

Growing Mississauga: An Action Plan for New Housing

February 2023







Mayor's Message

Dear Residents,

I am pleased to unveil Mississauga's new housing plan, "Growing Mississauga: An Action Plan for Housing." Mississauga has been a leader for close to a decade in addressing the housing crisis, and I am confident that through this plan, with its 5 goals and 23 actions,

we will achieve the province's goal of building 120,000 new housing units in Mississauga in the next ten years, provided there is an investment in new infrastructure at an accelerated pace.

Our Council and staff have long recognized that we are facing a housing crisis. The average cost of a detached home in our city is over \$1.3 million and the average monthly rent for a two bedroom unit can range between \$1600-\$2800. Too many people are being priced out of the market and it is costing our city in terms of job creation and investment. We must take action and through this plan, I am confident that we will.

Please be assured that we are committed to growing responsibly. We will do so in a way that maintains all the best things about Mississauga - all the reasons people want to live, work, and raise a family here. Whether you have lived here for five, ten, twenty or even thirty years, we are committed to Growing Mississauga with you.

Mississauga has worked diligently to get shovels in the ground more quickly. In the last five years, we have averaged over 3,000 approved housing units annually based on building permits and in 2022, we approved a record 6,400 units. We are doing our part. But it's important to remember the City of Mississauga can only approve

housing, we cannot build it. The development industry must do this. Right now, Mississauga has approved zoning in place for approximately 80,000 homes, but to date, only half of these are actively being developed.

Our plan will only succeed if the provincial and federal governments join us as partners by providing the proper funding for infrastructure like local and regionally connected transit, roads, trails, bike paths, fire stations, and so much more needed to service these new units. The province, through its goal to build 1.5 million homes in the next decade, is asking Mississauga to build in 10 years what we were planning to build in 30 years. We can make this happen, but the provincial, as well as the federal government, must provide us with the proper long-term funding to build the infrastructure we will need.

I want to thank City of Mississauga staff for developing this comprehensive plan and for the support of Mississauga City Council to move forward, boldly. I look forward to working with our federal and provincial partners, as well as the development industry, to help meet these goals and get housing built in our city. Together, we will ensure Mississauga remains a safe, affordable, and attractive place for people to live, work, and raise their families, with a quality of life that is second to none.

Let's get building, Mississauga!

A handwritten signature in black ink that reads "Bonnie Crombie". The signature is written in a cursive, flowing style.

Bonnie Crombie
Mayor of Mississauga



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We are growing and evolving from our traditional suburban roots into a thriving urban city that meets the needs and demands of existing and future residents.

— **ANDREW WHITTEMORE**
Commissioner, Planning and
Building Department

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Introduction

The City of Mississauga has a long-standing role in supporting the delivery of a range of housing. Our comprehensive land use planning policy program articulates a strong vision for diverse, inclusive, transit-supportive mixed-use communities. This has helped Mississauga earn a reputation as a great place to live and work.

Historically, Mississauga's growth can largely be attributed to middle income earners – young professionals and families seeking the quality of life and housing that was affordable. However, many of these qualities are increasingly at risk of being compromised.

The cost of housing in Mississauga is continually increasing. This can be attributed to a dwindling supply of vacant land and rising land prices; the cost of building materials and labour force, and the rising cost of the infrastructure needed to support the growth. Collectively, these pose a significant challenge for the delivery of housing that is affordable. Housing and its affordability therefore must be at the forefront of our thinking.

The provincial government has set targets to increase the housing supply. Over the next 10 years its goal is to deliver 1.5 million new units – of which 8%, or 120,000 units, are directed to Mississauga.

Supporting this target is no small task. Yet the City is committed to doing what is within its ability to facilitate more housing. Mississauga is committed to creating the conditions within its control that are conducive to supporting the delivery of housing – which is the focus of this plan.

In contemplating the growth required to support the Province's ambitious target, consideration must be given to the need for new infrastructure to support the growth (transit, parks, sewer, water and public spaces). In the absence of these, the city will not function in the way a city is meant to. Support from all levels of government is needed to fund and deliver new infrastructure at an accelerated pace to correspond with the new growth.

Additionally, the development and building industry have a key role to play. The industry ultimately will fund and build the new homes. A commitment by the industry to significantly increase the number of units under construction is necessary to fulfill the province's target.

A key objective of a housing plan needs to be the development of more units that are in need: affordable housing, purpose-built rental units, older adult housing and long term care beds, units sized for families and student housing. Mississauga also needs to continue to accommodate growth through a variety of more dense built forms. Approximately 80% of Mississauga's recent housing unit growth has been in the form of condominium apartments. Our lower density neighbourhoods can also accommodate plexes and low- and mid-rise apartments.

This plan outlines 5 goals and 23 actions that the City of Mississauga will take over the next 4 years to create more housing and identifies areas where we need private sector and senior government assistance to achieve the common goals.

5 Goals

23 Actions

NEW HOME GOALS

100,000
Residential Units Target by the Region of Peel in the Next 30 Years

120,000
Residential Units Target by the Province of Ontario in the Next 10 Years

246,000
Residential Units Development Capacity Identified

CONSTRUCTION

39
Construction Cranes in the Sky

BUILDING PERMITS

3,200
New Residential Unit Building Permits Issued over the Last 5 Years (2017-2022)

6,400+
New Residential Unit Building Permits Issued over the Last Year (2022)

