

City of Mississauga

Corporate Report



Date: December 21, 2020 To: Chair and Members of Planning and Development Committee	Originator's files: CD.06-INC
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: January 25, 2021

Subject

Confirmation of Consultant to conduct Peer Review of Inclusionary Zoning Municipal Assessment Report

Recommendation

1. That Council deem urbanMetrics inc. qualified to perform the peer review and provide a written opinion of the Inclusionary Zoning municipal assessment report prepared by N. Barry Lyon Consultants (NBLC) on behalf of the City of Mississauga.
2. That the report dated December 21, 2020, from the Commissioner of Planning and Building, titled "Confirmation of Consultant to conduct Peer Review of Inclusionary Zoning Municipal Assessment Report," be provided to the Councils of the Town of Caledon and City of Brampton for information.

Background

The Region of Peel, in coordination with local tier staff, is undertaking the municipal assessment report that is required by legislation to be completed prior to implementation of Inclusionary Zoning (IZ). The municipal assessment report includes two key components.

The first component is an analysis that identifies existing housing supply and affordability, demographic / household trends, and resulting housing needs. The bulk of this work has already been captured through the Region of Peel Housing Strategy (2018). Minor updates to the Housing Strategy are being completed by Regional staff to fulfill the IZ legislative requirements.

The second component of the municipal assessment report is a market analysis, which is required to understand the financial viability of development / redevelopment under an inclusionary zoning framework. N. Barry Lyon Consultants (NBLC) has been retained to complete this portion of the assessment. The results of the market analysis are anticipated in Q1 2021.

Ontario Regulation 232/18 (see Appendix 1) requires that an independent written opinion on the IZ municipal assessment report be obtained, and that the peer reviewer is, in the opinion of local Councils, qualified to prepare the written opinion. Staff are seeking to confirm that Council is satisfied that urbanMetrics inc. is qualified to complete the peer review and prepare the written opinion, which would enable the City to proceed with next steps and advance its work on IZ in a timely fashion.

Comments

Staff are confident that urbanMetrics inc. is qualified to perform the peer review and prepare the written opinion for the following reasons:

- urbanMetrics inc. is one of few firms in the industry with specific expertise in land economics and land use planning. The firm has had involvement with other market/economic and development feasibility-related peer review studies in communities across Ontario (see Appendix 2 for summary of qualifications).
- urbanMetrics inc. has demonstrated their capacity to perform a peer review of an IZ municipal assessment report, having recently completed the peer review of IZ municipal assessment report work prepared on behalf of the Region of Waterloo and its lower-tier municipalities. Kitchener staff have confirmed urbanMetrics inc. demonstrated expertise in their completion of the peer review and written opinion. See Appendix 2 for Kitchener City Council resolution deeming an urbanMetrics inc. Partner as qualified to provide the written opinion.
- The City of Mississauga recently retained urbanMetrics inc. to conduct a financial feasibility analysis for Reimagining the Mall affordable housing policy development. Staff were pleased with the work.

Staff recommend that Council deem urbanMetrics inc. qualified to undertake the peer review and prepare the written opinion of the IZ municipal assessment report. Securing the consultant for the peer review and written opinion is prudent to further the IZ policy work currently underway in a timely fashion. Given the demonstrated expertise of urbanMetrics inc., as well as their ability to complete the peer review and delivery a high quality written opinion for a competitive value, staff are confident in proceeding to retain urbanMetrics inc. in collaboration with Regional staff.

Staff are also recommending that this report be forwarded to the Councils of the City of Brampton and Town of Caledon for information.

Staff are planning a Q1 2021 report to Planning and Development Committee (PDC) to provide an overview of the results of the municipal assessment report, as well as the next steps in the preparation of an IZ framework (e.g. policy development, stakeholder consultation, and key project milestones).

Strategic Plan

Implementation of IZ falls under the “Belong” pillar of the Strategic Plan.

Financial Impact

Given Mississauga staff have requested a review of more IZ test locations than the Region originally proposed, the City and the Region are proposing to cost share the Peer Review. Mississauga’s portion of the cost would be under \$10,000 which is a low value acquisition. Funding would come from City’s Affordable Housing capital project #13962.

Conclusion

This report seeks to obtain Council’s opinion on the qualifications of UrbanMetrics inc. to complete the peer review of the IZ municipal assessment report. Council authorization of the peer reviewer is required by Provincial legislation, and will enable the underway IZ project work to advance in a timely fashion. A comprehensive PDC update on the IZ progress and next steps is planned for Q1 2021.

Attachments

Appendix 1: Excerpt from Ontario Regulation 232/12 under the Planning Act, R.S.O, 1990 – Requirement for Inclusionary Zoning municipal assessment report and Written Opinion / Peer Review of the municipal assessment report

Appendix 2: Summary of Qualifications of urbanMetrics Inc. Peer Reviewers



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

Prepared by: Catherine Parsons, Planner, City Planning Strategies Division