

Date: August 28, 2024	Originator's files: BL.09-CIT (All Wards)
To: Chair and Members of Planning and Development Committee	Meeting date: September 16, 2024
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	

## Subject

### **PUBLIC MEETING INFORMATION REPORT (ALL WARDS)**

**Proposed City-Initiated Amendments to Mississauga Official Plan and Zoning By-law 0225-2007**

**File: BL.09-CIT (All Wards)**

## Recommendation

That the report dated August 28, 2024 from the Commissioner of Planning and Building regarding the proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007, as detailed in Appendix 1, be received for information.

## Executive Summary

- Several City-initiated amendments to the Zoning By-law are being proposed, which will: update definitions and regulations; address zoning interpretation issues; and respond to new industry trends.
- New regulations are proposed to allow Transitional Housing in zones that currently permit Overnight Accommodation, including Major and General Office, General Commercial, Downtown Core and Employment zones, and in the Residential Apartment and Minor Office zones.
- New definition and regulations are proposed for Ancillary Crisis Shelter to address shelter gaps during extreme weather events and natural emergencies. This use will be permitted in community centres, libraries and places of religious assembly.
- An amendment to the regulations for Retail Store is proposed to increase the permitted seating for food consumption from six to 25 seats.

## Background

Due to global unrest, Canada, including Peel Region, has experienced an unprecedented increase in the number of asylum claimants needing emergency shelter since June 2023, putting a strain on public services. In response, the Region of Peel is seeking a coordinated approach to implement sustainable solutions, including the establishment of dedicated shelter sites and a Regional Reception Centre for asylum claimants, which is currently in progress (see Appendix 2 for further details).

These uses would currently fall under the definition of Transitional Housing in the City's Zoning By-law, which refers to a building or structure, or part thereof, comprising of dwelling units or rooms intended for sleeping or accommodation. They must be owned and/or operated by or on behalf of a public authority or a non-profit housing provider and serve as an emergency shelter or temporary accommodation with included support services. This definition was established in the Zoning By-law through By-law 0117-2022, which also introduced reduced parking regulations for the use. However, By-law 0117-2022 did not include specific operational zoning criteria for Transitional Housing, leaving it broadly defined but not explicitly permitted in any particular zone.

Consequently, to deal with the current influx of asylum claimants, Council Resolution 0052-2024, as detailed in Appendix 3, designated the provision of shelter and support services for asylum claimants by third-party organizations, operating under the Region of Peel's emergency housing program, as an Essential Emergency Service within the City of Mississauga. This action allowed these facilities to operate in the interim until the City amends the Zoning By-law to permit the use in certain zones.

The purpose of this report is to present staff considerations for various amendments to the City's Official Plan and Zoning By-law to address issues, trends, and operational needs, including Transitional Housing.

## Comments

There are a number of proposed Official Plan and Zoning By-law changes from different sections of the by-law. The following is an overview of the most notable amendments. A detailed list of all proposed amendments is included in Appendix 1.

### TRANSITIONAL HOUSING

As previously stated, Transitional Housing for asylum claimants was designated as an Essential Emergency Service, until such time that the City determines the appropriate permissions for the use. An Essential Emergency Service use is permitted in multiple zones city-wide, including Residential, Office, Commercial, Downtown Core, Employment, Institutional, and Airport zones.

Peel's proposed Regional Reception Centre is intended to serve as an intake centre and temporary housing facility where asylum claimants receive immediate support, including shelter, food, and settlement services such as immigration orientation, legal aid, language learning, and mental health support, in a safe and culturally sensitive environment while they prepare for

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integration into the community. The site is located in an **E1-19 - Employment in Nodes Exception** zone and is optimally located near the airport to provide convenient access for asylum claimants. Staff conducted a site visit to the proposed Regional Reception Centre to better understand the proposed use and support services.

Staff have reviewed existing shelters in the City and found that most are located in Employment, Commercial, and Residential Apartment zones. Many of these shelters operate in hotels and motels, which are classified as Overnight Accommodation in the Zoning By-law. Therefore, staff are considering adding regulations to permit Transitional Housing in the same zones where Overnight Accommodation is permitted, specifically:

- **O2 – Major Office**
- **O3 – General Office**
- **C3 – General Commercial**
- **C4 – Mainstreet Commercial**
- **CC1 – Downtown Core - Core Commercial**
- **CC2 – Downtown Core - Mixed Use**
- **CC3 – Downtown Core - Mixed Use Transition Area**
- **CC4 – Downtown Core - Mixed Use**
- **CCO – Downtown Core – Office**
- **E1 – Employment in Nodes**
- **E2 – Employment**
- **E3 – Industrial.**

Staff are considering the above noted zones because they offer significant advantages for their specific clientele such as enhanced access to essential services like public transportation, healthcare, and employment opportunities, while encouraging the efficient repurposing of existing and underutilized infrastructure. This approach makes it more likely that shelters will not concentrate in one particular location.

Additionally, staff are considering permitting the Transitional Housing use in both the Residential Apartment zones (**RA1 to RA5**) and the **O1- Minor Office** zone. Transitional Housing is categorized under the Community Infrastructure land use designation of the Official Plan, which is permitted citywide. This approach supports the City's goals of creating complete communities and accessible essential services.

It should be noted that even if permitted in residential apartment and mixed-use zones, the higher land values associated with these areas can make it difficult to locate non-profit or Regional facilities in residential areas, despite the advantages of better services.

### **ANCILLARY CRISIS SHELTER**

In response to recent severe and unpredictable weather conditions affecting our region, staff are considering the introduction of an Ancillary Crisis Shelter zoning use to address shelter gaps during extreme weather events and natural emergencies. With Peel Region's existing shelters often exceeding capacity, providing safe, temporary refuge during severe weather events and natural emergencies is essential.

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The proposed Ancillary Crisis Shelter use would permit certain non-residential buildings, such as community centers, libraries, and places of religious assembly, to serve as short-term shelters during severe weather warnings or natural emergencies as declared by a public authority. Ancillary Crisis Shelters should have essential infrastructure, such as adequate sanitation, fire safety measures, and access to public transportation, to safely and effectively accommodate larger groups of people. Larger facilities are generally better suited to meet these requirements, including fire code requirements to accommodate the Ancillary Crisis Shelter use.

Therefore, the proposed Ancillary Crisis Shelter use will also include operational criteria to permit the use only as accessory uses in non-residential buildings like community centers, libraries, and places of religious assembly, and restrict this use to buildings with a gross floor area (GFA) equal to or greater than 500 square meters (approximately 5,400 square feet). The proposed Ancillary Crisis Shelter use would be accessory to a building's primary function and would operate only during declared emergencies or severe weather conditions.

