A nighttime photograph of a city skyline, likely Mississauga, with several high-rise buildings illuminated against a dark blue sky. The image is framed by large, diagonal, light blue geometric shapes on a dark blue background.

Inclusionary Zoning for Affordable Housing Study and City-Wide Major Transit Station Areas Study

Community Meeting
February 24, 2022



Agenda

What we'll learn today

- Major Transit Station Areas (MTSAs)
- What is Inclusionary Zoning?
- Study Update
- Proposed Policy Directions
- Next Steps





Major Transit Station Areas (MTSAs)

Inclusionary Zoning Meeting

Policy Context



Province of Ontario

- **Mandated under the Place to Grow 2020 and PPS 2020**
- Identifies Priority Transit Corridors where MTSA's to be delineated
- Prescribes minimum density targets for MTSA's

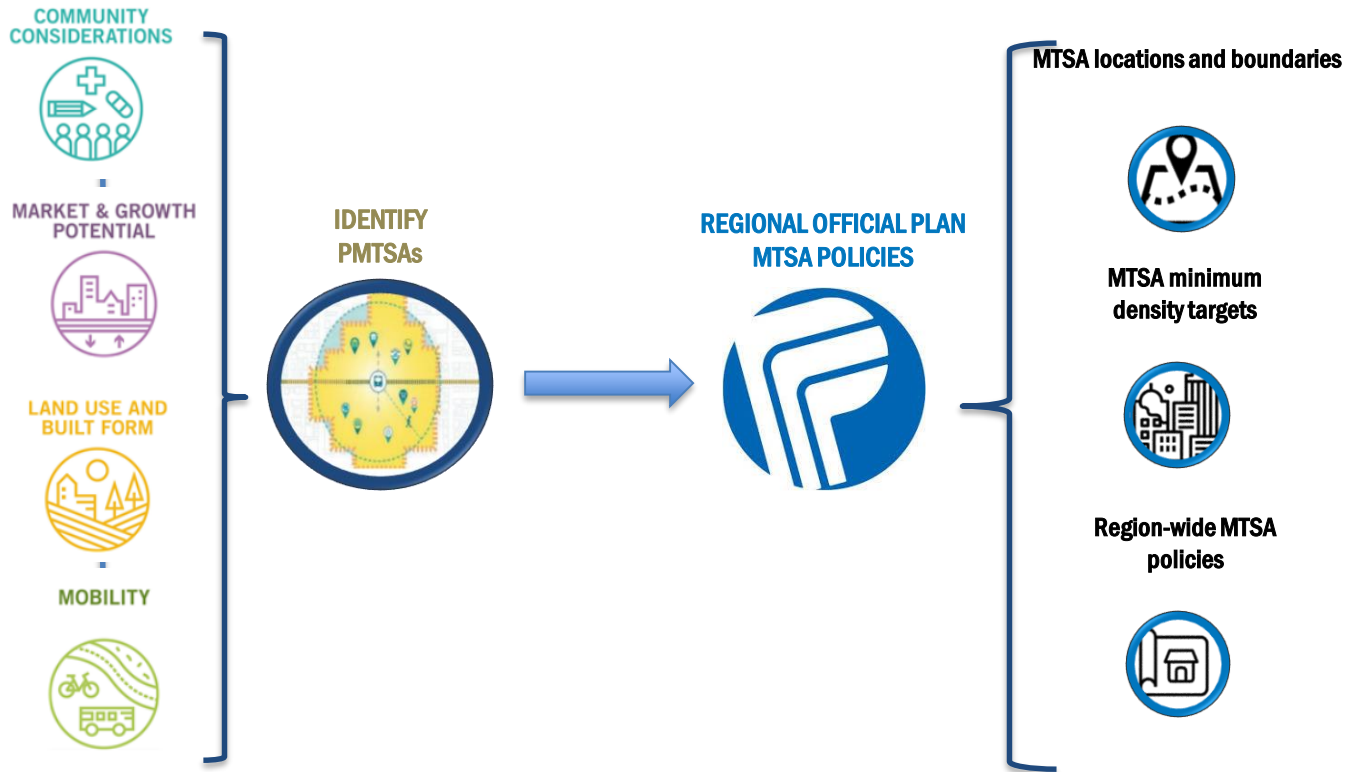
Region of Peel

- **General policies in the Regional Official Plan (currently being developed)**
- Delineates MTSA boundaries
- Applies MTSA minimum density and height targets

City of Mississauga

- **Detailed policies in the Mississauga Official Plan (currently being developed)**
- Set out local land uses, heights for each MTSA to achieve prescribed density
- Include other policies for area specific studies

