

# Mayor's Housing Task Force Report

General Committee

January 22, 2025



# The Housing Crisis

## The Issues

*There is a housing affordability crisis in Canada – and Mississauga is not immune*

- Average home price is \$1.5M for a detached home or \$600,000 for a condominium
- First-time home buyers must be in the top 20% of income earners to afford a home
- Young adults are leaving Mississauga due to housing affordability

*If we are in a housing crisis, why can't developers just build more homes?*

- Building homes is capital, land and labour intensive
- Sale prices and rents needed for new projects to be profitable are too high
- Developers are not going to build in this climate

*To get to solutions, we need to recognize the key issues that led to today's situation.*

# The Mayor's Housing Task Force

## Overview: Industry Engagement & Consultation

Established June 2024 by Mayor, Carolyn Parrish

### *Task Force Aimed to:*

- Determine the factors needed to create an environment in which more housing, including purpose-built rental could be constructed immediately
- Identify and break down barriers to housing delivery by bringing together those who plan for and approve housing (government) and those who build it (industry)

### *Unique Made in Mississauga Approach:*

- Involved politicians at all 3 levels of government, a broad range of industry experts, and planning, agency and government professionals (finance, legal, planning, building and development)
- Building on past work
- Working meetings

# Task Force Report

## Summary

Identifies 30 Actions in 4 priority areas:

1. Reform development charges, taxes and fees to help lower housing costs
2. Update building and design standards to help boost supply and make building more affordable
3. Transform zoning to unlock more housing
4. Create sustainable programs and funding that will mobilize industry to help meet the demand for affordable housing



# Task Force Recommendations

## Highlights

### What The City Can Do :

- Lower or offset Development Charges and introduce incentives
- Review and streamline regulations
- Streamline Site Plan Application
- Standardize alternative solutions for mid-rise development
- Delegate Authority
- Align Official Plan and Zoning bylaw
- Review Urban Design Guidelines

### What Other Levels of Governments Can Do:

- Fund water, wastewater, and transit development charges while reforming Provincial *Development Charges Act* methodology
- Establish a First-Time Homebuyer Rebate and Remove HST on new ownership housing construction and sales
- Strengthen landlord rights
- Provide sustainable funding for Inclusionary Zoning and affordable units

# City Commitments

## Areas of focus

### Ongoing:

- Conclude Review of Official Plan
- Implement Community Improvement Plan (Rental)
- Finalize Region of Peel Planning Services Integration
- Implement “3 Strikes & You’re in” process
- Promote ‘Guide to planning and development’ webpage

### In-Progress:

- Public Utility Coordination Review Committee (Alectra)
- Urban Design Guideline Review

**We know that city planning can be complicated.**

**That’s where our guide to city planning and development can help.**

**It provides information about the topics we get asked about the most:**

- **What is city planning** explains how planning works and why it’s so important
- **Guiding city growth** outlines our housing targets and how we plan for growth
- **How land gets developed** gives an overview of the development application process
- **Development in your neighbourhood** helps you find information about proposed development and construction near you
- **Ways to get involved** explains how and when you can have your say

**Visit:**  
[mississauga.ca/city-planning-guide](https://mississauga.ca/city-planning-guide)

