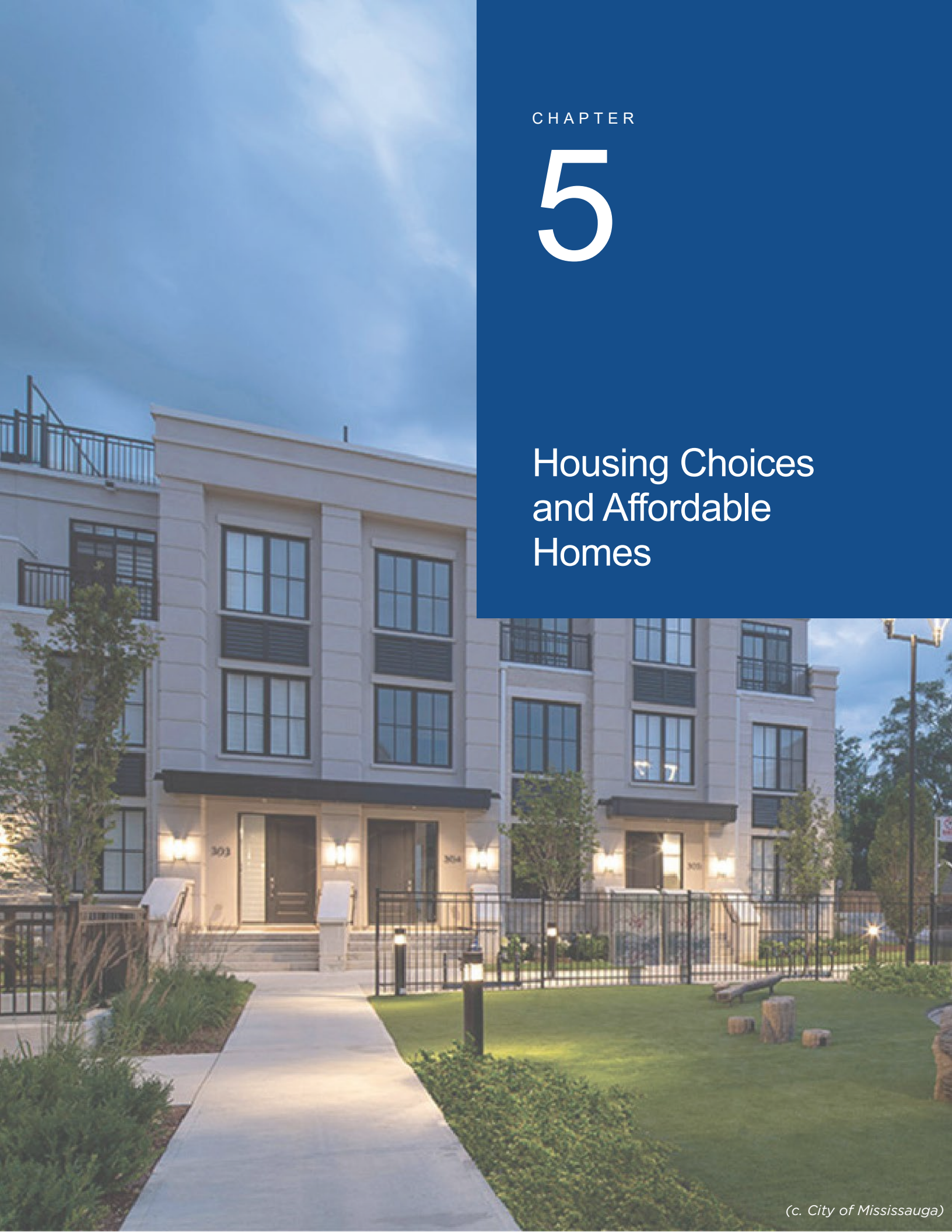
CHAPTER

5

Housing Choices and Affordable Homes



(c. City of Mississauga)

5.1 Introduction

Suitable and *affordable* housing is vital to everyone's ability to meaningfully contribute to and participate in society. Mississauga, in collaboration with partners, all levels of government, the development industry, service and support agencies, housing providers and community organizations, is committed to ensuring that housing meets the needs of individuals of all ages, incomes and abilities. Individuals at different stages of their lives require different types of housing. Diversifying the housing stock across the city will allow residents to age-in-place while attracting and retaining highly skilled labour and young families.

As Mississauga continues to grow, a broad range of *housing options* and tenures will be necessary to fulfill the increasing demand. Housing affordability within the city is a critical priority. The City, through this Plan as well as a range of strategies and programs, will maximize every opportunity to secure *affordable* housing.