Regional MTSA Planning



54

MTSAs*



18 Light Rail Stations



20 Bus Rapid Transit



16 Transit way Stations



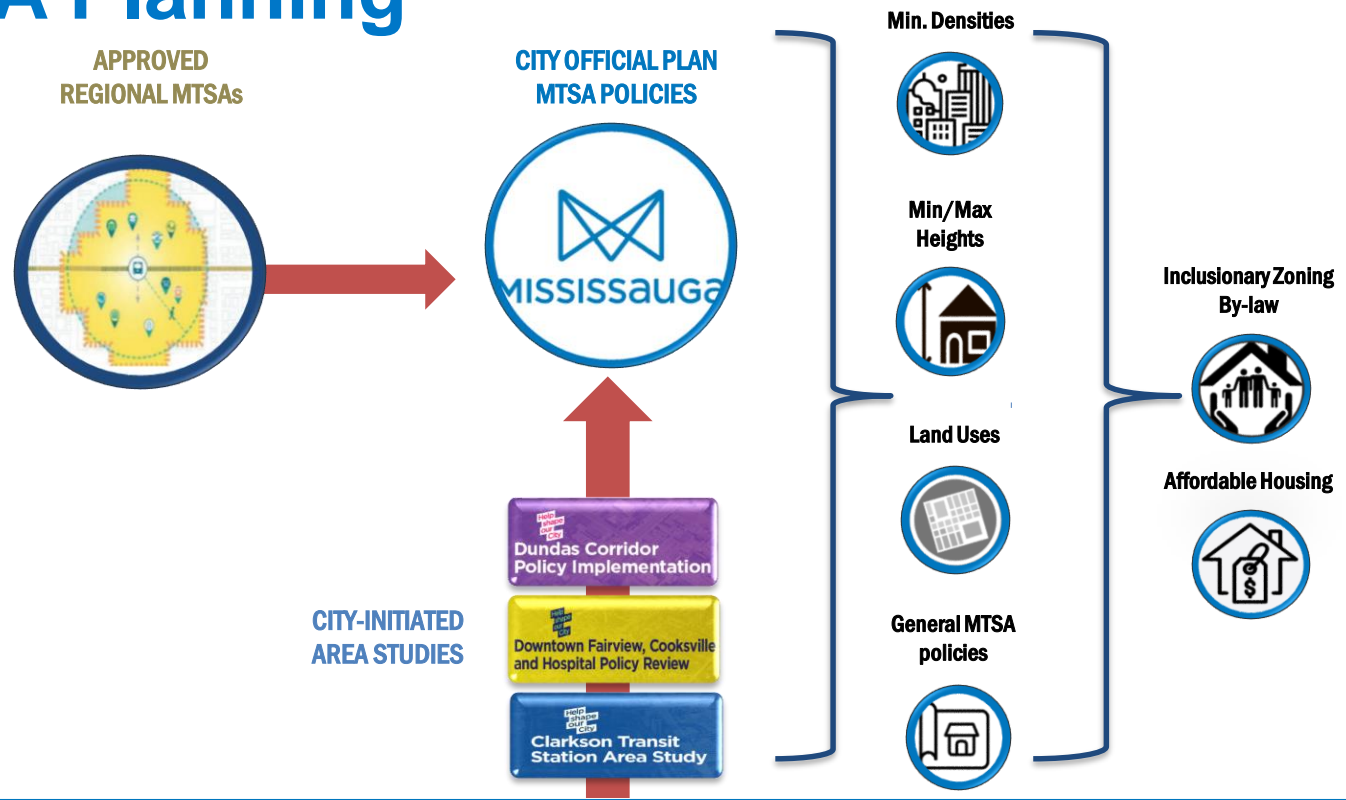
5 Go Rail Stations



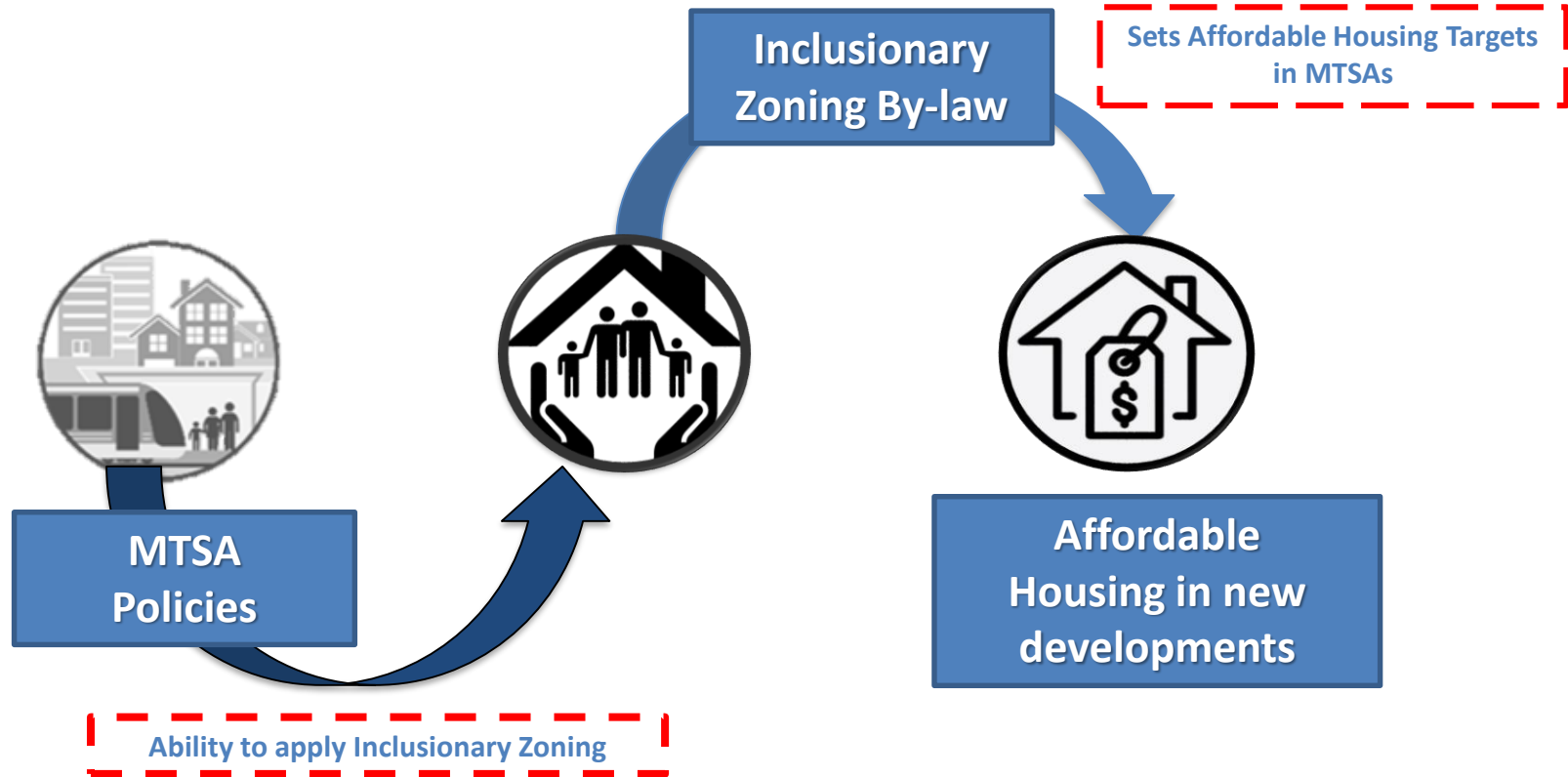
5 Future MTSAs



City MTSA Planning



Inclusionary Zoning through MTSA's



Next Steps



Regional Council
Adoption

• Spring

Provincial Approval
of Regional MTSA
Policies

• Summer



Public Meeting