Staff's intention is that the Ancillary Crisis Shelters and Transitional Housing serve complementary roles. While Transitional Housing addresses longer-term needs, Ancillary Crisis Shelters would offer emergency relief, protecting individuals from severe weather and disasters.

### **RETAIL STORE SEATING FOR FOOD CONSUMPTION**

Staff are proposing to amend the Zoning By-law to increase the number of seats permitted for food consumption within a retail store from six seats to 25 seats which equates to approximately 38 square metres (409 sq. ft.) that would accommodate approximately six tables with four seats each. This proposed change reflects a trend in the retail food industry, where many grocery stores now offer in-store dining options to enhance the customer experience. The food consumption area would be required to be accessory to the main function of the retail store.

### **OTHER PROPOSED CHANGES**

Other minor proposed changes to the Zoning By-law include:

- Add a definition for Auxiliary Use to distinguish them from Accessory Use in determining when a separate Certificate of Occupancy is needed for multiple uses on a lot.
- Amend the definition for Bicycle Parking Space - Class A to clarify location criteria.
- Amend the definition for Front Lot Line - Corner Lot to provide consistency with the Corner Lot definition.
- Amend the definition for Front Lot Line to provide clarity on which lot line constitutes a front lot line when there is more than one lot line.
- Amend the definition for Porch to distinguish the use as specific to the main front entrance.
- Amend the regulation for Certificate of Occupancy to ensure a valid Certificate of Occupancy is obtained and maintained.
- Amend the Public School regulation to add the Day Care use as an accessory use and add regulation to specify that the Public School regulations apply to the accessory Day Care use.
- Amend the Private School regulation to remove duplicated calculation criteria for sloped roof height.

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- Add regulation for Essential Emergency Service to ensure the Greenlands Setback provisions are captured and specify that the use is not subject to General Provisions for Residential zones.
- Remove the antiquated Sales Trailer term.
- Add regulation to specify the exclusions for Overnight Accommodation bicycle parking.
- Amend the parking regulation to allow otherwise permitted uses such as Seasonal Outdoor Patios.
- Add regulation to permit Play Equipment in all residential built forms and add location criteria for specific built forms.
- Delete redundant **G1-2 – Greenlands – Natural Hazards** and **O1-8 – Minor Office** exception zone references.
- Site specific zoning by-law amendment for City-owned lands located at 5320 Ninth Line to change the **G1 – Greenlands - Natural Hazards** zone to **OS1 - Open Space - Community Park** to permit public park uses.
- Site specific official plan amendment for City-owned lands located at 5320 Ninth Line and 376 Barondale Dr to change the land use designation from **Greenlands** (with Natural Hazards overlay) to **Public Open Space**, and from **Private Open Space** to **Public Open Space** to permit public park uses.
- Site specific zoning by-law amendment to change the lands municipally known as 5100 Spectrum Way, zoned **E1-19 - Employment in Nodes Exception** to **E1-20 - Employment in Nodes Exception** to permit an as-built, reduced drive aisle. All other existing site-specific regulations will be maintained.

Additional information and details are found in Appendix 1.

## LAND USE POLICIES AND REGULATIONS

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans. Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, and the *Parkway Belt West Plan*.

Conformity of the proposed Zoning By-law amendments with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1.

## Financial Impact

There is no financial impact.

## Conclusion

The proposed amendments to the City's Official Plan and Zoning By-law are designed to address emerging social challenges, clarify definitions, and update regulations in response to evolving market trends within the City of Mississauga. Once input from the public, relevant agencies and City departments have been received, and potential issues are considered, the

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Planning and Building Department will be in a position to make recommendations regarding the proposed amendments.

## Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis

Appendix 2: Asylum Claimant Response – Moving Toward a Sustainable Model - Regional Council Report

Appendix 3: Council Resolution 0052-2024



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Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Trista James, Planner

**1 Detailed Information and Preliminary Planning Analysis**  
**City-Initiated Official Plan and Zoning By-law Amendments**

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## 1. Summary of Proposed Zoning By-law Amendments

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Section 1.2: Definitions</b>			
1	Ancillary Crisis Shelter	Add a definition for Ancillary Crisis Shelter as follows: "Ancillary Crisis Shelter means an accessory use of a building or structure or part thereof, which may be permitted to temporarily activate during severe weather warnings or natural emergencies (as declared by a public authority) to provide temporary shelter for the duration of the natural emergency or severe weather warning."	This definition will allow the temporary activation of a building (such as a community centre, library or place of religious assembly) to operate as a short term shelter (such as a warming centre) during severe weather conditions or natural emergencies that are hazardous to life.
2	Auxiliary Uses	Add a definition for Auxiliary Use as follows: Auxiliary Use means an independent, stand-alone use that is not subordinate or exclusively devoted to the permitted use on the same lot, and requires a separate Certificate of Occupancy.	The new Auxiliary Use definition clarifies the difference between Accessory Uses (subordinate to a primary use on the same lot) and Auxiliary Uses (independent uses on the same lot). The independent nature of an auxiliary use requires additional regulatory examination, by way of a separate Certificate of Occupancy, to ensure it meets all necessary zoning and safety requirements. This distinction aids in determining when a separate Certificate of Occupancy is needed for multiple uses on a lot.
3	Bicycle Parking Space - Class A	Amend the Bicycle Parking Space - Class A definition to add "within a building" as follows: "Bicycle Parking Space - Class A means an indoor bicycle parking space within a building in an enclosed area with controlled access."	The amended definition clarifies that Class A bicycle parking spaces, such as bicycle cages, rooms, and lockers, must be located indoors "within a building."



#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
4	Front Lot Line - Corner Lot	Amend the Front Lot Line - Corner Lot definition by adding the words: "or more" to read as follows: "Front Lot Line - Corner Lot means the shorter of two or more lot lines that divide the lot from the street or a private road."	This amendment adds "or more" to the "Front Lot Line - Corner Lot" definition to align with the "Corner Lot" definition, which involves two or more intersecting streets or private roads. This change clarifies which lot line is the front when multiple intersections are involved.
5	Front Lot Line	Amend the Front Lot Line definition by adding the words: "the shortest lot line" to read as follows: "Front Lot Line means the shortest lot line that divides a lot from the street or a private road."	This amendment provides clearer guidance on which lot line should be considered the front. This change eliminates ambiguity in cases where a lot borders multiple streets or private roads, ensuring consistency in determining the front lot line based on the shortest boundary. This clarification is particularly useful for lots with irregular shapes or multiple street frontages.
6	Porch	Amend the Porch definition by adding "for the main front entrance" as follows: "Porch means a platform, with or without a foundation and/or basement, with at least one side open, that may be covered by a roof or other structural element, with direct access to the ground and is attached to a dwelling, for the main front entrance."	The current porch definition is very similar to the definition for a deck. The amendment clarifies that a "Porch" is specifically for the main front entrance, distinguishing it from a deck.
<b>Section 1.1: Administration, Interpretation, Enforcement and Definitions</b>			
7	1.1.13.1 and 1.1.13.2 Certificate of Occupancy	Add wording to specify that "a valid Certificate of Occupancy must be maintained at all times."	The change is necessary to close a loophole and ensure that a valid Certificate of Occupancy is obtained and always maintained, preventing the practice of applying for and cancelling the certificate, which undermines the intent of the certificate (which is to verify that the

