing on building higher end units will lead to a further shortage of resources (labour, capital, materials) to build affordable housing. As a result, this measure could actually end up reducing the amount of affordable housing being built.

Instead, the City of Mississauga should target the measure to focus on building affordable units. The motion could be refined to allow up to four units on a single lot where the units will be "affordable". The definition of "affordable" will have to be developed and should be updated from time to time. It is important to get the perspective of the City, the community, developers and future homebuyers to determine what is possible and workable.

Yours truly,

Maria (Mary) Furlin, Chair