• Spring

Statutory Public
Meeting

• Late Spring

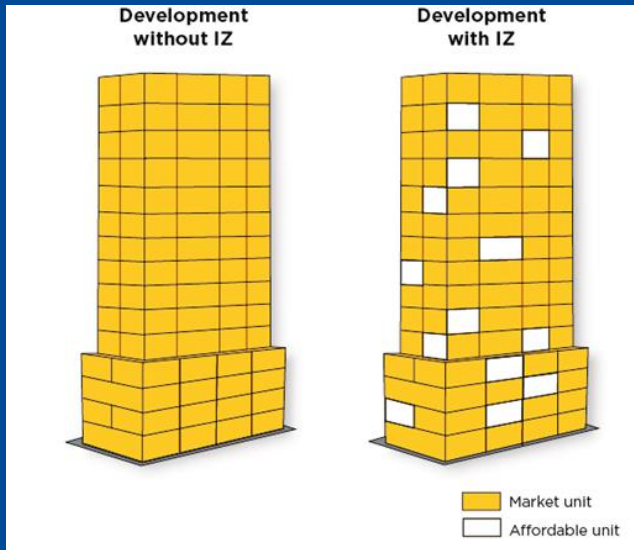
Recommendation
Report

• Summer

The background of the slide is composed of large, overlapping triangles in two shades of blue (a darker royal blue and a lighter sky blue) and white. The triangles are arranged in a way that creates a dynamic, geometric pattern. The text is positioned on the white area of the background.

