

A by-law to adopt a Community Improvement Plan for the Hurontario Growth Area (Uptown Major Node, Downtown Fairview, Downtown Cooksville, Downtown Hospital, and Port Credit Community Node) community improvement project area.

WHEREAS section 28 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") states that where a By-law has been passed to designate a community improvement project area, the Council may put in place a community improvement plan identifying measures that the municipality may take to facilitate and accelerate community improvement within the community improvement project area;

AND WHEREAS By-law 0001-2026 passed on the 14th day of January, 2026 designates a community improvement project area comprising Uptown Major Node, Downtown Fairview, Downtown Cooksville, Downtown Hospital and Port Credit Community Node (the "Hurontario Growth Area") as established by Mississauga Official Plan;

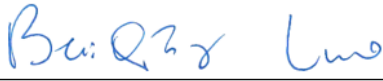
AND WHEREAS the Council of The Corporation of the City of Mississauga considers it appropriate to adopt a community improvement plan for the Uptown Major Node, Downtown Fairview, Downtown Cooksville, Downtown Hospital and Port Credit Community Node in accordance with the *Planning Act*, for the purposes of the community improvement of the designated Hurontario Growth Area community improvement project area;

AND WHEREAS the Hurontario Growth Area Community Improvement Plan conforms to the City of Mississauga Official Plan;

NOW THEREFORE the Council of the Corporation of the City of Mississauga ENACTS as follows:

1. The Hurontario Growth Area Community Improvement Plan attached hereto as Schedule "A" and forming part of this By-law is hereby adopted as the Community Improvement Plan for the Uptown Major Node, Downtown Fairview, Downtown Cooksville, Downtown Hospital and Port Credit Community Node.

ENACTED and PASSED this _____ day of _____, 2026.

Approved by Legal Services City Solicitor City of Mississauga

Baiqing Luo
Date: January 29, 2026
File: CD.04-DOW

MAYOR

CLERK

Hurontario Growth Area Community Improvement Plan

1.0 Introduction

1.1 What is a Community Improvement Plan?

A Community Improvement Plan (“CIP”) is a tool that allows a municipality to direct funds and implement policy initiatives toward a specifically defined area of need, known as a Community Improvement Project Area (“CIPA”). CIPs are intended to encourage rehabilitation initiatives and/or stimulate development through incentives such as tax assistance, grants, or loans under Section 28 of the *Planning Act*, R.S.O. 1990, c. P.13 (“*Planning Act*”). The objective is to realise environmental, social, cultural and economic benefits through more sustainable growth management and development practices.

CIP programs can span a wide spectrum of municipal objectives where, in the medium- and long-term, public benefits are achieved resulting in more socially cohesive, environmentally friendly and/or economically sound communities. The concept is that the municipal assistance offered through a CIP helps achieve the stated goal(s) that otherwise would not be realized in the absence of intervention, also known as the “but for” test – but for the existence of X (e.g. the CIP) would Y (e.g. office development) have occurred?

1.2 Purpose of this Community Improvement Plan

The Hurontario Growth Area Community Improvement Plan (“CIP”) is a strategic tool intended to stimulate investment in office development. City of Mississauga (“City”) Council enacted the CIP on _____, 2026 for a term of five years or until 50,000 m² of office space is incentivized.

The Hurontario Growth Area comprises five Strategic Growth Areas: Uptown, Fairview, Cooksville and Hospital Urban Growth Centres and Port Credit Growth Node. Combined, these areas have a population of just over 57,000 residents and more than 18,000 jobs.

The CIP seeks to provide incentives to encourage the development of new and retained/replaced office space on mixed use lands along the Hazel McCallion, formerly Hurontario, light rail transit (“LRT”) line to support a balance between residents and jobs. These lands are primarily within the Cooksville office submarket, which contains 0.8 million square feet (“ft²”) of office space, as well as portions of the City Centre and Hurontario Corridor office submarkets. This office inventory, particularly in the Cooksville submarket, is at risk of redevelopment due to building age, office space right-sizing, and residential conversion pressures.

The CIP is an enabling tool available to the City should a landowner or tenant be interested in participating in one or a combination of programs. Applications must meet the general eligibility criteria outlined in this CIP and demonstrate advancement of the City’s strategic priorities. All proposals are subject to approval from City Council, or its delegate.