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			use of land, buildings, or structures complies with zoning regulations and safety standards)
<b>Part 2: General Provisions</b>			
8	2.1.9.1 Public School	<p>Amend line 2.0 of Table 2.1.9.1 Public School, to add “Day Care” to the list of uses permitted as an accessory use.</p> <p>Add line 12.0 to Table 2.1.9.1 to state “An accessory Day Care use located in a Public School shall comply with the regulations contained in Table 2.1.9.1 for a Public School.</p>	<p>Adding "Day Care" as a permitted accessory use will enable Public Schools to operate day cares without requiring additional approval from the Committee of Adjustment, as these facilities typically occupy only a small portion of the school</p> <p>Adding line 12.0 will specify that the regulations for the Public School applies to the accessory Day Care use.</p>
9	2.1.9.2 Private School	Amend line 3.11 of Table 2.1.9.2 Private School, to delete the words “: from established grade to highest ridge of a”	This deletion will remove duplication of instructions, as the calculation criteria for sloped roof height is already described in Part 1, Section 1.2. Further, it will provide consistency with how the regulation for flat roof height is written in the same Table 2.1.9.2.
10	2.1.9.5 Essential Emergency Service	<p>Add line 2.4 to Table 2.1.9.5 “For an Essential Emergency Service located in a Residential zone, minimum setback for all buildings, structures, parking areas and swimming pools to all lands zoned G1 or G2 Base Zone, shall be the greater of 5.0 m or the required yard/setback.”</p> <p>Add line 2.5 to Table 2.1.9.5 “Notwithstanding Line 2.0 above, an essential emergency service located in a Residential zone shall not be subject to Part 4.1: General Provisions for Residential Zones.</p>	<p>This amendment is necessary to ensure the Greenlands Setback provisions are captured for those Essential Emergency Services located in Residential zones.</p> <p>Providing clarification for Line 2.0 of Table 2.1.9.5 Essential Emergency Services, to ensure the original intent is clearly communicated i.e. that the General Provisions for Residential zones</p>

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			(Part 4) would not be applicable, only the Residential Base zone would apply.
11	2.1.9.17 Transitional Housing	Add Article 2.1.9.17 Transitional Housing and regulation Table for the following: permit the use in the same zones as the Overnight Accommodation use is permitted and in the Apartment (RA1 to RA5) zones and Minor Office O1 zone, require the use to be located within a building, structure or part thereof, require the use to comply with the zone in which it is located and Parts 1 to 3 of the By-law.	The Zoning By-law is silent as it pertains to where Transitional Housing is permitted. Adding this table will provide clear direction on where Transitional Housing is allowed, i.e. aligning it with the zones where the overnight accommodation use is currently permitted. It will also permit the Transitional Housing use in the Apartment (RA1 to RA5) zones and Minor Office O1 zone which aligns with the city's goals of fostering complete communities and ensuring essential services are accessible. The proposed table will also establish requirements for the use to be located within a building and compliance with the relevant zoning and By-law sections.
12	2.1.9.18 Ancillary Crisis Shelter	Add Article 2.1.9.18 Ancillary Crisis Shelter and a regulation Table for the following: permit the use as an accessory use in a Community Centre and/or Library use, in a Place of Religious Assembly, permit the use in buildings with a Gross Floor Area (GFA) equal to or greater than 500 square metres, require the use to be located within a building, structure or part thereof.	This amendment aims to enhance the City's ability to provide emergency shelter during severe weather events and natural emergencies by allowing certain buildings to operate as crisis shelters while ensuring that they meet necessary criteria for safety and effectiveness. The proposed regulation will outline permitted locations for Ancillary Crisis Shelters and operational requirements, including a minimum GFA to ensure adequate space for effective emergency operations and compliance with safety standards.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
13	2.1.21 Temporary Buildings and Structures	Amend Subsection 2.1.21 to remove the term "sales trailer,".	Removal of the term "sales trailer" addresses industry trends. Currently the sales trailers terminology is outdated and no longer used as originally intended.
<b>Part 3: Parking, Loading, Stacking Lane and Bicycle Parking Regulations</b>			
14	3.1.1 Parking Regulations	Amend Sentence 3.1.1.1.6 to add the words "Unless otherwise permitted" to the beginning of the sentence.	Adding these words will allow the operation of uses such as Seasonal Outdoor Patios and Seasonal Outdoor Retail Sales and Displays.
15	3.1.6.6 Required Number of Bicycle Parking Spaces for Non-Residential Uses	<p>Add line 16.0 to Table 3.1.6.6 as follows:            "Overnight Accommodation:            space per guest room;            Bicycle Parking - Class A: 0.1 spaces per 100 m<sup>2</sup>            GFA - non-residential used for public use areas including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, kitchens, laundry rooms, washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the overnight accommodation</p> <p>Bicycle Parking - Class B: 0.4 spaces per 100 m<sup>2</sup>            GFA - non-residential used for public use areas including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, kitchens, laundry rooms, washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the overnight accommodation"</p>	This addition clarifies that the exclusions for Overnight Accommodation parking also apply to bicycle parking by specifying the GFA non-residential calculation criteria for Bicycle Parking Space requirements.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 4: General Provisions for Residential Zones</b>			
16	4.1.3.1 Play Equipment	<p>Amend Article 4.1.3.1 to delete the words “detached, semi-detached, linked, duplex, triplex, fourplex and street townhouse” and replace them with “residential building”</p> <p>Amend Line 3.0 as follows: “Play equipment for detached, semi-detached, linked, duplex, triplex, fourplex and street townhouse dwellings shall be located in the rear yard only”</p>	<p>This will allow for play equipment to be permitted not only for detached, semi-detached, linked, duplex, triplex, fourplex and street townhouse built forms but also for residential built forms such as townhouse, back to back or stacked townhouse, or an apartment building.</p> <p>It was determined that the specific locational regulation pertaining to play equipment should only be stipulated for detached, semi-detached, linked, duplex, triplex, fourplex and street townhouse dwellings – as it is the Planning preference to have amenity areas such as play equipment centrally located rather than in the rear yard.</p>
<b>Part 5: Office Zones</b>			
17	5.2.2.8: Exception O1-8	Delete Table 5.2.2.8 and accompanying Exception schedule	OLT Case No. OLT-22-004548 did not remove the exception zone and text from the by-law, so the original exception Table for O1-8 remains, though it is no longer relevant due to the OLT decision.
<b>Part 6: General Provisions for Commercial Zones</b>			
18	6.1.5 Retail Store - Seating for Food Sales	Amend Article 6.1.5.1 to increase the number of seats permitted for the consumption of food within a retail store whose principal use is the sale of food from six seats to 25 seats.	Increasing the seating capacity in retail stores where food is sold and consumed on-site is necessary to meet growing consumer demand, align with modern retail trends, and support local business growth.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 10: Greenlands Zones</b>			
19	10.2.2.2: Exception G1-2	Delete Table 10.2.2.2 and accompanying Exception schedule	The Greenlands "G1-2" Exception zone was changed to "H-RA4-56" via By-law 0157-2023 however this by-law failed to delete the G1-2 Exception table and Exception schedule which is now no longer relevant.