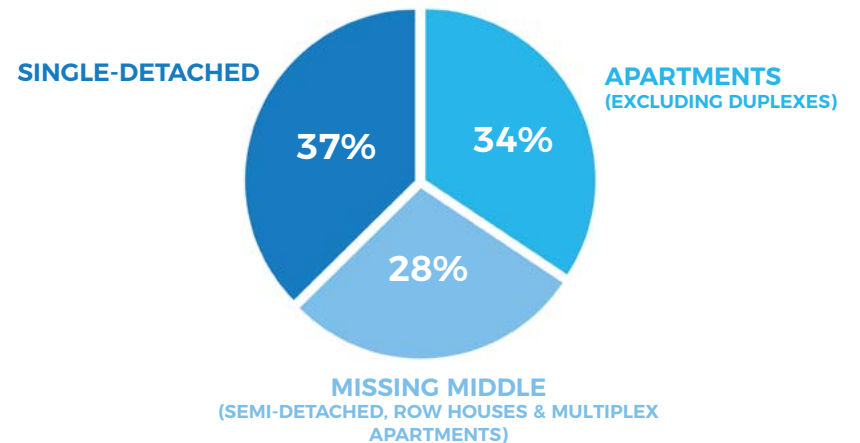
LEAN INITIATIVES

100+
Completed LEAN Initiatives

11,000+
Staff Hours Gained

\$882,000
Dollars Saved in Costs

HOUSING MIX



Ready For Growth

The Province's goal for Mississauga is 120,000 additional residential units over the next 10 years. While the City's Official Plan structure supports this envisioned growth, a commitment to funding and building new infrastructure at a much more accelerated pace is needed.



Provincial Housing Target

The Province’s new goal for Mississauga is 120,000 additional residential units over the next 10 years. Although this number exceeds Peel Region’s 2051 growth allocation of 100,000 units for Mississauga, the City’s Official Plan structure can support this amount of new development, as long as there is an investment in new infrastructure at a much more accelerated pace. All planned infrastructure investment need to be reconsidered in the context of these additional units and at the accelerated rate of growth the Province has set as a target. The table below shows the new goal in the context of other growth forecasts.

FORECAST	UNIT GROWTH	AVERAGE UNITS PER YEAR	PRESENT USE
Peel Official Plan - 2051 Target (30 years)	100,000	3,330	Growth Plan conformity, City & Region Official Plan policies and infrastructure planning. Aligns to 995,000 population target at 2051
Province’s 1.5 million New Home Goal - 2031 Target (10 years): Mississauga Share	120,000	12,000	Ensure City’s policies would allow for this growth, should market support it. Identify what infrastructure would have to be advanced
Mississauga’s 2023 Assessment of Planned Capacity	246,000	N/A	Assesses whether Mississauga’s current master plans, Official Plan policies can accommodate Peel’s growth allocation

Mississauga’s Housing Form

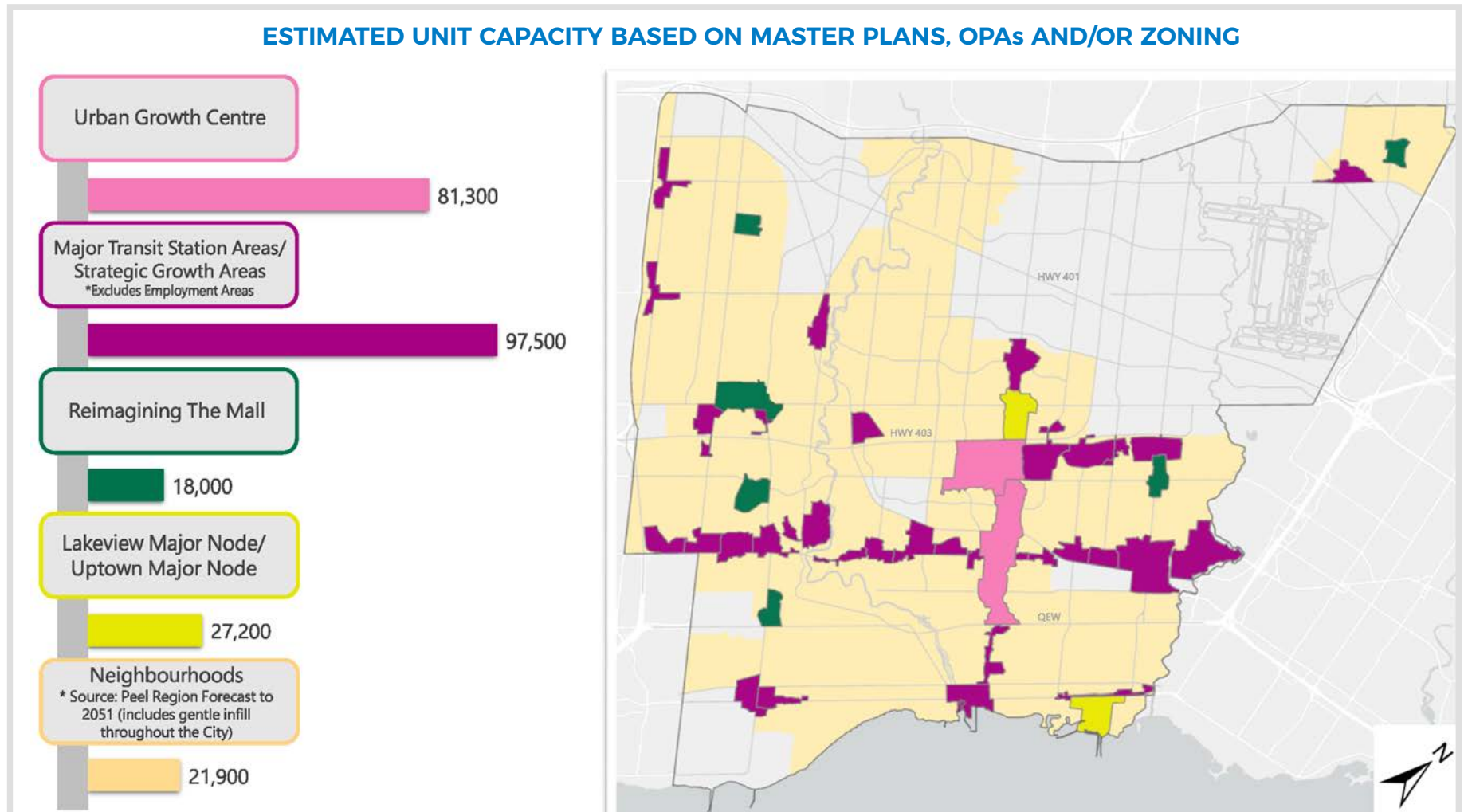
Unlike many cities, Mississauga is in a unique position given the majority of lands have already been built upon. Historically, the majority of housing was delivered in the form of low-density, single detached homes. Such low density communities consumed significant land and required a vast network of new roads and highways to move residents in the city. Currently, approximately 71% of the total residential land area in the city has an existing single detached home.