2.0 Vision

Hurontario Street is the main north-south corridor in the city connecting key Strategic Growth Areas, two GO Transit rail lines and major east-west transit lines. The LRT will go beyond transportation requirements and serve as a catalyst for shaping land use and urban design, especially in mixed use areas with the potential for intensification and/or redevelopment, like the Uptown, Fairview, Cooksville and Hospital Urban Growth Centres and Port Credit Growth Node.

Mississauga’s growth will be directed to support existing and planned transit and other infrastructure investments as well as to strategically manage growth to balance land uses. The

City seeks to achieve an appropriate mix of jobs and services with residential to support thriving and connected complete communities.

2.1 Fairview, Cooksville and Hospital Policy Review

Fairview, Cooksville and Hospital underwent a policy review (“Policy Review”) in 2022 that supports vibrant, walkable and transit-supportive communities that will accommodate expected residential and employment growth. A key guiding principle of the review was to promote a strong and sustainable diversified economy that includes a mix of uses, including office. It also considered how new residential buildings can be utilized to provide employment and create vibrancy through a variety of uses and improved transportation connections. Policies included requiring developments to retain or incorporate existing office, retail and service commercial floor space and recommending strategies, like a CIP, to support the retention of local businesses and increasing employment uses.

A vision and guiding principles were identified for each of the areas.

2.1.1 Fairview Growth Centre (Downtown Fairview)

Fairview is envisioned as an attractive place where residents can access their daily needs within a short distance from their homes.

Guiding Principles:

1. Heights and densities appropriate to the planned context.
2. An attractive, walkable environment along Hurontario Street with a vibrant mix of shops, restaurants, cafes and service establishments
3. Accessible public spaces for all, with enhanced walking and cycling connections
4. A range of housing options with a mix of forms and tenure to meet the needs of a diverse community

2.1.2 Cooksville Growth Centre (Downtown Cooksville)

Cooksville is envisioned as a walkable, mixed use community with interesting places for culture and art. The Cooksville GO Station Area is a focal point for transit oriented development with a concentration and mix of uses, including office.

Guiding Principles

1. Establish a mixed use, vibrant community
2. Plan for more people and employment
3. Achieve a walkable, connected community
4. Plan for high quality transit

2.1.3 Hospital Growth Centre (Downtown Hospital)

Downtown Hospital is envisioned as a health district, anchored by Trillium Mississauga Hospital with a broad range of uses, including office, clustered around the hospital.

Guiding Principles

1. Support health care services
2. Create a more walkable and transit-supportive community

2.2 Uptown Growth Centre (Uptown Major Node)

In 2020, Uptown was under significant development pressure, and the City undertook a capacity review to understand the cumulative impact of proposed developments on the provision of infrastructure and services. The result was new official plan policies and a vision that supports a vibrant public and private realm with a mix of offices, retail uses and a range of employment

opportunities, along with residential mid-rise and high-rise development.

Key policy directions included:

- Finer grained road network
- Open Space Network
- Retain and encourage office and non-residential uses
- Encourage housing mix and affordability
- Require development master plans

2.3 Port Credit Growth Node (Port Credit Community Node)

Port Credit is an evolving urban waterfront village with a mix of land uses and densities, transit-supportive urban forms, a significant public realm and public access to the waterfront.

The Local Area Plan identifies the following guiding principles:

1. Protect and enhance the urban village character
2. Support Port Credit as a distinct waterfront community
3. Enhance the public realm
4. Support the preservation, restoration and enhancement of the natural environment
5. Balance growth with existing character
6. Promote a healthy and complete community

Additional employment is needed to balance land uses. Attracting and accommodating employment uses is a priority but also a significant challenge. While Port Credit can benefit from some additional residential intensification, it should not be done at the expense of protecting opportunities for employment uses and creating a balanced complete community.