**Site Specific Zoning By-law Amendment 1:**

**Site Location:**

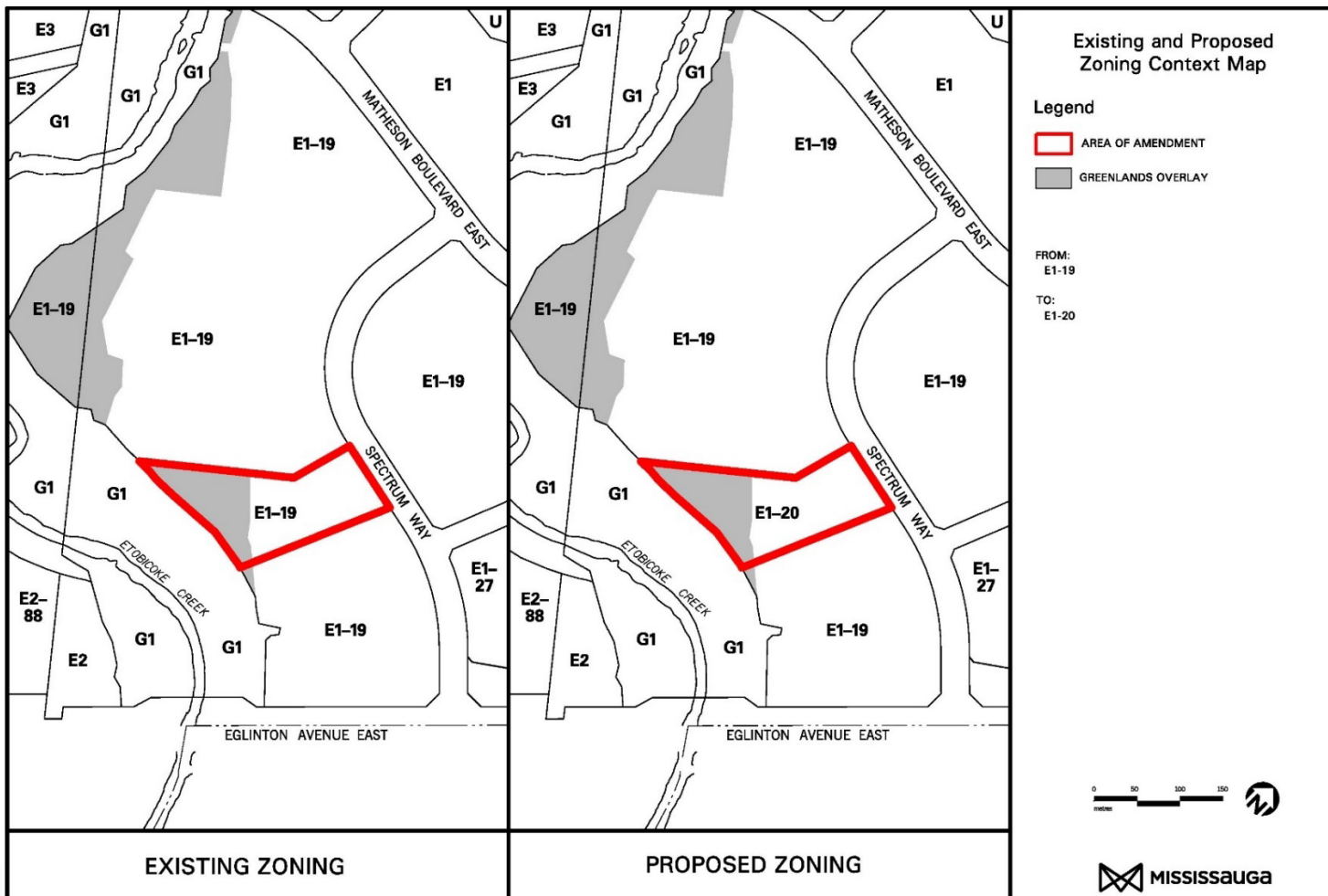
Municipally known as: 5100 Spectrum Way  
*Part of Lot 1, Concession 5, East of Hurontario Street*  
 West side of Spectrum Way, north of Eglinton Avenue East

**Existing Zoning**

The subject property is currently zoned Employment in Nodes Exception (**E1-19**), which permits a variety of uses including Medical Office, Office, Manufacturing Facility, Science and Technology Facility, Warehouse/Distribution Facility, Medicinal Product Manufacturing Facility, Medicinal Product Manufacturing Facility – Restricted, Plant-Based Manufacturing Facility, Commercial School, Financial Institution, Veterinary Clinic, Banquet Hall/Conference Centre/ Convention Centre, Overnight Accommodation, Active Recreational Uses, Entertainment Establishment, Recreational Establishment, University/College, and Courier/Messenger Service.

**Proposed Zoning**

The City is proposing to change the zone of the subject lands located on Map34W from Employment in Nodes Exception (**E1-19**) to Employment in Nodes Exception (**E1-20**). The regulations of the E1-19 Exception zone will be carried over to the **E1-20** Exception zone with a minor adjustment to permit an existing drive aisle width of 6.4 metres (21 feet), whereas 7.0 metres (23 feet) is required.



