

# HAF Action Plan Summary – Mississauga, ON

## **Explanatory Notes:**

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

## **Initiative 1: Incentivize Affordable Rental Housing**

Providing financial incentives to encourage the construction of affordable rentals—a top priority given limited rental construction in Mississauga over the last 30 years.

- The City will develop and implement a range of incentives for rental construction, including affordable rentals and housing near post-secondary institutions (*implementation by end of 2024*).
- An additional incentive will reduce planning application fees for non-profit providers (*implementation in early 2024*).

## **Initiative 2: Expand Gentle Density Permissions in Residential Neighbourhoods**

Permitting and encouraging triplexes, fourplexes and other forms of gentle density in Mississauga's lower-density neighbourhoods.

- Updates to the City's official plan and zoning bylaw will allow up to 4 units per lot as-of-right City-wide – which means applicants can apply for a building permit without additional zoning permissions if they meet the bylaw (*implementation complete in 2023*).
- Homeowners will be encouraged to create additional units through a new incentive, design guidelines and pre-approved plans (*implementation through 2024*).
- The City will evaluate possibilities for reducing parking requirements (such as allowing on-street permit parking and lower driveway boulevard parking) to support this additional density.

### **Initiative 3: Accelerate Housing Through Streamlining Approvals**

Making it easier and quicker for high-priority applications to navigate the development approvals and building permit process (*implementation through 2024*).

- A new building permit approval team will expedite approvals for homeowners and small infill developers looking to add gentle density (see Initiative 2).
- A development liaison will support larger projects advanced by the Region of Peel and/or supportive, affordable, and rental projects qualifying for funding from other orders of government. This team will also provide additional capacity to secure affordable units through inclusionary zoning.

### **Initiative 4: Unlock Growth Through Investments in Transit in Complete Communities**

Advancing transit network planning and investments in active transportation to unlock high-density developments near transit (*implementation through 2025*).

- Advance the environmental assessment for the Downtown Loop of the Light Rail Transit (LRT) along Hurontario Street, and design work for Bus Rapid Transit (BRT) along Dundas Street and Lakeshore Street.
- Improve cycling and active transportation infrastructure in strategic locations city-wide.
- The City will consider planning updates to increase allowable building heights to 4 storeys within 800 metres of transit stations.

### **Initiative 5: Partner with the Region to Build Housing for Households in Need**

Partnering with the Region of Peel to fast-track affordable housing developments (*implementation through 2026*).

- Mississauga will pre-zone existing sites owned by the Region to make it faster to get affordable units built, fast-track development approvals, and consider equity contributions in projects facing a financial shortfall.

### **Initiative 6: Transform Employment Lands into Mixed-Use Communities Where Appropriate**

Encouraging the faster conversion of under-used lands in employment areas to increase housing supply.

- Mississauga will proactively review conversion opportunities within a major employment area (Dixie-Dundas) (*study completed by end of 2023*).
- The City will also consider developer-led conversion projects on specific sites.

## **Initiative 7: Identify Opportunities for New Multi-Unit Residential Developments on Key Sites**

Unlocking housing developments on larger sites across the city through new planning permissions (*implementation through 2025*).

- A comprehensive zoning bylaw review will look at options to update residential development permissions at large sites including major shopping centres such as Dixie Outlet Mall, and underused plazas.

## **Initiative 8: Use Government Land for Affordable Housing**

Leveraging government-owned land to develop more affordable housing (*implementation in 2024*).

- The City will regularly monitor the state of surplus City, school board and other government land to consider opportunities before the land is offered for sale on the private market.
- Mississauga will work with pre-qualified housing providers to develop middle-income housing on these sites, with a focus on creating self-sustaining long-term affordable housing.
- This initiative will explore innovative solutions such as integrating housing with City/Regional facilities, co-operatives and community land trusts.