A low density form of housing is no longer sustainable, especially given the absence of greenfield lands. Therefore, when planning for new residential growth, the City’s priority will be to direct growth to underutilized areas of Mississauga, built around transit and other community infrastructure. The focus on new roads and car oriented development is no longer viable, and the future of Mississauga will be to create transit-supportive communities.

The majority of new units will be achieved through infilling in existing areas. This will come in the form of primarily tall and medium size towers. Growth will also be accommodated by pockets of townhouses, singles, duplexes, triplexes, multiplexes, and lower-rise apartments in neighbourhoods – commonly referred to as ‘Missing Middle’ built form.

Directing New Growth

The majority of new residential units planned for Mississauga will be directed towards the City’s strategic growth areas (Urban Growth Centres, Major Nodes, Community Nodes, Major Transit Station Areas) and to a lesser extent, neighbourhoods. The map below identifies the strategic growth areas. It provides estimates on the potential number of residential units that could be built based on Official Plan permissions (approved or endorsed by Council). The 246,000 potential new residential units significantly exceeds both the Region of Peel Official Plan and Bill 23 targets.



Approving New Housing

Mississauga continuously monitors development activity. The graph on the next page illustrates how Mississauga is growing. Mississauga has issued on average 3,200 new building permits for residential units over the last 5 years, with the last year at more than 6,000 units.

A variety of housing is being built from apartments, townhouses, semi-detached, single dwellings and second units. Condominium apartments remain the single most prominent built form of housing delivered in Mississauga during the last 5 years.

Mississauga is also meeting the Ontario Building Code legislated timeframe for building permits application reviews the vast majority of the time.

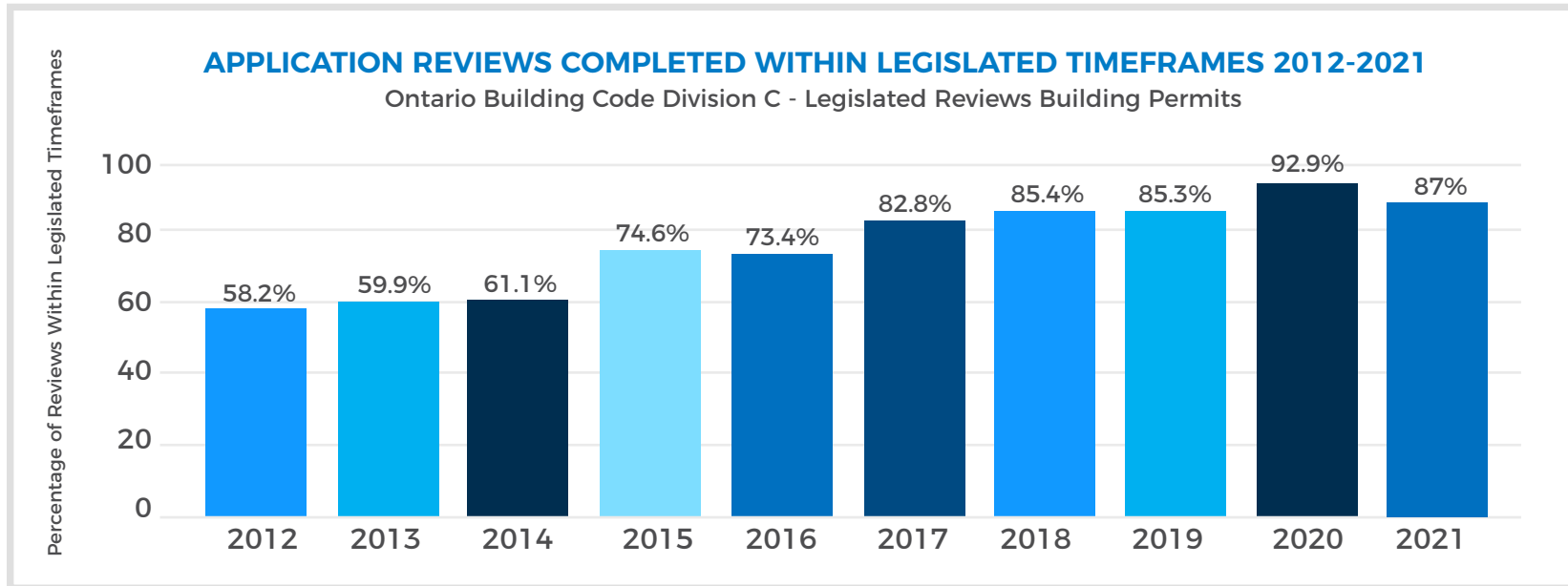
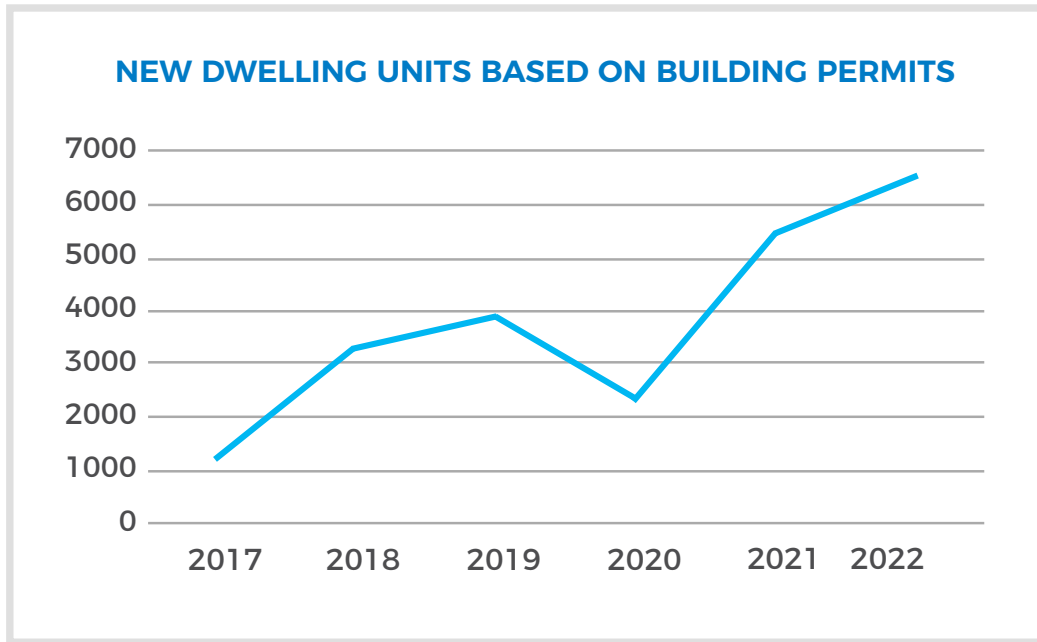
Mississauga's success can be attributed to the steps taken to adopt land use policy that facilitates significant new residential growth. Two such policies include:

