

Proposed Mississauga Official Plan Amendments

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION																																																								
1.	7.3.1 d.	The City and the Region of Peel will work collaboratively to establish Inclusionary Zoning Implementation Guidelines to ensure the efficient delivery and monitoring of affordable housing units, such as but not limited to the procedure for qualifying purchasers and tenants, establishing annual affordable prices and rents, and ensuring the units remain affordable for throughout the affordability period.	The Region of Peel recently unpaused its work related to Inclusionary Zoning. The proposed revision permits greater flexibility as City and regional staff continue to collaborate regarding the administration of Inclusionary Zoning and the division of roles and responsibilities.																																																								
2.	Table 7.1 – Minimum Required Percentage of Residential Gross Floor Area (GFA) in Ownership Housing to be Affordable Housing	<table border="1"> <thead> <tr> <th>IZ Area as identified on Map 7-1</th> <th>Tenure of Affordable Housing Units</th> <th>Applies January 1, 2023 to December 31, 2023</th> <th>Applies January 1, 2024 to December 31, 2024</th> <th>Applies January 1, 2025</th> </tr> </thead> <tbody> <tr> <td rowspan="2">IZ Area 1</td> <td>Affordable Ownership Housing Units</td> <td>4%</td> <td>7%</td> <td>10%</td> </tr> <tr> <td>Affordable Rental Housing Units</td> <td>2%</td> <td>3.5%</td> <td>5%</td> </tr> <tr> <td rowspan="2">IZ Area 2</td> <td>Affordable Ownership Housing Units</td> <td>3%</td> <td>5%</td> <td>7%</td> </tr> <tr> <td>Affordable Rental Housing Units</td> <td>1.5%</td> <td>2.5%</td> <td>3.5%</td> </tr> <tr> <td rowspan="2">IZ Area 3A and IZ Area 3B</td> <td>Affordable Ownership Housing Units</td> <td>3%</td> <td>4%</td> <td>5%</td> </tr> <tr> <td>Affordable Rental Housing Units</td> <td>1.5%</td> <td>2%</td> <td>2.5%</td> </tr> <tr> <td rowspan="2">IZ Area 4</td> <td>Affordable Ownership Housing Units</td> <td>10%</td> <td>10%</td> <td>10%</td> </tr> <tr> <td>Affordable Rental Housing Units</td> <td>5%</td> <td>5%</td> <td>5%</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>IZ Area as identified on Map 5-1</th> <th>Affordable Ownership Housing Units</th> <th>Affordable Rental Housing Units</th> </tr> </thead> <tbody> <tr> <td>IZ Area 1</td> <td>7%</td> <td>3.5%</td> </tr> <tr> <td>IZ Area 2</td> <td>5%</td> <td>2.5%</td> </tr> <tr> <td>IZ Area 3A and IZ Area 3B</td> <td>4%</td> <td>2%</td> </tr> <tr> <td>IZ Area 4</td> <td>10%</td> <td>5%</td> </tr> </tbody> </table>	IZ Area as identified on Map 7-1	Tenure of Affordable Housing Units	Applies January 1, 2023 to December 31, 2023	Applies January 1, 2024 to December 31, 2024	Applies January 1, 2025	IZ Area 1	Affordable Ownership Housing Units	4%	7%	10%	Affordable Rental Housing Units	2%	3.5%	5%	IZ Area 2	Affordable Ownership Housing Units	3%	5%	7%	Affordable Rental Housing Units	1.5%	2.5%	3.5%	IZ Area 3A and IZ Area 3B	Affordable Ownership Housing Units	3%	4%	5%	Affordable Rental Housing Units	1.5%	2%	2.5%	IZ Area 4	Affordable Ownership Housing Units	10%	10%	10%	Affordable Rental Housing Units	5%	5%	5%	IZ Area as identified on Map 5-1	Affordable Ownership Housing Units	Affordable Rental Housing Units	IZ Area 1	7%	3.5%	IZ Area 2	5%	2.5%	IZ Area 3A and IZ Area 3B	4%	2%	IZ Area 4	10%	5%	The existing rate chart is proposed to be removed and replaced with a chart containing only the current (2024) rates to remain in effect until a future amendment is brought forward following an updated financial assessment report.
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Deletions are in red strikethrough: **example**Additions are in bold green: **example**

3.	7.3.9 c.	approved development, as specifically identified as exempt in the zoning by-law, that is was already subject to an affordable housing contribution requirement as of June 22, 2022 . Inclusionary Zoning By-laws will apply to additional development permissions for such lands;	All relevant negotiations commenced prior to the adoption of Inclusionary Zoning, however, some legal agreements to secure affordable housing units were not executed prior to the identified date.
4.	7.3.11	Financial incentives, beyond those required by legislation , will not be provided for affordable housing units provided in accordance with Policy 7.3.2 of this Plan. An Inclusionary Zoning By-law may identify reductions to parking rates for affordable rental housing units and affordable ownership housing units in accordance with recommendations of City-wide parking studies.	Statutory fees and charges exemptions have been introduced by the Province. Provincial legislation has also removed the requirement for parking for housing units within Major Transit Station Areas.
5.	7.3.12	Inclusionary Zoning requirements identified in Section 7.3 and Section 19.23 come into effect on the later of January 1, 2023 or the date the applicable protected Major Transit Station Area identified in the Region of Peel Official Plan is approved by the Minister of Municipal Affairs and Housing.	The applicable Major Transit Station Areas were delineated and approved prior to January 1, 2023, accordingly Inclusionary Zoning came into effect on this date and are now in full force and effect.

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