What is Inclusionary Zoning?

Inclusionary Zoning (IZ)



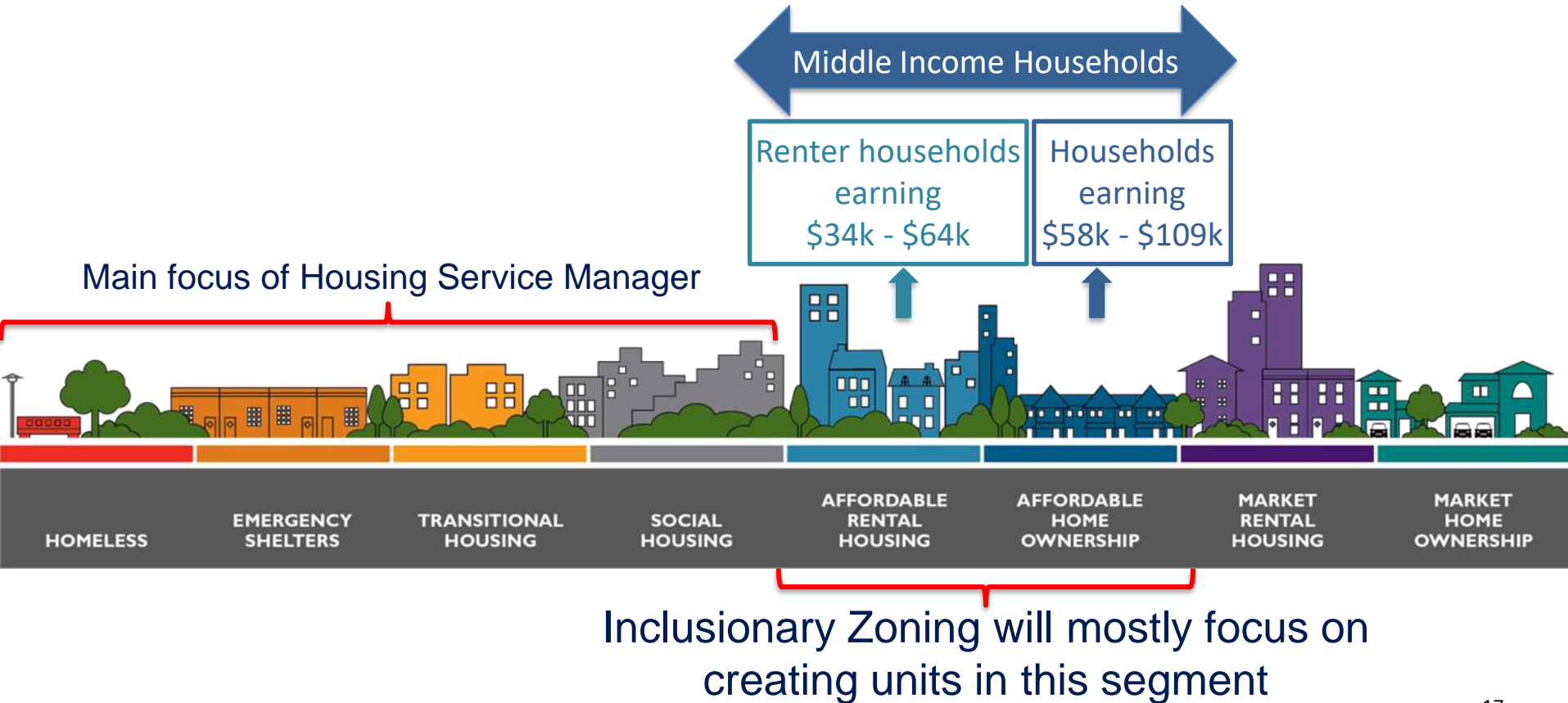
What is IZ?

- A tool allowing cities to require affordability housing units in new developments

Where can IZ be used?