Site Specific Zoning By-law Amendment 1

## **Site Specific Zoning By-law Amendment 2:**

### **Site Location:**

Municipally known as: 5320 Ninth Line

*Part of Lot 2, Concession 9, New Survey*

West side of Ninth Line, north of Eglinton Avenue West

### **Existing Zoning**

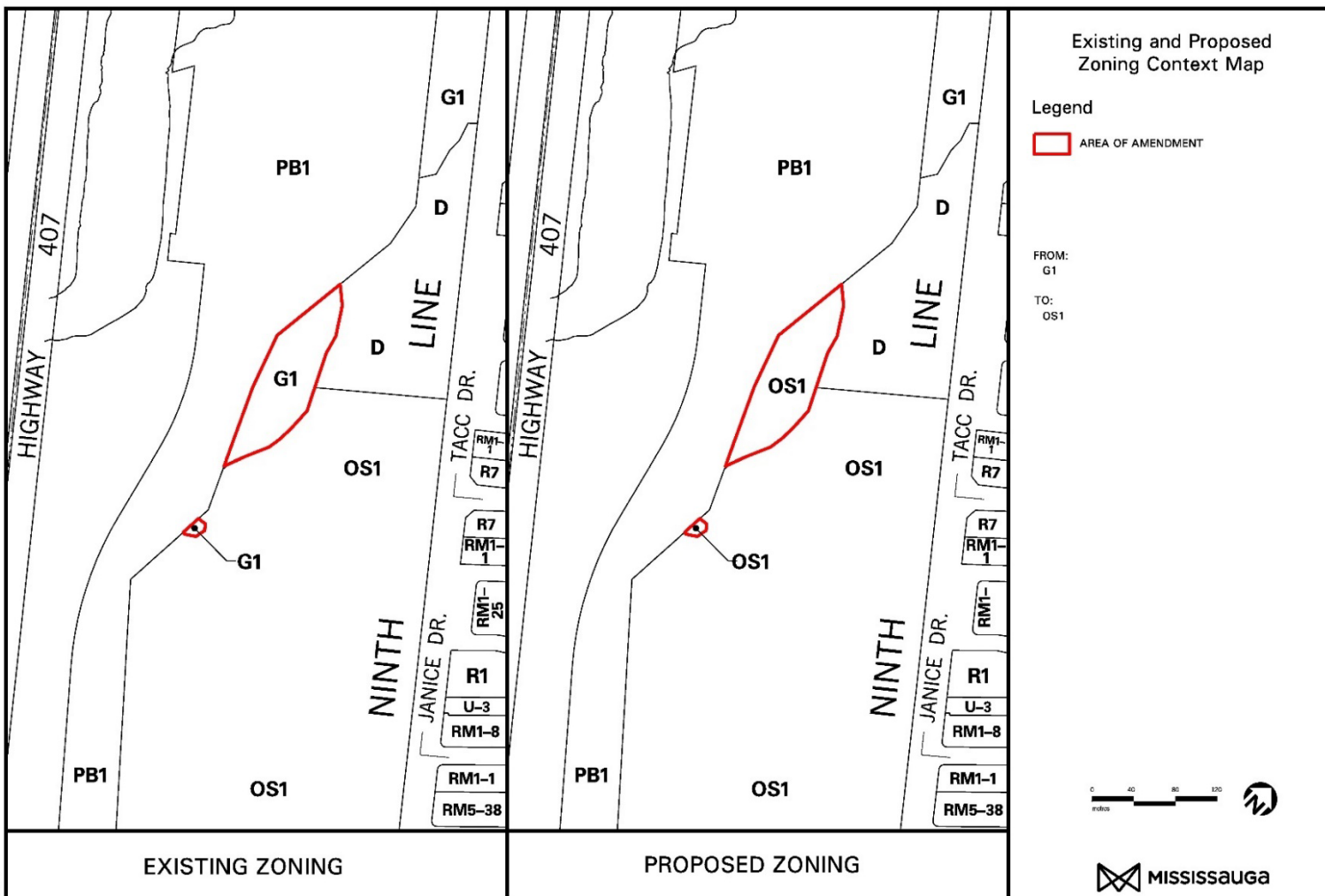
The subject property is currently zoned **G1** (Greenlands - Natural Hazards), which permits Flood Control, Stormwater Management, Erosion Management and Natural Heritage Features and Areas Conservation.

### **Proposed Zoning**

The City is proposing to change the zone of (the City owned) lands to **OS1** (Open Space - Community Park) which permits Passive Recreational Use, Active Recreational Use and Stormwater Management Facility. The change of the zone to **OS1** will permit recreational uses that would not otherwise be permitted in lands designated **G1**.

The proposed zone change corresponds with the Committee of Adjustment Decision A303.24, which approved a minor variance to permit a proposed cricket pitch in the G1 Zone for Phase 2 of the at Mattamy Sports Park. By way of Halton Conservation Permit 8741 the G1 Zone Natural hazards were confirmed as mitigated through the construction of a stormwater management pond and grading during Phase 1. This amendment will update zoning map 57 to align with the approved use of the lands per the CoA decision, as requested by Parks and Culture Planning.





Site Specific Zoning By-law Amendment 2

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## 2. Summary of Applicable Policies, Regulations and Proposed Official Plan Amendments

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans. The policy and regulatory documents that affect these proposed amendments have been reviewed and summarized in the table below. Only key policies relevant to the amendments have been included. The table