The policies of this chapter aim to protect existing *affordable* rental housing while ensuring new development yields diverse housing forms, tenures and affordability that align with the City's growth trends and contribute to the creation of healthy, mixed-use, *transit-supportive* and *complete communities*.

To achieve housing unit targets that are suitable for everyone's needs, a wide range of housing must include but not be limited to:

- multiple housing types and built forms, such as detached dwellings, semi-detached dwellings, duplexes, triplexes, multiplexes, townhouses, additional residential units, and multi-unit residential buildings including apartments;
- diverse housing arrangements, such as co-ownership housing, lodging homes, life lease housing, and co-operative housing;
- housing that is *affordable* to a range of ***low- and moderate- income households***;
- diverse housing tenure (rental, ownership, co-operative, etc.); and
    - housing provided to fill the needs of specific populations such as long term care facilities, seniors housing, student housing, multi-generational housing, transitional housing and emergency shelters.

5.2 New Housing Supply Objectives

Mississauga strives to meet the needs of all residents by planning for an appropriate range and mix of *housing options*. The City will continue to collaborate with the Region of Peel, as the Housing Service Manager, in the development of ***housing unit targets*** in order to reflect evolving housing needs across the city. Achieving housing objectives will require collaboration with upper levels of government and other partners in accordance with the policies of this Plan.

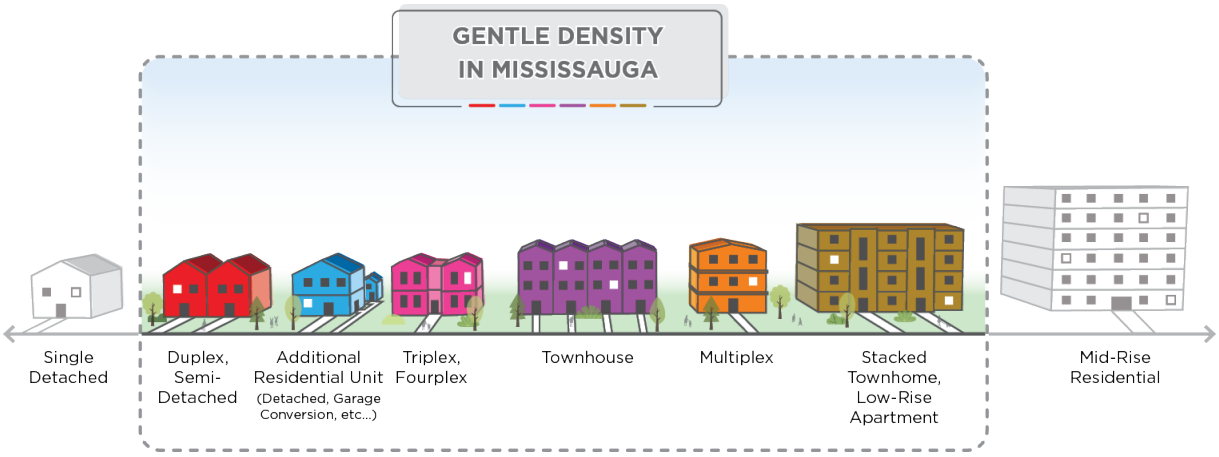


Figure 5.1. Gentle density is the idea of increasing the diversity of *housing options* in Mississauga. *(c. City of Mississauga)*

5.2.1 For development applications of 50 units or more, the applicant may be required to demonstrate how the application can meet the City's housing objectives and policies and can contribute towards its housing targets as listed in 5.2.4.

5.2.2 In order to meet its current and projected demands reflecting socioeconomic and demographic trends, Mississauga will require an appropriate mix of housing by density, type and affordability throughout the City.

5.2.3 To achieve a balanced mix of unit types and sizes, and support the creation of housing suitable for families, development containing more than 50 new residential units is encouraged to include 50 percent of a mix of 2-bedroom units and 3-bedroom units. The City may reduce these percentages where development is providing:

a. social housing or other publicly funded housing; or

b. *additional needs housing* such as residences owned and operated by a post-secondary institution or a health care institution or other entities to house students, patients, employees or people with specific needs.