2.4 Mississauga Official Plan

City Council adopted Mississauga Official Plan 2051 (“MOP 2051”) on April 16, 2025. Upon Ministry of Municipal Affairs and Housing approval, MOP 2051 will replace both the 2010 Mississauga Official Plan (“MOP”), as amended, and the 2024 Region of Peel Official Plan (“ROP”).¹

MOP and MOP 2051 include policies, as required by the *Planning Act*, allowing the City to designate CIPAs and prepare and adopt CIPs (MOP 19.22, MOP 2051 18.22). These policies list the types of matters that a CIP may address, including off-street parking (MOP 19.22.6 b, MOP 2051 18.22.5 b), office and other employment opportunities (MOP 19.22.6 n, MOP 2051 18.22.5 n) and growth management and encouraging transit-supportive communities (MOP 19.22.6 p, MOP 2051 18.22.5 p) among others.

One of the key guiding principles of both official plans is to promote a strong diversified economy that provides a range of connections to global markets, offers equitable employment opportunities for residents and attracts lasting investment to secure financial stability (MOP 4.4.4, MOP 2051 2.4).

MOP 2051 establishes a City Structure including Strategic Growth Areas, which will be the city’s focus for major office, retail and institutional employment growth, supported by existing or planned higher order transit service (MOP 2051 9.1).

Mississauga will provide for a wide range of employment activities including office and diversified employment uses. To this end Mississauga will strive to increase office employment (MOP 10.1.5 a, MOP 2051 9.1.4 a.) and concentrate high-density employment uses such as

¹ Bill 23, More Homes Built Faster Act, 2022 removed the Region of Peel’s upper-tier planning responsibilities

major office and major institutional in Major Transit Station Areas and other Strategic Growth Areas (MOP 10.2.1, MOP 2051 9.1.4 d.)

MOP states that the Downtown (MOP 5.1.1.3), Major Nodes (MOP 5.3.2.3) and Community Nodes (MOP 5.3.3.3) are Intensification Areas. The downtown is planned to achieve an average population to employment ratio of 1:1 (MOP 5.3.1.6) and support opportunities for residents to work in Mississauga (MOP 5.3.1.8). Major Nodes and Community Nodes will achieve an average population to employment ratio of between 2:1 and 1:2 (MOP 5.3.2.6 and 5.3.3.6). In Uptown, redevelopment must replace office floor space (MOP 13.4.3.2). In Port Credit, strategies to encourage and support employment uses may be pursued including CIPs (Port Credit Local Area Plan [“PC LAP”] 6.1.5) and intensification will address providing employment opportunities (PC LAP 6.1.6 d). City-wide, forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable manner to promote economic prosperity (MOP 5.1.3 f) and encourage development that provides a range of local live/work opportunities (MOP 5.1.6).

MOP 2051 states that Growth Centres will be planned to accommodate significant population and employment growth and support opportunities for residents to work in Mississauga (MOP 2051 13.1.1.3 b.) and attract considerable employment, including major offices (MOP 2051 13.1.1.3 e.). Development applications for land use changes resulting in significant reductions in the number of jobs that could be accommodated on site will not be supported (MOP 2051 13.1.1.5). Redevelopment of existing office buildings on lands designated office will not be permitted unless the same quantity of office space is retained or replaced through the redevelopment (MOP 2051 13.1.2.5). Developments in Growth Centres may be required to demonstrate how they contribute to a concentration and mix of jobs as a key component of a mixed use transit-supportive development (MOP 2051 13.1.1.6).

Strategies to encourage and support non-residential uses and the retention of local businesses in Growth Centres may be pursued including consideration of CIPs and other incentives (MOP 2051 13.1.1.13)

This CIP is consistent with MOP 2051 as well as the existing MOP and ROP policies.

2.5 Current Types of Office

The top three industries in the Hurontario Growth Area according to the 2024 Employment Survey are:

- Health Care (8,571 employees)
- Accommodation (1,594 employees)
- Retail (1,502 employees)

Secondary, rather than major, office is more common in this area differentiating it from the Downtown Core. Additionally, the Hospital is a major employer and magnet for other jobs in health care.

2.6 Regional Government Participation

On April 22, 2021, The Region of Peel enacted by-law 29-2021 establishing the Regional Major Office Incentives Program (“MOI”) to provide financial incentives to encourage major office development. Eligible major office developments may be eligible to receive a matching Tax Increment Equivalent Grant (“TIEG”) for a period of up to ten years to offset increased property taxes. The MOI is currently open to receive applications until April 22, 2026, but staff are considering an extension and possibly amendments prior to its expiry. Additional information is available on the program website:

<https://www.peelregion.ca/planning/business/office-incentives-program/>

2.7 Stakeholder Consultation

Engagement related to the creation of this CIP commenced in the fall of 2025 and concluded with a public meeting on January 26, 2026.