Unlimited Height and Density

Since 2001, Mississauga has allowed “unlimited height and density” permissions in the Downtown Core. These innovative permissions streamline and bring certainty to the development process, allowing a developer to lift a holding provision (a zoning hold that specifies future use of lands until the time that conditions for removing the “H” are met and removed by by-law) and move straight to site plan approvals in this area.

Pre-Zoning Lands

Mississauga has updated its Official Plan policies, including heights, to support growth in Major Transit Station Areas (MTSA). Mississauga is now working to pre-zone MTSA lands, as required by Bill 23, to ensure development may occur as-of-right (zoning approvals not required).



Tracking Housing Development

While Mississauga has created positive policy conditions to facilitate new housing, ultimately it requires the development and building industry to build housing. Specifically, the developers are required to act quickly to build housing once planning approvals are received.

As the table below shows, in some instances, the City is approving and providing planning permissions, yet the housing is not being built.

STATUS OF APPLICATIONS*	APPROVED RE-ZONINGS (CITYWIDE)	PRE-ZONED (DOWNTOWN CORE)	TOTAL UNITS
Active Associated with an active site plan or removal of a holding application	5,100	12,900	18,000
Phased Five applications have been classified as “phased.” These units may be associated with active site plans, but the developments are so large in scale that it may be many years (or even decades) until these units are built.	15,400	0	15,400
Inactive No site plan or removal of a holding application lodged	6,100	39,200**	45,300
TOTAL UNITS	26,600	52,100	78,700

* The status of applications under reviewed by the City’s Planning Department changes on a daily basis. This data represents a snap shot in time, as of December 2022.

** This number represents a conceptual estimate of development potential remaining in the Downtown Core from underutilized site and/or infill projects. City staff are currently working on a more detailed model to determine the capacity of the Downtown Core and results will be shared once they are available.

Goal 1: Increase Supply

The following actions will allow Mississauga to increase supply of housing over the next 4 years:

Action 1: Increase ‘Missing Middle’ Housing in Residential Neighbourhoods

The Increasing Housing Choices in Neighbourhoods study will look at reducing exclusionary zoning throughout Mississauga to allow as of right gentle densification in low density neighbourhoods. This could result in more semis, townhouses, plexes, garden suites and garage conversions. This action will specifically look at the needs of families, older adults, students and workforce housing.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
1.1	Update Official Plan to reflect Bill 23 provisions permitting 3 units per lot	2023	Ongoing
1.2	Update zoning with appropriate setbacks, heights, coverages, emergency access, etc. to allow for additional units	2023-2024	Ongoing
1.3	Revise and implement the on-street permit parking policies program	2023-2026	Ongoing

Action 2: Undertake Employment Land Conversion Studies to Discover New Opportunities for Residential Units

Mississauga will review the residential land use possibilities at the Clarkson GO Major Transit Station Area (MTSA), Heartland Town Centre, Lisgar GO MTSA and 2 sites on Burnhamthorpe Road.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
2.1	Review appropriateness of adding residential units in these areas	2023	Ongoing
2.2	For sites proceeding with conversions, prepare Official Plan and zoning policies to allow development to proceed as-of-right	2024	Not Started

- **Action 3: Study Additional Residential Housing Opportunities on Key Sites**

Mississauga will study and look for opportunities for additional residential housing on key sites.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
3.1	Work with Conservation Authority to update flood policies for Etobicoke and Little Etobicoke Creeks to explore opportunities for development in areas where it is currently not permitted	2023	Ongoing
3.2	Work with landowner of Dixie Outlet Mall on a master plan of the site	2023	Ongoing
3.3	Work with Peel District School Board on any potential sale of a portion of the Britannia Farm site	When Appropriate	Not Started
3.4	Add greater development permissions on retail sites over 1 hectare on major roads	2023	Ongoing

- **Action 4: Implement Reimagining The Mall**

The Reimagining the Mall project created a mixed-use vision and proactive policy framework for the future redevelopment of many of the City's mall-based nodes. Once implemented, a minimum of 10% of new residential units (with approximately half targeted to middle income households) will be below market in the mall-based nodes.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
4.1	Attend Ontario Land Tribunal (OLT) hearings on the proposed policies	2023	Ongoing
4.2	Implement zoning permissions for the sites once OLT hearing is complete	2024-2025	Not Started