5.2.4 The City will plan for an appropriate range and mix of *housing options* and densities that contributes to achieving the following housing targets:

1. 30 percent of all new housing units are *affordable* housing (rental and ownership), of which 50 percent of all *affordable* housing units are encouraged

to be *affordable to* ***low-income households***. The majority of units *affordable* to ***low-income households*** are anticipated to be rental and will include units such as subsidized housing, supportive housing, emergency shelter beds, and transitional housing; and

2. 25 percent of all new housing units are rental tenure. These rental units include private rental market and non-market units.

5.2.5 The City will explore tools and programs to maximize the opportunity for existing buildings or land, redevelopment, and new development to improve and retain rental units and support the creation of new rental units.

5.2.6 The City will support and collaborate with the Region as the Housing Service Manager on advocating to the Federal and Provincial governments to increase sustainable and predictable funding and incentives as well as improved cost-sharing arrangements that support the development of permanent and long term *affordable* housing. This will help achieve the City's objectives and support full implementation of the Regional Housing Strategy and the Peel Housing and Homelessness Plan.

5.2.7 The City will collaborate with the Region of Peel to explore offering incentives to support *affordable* and purpose built rental housing and opportunities to prioritize planning approvals for *affordable* housing developments.

5.2.8 Mississauga will explore, jointly with the development industry and other levels of government, strategies to encourage the incorporation of universal accessibility features in all new residential development and redevelopment.

5.2.9 The City will work with the Region of Peel to monitor and update new units thresholds, including market options and those *affordable* to ***low- and moderate-income households*** in accordance with provincial policy.

5.3 Achieving Housing Objectives

5.3.1 Support Complete Communities

It is expected that most future additions to the City's housing stock will be through infill development mainly within *Strategic Growth Areas*, but also to a lesser extent within Neighbourhoods. The Plan encourages the creation of a broad range of *housing options* in Growth Centres, Growth Nodes and within ***Major Transit Station Areas***. While housing in these areas is expected to be attractive to young and older adults, the needs of families must also be considered. A broad range of *housing options* in *Strategic Growth Areas* is necessary to meet growth forecasts and provincial housing targets.

5.3.1.1 Mississauga will work, in accordance with projected requirements and available land resources, to maintain at all times:

a. the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and

lands which are designated and available for residential development; and

b. where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment and land in draft approved and registered plans.

5.3.1.2 Mississauga will direct the development of new housing in a manner that maximizes the use of ***community infrastructure*** and public services, while meeting the housing needs of Mississauga's current and future residents.

5.3.1.3 Mississauga will provide opportunities for:

a. the development of a range of housing choices in terms of type, arrangements, tenure and price;

b. the production of a variety of *affordable* dwelling types for both the ownership and rental markets; and

c. the production of *additional needs housing* for those with specific needs, people with disabilities, and older adults, such housing may include universally accessible and supportive housing and shelters.

5.3.1.4 When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial housing policies and plans.

5.3.1.5 Mississauga will ensure that the quality and quantity of the existing housing stock is maintained.

5.3.1.6 The applicant/developer will address Provincial housing requirements.

5.3.1.7 Mississauga will consider the contribution that can be made to current housing needs by housing programs of other levels of government and will seek to maximize the use of those programs that meet the City's housing objectives.

5.3.1.8 The provision of housing that meets the needs of young adults, older adults and families will be encouraged.

5.3.1.9 The City will explore opportunities to provide additional *affordable* housing, with a focus on rental housing units (e.g. co-operatives, community land trusts, etc.).











Figure 5.2. A diversity of possible housing options in Mississauga. From top to bottom: Garage conversion *(c. Emerald Home Improvements),* 1-storey garden suite *(c. Renos Group),* fourplex, 2-storey garden suite *(c. Zolo), and a multiplex (c. City of Mississauga).*

5.3.10 Mississauga will ensure housing created within *complete communities* is designed in a manner that supports a healthy living lifestyle, which includes access to all modes of transportation,

increased opportunities for walkability, access to parks and open spaces and proximity to community supportive services.

5.3.2 Diversify the Housing Supply

Mississauga will enable opportunities for greater flexibility and a suitable supply of *housing options* throughout the city and especially within neighbourhoods. While nearly all of the city's existing housing units were created to support the needs of families with children, additional ground-related housing is needed to support the growing diversity of Mississauga's households. This type of housing is usually referred to as Missing Middle housing which includes low-rise, multi-unit infill development that fits the scale and the local planned context of neighbourhoods. Missing Middle housing generally includes multiplexes, accessory suites and low-rise apartment buildings.

5.3.2.1 A diverse range of scale-appropriate housing units will be permitted in all neighbourhoods. These units will be in multiple built forms and accessory dwelling units in accordance with the policies of this Plan, Land Use Designation and the Zoning Bylaw.