Comments received through engagement included:

- The Development Charge (“DC”) deferral has the most meaningful impact
- A defined TIEG supports more accurate pro formas than an undefined TIEG
- The CIP is unlikely to rebalance the challenges of the current market, but creates a more desirable office development landscape for when conditions improve

3.0 Legislative Authority

3.1 Municipal Act

Section 106(1) of the *Municipal Act*, 2001, S.O. 2001, c.25 (“*Municipal Act*”) prohibits municipalities from assisting, either directly or indirectly, any manufacturing business or other industrial or commercial enterprise through the granting of bonuses for that purpose. However, Section 106(3) provides an exception for municipalities exercising powers under Section 28(6) or (7) of the *Planning Act*.

3.2 Planning Act

According to Section 28(1) of the *Planning Act*, a “community improvement project area” is defined as “a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.”

For the purposes of carrying out a CIP, a municipality may:

- construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the CIP (Section 28(6))
- sell, lease or otherwise dispose of any land acquired or held by it in conformity with the CIP (Section 28(6))
- make grants or loans to owners and tenants, or assignees of lands and buildings within the CIPA to pay for the whole or any part of the cost of the eligible costs of the CIP (Section 28(7))

4.0 Community Improvement Project Area (CIPA)

On January 14, 2026, City Council designated the Hurontario Growth Area as a CIPA through by-law 0001-2026.

The CIPA was delineated to capture the mixed use areas along the LRT north and south of the Downtown Core. Given the City’s inability to designate Employment Areas for office uses, offices must now compete with residential and other uses for mixed use lands.

These areas contain 7 protected Major Transit Station Areas:

- Eglinton
- Fairview (Central Parkway)
- Cooksville GO
- Dundas
- Queensway
- North Service
- Port Credit GO

Complementary CIPAs and corresponding CIPs may be enacted by Council to stimulate office growth in other targeted areas of the city.

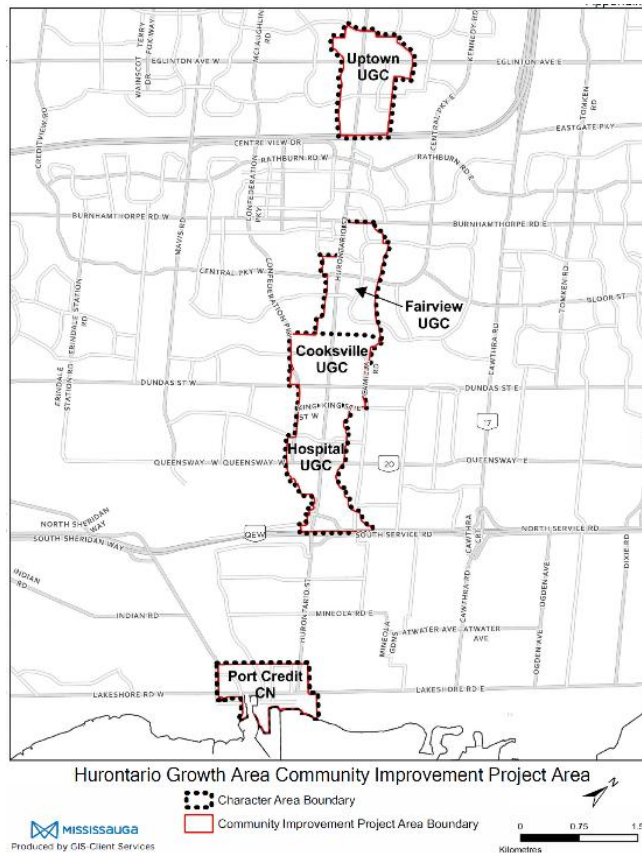


Figure 1: Hurontario Growth Area Community Improvement Project Area

5.0 Hurontario Growth Area Community Improvement Plan

5.1 Goals

The goal of the CIP is to attract office development, with its high employment density, to help balance growth and create an active, vibrant environment that:

- provides a lively, pedestrian and transit-oriented urban place that is a model, catalyst and attractor for on-going investment
- supports existing and planned transit infrastructure
- supports arts, culture, recreation activities, institutions, entertainment and other employment uses

In addition to balancing population growth, balancing land uses and the associated property taxes and service requirements support the City's economic sustainability.