- Protected MTSAs, and as Province directs
 - Where growth is directed, and transit / services are planned to support growth

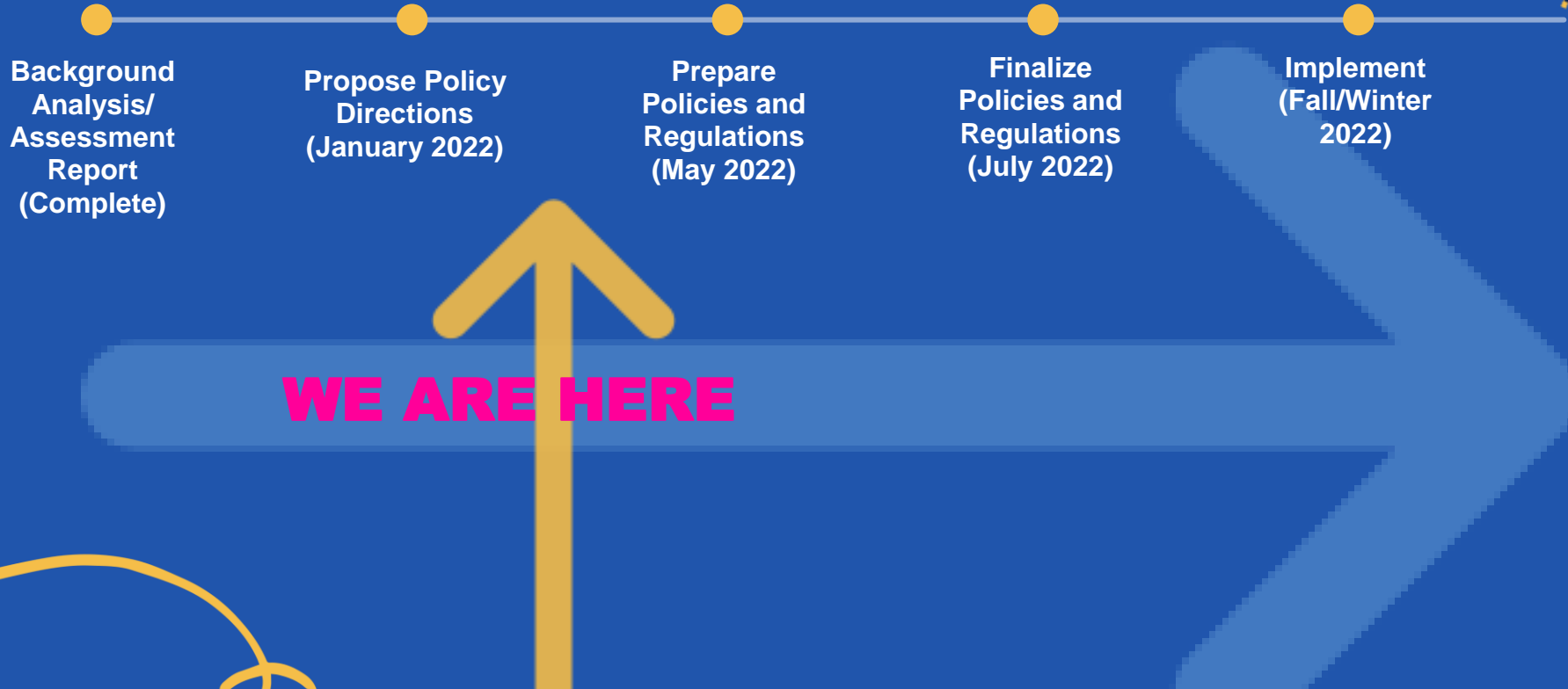
The Housing Continuum



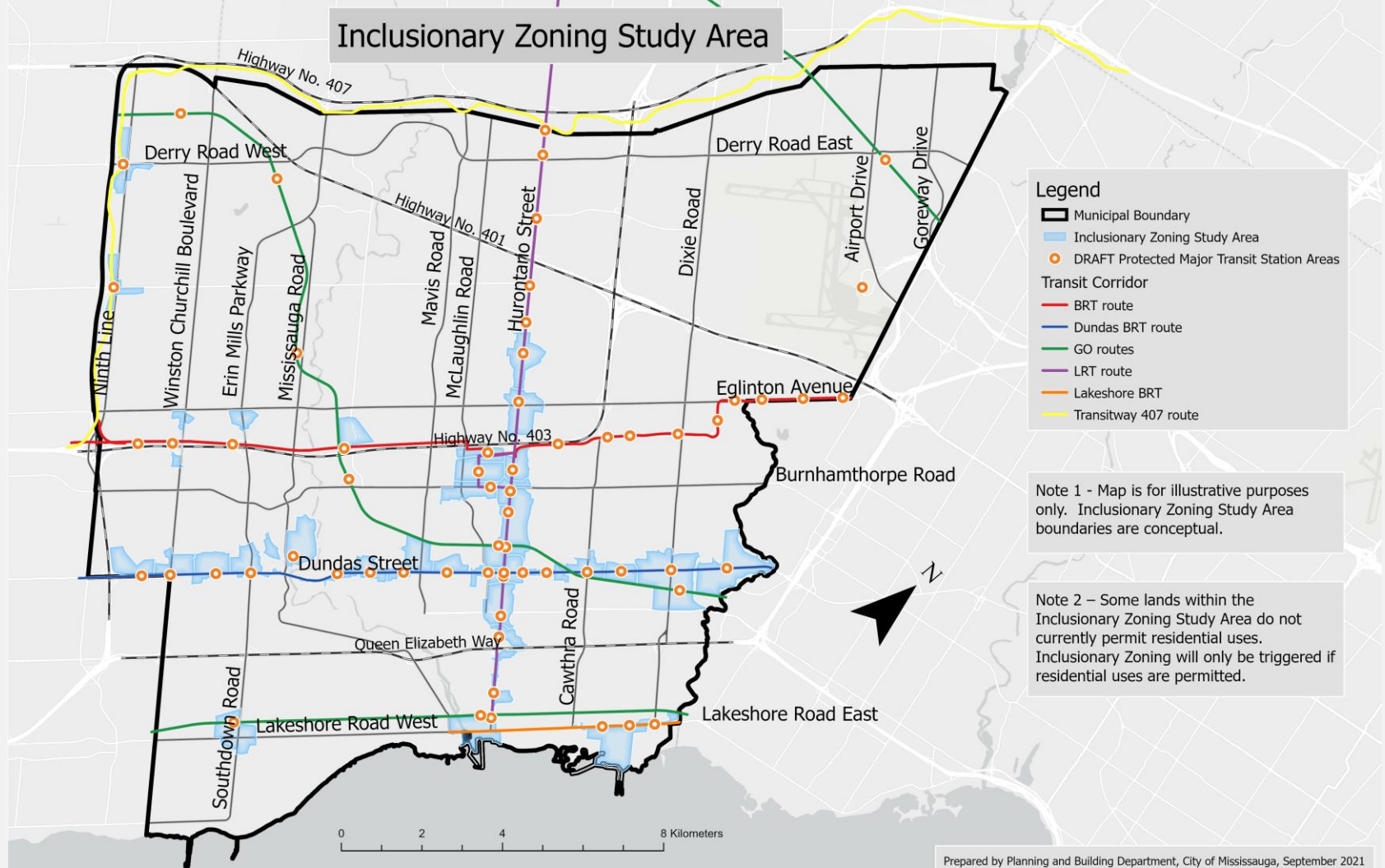
The background of the slide is composed of several large, overlapping triangles in two shades of blue: a dark blue and a medium blue. These triangles are set against a white background, creating a modern, geometric pattern. The dark blue triangle is positioned in the upper left and center, while the medium blue triangle is on the right side. The text 'Study Update' is located in the lower left area, within the white space.

Study Update

Study Timeline

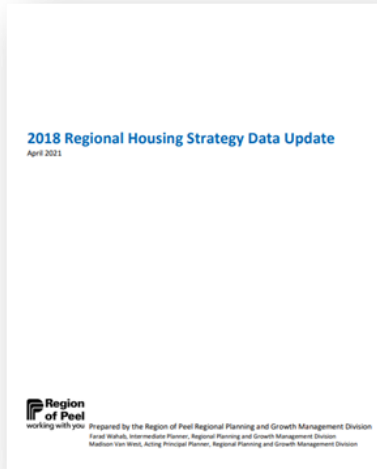


Inclusionary Zoning Study Area



Assessment Report

Housing Needs Assessment (Housing Strategy Update)



Feasibility Analysis + Peer Review



Key Findings of Market Feasibility Analysis



- Condominium (ownership) projects show viability under IZ scenario
- Rental projects may be challenged under IZ scenario
- Some market areas are stronger than others; one-size-fits-all-approach won't work
- Affordability term of 25 years is viable; consider impacts of longer affordability term
- Requirements should be phased in over time to allow market time to adjust



What are the goals of IZ?

Size and type of project?

How much of the building should be affordable?

Which MTSAs?

What prices and rents?

How long should units stay affordable?

