



CITY OF MISSISSAUGA MAYORAL DIRECTIVE MDI- 0002 - 2023

**Regarding Four-Unit Housing
in the City of Mississauga**

October 20, 2023

To: Shari Lichterman, City Manager and CAO

WHEREAS the price of residential properties and the cost of rent in the City of Mississauga has increased significantly in recent years such that many current and future residents are struggling to make ends meet and can no longer afford to live here;

AND WHEREAS the City of Mississauga is committed to addressing the housing crisis by helping facilitate the building of more affordable housing;

AND WHEREAS the Government of Ontario has mandated a target of 120,000 more homes be constructed in Mississauga, and Council has approved a study undertaken by City staff entitled *Growing Mississauga: An Action Plan for New Housing* as the plan for the City to meet the housing target identified by the Government of Ontario;

AND WHEREAS the City of Mississauga is now required to permit “as-of-right” building of up to three residential units on a parcel of urban residential land in accordance with Bill 23 amendments to the *Planning Act*;

AND WHEREAS, I have been advised by the Commissioner of Planning & Building that an Official Plan policy and zoning by-law amendment permitting four-unit residential housing on low-rise residential lots in neighbourhoods City-wide would be consistent with the Provincial Policy Statement and would conform with the Growth Plan and the Regional Official Plan;

AND WHEREAS the Federal Government’s Housing Accelerator Fund creates an opportunity for the City to adjust its policies, procedures and processes in an effort to increase the supply of affordable housing, by moving towards implementation of “as- of-right” permission for four-unit housing on residential lots;

AND WHEREAS Mississauga cannot afford to lose out on its apportionment of the Housing Accelerator Fund, which is estimated to be \$120,000,000.00 and is contingent on meeting the requirements outlined by the Federal Minister of Housing, Infrastructure & Communities in his letter dated October 3, 2023;

AND WHEREAS a recent motion at City Council moved by Councillor Tedjo, seconded by Councillor Parrish and supported by several Council members present to permit fourplexes as of right was unfortunately not successful as a result of a tie vote;

AND WHEREAS housing is a complex issue and based on Mississauga’s revised Housing Accelerator Fund application, Council is supportive of exploring policies to introduce gentle density and build more housing in Mississauga;

AND WHEREAS the City of Mississauga received a letter from the Minister of Housing, Infrastructure and Communities dated October 19, 2023 on our revised application that stated without a firm commitment from Council to proceed expeditiously to implement four units as-of-right, the Minister will not be in a position to approve the City's application to the Housing Accelerator Fund;

AND WHEREAS this means Mississauga will not receive the \$120,000,000 in funding for vital infrastructure and housing it applied for;

AND WHEREAS Given the scale of the housing crisis and the need act with urgency to secure this much-needed funding, I therefore intend to move a motion using my Strong Mayor Powers under s.284.11.1 of the *Municipal Act, 2001*, upon my return to Council meetings in Fall, 2023, to enact an official plan amendment and zoning by-law amendment to permit four-unit housing in Mississauga as permitted by the statutory requirements of the *Planning Act*,

THEREFORE, pursuant to the authority granted by sections 284.3 and 284.11.1 of the *Municipal Act, 2001*, I hereby give the following direction:

1. That staff in the Planning & Building Department shall prepare an official plan amendment and zoning by-law amendment that would permit "as-of-right" development for up to four (4) residential units on low-rise residential lots in neighbourhoods City-wide, with such provisions as staff deem appropriate, for my review;
2. That the City Clerk shall schedule a Planning and Development Committee meeting, should it be required, to be held before the end of 2023 that shall serve as a statutory public meeting in accordance with the requirements of the *Planning Act*; and,
3. Once the meeting has been scheduled, that staff in the Planning & Building Department shall undertake the necessary steps to bring forward the proposed official plan amendment and zoning by-law amendment through the municipal planning process.

Dated at Mississauga, this 20th day of October, 2023.

Original signed by the Mayor

Mayor

Original signed by the Clerk

City Clerk