5.2 Objective

The CIP's objective is to stimulate private sector office development investment through grant programs aimed at reducing development costs.

6.0 Incentive Programs Toolbox

6.1 The "Toolbox" Approach

The CIP enables a "toolbox" of incentives that can be used to attract office development by providing incentives to offset the high costs of parking, land and construction, subject to budget

and program approval of Council, or its delegate. A list of programs enabled by this CIP are outlined below.

Once the CIP is adopted, some or all of the incentive programs in the toolbox may be activated. Applicants may choose to apply for one or a combination of programs. All applications are subject to a case-by-case evaluation and financial assessment.

No upfront seed money is allocated in conjunction with this CIP and the details of each program (commitment of funding, budget allocation, time limits, changes, termination, forms and instructions) will be secured through a formal and legally binding agreement.

6.2 Financial Incentive Programs

This CIP toolbox includes the following potential incentives:

- Tax Increment Equivalent Grant
- Development Processing Fees Grant
- Development Charge Deferral

6.2.1 Tax Increment Equivalent Grant (TIEG)

Intent: To promote office development by removing the financial disincentive associated with increased property taxes post-development.

Description: A TIEG is a financial incentive to improve or redevelop property. It is provided in the form of a grant equivalent to a portion of the increase in the municipal property taxes directly attributable to a development/improvement. After the development has been constructed, the City provides a grant to the owner on an annual basis for an agreed upon term.

For net new and/or replacement office the duration of the TIEG will be a maximum of 10 years. In year one, the grant is equivalent to 100% of the increase in municipal property taxes, or the increment, due to the development. In year two, the grant is reduced by 10% resulting in 90% of the increment being rebated. The grant value continues to reduce by 10% annually for the term of the TIEG. The TIEG will follow the below schedule:

Year	Grant %	City Retained Taxes %
1	100%	0%
2	90%	10%
3	80%	20%
4	70%	30%
5	60%	40%
6	50%	50%
7	40%	60%
8	30%	70%
9	20%	80%
10	10%	90%

Table 1: TIEG Schedule

Funding: Limited to property taxes charged by the City and pro-rated to apply only to the office portion of a development. Successful applicants may be eligible for a matching Regional TIEG through the Region of Peel's MOI Program. Stacking of incentives from different levels of government is permitted where the combined total of incentive values does not exceed legislated maximums.

Implementation: Detailed implementation including but not limited to incentive limitations, duration, funding and financial and other conditions will be determined through a formal legal agreement.

If the scope of the work changes, or actual costs are less than estimated costs, the City reserves the right to decrease the total amount of the grant. The annual grant payment will be based on the actual increase in property taxes as calculated, based on the Municipal Property Assessment Corporation (“MPAC”) assessment following project completion, or the estimate, whichever is less.

The grant will only be paid if the current year taxes are paid in full.

Timing: Applications for this program will be received from the date of Council approval for a term of five years or until 50,000 m² of office space is incentivized under this CIP. Agreements that extend beyond the program duration remain active and valid.

6.2.2 Development Processing Fees Grant

Intent: To improve the feasibility of developing office uses by rebating the planning and building permit application fees paid for office development.

Description: For eligible development projects, a one-time rebate grant may be offered equivalent to the City planning and building application fees related to the items listed below, provided that they were paid after making an application to the CIP:

- Building permits
- Official plan amendments
- Rezoning
- Minor variances and consents
- Site plans, site plan amendments
- Plans of subdivision

Funding: Limited to planning and building application fees paid to the City and pro-rated to only apply to the office portion of a development. Stacking of incentives from different levels of government is permitted where the combined total of incentive values does not exceed legislated maximums.

Implementation: Detailed implementation including, but not limited to, incentive limitations, duration, funding and financial and other conditions will be determined through a formal legal agreement.

Timing: Applications for this program will be received from the date of Council approval for a term of five years or until 50,000 m² of office space is incentivized under this CIP. Agreements that extend beyond the program duration remain active and valid.

5.2.3 Development Charge (DC) Deferrals

Intent: Deferring the payment of City DCs to improve the feasibility of developing office uses.