5.3.2.2 *Additional needs housing* will be encouraged and will be in a built form consistent with the housing forms permitted by the residential designation.

5.3.2.3 The city will work collaboratively with other levels of government in times of humanitarian need to support emergency and transitional housing where basic life safety and Ontario Building Code requirements are met.

5.3.2.4 The City may support housing arrangements such as cooperative, co-ownership, life leasing and other shared accommodation housing forms that do not require a dedicated dwelling unit per household in accordance with the Zoning Bylaw and in compliance with the Ontario Building Code and the Ontario Fire Code.

5.3.2.5 On a lot with a principal dwelling residence (detached, semi-detached or townhouse), only one additional unit will be permitted in a building ancillary to the main unit structure.

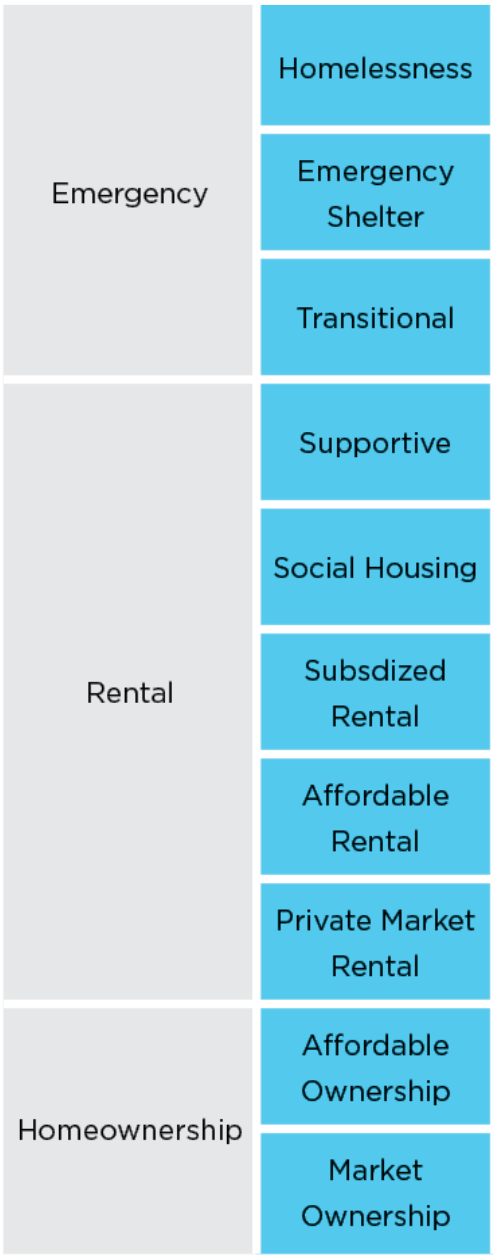


Figure 5.2. Housing Continuum: range of housing with different types of housing for different needs and economic circumstances provided solely by the government and non-profit organizations at one end of the spectrum and completely by the private sector on the other end *(c. Affordable Housing Program, Mississauga).*

5.3.2.6 The City will permit secondary dwelling units within the principal residence as well as one additional residential unit in a building ancillary to the main structure, subject to Zoning Bylaw provisions and Building Code requirements.

5.3.2.7 To maintain the objective of having multiple units on a lot, any severance of such lots containing ancillary additional residential units, as per 5.3.2.5, will be discouraged.

5.3.2.8 To support the objective of growing the rental housing stock, condominium applications for additional residential units referenced in 5.3.2.5 will not be supported.

5.3.3 Increase Affordable Housing

Mississauga will continue to seek opportunities to secure new *affordable* housing through the implementation of various municipal tools and partnerships. The City will collaborate with other levels of government, the building and development industry, service and support agencies, housing providers, and community organizations to implement the policies in this Plan and build accessible, suitable, and appropriate housing that is *affordable* throughout Mississauga.

Affordable housing should be included on redevelopment sites as a matter of good planning and to address the needs of diverse households. The City has implemented Inclusionary Zoning to secure *affordable* housing in ***Protected Major Transit Station Areas***, however *affordable* housing is needed across the city.

5.3.3.1 Mississauga will encourage the Region of Peel to provide social housing in appropriate locations to meet the needs of the local population.

5.3.3.2 Mississauga will work with the Region of Peel to maintain a housing strategy and implement *affordable* housing targets.