• Action 5: Encourage Transit and Multi-Modal Oriented Development

Future growth in Mississauga will be focused around transit, with a full and integrated range of transit options, including local bus services, express bus services, Bus Rapid Transit (BRT), Light Rail Transit (LRT), and regional bus and rail services. In addition to transit, growth areas need to be serviced by multi-modal transportation options including a network of cycling and pedestrian routes.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
5.1	Enact Major Transit Station Areas (MTSA) updated zoning policies to align to new Official Plan permissions	2023	Ongoing
5.2	Advocate and participate in the study of enhanced service on the Milton GO line and determine land-use implications along the corridor	2023-2026	Ongoing
5.3	Work with the Province to secure the downtown loop located in Mississauga's highest growth node	2023-2024	Ongoing
5.4	Develop a long-term transit network supporting future growth, including a potential high-frequency network and associated schedule updates in Mississauga Official Plan	2023	Ongoing
5.5	Conduct land use/transportation studies on Transit Priority Corridors to address future growth. Future corridors that will be studied include Erin Mills Parkway, Derry Road, Dixie Road, Eglinton Avenue and Airport Road	2023-2026	Ongoing
5.6	Construct a new transit garage facility to facilitate increased transit service and address future population and employment growth	2024-2026 and beyond	Not Started, Pending Funding
5.7	Implement transit service and infrastructure improvements to provide a service that is fast, reliable, connects to higher order transit and responds to population growth	2023-2026	Ongoing
5.8	Coordinate and partner with other transportation jurisdictions to provide an inter-connected multi-modal transportation system, including the Federal Government, the Province, Metrolinx, the Ministry of Transportation, the Region of Peel, adjacent municipalities, the Greater Toronto Airports Authority (GTAA), and private agencies, such as the Canadian National Railway and the Canadian Pacific Railway	2023-2026	Ongoing

An aerial night view of downtown Mississauga, Ontario, Canada. The city is illuminated with numerous lights from buildings and streets. Two prominent skyscrapers are visible in the center, one with a blue top. A blue callout box is overlaid on the right side of the image, containing text. The background shows a dense urban landscape with various buildings and streets.

Did You Know?

**Downtown Mississauga
is expected to grow
2X the population by
the year 2041.**



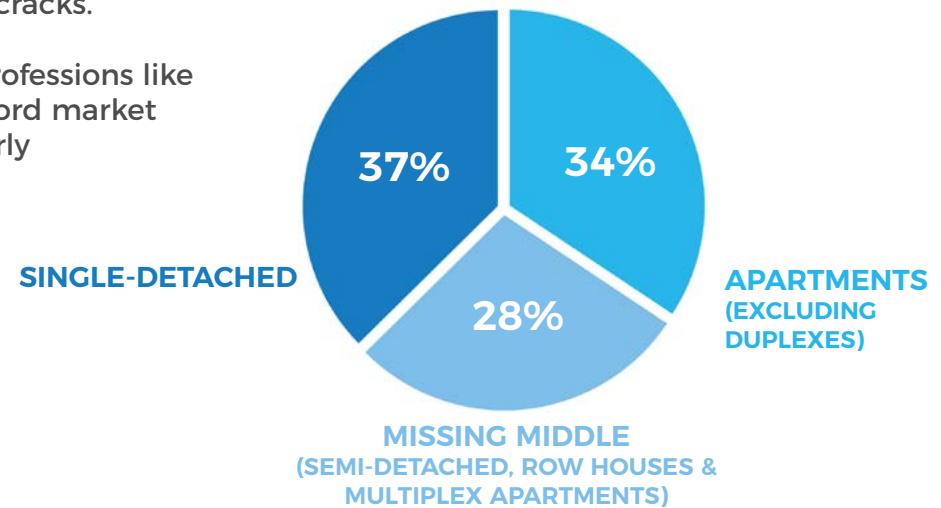
The Cost of Housing in Mississauga

In Mississauga, the supply of housing that is affordable to a wide range of household incomes is diminishing.

In Mississauga, the supply of housing that is affordable to a wide range of household incomes is diminishing. The housing market is meeting the needs of high income households and there are supports in place to support lower income households, but the middle income earners are falling through the cracks.

Middle income earners (those who earn between \$58 to \$108K) – professions like teachers, nurses, retail staff and warehouse workers - struggle to afford market housing but earn too much to qualify for housing assistance. Similarly impacted are lower income students and older adults.

Mississauga’s housing mix is predominantly comprised of single detached units and apartments. ‘Missing middle’ units that include semi-detached, row houses and multiplex apartments comprise approximately 28% of the housing stock and the city needs more of these units to meet its housing needs.



Housing Gap

The average price of a single detached dwelling in Mississauga is now \$1.3 million and rent for a 2 bedroom apartment can range from \$1,600- \$2,800. The Affordable Price Threshold (housing costing no more than 30% of income) is \$1,670 for rent and \$459,000 for home ownership.

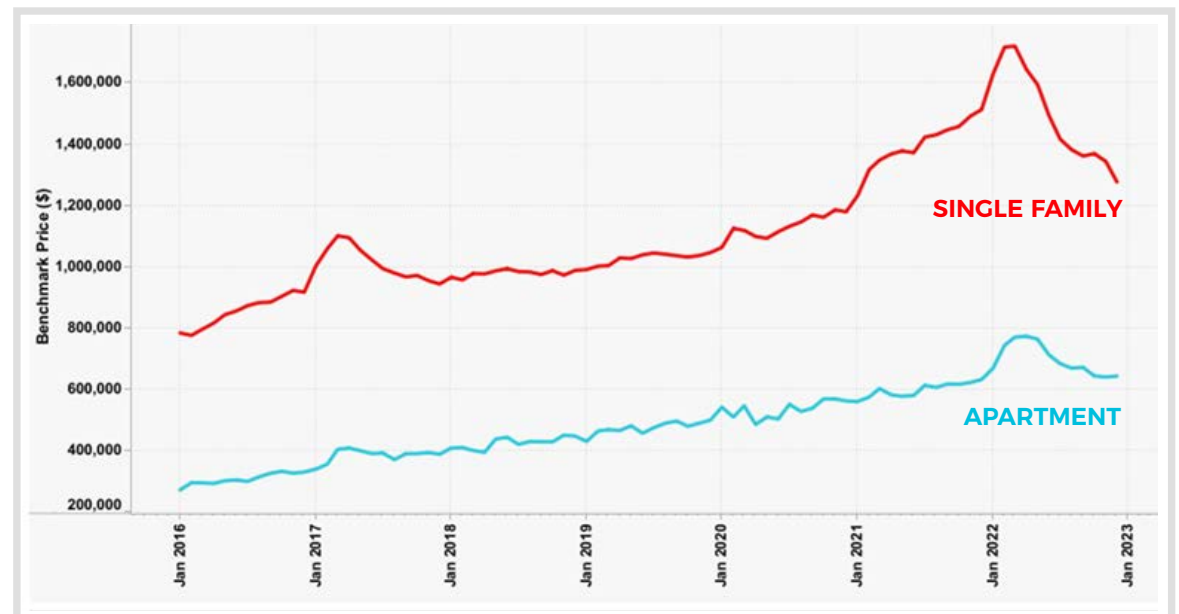
The Region of Peel Official Plan states that 30% of all new housing should be affordable housing to address the need.

