

City of Mississauga Corporate Report



Date: January 20, 2025

To: Chair and Members of General Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of
Planning & Building

Originator's files:

Meeting date:
January 22, 2025

Subject

Mayor's Housing Task Force Report

Recommendation

1. That the report titled "Mayor's Housing Task Force Report" dated January 20, 2025, from the Commissioner of Planning & Building be received for information; and
2. That the City Clerk provides this report and its attachment to the Provincial Ministry of Municipal Affairs and Housing; Mississauga's Members of Provincial Parliament, the Association for Municipalities Ontario, the Region of Peel and the Federal Ministry of Housing, Infrastructure and Communities.

Executive Summary

- Assembled by Mayor Carolyn Parrish two weeks after taking office in June 2024. The Mayor's goal was to help break down barriers by bringing together those who plan for and approve housing (government) and those who build it (industry).
- The task force includes more than 30 experts from Ontario's private and not-for-profit building and development industry.
- Over the course of four months, and engagement with federal and provincial ministries, the task force assembled a series of recommendations.
- The Mayor's Housing Task Force report also outlines 14 actions the City is taking right now to address the housing crisis.

Background

Mississauga has been facing a growing housing crisis, which is getting worse every year. Despite several interventions by the Federal, Provincial and Regional level of governments, the number of new major housing development projects in Mississauga have dramatically slowed.

In fact, according to the industry, few residential units will be built over the next two years unless there are changes.

In response to this the Mayor's Housing Task Force was assembled in June 2024. The Task Force was Chaired by the Mayor, Carolyn Parrish, and included more than 30 experts from Ontario's private and not-for-profit building and development industry to help advise the Mayor and Council on changes that can be made to help get more housing built. The purpose of the Task Force was to "*help break down barriers by bringing together those who plan for and approve housing (government) and those who build it (industry)*".

The Task Force was convened in July, with subsequent meetings in September and November that focused discussions around the following themes:

- Understanding the issues that are preventing housing from being built
- Identifying potential solutions to invigorate the local housing industry
- Prioritizing recommended actions

In addition to the industry experts, the Task Force meetings included the Deputy Mayor, Mayor's Chief of Staff, City Manager, City Solicitor, and the Commissioner of Planning & Building. Notable external partners and stakeholders in the housing approval and development application process that also participated were:

- Minister Paul Calandra, Minister of Municipal Affairs and Housing of Ontario
- M.P. Peter Fragiskatos, Canadian Parliamentary Secretary to the Minister of Housing, Infrastructure and Communities
- Doug Fairchild, Vice President, Distribution Design, Alectra Utilities
- Paula J. Tenuta, Building Industry and Land Development Association

Previous Government Housing Actions:

Housing has been a focus of all levels of governments over the last several years. The following outlines some of the key strategies at each of these levels.

- a) **Federal Government:** The [Canada's Housing Action Plan](#) focuses on building more homes and improving affordability. The federal government has committed billions in funding to the National Housing Strategy (NHS) to create and maintain housing supply. Recent measures include incentivizing rental housing construction, protecting renters and homeowners, and making it easier for Canadians to access housing. The

Housing Accelerator Fund (HAF) and the Apartment Construction Loan Program are key initiatives to boost housing supply and affordability.

- b) **Ontario Government:** The [Housing Affordability Task Force report](#) highlights the urgent need to increase housing supply in Ontario. House prices have nearly tripled in the past decade, outpacing income growth and making homeownership unattainable for many. The Task Force provided 55 recommendations to address housing supply and affordability issues. Key actions include cutting red tape to speed up homebuilding, introducing new legislation, and providing incentives for rental housing construction. The Province of Ontario has set a goal of delivering 1.5 million homes over the next decade. To meet this, municipal housing targets have been issued to cities across Ontario. Mississauga's housing target is 120,000 new units.
- c) **Region of Peel:** The Region of Peel offers a range of housing services, including subsidized housing and supportive housing. The Housing Client Services is the central access point for people applying for housing needs. They manage the centralized wait list for over 46 housing providers and provide ongoing customer services to those on the wait list.

In 2023, The Region of Peel delivered an Affordable Housing Plan and [Peel Housing and Homelessness Plan](#) updates – a 10-year plan to tackle the affordable housing crisis. The new plan has five strategic pillars and aims to increase regional funding for housing projects – updates of this plan reflect the ongoing efforts to address the housing crisis in Peel, although challenges remain in meeting the full demand for affordable housing.