5.3.3.3 The City may collaborate with the Region of Peel, developers and non-profit organizations on the administration of *affordable* housing units, including the administration of units secured through Inclusionary Zoning, to support long term affordability.

5.3.3.4 Design solutions that support housing affordability while maintaining appropriate functional, sustainable and aesthetic quality will be encouraged.

5.3.3.5 The City will explore opportunities to develop *affordable* housing in conjunction with City owned lands and/or facilities. It will also work with the Region of Peel and upper levels of government to develop strategies to facilitate *affordable* housing such as leveraging surplus government land, land banking and co-development with municipal facilities.

5.3.3.6 Mississauga may support non-profit housing providers by undertaking City-initiated zoning by-law amendments to pre-zone lands to meet housing needs.

5.3.3.7 Community agencies and all landowners of suitable sized sites will be encouraged to develop *affordable* housing.

5.3.3.8 The City may use its own lands to pilot new models of *affordable* housing delivery subject to continuity of City operations.

5.3.3.9 The City will consult with school boards, and Federal and Provincial agencies to:

a. identify surplus government lands and/or buildings that may be suitable for *affordable* and attainable housing development;

b. prioritize the sale or lease of suitable surplus City property for the development of *affordable* and attainable housing in accordance with the City's housing objectives; and

c. identify *brownfield* and greyfield sites, including underutilized commercial sites suitable for mixed-use residential intensification and *affordable* housing development.

Inclusionary Zoning

5.3.3.10 Inclusionary Zoning is a tool that enables the City to require that new residential development or redevelopment in specified locations include *affordable* housing units where residential uses are permitted by this Plan. Inclusionary Zoning in Mississauga will be guided by the following principles and objectives:

a. Inclusionary Zoning will be implemented in conjunction with other planning tools to increase the supply of *affordable* housing, contributing to diverse, mixed-income communities that offer a range of *housing options* for residents of various socioeconomic backgrounds;

b. Inclusionary Zoning policies will be informed by ongoing monitoring and periodic financial impact assessments in accordance with Provincial requirements, or more frequently as necessary, to create and maintain *affordable* housing stock without negatively impacting overall development activity;

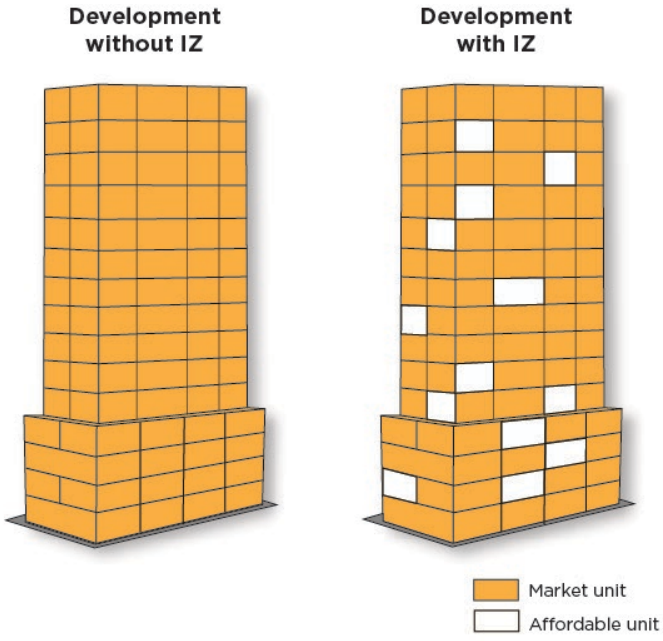


Figure 5.3. Inclusionary Zoning allows the City to require a portion of new units in identified areas to be provided at *affordable* rates. *(c. City of Mississauga Staff)*

c. The City will work collaboratively with the Region of Peel, private and non-profit developers, housing providers, and other special interest groups to leverage expertise and achieve housing objectives; and

d. The City and the Region of Peel will work collaboratively to ensure the efficient delivery and monitoring of *affordable* housing units, such as but not limited to the procedure for qualifying purchasers and tenants, establishing annual *affordable* prices and rents, and ensuring the units remain *affordable* throughout the affordability period.