Description: The City may defer its portion of the DCs incurred by an office development for a period of five years where the general eligibility criteria is met. Longer deferrals may be considered for projects that go above the general eligibility criteria, but do not meet the exceeding eligibility criteria. An ongoing deferral may be granted for office developments that meet the exceeding eligibility criteria.

City DCs will be payable prior to the end of the deferral period where there is:

- Change of use from an office building
- Sale, or transfer of ownership, of the property without an executed assumption agreement
- Any other default contained in the legal agreement securing the DC deferral

The City DCs will be due in full within 15 days of the end of the deferral period. Where the deferral has been terminated by a reason listed above, DCs and applicable interest will be due in full within 15 days of the City providing written notice that the deferral has been terminated. Throughout the deferral, interest will accrue and compound on the full sum of the deferral commencing with the original date that the DCs would have been payable in the absence of the DT CIP deferral.

Where the deferred DCs are paid within the 15 day period following the end of the deferral period, the City will forgive all interest charges. If deferred DCs are not paid by the 15th day, or the deferral period was terminated in writing by the City, interest will be applied and will continue to accrue and compound until all outstanding charges are paid in full.

If any DCs, including applicable interest, are unpaid within 15 business days immediately following the expiry of the deferral, or termination, the DCs, including applicable interest, will be added to the tax roll and collected in the same manner as taxes. If unpaid DCs are added to the tax roll, interest will continue to accrue and compound until all outstanding charges (DCs plus applicable interest) are paid in full.

Funding: Limited to City DCs and pro-rated to only apply to the office portion of a development. Stacking of incentives from different levels of government is permitted where the combined total of incentives does not exceed legislated maximums.

Implementation: Detailed implementation including, but not limited to, incentive limitations, deferral duration, accrued interest, funding, financial and other conditions will be determined through a formal legal agreement.

Timing: Applications for this program will be received from the date of Council approval until the earlier of a term of five years or once 45,000m² of office is incentivized by this CIP. Agreements that extend beyond the program duration remain active and valid.

The community improvement strategies referenced above describe incentives for private sector development. Prospective public agencies or governments wishing to build office buildings may also apply to this program. The details and structuring of incentive packages will be prepared on a case-by-case basis subject to Council approval, or its delegate.

6.3 Guiding CIP Principles

The CIP is designed to assist proponents who complete projects rather than those who speculate on the granting of development approvals (such as rezoning applications) only to enhance land use or density permissions.

Individual programs may not be activated or may be terminated by Council, or its delegate.

The level of incentive available to successful proponents is based on many factors including location within the CIPA, type of development, quality of the proposal, public benefit, and alignment with the strategic priorities of the City.

6.4 Eligibility Criteria

Incentives are only available where an application meets all of the general eligibility criteria. Additional incentives, or deeper incentives, may be available where an application achieves exceeding eligibility criteria, which further advance the City's goals and objectives.

6.4.1 General Eligibility Criteria

The general eligibility criteria for participation in one or more of the CIP programs is as follows:

- a. Only lands situated within the CIPA as outlined in Figure 1 are eligible
- b. Only new construction or the adaptive reuse of existing office buildings, where the

- payment of increased property taxes would apply, are eligible
- c. Only buildings with a minimum height of three storeys are eligible
- d. a minimum of 2,000m² (approximately 20,000 sf) of net new office space is required to be eligible
 - o An exemption to this criterion is provided where only a TIEG for the retention or replacement of office is being sought
- e. Only the office portion of a mixed-use development is eligible
- f. Transportation Demand Management (“TDM”) measures must be included in accordance with MOP 8.5, MOP 2051 7.7 or related transportation master plans
- g. The subject property may not be in a position of tax arrears at the time of agreement and throughout the entire length of the agreement’s duration

6.4.1 Exceeding Eligibility Criteria

In order to qualify for an ongoing DC deferral, the following exceeding eligibility criteria must be met in addition to the general eligibility criteria outlined above:

- a. The office development must result in at least a 50% increase in office assessment value, as assessed by the Municipal Property Assessment Corporation post-development
- b. The development must be a minimum of 8-storeys
- c. A minimum of 10,000 m² (approximately 100,000 sf) of new office space is required
- d. The development must create a minimum of 400 office jobs
- e. Exceed Tier 1 of Mississauga’s Green Development Standard

7.0 Implementation

7.1 Activation

The CIP shall come into effect the day after the approval of the adopting by-law (and the expiration of the appeal period).