should be considered a general summary of the intent of the policies and should not be considered exhaustive. In the subsection that follows, the relevant policies of Mississauga Official Plan are summarized. The amendments will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
<p><b>Provincial Planning Statement (PPS)</b></p>	<p>The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development.</p> <p>Zoning and development permit by-laws are important for implementation of this Provincial Policy Statement. (PPS Chapter 1)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS Chapter 1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS Chapter 1)</p> <p>On August 20, 2024, the Ministry of Municipal Affairs and Housing released the Provincial Planning Statement, 2024 (2024 PPS), introducing significant changes to provincial growth planning. The 2024 PPS will take effect on October 20, 2024, and will apply to all relevant decisions made on or after that date. At the time of writing this Information report, the new Provincial Planning Statement is not in force and effect.</p>	<p>Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, <i>strategic growth areas</i>, including <i>major transit station areas</i>. (PPS 2.3.1.1.)</p> <p>Land use patterns within <i>settlement areas</i> should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned <i>infrastructure and public service facilities</i>. (PPS 2.3.1.2.a-b)</p> <p>Planning authorities shall support general intensification and <i>redevelopment</i> to support the achievement of <i>complete communities</i>, including by planning for a range and mix of <i>housing options</i> and prioritizing planning and investment in the necessary <i>infrastructure and public service facilities</i>. (PPS 2.3.1.3)</p> <p>Planning authorities shall provide for an appropriate range and mix of <i>housing options and densities to meet projected needs of current and future residents of the regional market area</i> by</p> <ul style="list-style-type: none"> <li>b. permitting and facilitating all types of residential intensification, including the <i>development and redevelopment</i> of underutilized commercial and institutional sites (e.g. shopping malls and plazas) for residential use, development and introduction of new <i>housing options</i> within previously developed areas and <i>redevelopment</i> which results in a net increase in residential units in accordance with policy 2.3.1.3</li> </ul> <p>Planning authorities should prioritize planning and investment for <i>infrastructure and public service facilities</i> in <i>strategic growth areas</i> (PPS 2.4.1.3.a)</p> <p>Complete communities means places such as mixed-use neighbourhoods or</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		<p>other areas within cities, town and <i>settlement areas</i> that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, <i>public service facilities</i>, local stores and services. <i>Complete communities</i> area inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.</p> <p>Planning authorities should permit <i>development</i> and <i>intensification</i> in <i>strategic growth areas</i> to support the achievement of <i>complete communities</i> and a <i>compact built form</i> (2.4.1.3.c)</p>
<p><b>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b></p>	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p> <p>The Provincial Planning Statement, 2024 will take effect on October 20, 2024, on the same day the Growth Plan for the Greater Golden Horseshoe will be repealed. As of this Information report, the new Provincial Planning Statement has not yet come into force.</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>
<p><b>Parkway Belt West Plan (PBWP)</b></p>	<p>The policies of MOP generally conform with the PBWP. Lands within the PBWP are within the City's Green System and are therefore intended to be preserved and enhanced through public acquisition.</p> <p>The portions of the lands that contain the valleylands associated with the Credit River are designated <b>Public Open Space</b> and <b>Buffer Area</b> in the PBWP.</p>	<p>It is the intent of this plan to:</p> <ul style="list-style-type: none"> <li>• provide for public open spaces located along the Credit River; and,</li> <li>• acquire the Credit River (Meadowvale) lands to establish a Public Open Space Area. (PBWP 6.4.2 &amp; 6.4.3)</li> </ul> <p>No changes are proposed to the portion of the lands zoned PB1 (Parkway Belt)</p>

## **Mississauga Official Plan**

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan and Greenbelt Plan. An update to MOP is currently underway to ensure MOP is consistent with, and conforms to, changes resulting in the recently released Growth Plan, 2020. As of July 1, 2024, the Region of Peel's Official Plan is deemed to be part of an official plan of Mississauga.

## **Summary of Proposed Official Plan Amendment**

The following are proposed amendments to the Mississauga Official Plan:

### **Proposed MOP Amendment 1:**

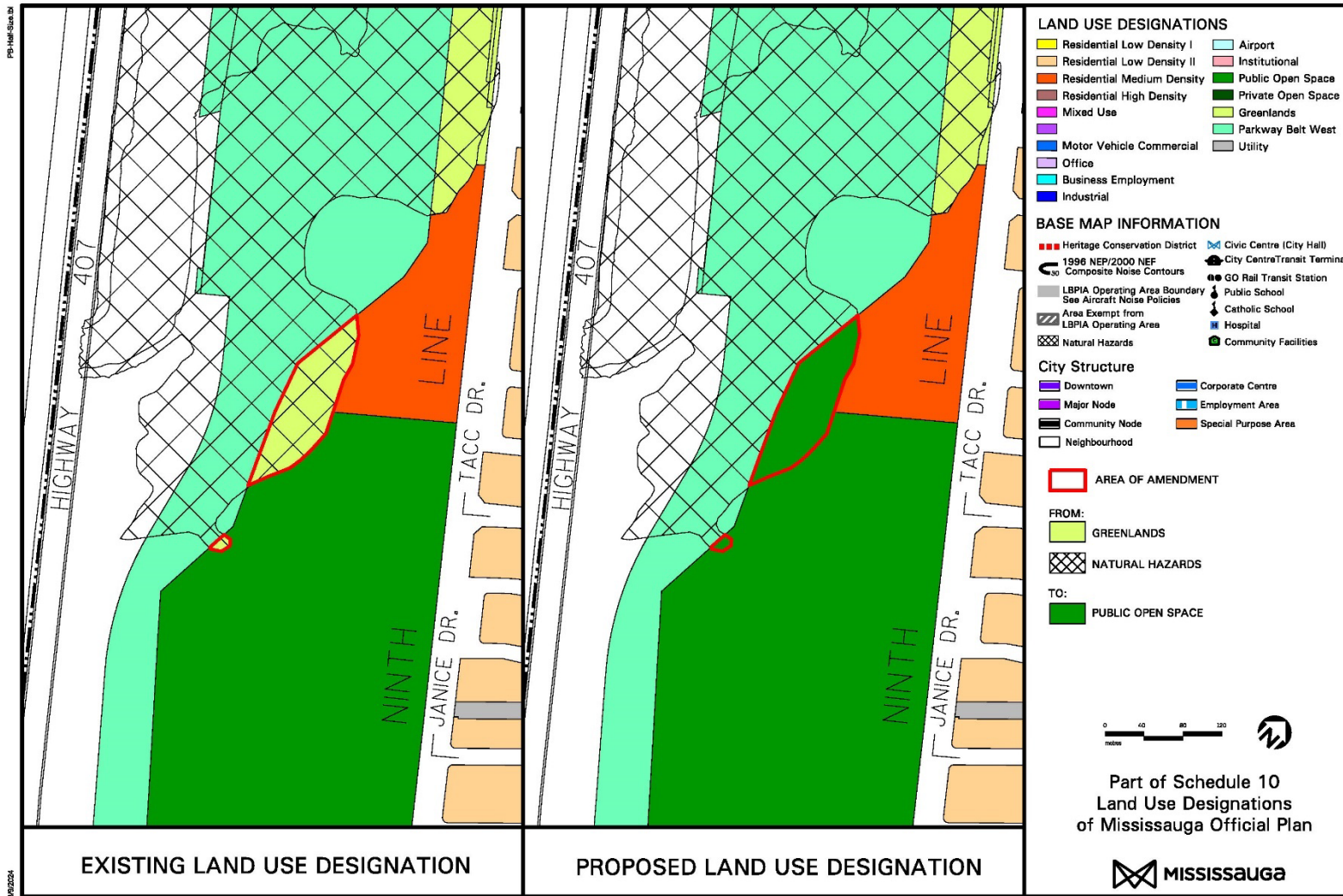
#### **Existing Designation**

The City-owned lands municipally known as 5320 Ninth Line, are located within the Ninth Line Neighbourhood Character Area. The area of amendment within the subject lands is designated **Greenlands** in Schedule 10 of the Mississauga Official Plan (MOP). The **Greenlands** designation permits: conservation; electric power distribution and transmission facility; facilities that by their nature must locate near water or traverse watercourses; flood control and/or erosion management; passive recreational activity; parkland; piped services and related facilities for water, wastewater and stormwater; and accessory uses.