The graph on the right shows the average MLS benchmark resale price of single family and apartment dwellings in Mississauga over the last 7 years.

For most first time buyers, the benefit of the recent decline in sale prices has been largely offset by higher interest rates.

AVERAGE MLS BENCHMARK RESALE PRICE (2016-2023)

Source: CREA



Making Room for the Middle – Affordable Housing Strategy



Mississauga adopted its affordable housing strategy - Making Room for the Middle, one of the first of its kind, more than 5 years ago to help provide housing that's affordable for all. It includes 4 goals and 40 actions.

Almost 90% of the Strategy's actions have been completed, ongoing or underway. Some of the highlights include:

- Securing affordable units in new developments
- Amending the zoning bylaw to make it easy to build second units
- Adopting a By-law to protect rental units from demolition/conversion
- Establishing an Affordable Housing Reserve Fund to support future projects
- Amending the Zoning By-law to reduce parking requirements for all housing
- Approving a Development Charge relief grant program for affordable rental housing
- Amending Fees and Charges By-law for non-profit housing providers – so they would be subject to a lower fee, or no fee

There are still several important actions underway to further advance the Housing Strategy's objectives.

Goal 2: Improve Affordability

The following actions will work to improve affordability of housing in Mississauga:

- **Action 6: Work with the Province on a Commitment to Protecting and Creating More Affordable Rental Units**

As market rents have continued to increase, there is a financial incentive for landowners to demolish older purpose built Rental buildings - often with a large number of tenants paying affordable rents - and replace them with higher density buildings with prevailing market rents. Mississauga has taken a flexible approach to rental protection that still allows for redevelopment but also prevents the loss of affordable units.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
6.1	Participate in any Bill 23 implementation committees established by the province related to rental protection by-laws	2023-2024	Ongoing
6.2	Continue to work with landowners on the City's flexible rental replacement policies	2023-2026	Ongoing
6.3	Advocate to the province to permit zoning for tenure to help ensure new purpose built rental buildings are part of new large developments	2023-2026	Ongoing
6.4	Participate in any Bill 23 implementation committees established by the province related to defining the affordability criteria	2023-2026	Ongoing

- **Action 7: Provide Incentives for Affordable Rental Housing**

Implementing the approved development charge relief for affordable rental housing allowing Mississauga to incentivize building of affordable units will be priority. Additionally, the City will finalize the Housing Community Improvement Plan (CIP) for property tax relief for affordable rentals. This would complement the Council approved Development Charge reductions for affordable units and provide incentives to support development of new affordable rental housing.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
7.1	Draft community improvement plan policy for Councils consideration	2023	Ongoing
7.2	Develop program and administrative processes for the implementation of the CIP	2023	Not Started
7.3	Engage the Region of Peel to ensure a commitment and coordinated approach	2023-2026	Ongoing
7.4	Prepare guidelines and administrative structure for the City's affordable rental grant program	2023	Ongoing
7.5	Explore innovative housing solutions such as new housing co-operatives and community land trusts to achieve self-administering long-term affordability	2023-2026	Ongoing

- **Action 8: Advance Housing First on Government Land**

Given the rapid cost escalation of developable land in Mississauga, utilizing existing government owned lands for affordable housing is increasingly important.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
8.1	Engage the provincial and federal government to ensure that the disposal of any surplus lands prioritizes the provision of affordable housing	2023-2026	Ongoing
8.2	Assess opportunities for housing to be integrated into future City and regional facility redevelopments	2023-2026	Ongoing

- **Action 9: Implement Inclusionary Zoning**

Implementation of Inclusionary Zoning (IZ) will allow Mississauga to require affordable housing units in new developments in Major Transit Station Areas (MTSAs).

#	SUBACTION	PLANNED TIMEFRAME	STATUS
9.1	Implement inclusionary zoning program in collaboration with the Region of Peel	2023	Ongoing
9.2	Amend the City's Inclusionary Zoning policies to reflect any changes emerging from Bill 23	2023	Not Started
9.3	Work with developers on securing inclusionary zoning units	2023-2026	Ongoing

Getting Shovels in the Ground

Mississauga is approving more housing units than any time over the last decade. Part of the success is due to the investment in technology, a commitment to streamlining the approval process and eliminating red tape, and using planning tools to make approvals faster.



Mississauga is approving more housing units than required to meet the Region of Peel Official Plan allocation on an annual basis and is approving them quickly. Part of the success can be attributed to the investment in technology, a commitment to streamlining the approval process and eliminating red tape, and using the planning tools available to make approvals faster.

Investing in ePlans & New Technology

Launched on January 1st of 2016, ePlans is the first end-to-end service for online application submissions and plan review approvals for building permits and development applications in Canada.

The adoption of ePlans has:

- Improved the efficiency of revision and analysis of applications due to its tailored features
- Served as an alternative to traditional mailing of documents, eliminating the risk of applications being delayed or misplaced
- Introduced alternative digital payment options to applicants that expedite the application intake process.
- Improved the 'customer journey' of submitting applications and receiving approvals. Applicants no longer need to travel to the Civic Centre, can remotely pay application fees, access applications, review comments and approval status online.

