



MORE HOMES
MISSISSAUGA

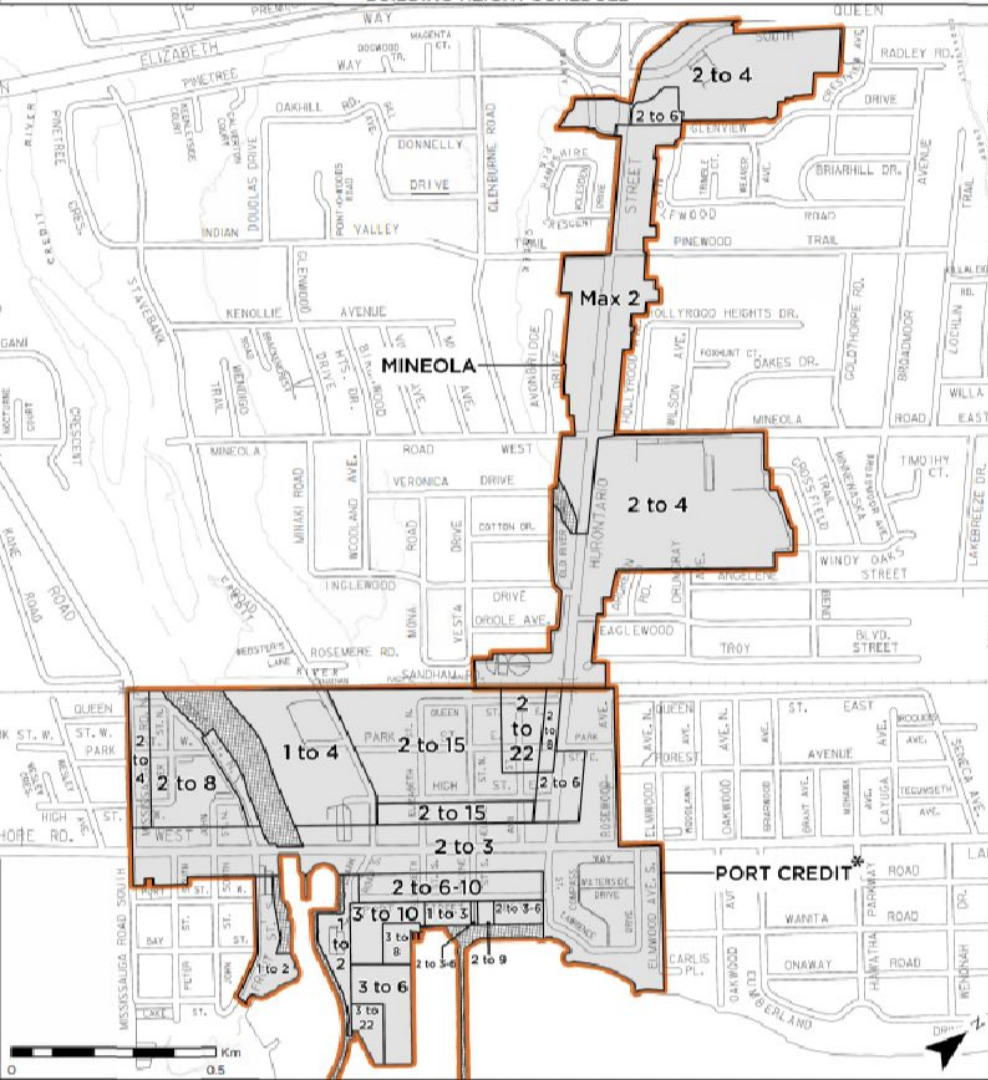
Mississauga Official Plan

Deputation: Mar 18, 2024

What is MHM?

MHM is a volunteer-driven organization that advocates for housing, and housing-related issues in Mississauga

- Advancing the pro-housing message in Mississauga
- Supportive housing policy that unlocks housing solutions
- Advocates at all levels of government
- Members from every Mississauga ward



Height Restrictions

- Max 2 along a swath of Hurontario, up to 4 in other parts
- Allowing as low as 2 along parts of Lakeshore

Allowing Low Density

Target Area	Targets
Affordability	That 30 percent of all new housing units are affordable housing, of which 50 percent of all affordable housing units are encouraged to be affordable to low income households
Rental	That 25 percent of all new housing units are rental tenure
Density	That 50 percent of all new housing units are in forms other than detached and semi-detached dwellings. Note: These targets are based on housing need as identified in the Peel Housing and Homelessness Plan and Regional Housing Strategy

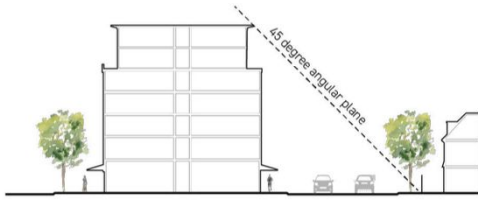


Figure 4: Angular planes allow for more gradual transitions between low-rise neighbourhoods to adjacent higher rise developments, while enhancing the pedestrian environment.

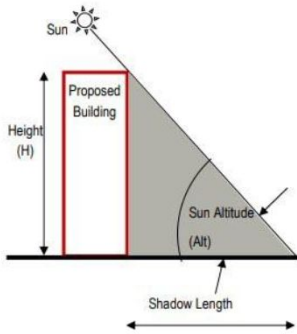


Figure 5: Shadow studies help illustrate the impact of the proposed development to the surrounding context regarding illumination from the sun and access to daylight.

Angular Planes

- Angular planes are an arbitrary housing policy that reduces total number of units
- Max story heights are misleading when angular planes are required. If a building is allowed to go up 20 storeys, the actual number of units is lessened to the equivalent of a much lower building when angular planes are required

Solutions

Mississauga Official Plan 2051

How to Improve

- Increase the height minimums to ensure that no low-density development takes up valuable land along key arteries
- Mandate that all new housing development is higher density than detached or single semi-detached housing forms
- Eliminate all angular plane requirements
- Use the tools at the Plan's disposal to mandate policies for **more** housing, not using them to restrict housing

A Guiding Philosophy:



Jennifer Keesmaat ✓

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I do recall proposing a new housing development to city staff at one point and being treated like we were proposing to sell loaded handguns to children.

I stopped the meeting ([@AlexDRMather](#) is my witness) and said, 'we are proposing to build housing - including affordable housing in a city with a housing crisis. Can we all just take a step back and agree as a starting point that the city wants more housing?'

It wasn't all rainbows and butterflies from that point forward but the jolt did shift the conversation.

Thank You!

Follow us on 

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