#### **Proposed Designation**

The City is proposing to change the designation of the lands designated **Greenlands** to **Public Open Space** to permit recreational uses that would not otherwise be permitted in lands designated **Greenlands** which are associated with natural hazards. **Public Open Space** designation permits: agriculture demonstration site; cemetery; conservation; golf course; nursery gardening; recreational facility; stormwater retention and stormwater quality pond; accessory uses and parkland (among other uses permitted in all designations as per 11.2.1 MOP).

Further, this Official Plan land designation change aligns with the Committee of Adjustment Decision A303.24 and Halton Conservation Permit 8741 confirming approval of the proposed land use.



Amendment 1: Proposed Land Use Designation

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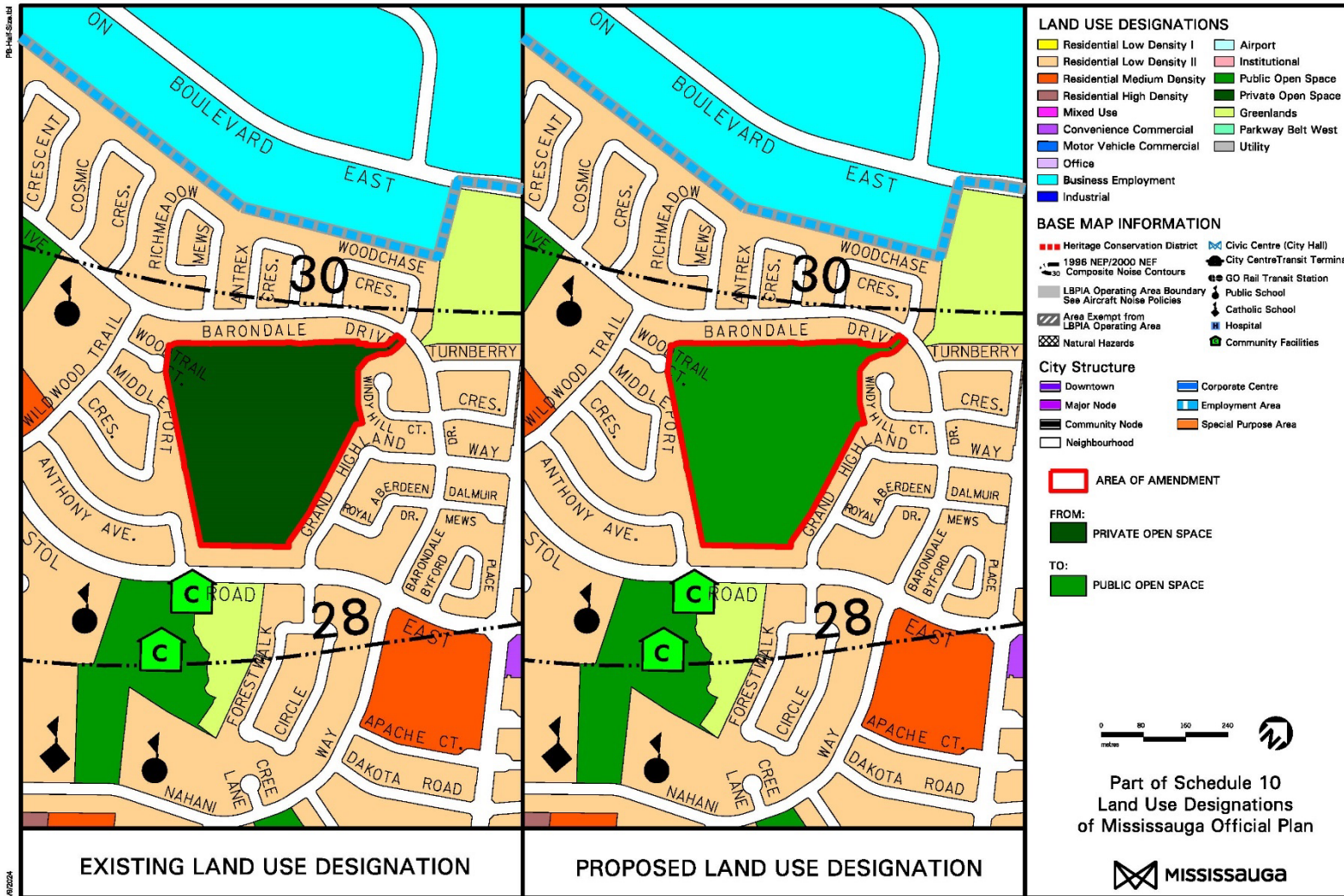
**Proposed MOP Amendment 2:**

**Existing Designation**

The City-owned lands municipally known as 376 Barondale Dr, are located within the Hurontario Neighbourhood Character Area and is designated **Private Open Space** in Schedule 10 of the Mississauga Official Plan (MOP). The **Private Open Space** designation permits: cemetery, conservation; golf course; and accessory uses, Crematoria, columbaria, and mausolea in cemeteries and Stormwater retention and stormwater quality ponds where deemed appropriate.

**Proposed Designation**

The City is proposing to change the designation of the lands designated **Private Open Space** to **Public Open Space** to permit redevelopment of the lands to parkland. **Public Open Space** designation permits: agriculture demonstration site; cemetery; conservation; golf course; nursery gardening; recreational facility; stormwater retention and stormwater quality pond; accessory uses and parkland (among other uses permitted in all designations as per 11.2.1 MOP).



Amendment 2: Proposed Land Use Designation

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**Relevant Mississauga Official Plan Policies**

The following policies are applicable in the review of the proposed zoning by-law amendment. In some cases, the description of the general intent summarizes multiple policies.

<b>MOP Chapter</b>	<b>General Intent</b>
<b>Chapter 4 Vision</b>	<p>Mississauga will plan for a wide range of housing, jobs and community infrastructure resources so that they are available to meet the daily needs of the community through all stages of life. (Section 4.4.6)</p> <p>Mississauga will complete communities by: (Section 4.5)</p> <ul style="list-style-type: none"> <li>● promoting an urban form and development that supports public health and active living;</li> <li>● ensuring that communities include or provide easy access to a range of uses and services required to meet all or most of the daily needs of residents through all stages of their lives; e.g., housing, transportation, employment, recreation, social interaction and education;</li> </ul> <p>Mississauga will build a desirable urban form by:</p> <ul style="list-style-type: none"> <li>● ensuring that the urban form of the city (e.g., buildings, streets, streetscapes, landscapes, public spaces such as parks and squares, infrastructure) contributes positively to everyday living in Mississauga;</li> <li>● promoting an urban form that will address the live, learn, work and play needs of present and future generations;</li> </ul>
<b>Chapter 5 Direct Growth</b>	<p>Mississauga will utilize existing and proposed services and infrastructure such as transit and community infrastructure.          (Section 5.1.3b)          Build strong, livable, universally accessible communities (5.1.3e)</p>
<b>Chapter 6 Value The Environment</b>	<p>Mississauga will encourage the stewardship and enhancement of other areas within the Green System, particularly where it contributes to the function and linkage of the Natural Heritage System (6.1.1b)</p> <p>Mississauga will own, lease, operate, maintain, and administer public parkland and facilities to meet the recreational, cultural, educational, and social needs of residents. (Section 6.3.65)</p> <p>Public parkland may incorporate components of the Natural Heritage System to provide opportunities for enjoyment, appreciation and protection of nature. (Section 6.3.76)</p> <p>The potential for Public Open Space areas to expand or connect the Natural Heritage System will be encouraged to ensure that sensitive areas, particularly woodlands, are maintained and enhanced.(Section 6.3.79)</p>
<b>Chapter 7 Complete Communities</b>	<p>Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga. (Section 7.1.1 )</p>



