



This Report Card outlines Mississauga's position on each recommendation in the Ontario Housing Affordability Task Force report:

SUPPORT

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NEUTRAL

14 of 62

OPPOSE

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The total report card count exceeds the 55 in the task force report due to unique positions on multi-part recommendations.

[Detailed feedback on each recommendation](#) has been provided to the Minister of Municipal Affairs and Housing for consideration.

Increasing Housing Supply in Mississauga

Our Actions:
Key Stats & Facts

Over **95%**
of approvals for building permits completed on time

20,000

units approved to be built

\$2.1 billion

worth of building permits issued in 2021

40,000

Downtown Units pre-zoned and ready to be approved

Online efficient planning process

- Implemented ePlans in 2016
 - Streamlined processes
 - Reduced duplication
 - Eliminated need for paper submissions
- **24%** decrease in Total Review Time
- **57%** decrease in Average Processing Time



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5. Permit "as of right" secondary suites, garden suites, and laneway houses.
6. Permit "as of right" multi-tenant housing.
7. Encourage and incentivize municipalities to increase density in areas with excess school capacity.
14. Require that public consultations provide digital participation options.
20. Fund the creation of "approvals facilitators" with the authority to quickly resolve conflicts among municipal and/or provincial authorities.
22. Simplify planning legislation and policy documents.
24. Allow wood construction of up to 12 storeys.
26. Require appellants to promptly seek permission of the Tribunal and demonstrate that an appeal has merit before it is accepted.
37. Align property taxes for purpose-built rental with those of condos and low-rise homes.
40. Call on the Federal Government to implement an Urban, Rural and Northern Indigenous Housing Strategy.
41. Funding for pilot projects that create innovative pathways to homeownership, for Black, Indigenous, and marginalized people and first-generation homeowners.
42. Provide provincial and federal loan guarantees for purpose-built rental, affordable rental and ownership projects.
45. Improve funding for colleges, trade schools, and apprenticeships; incentivize municipalities, unions and employers to provide more on-the-job training.
46. Undertake multi-stakeholder education program to promote skilled trades.
47. Recommend that the federal and provincial governments prioritize skilled trades; adjust points system to favour needed trades and increase number of immigrants permitted.
48. The Ontario government should establish a large "Ontario Housing Delivery Fund" to reward growth, reductions in approval times and removal of exclusionary zoning practices.
50. Fund the adoption of consistent municipal e-permitting systems and data standards by 2025.
53. Report each year at the municipal and provincial level on any gap between demand and supply by housing type.
54. Empower the Deputy Minister of Municipal Affairs and Housing to lead an all-of-government committee to ensure recommendations are implemented.

Recommendation wording has been edited for brevity.

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1. Set a goal of building 1.5 million new homes in ten years.
2. Amend the Planning Act, Provincial Policy Statement, and Growth Plans to set "growth of housing supply" and "intensification" as the most important residential housing priorities.
11. Support housing growth on undeveloped land, including outside existing municipal boundaries, by building necessary infrastructure to support higher density.
23. Create a common, province-wide definition of plan of subdivision and standard set of conditions.
- 27c. Provide discretion to adjudicators to award full costs in successful appeal where council has overridden staff approval.
30. Provide funding to increase staffing (adjudicators and case managers), outsource to mediators, set shorter time targets.
31. In clearing the backlog, encourage Tribunal to prioritize projects that support intensification and regional infrastructure that will unlock housing capacity.
36. Recommend federal government and provincial governments update HST rebate to reflect current home prices.
38. Amend legislation to extend the maximum period for land leases/restrictive covenants to 40 or more years.
39. Eliminate or reduce tax disincentives to housing growth.
43. Enable municipalities to withdraw infrastructure allocations from any permitted projects where construction has not been initiated within three years.
51. Require municipalities and the provincial government to use the Ministry of Finance population projections for housing need analysis/land use.
52. Resume reporting on housing data and require consistent municipal reporting.
55. Commit to evaluate these recommendations for the next three years with public reporting on progress.

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- 3a. Limit exclusionary zoning in municipalities to allow up to 4 units/storeys on a single residential lot.
- 3b. Modernize the Building Code and other policies to remove barriers to affordable construction.
- 4. Permit "as of right" conversion of commercial properties to residential or mixed and commercial use.
- 8. Allow "as of right" zoning up to unlimited height/density in immediate proximity of major transit stations within 2 years if provincial density targets not met.
- 9. Allow "as of right" zoning of six to 11 storeys with no minimum parking requirements on any streets with public transit.
- 10. Designate or rezone as mixed commercial and residential use all land along transit corridors and redesignate all Residential Apartment to mixed commercial and residential zoning in Toronto.
- 12a. Repeal/override municipal policies, zoning or plans that prioritize neighbourhood character.
- 12b. Exempt site plan approval and public consultation for projects of 10 units or less that conform to Official Plan.
- 12c. Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, and other land use provisions and eliminate minimum parking requirements.
- 12d. Remove floorplate restrictions to allow more efficient high-density towers.
- 13. Limit municipalities from requesting or hosting additional public meetings beyond Planning Act required.
- 15. Require delegation of site plan approvals/ minor variances to staff or pre-approved third-party consultants without the ability to withdraw Council's delegation.
- 16a. Prohibit use of bulk listing on municipal heritage registers.
- 16b. Prohibit heritage designations after development application has been filed.
- 17. Requiring municipalities to compensate property owners for loss of property value as a result of heritage designations.
- 18. Restore the right of developers to appeal Official Plans and Municipal Comprehensive Reviews.
- 19. Legislate timelines for provincial/ municipal review process and deem an application approved if response time is exceeded.
- 21. Require a pre-consultation with all relevant parties at which the municipality sets out a binding list that defines what constitutes a complete application.
- 25. Require municipalities to provide the option of pay on demand surety bonds and letters of credit.
- 27a. Remove right of appeal for projects with 30% affordable housing/guaranteed for at least 40 years.
- 27b. Require a \$10,000 filing fee for third-party appeals.
- 28. Encourage greater use of oral decisions and allow them to become binding the day they are issued.
- 29. Allow Tribunal to award punitive damages where municipality has refused an application to avoid lack of decision.
- 32. Waive development charges and parkland cash-in-lieu for infill residential projects up to 10 units or any development where no new infrastructure is required.
- 33. Waive development charges on all forms of affordable housing guaranteed to be affordable for 40 years.
- 34. Prohibit interest rates on development charges higher than a municipality's borrowing rate.
- 35. Regarding cash in lieu of parkland, s.37, Community Benefit Charges, and development charges; require provincial review to ensure funds are used in a timely fashion, for the intended purpose, and in the appropriate neighbourhoods.
- 44. Work with municipalities to implement a municipal services corporation utility model for water/wastewater where borrowing costs are amortized among customers instead of development charges.
- 49. Reductions in funding to municipalities that fail to meet provincial housing growth and approval timeline targets.

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