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Hon. Paul Calandra
Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
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February 22, 2024

Re: 2023 Housing Targets and Performance

Dear Minister,

I am writing in response to your recent letter to the City regarding *2023 Housing Targets and Performance* in which you confirmed that the City of Mississauga would be ineligible for provincial funding to help our City build homes faster.

As a City, we are committed to tackling the housing crisis and helping the province deliver on its goal of building 1.5 million new homes over the next ten years. As you may recall, Mississauga was one of the first municipalities in Ontario to prepare a Housing Action Plan and submit our housing pledge to your government.

We understand the urgency of this issue and are making important strides in delivering more homes. Right now there are **12,000** new residential units under construction in Mississauga. In addition, there are **4,000** residential units under building plan review, and **34,000** residential units under site plan review.

While we remain committed to meeting our shared housing target, we have been clear that cities must be measured on the factors they can influence. As a measurement, housing starts create winners and losers based on market forces out of the control of municipalities.

We are disappointed that Mississauga was deemed ineligible for funding based solely on our 2023 housing starts – particularly given the amount of work we've undertaken to grow our City including:

- Streamlining our development and building permit approval processes;
- Expanding housing permissions; and
- Working side by side with industry experts on our Housing Panel to find innovative solutions that will work for our residents and industry partners.

Given your Ministry’s decision to deem Mississauga ineligible for the Building Faster Fund, it is critical that we focus on the importance of meaningful and accurate data. To that end, Mississauga has taken a leadership role in convening housing experts and city leaders across Ontario to collaborate on a common ‘reporting data set’ that would help advance housing metrics in Ontario. We look forward to discussing this approach with you and your staff.

Mississauga’s Role in Delivering Housing

We have approved more than 31,000 residential units in the last three years through our development application review process. While this is a tremendous number of approved applications, the City has limited control over market forces and the business and financial decisions of the development/building industry.

Residential Units - City Wide		
Year	Residential Units Approved through Re-zonings and Official Plan Amendments	Building Permits Issued (Number of Units)
2023	4,847	3,668
2022	23,594	6,500
2021	2,890	5,441
TOTAL	31,331	15,609

It has been widely reported that the industry is slowing down construction due to a wide variety of factors such as interest rates, labour shortages, cost of materials, market/investor demand, and other factors beyond our control. In some instances, we are seeing that developers are securing land use permissions but are not moving to pull building permits and start construction.

Mississauga can and will continue to encourage development and approve units. However, if the industry chooses not to start construction, or if landowners choose not to submit development applications, our residents should not be penalized for something outside of the City’s control.

Mississauga’s Stage of Development and Housing Starts

Ontario cities are all at a different stage of growth and development, which makes using housing starts even more problematic.

Given the nature of construction in Mississauga, which is predominantly complex, in-fill, high-rise buildings, it can take years for a project to move from sales and marketing through to construction start and completion. In addition, housing starts are counted when the building’s foundation is finished; in a high-rise building, this could be many months, often years, after the building permit is issued by the municipality (after the builder has secured finances and

aligned the trades/contractors, undertaken shoring and excavation and built each level of underground parking).

Our housing plan identifies that Mississauga can accommodate 246,000 new residential units based on our current Official Plan policies. This significantly exceeds the 120,000 unit, 10-year target established by the province. As the City continues to implement new housing-focused policies – such as the recent approval for additional residential units (e.g., garden suites) and fourplexes – the potential number of residential units that can be built in the city will increase.

The Building Faster Fund is an important funding source to help ensure that infrastructure and services are in place to welcome all of this new development.

Ongoing Consultations

We encourage you to prioritize consultations on appropriate ways to measure municipalities on housing progress. Municipalities need a sustainable and fair funding program that will help us continue to support development in our cities.

As Ontario's third largest city, Mississauga welcomes growth. We are committed to working with you and the development community to get more housing built with the right services and infrastructure in place to support it.

Sincerely,



Joe Horneck
Acting Mayor of Mississauga
Councillor, Ward 6