5.3.3.11 An owner of new development or redevelopment proposing 50 or more residential units or 3,600 square metres or more of gross floor area (GFA) for residential purposes, and located within an Inclusionary Zoning Area as identified on Map 5-1: Inclusionary Zoning (IZ) Areas of this Plan, and subject to an Inclusionary Zoning By-law, is required to include *affordable* ownership housing units or *affordable* rental housing units for ***moderate-income households***, as follows:

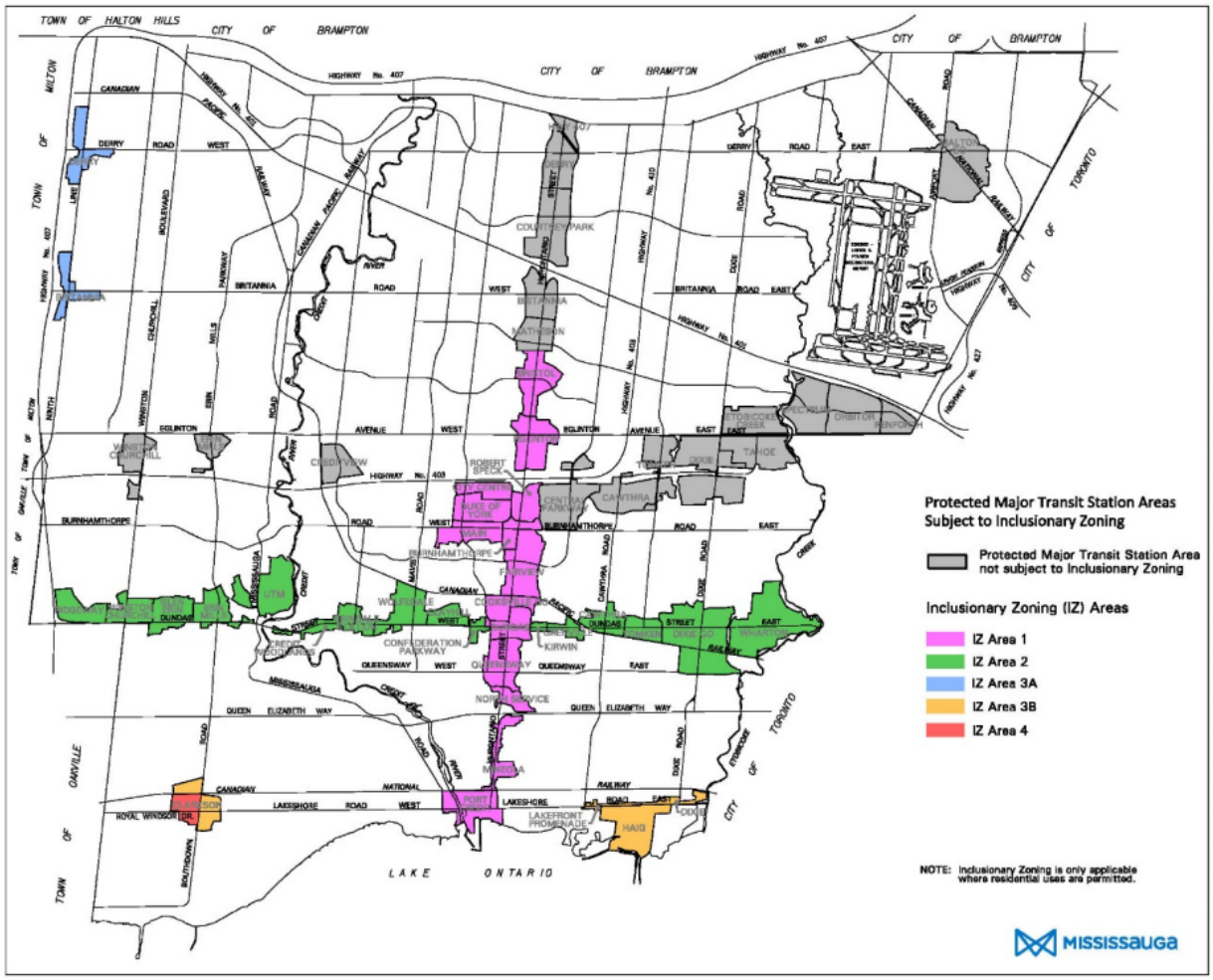
a. the minimum required percentage of gross floor area (GFA) for residential purposes in ownership housing to be set-aside as *affordable* ownership housing units or *affordable* rental housing units for ***moderate- income households*** is established in Table 5.2;

b. notwithstanding Policy 5.3.3.12 (a), a discounted set-aside rate may be considered for the delivery of housing for ***low-income households*** at the City's discretion through a site specific zoning by-law amendment;

c. through an amendment to this Plan, the City may introduce Inclusionary Zoning requirements for lands within ***Protected Major Transit Station Areas*** that are not currently identified within an IZ Area on Map 5-1;

