



Update on the Affordable Rental Housing Community Improvement Plan

Planning and Development Committee

Monday, March 24, 2025

Context



Background

- Approved by Council in **July 2024**.
- Approximately **\$44 million** allocated with a timeline of **three (3) years**.
- Anticipated incentivizing at least **300 new units**.
- Two enabling programs: Gentle Density Incentive Program and **Multi-Residential Rental Incentive Program**.
- Incentives for **affordable** and **below-market rental units**.

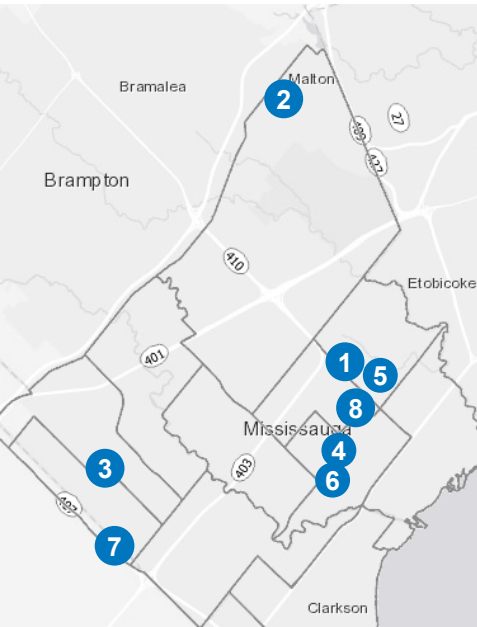


The **Affordable Rental Housing Community Improvement Plan (CIP)** stimulates the construction of new affordable rental housing through financial incentives.

Implementation Timeline

- July 31, 2024** Affordable Rental Housing CIP approved by Council
- November 7, 2024** Call for applications to the Multi-Res Program
- January 10, 2025** Application window closed
 - 12 applications received
- February 27, 2025** Response to applicants
 - 8 applications conditionally approved
- March 24, 2025** **Update to Planning & Development Committee**
- 2027** HAF monies must be spent

Applications Conditionally Approved



- 1 4150 Westminster Place (W3)**
St. Luke's Dixie Senior Residence Corporation
70 affordable rental units
- 2 3233 Brandon Gate Drive (W5)**
Your Home Developments
85 below-market rental units
- 3 6020 Winston Churchill Boulevard (W9)**
2421845 Ontario Inc.
14 affordable rental units, 8 below-market rental units
- 4 45 Agnes Street / 3051 Cook Street (W7)**
JD Development Group
30 below-market units
- 5 4094 Tomken Road (W3)**
Kindred Works / United Church of Canada
78 affordable units
- 6 2512 Argyle Road (W7)**
Brightstone Development Group
7 affordable rental units
- 7 5034, 5054, and 5080 Ninth Line (W10)**
Your Home Developments / The Inclusive Housing Not For Profit
65-100 affordable rental units
- 8 596 Lolita Gardens (W4)**
Hanseatic Holdings Ltd, O/A Park Property Management Inc.
27 affordable rental units

What this could mean for Mississauga



- 8 new development projects in 6 wards.
- 1,400 new purpose-built rental units.
- **Almost 400** affordable and below-market rental units (including 200, 2+ bedroom units).

Next Steps

- **Monitor** applications conditionally approved for funding.
- Host **check-ins** with applicants ahead of Building Permit application and/or issuance.
- Administer incentives to conditionally approved projects after **Building Permit issuance**.



For more information

Visit the program webpage

<https://www.mississauga.ca/projects-and-strategies/city-projects/affordable-rental-housing-community-improvement-plan/>

Email us

housingincentives@mississauga.ca



Thank you

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Supporting Slides

Eligibility and Evaluation Criteria

- Minimum **five (5) affordable** (100% AMR) and/or **below-market** (125% AMR) rental units.
- Remain as affordable and/or below-market rental units for **25-years**.
- **Minimum bedroom sizes** met or exceeded.
- Percentage of affordable / below-market rental units.
- Demonstrated **financial need** (if funding is also provided by another level of government).
- Project is “**shovel-ready**”.



AMR or Average Market Rent refers to the value of **all units** in the **primary rental market** (includes older units, rent controlled units, etc.).

AMR is produced and updated **annually** by CMHC.

Available Incentives

- **Affordable** rental units (100% AMR):
 - \$130,000 capital grant per eligible unit;
 - Building Permit fee rebate per eligible unit;
 - Eligible for statutory municipal fee exemptions per eligible unit; and
 - Non-profits also receive planning application fee relief.
- School Board Development Charges (DCs) are still payable.
- **Below-market** rental units (125% AMR):
 - \$60,000 capital grant per eligible unit;
 - Building Permit fee rebate per eligible unit; and
 - Grant-in-lieu of City DCs and CIL of Parkland per eligible unit.
- Regional, GO Transit, and School Board DCs are still payable.