IZ Proposed Policy Directions

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Proposed Policy Directions

Principles of IZ

Create mixed-income communities

Strike a balance between generating new supply and minimizing impacts to market

Leverage expertise of government and stakeholders

Increase housing options

IZ is one tool in the housing tool kit



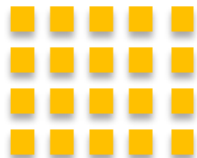
Project Type, Tenure and Location

- **Projects proposing 50 or more residential ownership units**
- **Locations:**
 - **Hurontario Street MTSA from Port Credit to Bristol**
 - **Dundas Street MTSA**
 - **Clarkson GO MTSA**
 - **Ninth Line MTSA**
 - **Lakeshore Road East MTSA**

Examples

- Market Rental Unit
- Market Ownership Unit

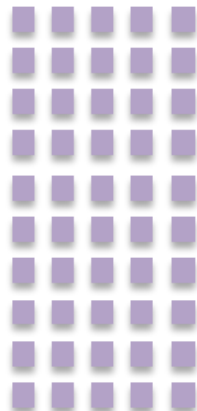
Project 1



20 ownership units

IZ: Not applicable **X**

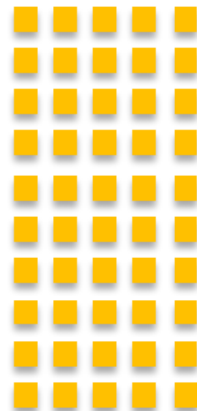
Project 2



50 rental units

IZ: Not applicable **X**

Project 3



50 ownership units

IZ: Applicable **✓**

How much of the building will be affordable?

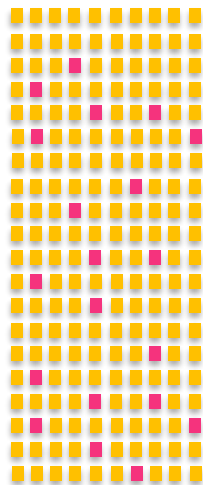
Set-aside rate: Percentage of building area that's required to be affordable

- Proposing set-aside rates that range from **5% to 10%**, depending on location / strength of market
- Proposing to **phase up** to set-aside rates



Examples

Project 1 Port Credit MTSA

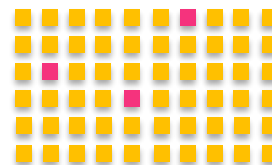


Proposed Residential Area: 140,000 sq ft
(about 200 units)

Proposed Set-aside rate: 10%

Affordable Area Required: 14,000 sq ft
(about 20 units)



Project 2 Tomken MTSA



Proposed Residential Area: 42,000 sq ft
(about 60 units)

Proposed Set-aside rate: 7%

Affordable Area Required: 2,940 sq ft
(about 4 units)

-  Affordable Unit
-  Market Ownership Unit



How long will units be affordable?

- Proposed affordability term: 25 years
- Considerations for longer affordability term
 - State of good repair of buildings and units
 - Condominium fees

What is the affordable rent?

- **Proposed:** 100% Average Market Rent (AMR)
 - Collected annually by Canada Mortgage and Housing Corporation (CMHC)
 - Generally affordable to Mississauga's middle income renter households

Affordable Rent (100% AMR)

Unit Type	Rent (2021 Values*)
1-Bedroom	\$1,380
2-Bedroom	\$1,560
3-Bedroom+	\$1,670

* To be updated annually

What is the affordable purchase price?

- **Proposed:** Purchase prices that are affordable to middle income households
- Prices ranging from \$292,000 to \$432,000 (2021 values)



Other Policy Considerations

Create smaller and larger (family-sized) affordable units

Reduce requirements for projects delivering deeper affordability, rental units, or mixed-use buildings with large office component