Other Technology Solutions:

In addition to e-Plans, Mississauga has implemented numerous technology solutions including:

- Planning Information Hub - an online resource for planning related data
- Have Your Say Mississauga - a web based engagement platform for public engagement
- Inspections Mobility: Plans Anywhere - allows City Building Inspectors access to technology on site
- Portable Signs Process - applicants can apply online using ePlans
- Interactive Zoning By-law - provides a visual representation of the zoning bylaw

Streamlining & Eliminating Red Tape

Mississauga has applied a full suite of ‘continuous improvement’ tools including LEAN and project management solutions to improve service and remove barriers that delay development. Over 100 LEAN development related initiatives have been completed resulting in freed staff hours and costs avoided.



100+
COMPLETED LEAN
INITIATIVES



11,000+
STAFF HOURS
GAINED



\$882,000
DOLLARS SAVED IN
COSTS

KEY TAKEAWAYS

Pre-Application Meeting for Development Applications

- Processing time reduced by 37%

Condominium Application Review

- Submissions are more accessible through e-circulation
- Customer no longer submits 30 hard copies

Development Charges Administrative Review

- Reduced overall process lead time by 31%
- Transparent process for customers

Other Process Improvements:

In addition to the LEAN initiatives, other major housing process improvements that Mississauga has undertaken include:

- **Delegated Authority:**

Allows the Commissioner of Planning and Building to approve by-law amendments to remove holding provisions in addition to approving the applications. This process will reduce application processing times from the current process by 3 to 4 months.

Continued on next page

- **Conditional Building Permits:**

Mississauga has issued conditional building permits since 2016, which on average were issued 13.5 months in advance of final planning application requirements being approved. This enabled applicants to start building on time or ahead of schedule, which better positioned cost controls and resourcing.

- **Introduced Different Streams of Site Plan Application:**

To expedite approval on more minor types of applications (Site Plan, Site Plan-Infill, Site Plan-Minor, Site Plan-Approval Express).

- **Introduced a Planning Services Centre:**

A one point of service with a focus on managing the process and resolving comments on applications to expedite the process.

- **Established Developer Liaison Position:**

To help expedite larger non-residential and residential developments with affordable housing and rental housing.

- **Improvements to Condominium Registration Process:**

Improved and operationalized a new Condominium Registration process with dedicated resources.

- **Development Charges Administration:**

Mississauga has reduced roadblocks and improved transparency through realigning responsibilities between internal (Building, Development & Design, Finance) and external stakeholders (Region of Peel, School Boards). This provides Building staff the ability to conduct comprehensive proposal assessments and identify Development Charge related implications early allowing applicants to make informed decisions and be more aware of Development Charge related project implications.

- **Implemented Property Information Search:**

This online tool improves transparency by providing detailed property-based planning and building data such as issued permits/approvals, inspections, minor variances, zoning designation, site plan control etc. This allows residents and applicants the ability to self-serve when they need access to property information.

Goal 3: Streamline Approvals

The actions below will advance continuous improvement and continue to streamline approvals for Mississauga:

Action 10: Streamline Approval Processes to Meet New Bill 109 Timelines

Mississauga conducted a review of the existing development application review processes to satisfy the legislative timelines outlined in Bill 109 resulting in changes to the zoning, official plan amendment and site plan approval processes.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
10.1	Pilot new process over the 1st quarter of 2023, with continuous improvement prioritized	2023	Ongoing
10.2	Review additional opportunities for continuous improvement within the development application review including pre-zoning review, building permit intake, official plan amendments and tree permitting processes	2023-2024	Not Started

Revised Processes



• Action 11: Implement Bill 23

This new legislation was introduced on October 25, 2022, and is proposing to significantly change the province's land use planning system and municipal governance frameworks. Planning approvals, development fees and charges, the role of Conservation Authorities, heritage designations, major infrastructure provision and municipal governance are impacted.

PLANNED TIMEFRAME	STATUS
2023	Ongoing

• Action 12: Launch Permit Approval Team to Expedite Approval

Develop a team of dedicated building professionals to conduct one-stop, multi-faceted reviews of targeted residential proposals such as second units, additions and alterations in an effort to expedite approvals and provide catered services to applicants.

PLANNED TIMEFRAME	STATUS
2023	Ongoing

• Action 13: Create Building Liaison Role for Seamless Approval Stream

Create a dedicated role responsible for advising, coordinating and managing building approvals for targeted projects-of-significance in collaboration with Planning and other external agencies/stakeholders. Provides the ability to coordinate multi-phased planning approvals with associated building approvals to ensure a seamless approval stream and get shovels in the ground sooner.