d. IZ Area 4 is within an *Employment Area* and would require a land conversion to permit residential uses. Inclusionary Zoning requirements of policies 5.3.3.12 to 5.3.3.21 and section 18.23 of this Plan will only apply to development on lands within IZ Area 4 in the event that residential uses are permitted; and

e. the Inclusionary Zoning requirements of Policy 5.3.3.13 (a) and Table 5.2 do not apply to portions of a development or redevelopment containing purpose built rental housing until such time as it ceases to serve as purpose built rental housing. Inclusionary Zoning requirements for purpose built rental housing may be introduced through future amendments to this Plan



Map 5-1: Inclusionary Zoning (IZ) Areas

5.3.3.12 To provide a range of *affordable* prices and rents, the City, in consultation with the Region of Peel, will establish maximum prices and rents on an annual basis during the affordability period for *affordable* ownership housing units and *affordable* rental housing units as follows, and in accordance with Implementation Guidelines:

a. one-bedroom units will be priced at or below the maximum *affordable* purchase price for the 4th income decile or rented at or below the maximum *affordable* rent for the 4th renter income decile;

b. two-bedroom units will be priced at or below the maximum *affordable* purchase price for the 5th income decile or rented at or below the maximum *affordable* rent for the 5th renter income decile; and

c. three-bedroom units will be priced at or below the maximum *affordable* purchase price for the 6th income decile or rented at or below the maximum *affordable* rent for the 6th renter income decile.

Table 5.2. Minimum Required Percentage of Residential Gross Floor Area (GFA) in Ownership Housing to be Affordable Housing.

IZ Area as identified on Map 5-1	Affordable Ownership Housing Units	Affordable Rental Housing Units
IZ Area 1	5%	3.5%
IZ Area 2	5%	2.5%
IZ Area 3A and IZ Area 3B	4%	2%
IZ Area 4	5%	5%

5.3.3.13 The suite mix of the *affordable* housing unit component will generally be a balanced mix of one-bedroom units and family sized units (two- and three-bedroom units), to provide a range of unit types suitable for individuals and families. Bachelor units will not qualify as *affordable* housing units for the purposes of Inclusionary Zoning requirements. Further unit size and suite mix requirements may be established through Implementation Guidelines.

5.3.3.14 *Affordable* rental housing units or *affordable* ownership housing units will be required to be maintained at *affordable* rents or prices commencing upon execution of an Inclusionary Zoning Agreement for a minimum period of:

a. 25 years calculated from the date of first occupancy of an *affordable* rental housing unit; or

b. 25 years calculated from the later of the date of first occupancy or first closing of an *affordable* ownership housing unit.

5.3.3.15 Notwithstanding Policy 5.3.3.13 (a), after the last day of the 25th year of the affordability period, if the tenant chooses to vacate an *affordable* rental housing unit, the affordability requirements of Section 5.3.3 of this Plan no longer apply to the *affordable* rental housing unit.

5.3.3.16 The City will receive a portion of the net proceeds from the sale of an *affordable* ownership housing unit in accordance with the following policies:

a. the City will receive no more than 20 percent of the net proceeds of the sale of an *affordable* ownership housing unit sold during the 25-year affordability period, equivalent to no more than 2 percent of the sale price, for administration fees, where proceeds are the difference between the purchase price and the resale price of the *affordable* ownership housing unit; and

b. the City will receive 50 percent of the net proceeds of the first sale of an *affordable* ownership housing unit at market price after the 25-year affordability period, to be reinvested in *affordable* housing, where net proceeds are the difference between the purchase price and the resale price of the *affordable* ownership housing unit, less any legal, administration or real estate commission fees.

5.3.3.17 Inclusionary Zoning requirements may be met on an offsite location, at the discretion of the City through a site specific zoning by-law amendment, subject to achieving the following conditions:

a. the offsite location must be located in an IZ Area as identified on Map 5-1;

b. offsite *affordable* housing units shall be located in proximity to the proposed development or redevelopment giving rise to the Inclusionary Zoning requirement. Proximity is deemed to be one or more of the following criteria:

   i. the offsite location is in the same IZ Area as the development or redevelopment giving rise to the Inclusionary Zoning requirement;

   ii. the offsite location is within 800 metres of the development or redevelopment giving rise to the Inclusionary Zoning requirement; or

   iii. IZ Area 3B and IZ Area 4 will be considered to be the same IZ Area for the purposes of Policy 5.3.3.16 (b).

c. the offsite Inclusionary Zoning contribution results in one or more improved housing outcomes, such as:

   i. the delivery of *affordable* housing units occurs sooner than if the units were delivered in the development giving rise to the Inclusionary Zoning requirement;

   ii. the provision of *affordable* rental housing units;

   iii. the provision of more deeply *affordable* units than required (i.e. housing *affordable* to ***low-income households***); or

   iv. the provision of a greater amount of *affordable* gross floor area (GFA) than required.

d. offsite units shall not be used to satisfy Inclusionary Zoning requirements that apply to the offsite location.

