



October 27, 2020

**Catherine Parsons**

City of Mississauga, Planning Innovations  
300 City Centre Drive  
Mississauga, ON L5B 2G6

**Re: Memo to Re-Allocate Affordable Housing Provision for 5150 Ninth Line, Mississauga ON  
File No. 21T-M 19 003 & OZ 19 012  
Mattamy (5150 Ninth Line) Limited**

Dear Ms. Parsons,

In order to address the long-term affordable housing targets as set out by the City of Mississauga, the City has requested that all development applications containing 50 or more ownership residential units that are within neighbourhoods outside of the designated mall-based nodes provide a minimum rate of 10% of “affordable middle-income housing units”. It is noted, however, that the City of Mississauga currently does not have the necessary inclusionary zoning policies in place to require these quotas. The Province of Ontario brought in the “Promoting Affordable Housing Act” in 2016 and released Planning Act regulations (Ontario Regulation 232/18) in 2018 that established the prerequisite requirements for inclusionary zoning. In summarizing these requirements, a municipality must first prepare an assessment report, then bring forward an Official Plan Amendment and an inclusionary zoning bylaw. To date, the City of Mississauga has not completed this process.

As per our discussion on September 2<sup>nd</sup>, 2020, the City is appreciative to all options and alternatives that Mattamy may present to address the provision of affordable middle-income housing units. City staff mentioned several successful approaches including, but not limited to:

- Providing units for sale that are affordable for families with middle incomes;
- Addition of secondary suites to housing types;
- Land contribution to a Reserve Fund for affordable housing;
- Partnering with a Non-Profit Housing provider (suggestions provided by City staff);
- Cash-in-lieu contribution.

Mattamy (5150 Ninth Line) Limited is of the opinion there will be greater opportunities to address the provision of affordable middle-income housing units in the adjacent Derry Britannia project, located north of the subject site on Ninth Line, Mississauga. We ask that the City accept our proposal to defer our provision of affordable middle-income housing units from the 5150 Ninth Line Draft Plan & Re-Zoning application (File No. 21T-M 19 006 & OZ 19 018) to the Derry Britannia Draft Plan & Re-Zoning application (File No. 21T-M 19 003 & OZ 19 012).

The Derry Britannia application is currently proposing an approximate 66-acre subdivision, with a large mix of dwelling types, including single-detached, townhouses, stacked townhouses and apartment units. The Housing Report submitted in support of the first phase of this development has identified possible opportunities to provide middle income ownership

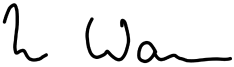
housing. Given the scale of the proposed community, we believe that there will be greater opportunities to satisfy the City's requests if the deferral is permitted.

Further to the above, the City has indicated that further details on the affordable housing deferral would assist their considerations regarding our request. At this time, the Derry Britannia Draft Plan and Re-Zoning applications are still under review and it is anticipated that the Draft Plan may undergo various iterations prior to receiving planning approvals. Mattamy understands that the City is emphasizing the desire to have units built and sold at the affordable housing price threshold to allocate more stock into the market. We will strive to provide this where possible and will provide further details through the Derry Britannia application.

Should the City accept our request, we trust that staff would support the approval of the Draft Plan, Zoning and Site Plan for the 5150 Ninth Line project. In addition, Mattamy is willing to provide a Letter of Credit to serve as an interim commitment as we continue to explore options to address the City's request for affordable middle-income housing. The details and conditions of the Letter of Credit can be further discussed and executed as a condition of the 5150 Ninth Line Draft Plan or Site Plan Approval.

Should you have any questions regarding the above, please do not hesitate to contact the undersigned.

Sincerely,



Tim Warner  
A.S.O, Senior Vice President  
Mattamy (5150 Ninth Line) Limited

CC: Ashlee Rivet-Boyle, City of Mississauga  
Craig Scarlett, Mattamy (5150 Ninth Line) Limited  
Dukhee Nam, Altus Group  
Wayne Coutinho, Korsiak Planning