PLANNED TIMEFRAME	STATUS
2024	Not Started

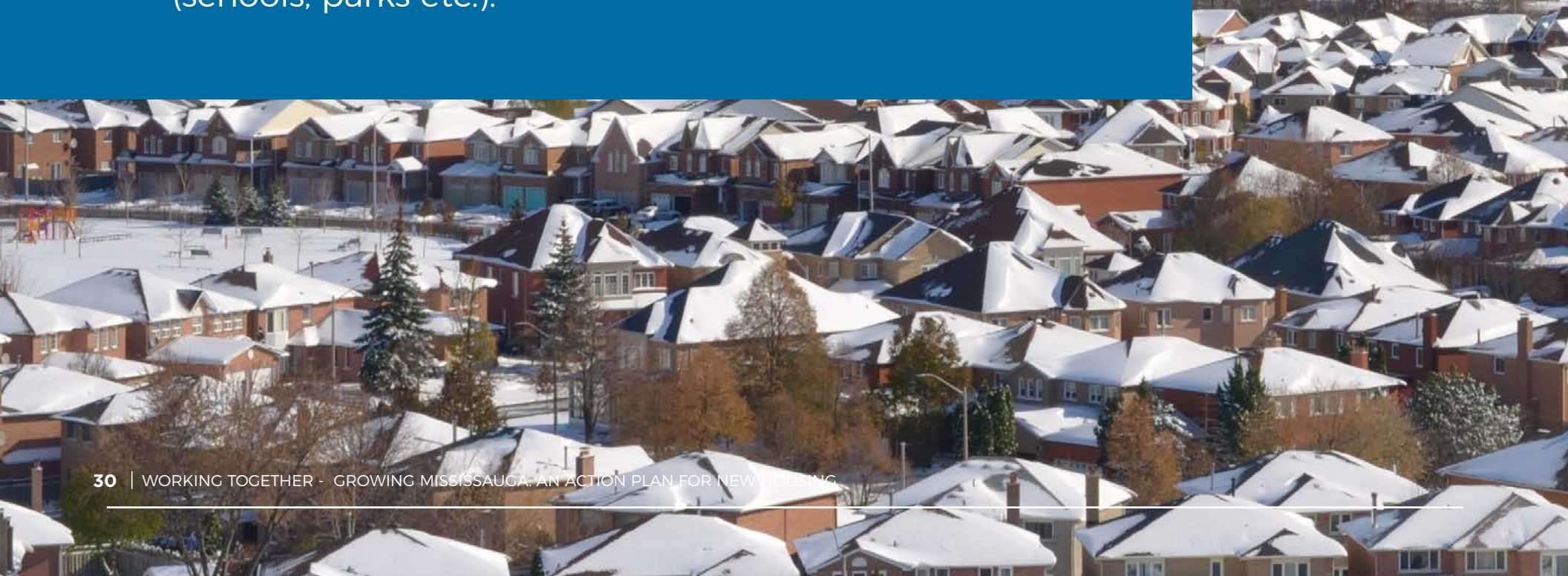
• Action 14: Upgrade Online Applications Portal

Upgrades and updates to ePlans system will be completed to leverage new technology to continuously improve the customer service experience for project managers, reviewers and applicants.

PLANNED TIMEFRAME	STATUS
2023	Ongoing

Working Together

Mississauga will play a big part in realizing this Plan but it needs partners. The provincial housing target is ambitious and achieving it comes with an expectation that other levels of government will fund and accelerate the delivery of major new infrastructure, such as transit sewer and water, and associated community facilities (schools, parks etc.).



Mississauga will play a big part in realizing this Plan but it needs partners. The provincial housing target is ambitious as it proposes more homes at a faster pace than the original target established through the Regional Plan. This will place pressure on staff resources, require a re-prioritization of capital budgets, and considerable new funding to accelerate the construction of major new infrastructure, such as transit, sewer, and water, to support the growth.

Managing such rapid change will also require a more thoughtful approach to engaging the community, who will experience this significant change. Mississauga will need to work closely with all stakeholders to ensure we continue to build complete communities that are walkable, well served by transit, provide a range of housing sizes and tenures, and that which showcase great urban design, parks, facilities and quality employment opportunities.

The City is committed to exploring and adopting new and innovative ways to engage, to inform and to report on growth and development.

Goal 4: Making it Happen

Action 15: Funding the Plan

Mississauga will explore ways to fund the Plan in order to fully implement the actions.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
15.1	Review all planning, building and development fees in the context of the implications of Bill 109 - amend and establish a new Fee bylaw	2023-2024	Ongoing
15.2	Mississauga will participate in forthcoming Provincial financial audit to ensure the City is made whole	2023	Not Started
15.3	Explore alternative revenue generation opportunities	2023-2026	Ongoing

- **Action 16: Integrating Housing and the Delivery of New Infrastructure**

Mississauga will work with partners to ensure housing is built with the right infrastructure in the accelerated timeframe.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
16.1	Work with Metrolinx to ensure the funding and delivery of major transit projects is revised to align with the accelerated target of 120,000 homes over the next 10 years.	2023-2026	Ongoing
16.2	Seek a commitment from the Province to provide accelerated funding and delivery schedule for new transit projects to align with the accelerated target of 120,000 homes over the next 10 years.	2023-2026	Ongoing

- **Action 17: Accelerate Parkland Acquisition**

Given the accelerated growth target, it will be important for Mississauga to identify and acquire adequate parkland aligned with Mississauga’s growth areas to support new residents. Bill 23 has made this process significantly more challenging.

PLANNED TIMEFRAME	STATUS
2023-2026	Ongoing

- **Action 18: Collaborate with Region of Peel on Ensuring there is Sufficient Water and Wastewater Servicing Capacity to Accommodate Additional Growth**

Mississauga will work with the Region of Peel to identify where growth is most likely to occur and to identify any servicing constraints that could affect future development.

PLANNED TIMEFRAME	STATUS
2023-2026	Ongoing

Goal 5: Educate, Engage & Report

The following actions will support Mississauga's work to educate, engage and report to the community on housing.

- **Action 19: Establish Housing Panel**

Mississauga will establish a Housing Panel to help implement this plan. This panel will include representation from the construction, not-for-profit, and members of Council and development communities.

PLANNED TIMEFRAME	STATUS
2023	Not Started

- **Action 20: Educate Residents on Housing Issues**

Continue to offer public education sessions along with online education on how the planning process works in Mississauga and how residents can get involved.

PLANNED TIMEFRAME	STATUS
2023-2026	Ongoing

- **Action 21: Expand Online Planning Engagement Tools**

Continue to use and improve online platforms for planning projects to provide a range of methods for engagement including discussion forums, surveys, polling, question & answer tools, online mapping, and storytelling.

PLANNED TIMEFRAME	STATUS
2023-2026	Ongoing

- **Action 22: Increase Online Self-Serve Housing Data**

The number of dashboards on Mississauga’s website will be increased to provide more self-serve options for developers, the province, councillors, the public, academics and students.

#	SUBACTION	PLANNED TIMEFRAME	STATUS
22.1	Assess progress in meeting growth targets and submit data to province	2023	Ongoing

- **Action 23: Create Online Development Pipeline**

Mississauga will create a Development Pipeline model that provides a representation of development activity to improve Mississauga’s ability to monitor near-term housing supply, create efficiencies in the land use planning review processes and research.

PLANNED TIMEFRAME	STATUS
2024	Ongoing



Did You Know?

**Mississauga has 39
construction cranes
in the sky.**