5.3.3.18 Inclusionary Zoning By-laws will not apply to:

a. long term care buildings, retirement buildings, hospices, staff/student residences, group homes, or not for profit buildings;

b. Region of Peel or Peel Housing Corporation projects;

c. approved development, as specifically identified as exempt in the zoning by-law, that is already subject to an *affordable* housing contribution requirement. Inclusionary Zoning By-laws will apply to additional development permissions for such lands;

d. development or redevelopment meeting the exemption criteria under the *Planning Act* or related Ontario Regulations; and

e. notwithstanding 5.3.3.13, in no case will Inclusionary Zoning By-laws apply to development or redevelopment of less than 10 residential units.

5.3.3.19 Any replacement of *affordable* rental units required through the Rental Housing Protection policies of this Plan and Rental Housing Protection By-law 0121-2018, as amended, shall not:

a. be included in the gross floor area (GFA) for residential purposes, used to calculate the Inclusionary Zoning requirements identified in Policy 5.3.3.13 and Table 5.2 of this Plan; and

b. contribute to the Inclusionary Zoning requirements in Policy 5.3.3.13 of this Plan.

5.3.3.20 Financial incentives, beyond those required by legislation, will not be provided for *affordable* housing units provided in accordance with Policy 5.3.3.13 of this Plan.

5.3.4 Protect and Grow the Rental Housing Stock

Rental housing is an important component of a sustainable housing supply. In contrast to secondary rental units (e.g. rented single-detached houses, accessory residential units, condominiums, etc.) that are offered for rent, purpose built rental housing can provide stable long term *housing options* when home ownership is not financially feasible or where rental tenure is preferred.

The prevailing high cost of homeownership creates an even greater demand for quality rental housing. Yet despite this, very little new rental supply has been constructed in Mississauga. Older rental stock, which is a prime source of *affordable* market housing for ***moderate-income households***, is vulnerable to demolition and redevelopment. As the city continues to grow there is a desire to balance the need to protect *affordable* rental housing, encourage upgrades to the existing stock and build new rental housing to meet local needs.

5.3.4.1 Mississauga will directly assist all levels of government in preserving and increasing rental housing supply by:

a. supporting the efforts of local not for profit housing organizations in providing rental housing to ***low- and moderate-income households*** and accommodation for people with disabilities and older adults;

b. assisting the development of new rental units through the promotion of, and participation in, programs aimed at producing rental housing; and

c. supporting the preservation of the rental housing stock.

5.3.4.2 Conversion of residential rental properties to a purpose other than the purpose of a residential rental property, or the demolition of residential rental properties exceeding six dwelling units will not be permitted without a Section 99.1 Permit provided through the Rental Housing Protection By-law 0121- 2018.

5.3.4.3 Mississauga will ensure purpose built rental apartments are retained to provide *housing options* for varying lifestyle and economic needs. The City may prohibit and regulate the demolition of residential rental properties and may prohibit and regulate the conversion of residential rental properties to a purpose other than the purpose of a residential rental property, in accordance with the provisions of the *Municipal Act*.

5.3.4.4 The City will regulate:

a. the conversion of residential rental units to any other form of tenure in properties with six or more residential units; and

b. the demolition of existing residential rental units in properties with six or more dwelling units.

5.3.4.5 If demolition or conversion of a residential rental is permitted, replacement or retention of rental units will be provided, in accordance with the Rental Housing Protection By-law, including, but not limited to:

a. units of comparable sizes (Gross Floor Area (GFA) within 8% of the original unit sizes);

b. units with the same number of bedrooms or greater, as the original unit;

c. 20-year retention of units as renal tenure; and

d. 10-year retention of units at a similar level of rent to the original unit rent. Similar rents are defined as the last paid rent with increases no higher than the annual Provincial Guideline, and adjustments made based on the inclusion or exclusion of utilities in the rent.