7.2 Administration Process

The CIP will be administered by the Planning and Building Department. Additional information and application forms can be found on the City’s website at:

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

If incentives are granted, the owner or tenant will be subject to terms and conditions which will be secured through a legally binding agreement. A list of potential terms and conditions are found in Appendix 1. The list is provided for information only as legal agreements will include additional general and specific provisions beyond those listed.

7.3 Amending Policies

A formal amendment to this CIP is required in the following circumstances:

- Changes to the CIPA boundary
- Addition of new grant, loan and incentive programs
- Other major revisions (e.g. program time frames, eligibility criteria, etc.)

The discontinuation, by Council of any program referred to in the CIP shall not require a formal amendment. Amendments are subject to the provisions of the *Planning Act* with respect to notice, public involvement and appeal.

7.4 Marketing the CIP

The CIP may be promoted through a number of means, including but not limited to:

- Content on City websites
- Digital and/or print media (e.g. newspaper advertisement, program notice, brochures, press releases)
- Targeted social media campaign (e.g. X, LinkedIn)
- Email communications to key stakeholders
- Content in/on the Economic Development Division’s partners’ media and websites (i.e. Invest Ontario, Toronto Global, Mississauga Board of Trade, realtors, developers)
- Meetings with key stakeholders, including property owners, Building Industry and Land Development Association (“BILD”) and other interest groups

7.5 Monitoring the Plan

The Planning and Building department will conduct annual monitoring of the CIP, program participation and performance to provide the basis for decisions regarding program design and funding. Potential monitoring items and metrics include tax assessment totals and contribution to the City’s total tax base, office vacancy rates, and value of building permits issued.

Auditing may also include a third party review of the office market to validate the “but for” test and need for incentives. This review may examine existing office rates, construction costs, demand for parking, and other criteria established by staff.

Appendix 1

Terms and Conditions for the Use of Incentives

The Hurontario Growth Area Community Improvement Plan (“CIP”) incentive programs are subject to City of Mississauga (“City”) Council approval, or its delegate. If incentives are granted, the owner or tenant may be subject to the following terms and conditions. The list provided below is for information only as legal agreements will include additional general and specific provisions beyond those listed below.

- a. The merits of providing financial incentives will be considered on a case-by-case basis. The decision to provide financial incentives is entirely at the discretion of City Council, or its delegate
- b. A formal agreement between the City and owner, tenant or authorized agent is required to establish the terms of the incentive package and obligations of the City and recipients. This agreement will specify the terms, conditions, duration and default provisions of the incentive to be provided and will be subject to approval by Council, or its delegate
- c. The development proposal must meet all legal and financial obligations of the agreement
- d. The subject property may not be in a position of tax arrears at the time of agreement and throughout the entire length of the agreement’s duration
- e. Where other sources of government and/or non-profit organization funding (e.g. Federal, Provincial, Municipal, Federation of Canadian Municipalities, etc.) are anticipated or have been secured, they must be declared prior to the approval of the agreement by Council or its delegate
- f. If the recipient fails to comply with the conditions of the agreement with the City, the City may delay, reduce or cancel the approved incentive, and require repayment of any incentive paid
- g. All proposed works approved under the financial incentive programs shall conform to all municipal by-laws, policies, procedures, standards and guidelines
- h. All works proposed under one or more of the financial incentive programs shall be in conformity with Mississauga’s Official Plan and other planning requirements and approvals at all levels of government
- i. All improvements made to buildings and/or land shall be made pursuant to a Building Permit, and/or other required permits, and constructed in accordance with the Ontario Building Code and all applicable zoning requirements and planning approvals
- j. All works completed must comply with the description of the works as provided in the application form and/or contained in the program agreement with any amendments as approved by the City
- k. When required by the City, outstanding work orders, and/or orders or requests to comply, and/or other charges from the City must be satisfactorily addressed prior to the approval/payment of the incentive
- l. City staff, officials, and/or agents of the City may inspect any property that is the subject of an application for any of the financial incentive programs offered by the City
- m. No incentive funds will be dispersed by the City until the development has been completed and received final inspection from the Planning and Building Department