- d) **City of Mississauga:** On March 1, 2023, Mississauga City Council endorsed [Growing Mississauga: An Action Plan for New Housing](#) as the City's housing pledge outlines five goals and 23 actions the City will take to get more homes built, streamline building approvals and make homes more affordable. The City's Development Data dashboard includes a [Housing Update](#) highlighting key figures such as the number of housing units approved and under construction in Mississauga. Prior to this in 2019, City Council approved Housing is an issue that affects every resident and business in the city. [Making Room for the Middle: An Affordable Housing Strategy for Mississauga](#) aims to help provide more housing that is affordable for all. It includes four goals and 40 actions that were developed with the assistance of a group of experts from all levels of government, and the private and non-profit sectors.

Comments

The Mayor's Housing Task Force took a unique approach to solving problems – it provided a platform for politicians, professional staff and key development and building industry leaders to openly discuss the barriers to housing delivery and to actively shape and inform

recommendations that would tackle these head-on. By engaging industry stakeholders, federal and provincial ministries, the Task Force was able to assemble a series of recommendations which culminated into the report titled “*Partners in Homebuilding: Mayor’s Housing Task Force Report*” (**Appendix 1**).

The Task Force’s report identifies 30 actions the City, province and the federal government should consider. These actions are generally bundled around four key priority areas:

1. **Reform development charges, taxes and fees to help lower housing costs:** Ninety-five per cent of new homes built in Canada are built by the private sector. The Task Force is recommending 14 actions to help balance demand and incentivize more affordable housing developments.
2. **Update building and design standards to help boost supply and make building more affordable:** In a housing crisis, the aim of guidelines and standards must be to help – not hinder – good city-building. The Task Force is recommending 7 actions that will help create efficiencies across the industry to increase supply.
3. **Transform zoning to unlock more housing:** Zoning reform provides certainty for developers and can help streamline the development application process. The Task Force is recommending 5 actions that will support Mississauga’s transformation into a dynamic urban city.
4. **Create sustainable programs and funding that will mobilize industry to help meet the demand for affordable housing:** The private sector can – and is willing – to play a significant role in helping to build affordable housing. The Task Force is recommending 4 actions to help develop a sustainable, long-term funding program for affordable housing.

Additionally, the report emphasizes the importance of 14 specific actions that are already underway by the City to address the housing crisis, including:

- **Increasing housing supply:** Adding permissions for another 124,000 units to boost residential growth, making it easier to build mixed-use communities around transit, and finding creative ways to build new housing above or alongside city facilities.
- **Bringing down costs:** Offering financial incentives to get more purpose-built rental built, making it less expensive to build homes on residential lots - like garden suites, triplexes and fourplexes, lowering borrowing costs and costs for non-profit developers.
- **Streamlining processes:** Creating a housing-focused team of city-builders at the City to review applications quickly, update urban design guidelines, improve financial policies, and drive efficiencies in the housing development approval process.

Next Steps

The Task Force’s report acknowledges that to have meaningful impact locally, the City cannot act alone. As such, as a next step, the Mayor and the Mayor’s office will continue to converse

with the other levels of government on ways they will help to implement the report's actions, including the provision of funding, and important procedural and policy changes.

Following this report, a communications and marketing plan for the Mayor's Housing Task Force Report will be completed.

Strategic Plan

The Mayor's Housing Task Force report aligns with the City of Mississauga's strategic plan, particularly with the pillars of "Building a Livable City" and "Economic Prosperity".

The task force's focus on increasing housing supply, improving affordability and streamlining approval processes directly support the goal of creating a livable city by ensuring that residents have access to housing options. Additionally, by addressing the housing crisis, the task force contributes to economic prosperity by attracting and retaining a diverse workforce and fostering community growth.

Engagement and Consultation

In addition to the aforementioned engagement with industry stakeholders, provincial and federal governments, the City's Housing Panel was engaged to provide high-level input.

Financial Impact

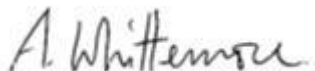
There are no financial impacts resulting from the recommendations in this report. Staff will continue to advise Council on the impacts of any changes stemming from the Mayor's Housing Task Force Report recommendations, as implementation details become available.

Conclusion

The Mayor's Housing Task Force has provided a critical platform for addressing the pressing housing crisis. By fostering an environment of collaboration, input, and problem-solving, the task force has enabled diverse stakeholders to come together and craft innovative solutions. Their efforts have been instrumental in aligning with the city's strategic pillars of building a livable city and promoting economic prosperity. Through their work, the task force has set the stage for meaningful progress in housing affordability, supply, and streamlined processes.

Attachments

Appendix 1: Mayor's Housing Task Force Report



Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Christopher Valeri, Manager, Business Improvement & Strategic Initiatives