Offsite units where certain criteria are met

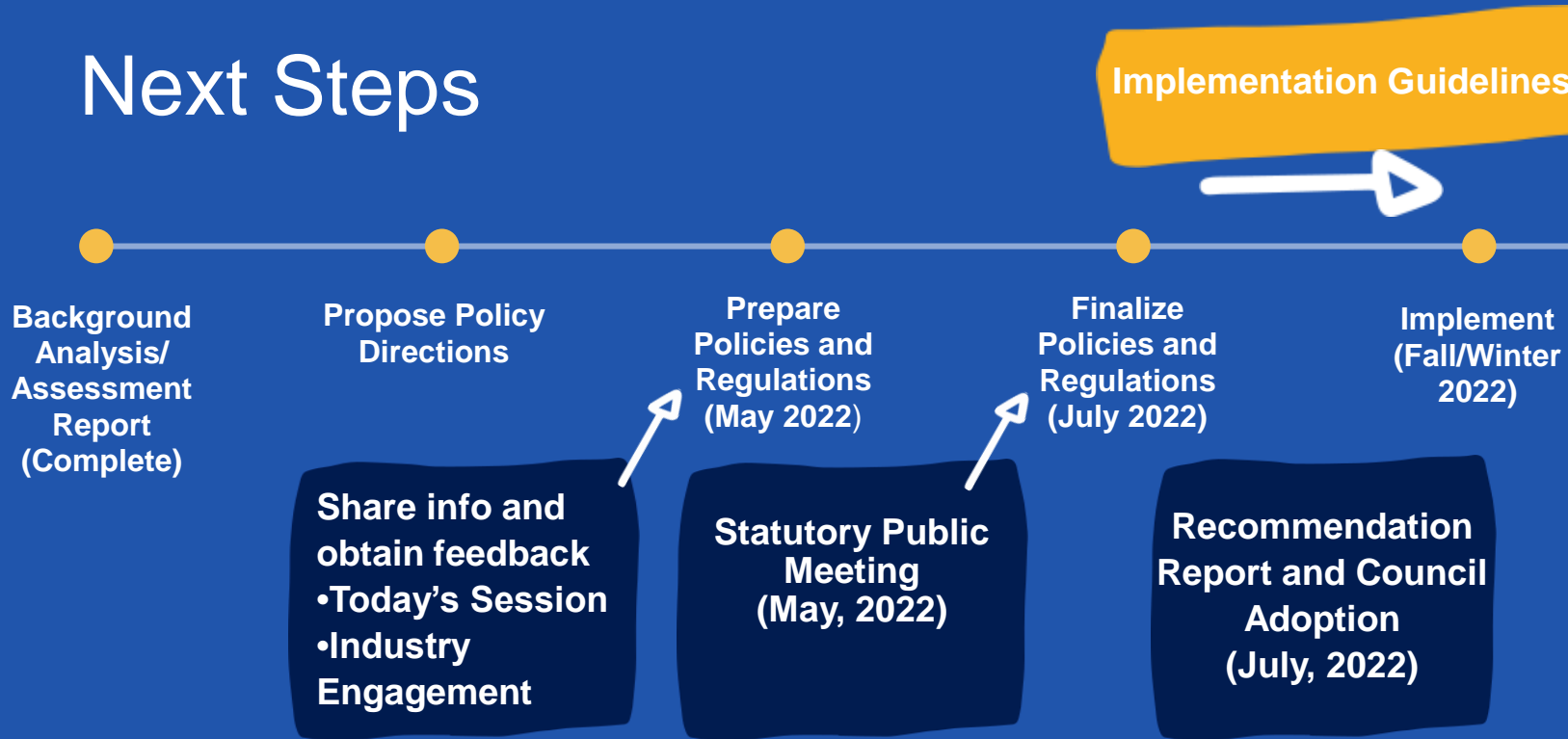
Reduced parking requirements

Exemptions as per Ontario Regulation 232/18: Non-profit projects, projects under application

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Next Steps

Next Steps



Additional Resource - MTSA's

City Staff Contact:

Bashar Al-Hussaini, Planner, Planning Programs
bashar.al-hussaini@mississauga.ca



- **Region of Peel MTSA Website**



- **City of Mississauga Have Your Say - MTSA**

- Proposed PMTSA Dashboard
- MTSA City Related Projects
- Frequently Asked Questions



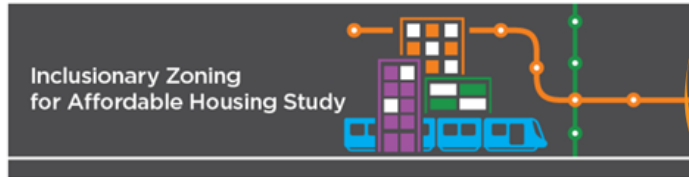
Additional Resource - IZ

Staff Contact:

Catherine Parsons, Planner, Planning Innovation

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Inclusionary Zoning for Affordable Housing Study



Project Background

The City is growing. We know that it can be a challenging to find affordable housing within Mississauga. In 2020, we saw that:

- 70% of households couldn't purchase any type of housing without spending >30% of their household income.
- Only 10% of the population could afford a detached dwelling with an average price of over \$1.2 Million.
- Renter households are having difficulty finding housing that suits their needs.



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Key Dates

[Inclusionary Zoning \(IZ\) and Major Transit Area \(MTSA\) Community Meeting](#)
24 February 2022



Share Your Insights! IZ Survey