<b>MOP Chapter</b>	<b>General Intent</b>
	<p>In order to create a complete community and develop a built environment supportive of public health, the City will:</p> <p>d. encourage land use planning practices conducive to good public health. (Section 7.1.3)</p> <p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)</p> <p>Mississauga will provide community infrastructure, supportive of complete communities, to meet the civic, cultural, educational, recreational, religious, social and emergency service needs of residents, employees and visitors. (Section 7.1.7)</p> <p>Mississauga will provide opportunities for:</p> <p>a. the development of a range of housing choices in terms of type, tenure and price;</p> <p>c. the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2)</p> <p>When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3)</p>
<p><b>Chapter 8</b>  <b>Create a Multi-Modal City</b></p>	<p>Mississauga will require that access, and parking facilities and other destination amenities, such as shower facilities and clothing lockers for cyclists, are incorporated into the design of all buildings and Major Transit Station Areas, as appropriate. (Section 8.2.4.4)</p>
<p><b>Chapter 9</b>  <b>Build A Desirable Urban Form</b></p>	<p>Open Spaces and Amenity Areas Open spaces include both public and private space as well as on-site amenities and are one of the most significant contributors to an area's character and quality of life. (Section 9.3.5)</p>
<p><b>Chapter 11</b>  <b>General Land Use Designations</b></p>	<p>Permitted uses on Greenlands include conservation related uses, including flood control and/or erosion management, passive recreational uses are also permitted. (Section 11.2.3.2)</p>
<p><b>Former Region of Peel Official Plan Policies</b></p>	<p>It is the policy of this plan to:</p> <p>To create healthy, resilient, equitable and sustainable regional communities for those living and working in Peel which is characterized by physical, mental, economic and social wellbeing; crime prevention, minimizing hunger and homelessness; a recognition and preservation of the Region's natural and cultural heritage; and an emphasis on the importance of Peel's future as a caring community.(ROP 1.71.)</p> <p>General objectives of ROP, as outlined in Section 5.2, include providing a diversity of complete healthy communities, offering a wide range and mix of housing, employment, and recreational and cultural activities. These communities will be served and connected by a multi-modal transportation system and provide an efficient use of land, public services, finances and infrastructure, while respecting the natural environment, hazards and resources,</p>

MOP Chapter	General Intent
	<p>and the characteristics of existing communities in Peel.</p> <p>General objectives of ROP, as outlined in Section 5.6, include establishing healthy complete communities; achieving intensified and compact built form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services; promoting crime prevention and improvement in the quality of life; providing for a wide range of goods and services to meet the needs of those living and working in the Urban System.</p> <p>Encourage the local municipalities to enable, through official plan policies and zoning by-laws, special needs and supportive housing, shared housing arrangements, shelter/emergency housing, and innovative and alternative housing options in residential or other suitably zoned lands as appropriate. (ROP 5.9.37)</p>

### 3. Next Steps

Based on the comments received and the applicable Mississauga Official Plan policies, the Planning and Building Department will bring forward a recommendation report to a future Planning and Development Committee (or Council) meeting. It is at this meeting that the members of the Committee (or Council) will make a decision on the proposed amendments.

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REPORT TITLE: **Asylum Claimant Response – Moving Toward a Sustainable Model**

FROM: Sean Baird, Commissioner of Human Services

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## RECOMMENDATION

1. That staff negotiate with Federal, Provincial and Municipal governments for the adoption of the model as described in the report from the Commissioner of Human Services, listed on the March 21, 2024 Regional Council agenda titled “Asylum Claimant Response – Moving Toward a Sustainable Model” including the development of a Regional Reception Centre; and
2. That a service level of 1,280 asylum claimant households per month, assuming the Federal government will address excess demand and continue to reimburse Peel Region for eligible asylum claimant costs, be approved.

## REPORT HIGHLIGHTS

- **Response to Rising Asylum Claimant Demand:** Peel has expanded its shelter capacity in response to a significant increase in asylum claimants since June 2023, adding 123 beds and 6 overflow hotels. Currently, asylum claimant households comprise 67 per cent of the shelter system's occupants. Efforts to establish more sustainable solutions, including dedicated shelter sites and a Regional Reception Centre, are in progress.
- **Federal Funding Received to Date:** The federal government has provided Peel with \$22.4 million through Interim Housing Assistance Program (IHAP), which is 95 per cent of the \$23.5 million claimed. This funding helps to reimburse costs incurred, but it is not a predictable ongoing funding source that can be relied upon to develop a more proactive system of support. Should the federal government not confirm ongoing, predictable funding in the upcoming federal budget, staff will return to Council with options to reduce service levels and/or transition out of our asylum claimant response.
- **Development of a Sustainable Support Model:** Peel is developing a sustainable, person-centred model to better support asylum claimants, featuring a Regional Reception Centre for intake and assessment, coordinated exits to other municipalities, alongside dedicated shelter facilities for targeted support. The costs to operate this model are \$69,135 per asylum claimant served in Peel plus \$61,835 per asylum claimant referred to other municipalities from the regional reception centre. Peel seeks this comprehensive funding from federal and provincial governments through new and existing programs.

## Asylum Claimant Response – Moving Toward a Sustainable Model

- **Advocacy for an All of Government Approach:** Peel calls for a strategic, coordinated approach to supporting asylum claimants, from all government levels. The current financial strain underscores the necessity for adequate federal and provincial government support to prevent increased homelessness among asylum claimants.

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## DISCUSSION

### 1. Background

The world is witnessing significant period of global unrest with an estimated 110 million people forcibly displaced from their homes. This is driving an unprecedented increase in the number of refugees. Canada, including Peel, is facing an increase in asylum claimants, particularly through inland and point-of-entry claims. This surge is putting unprecedented strain on public services, most notably on the emergency shelter system.

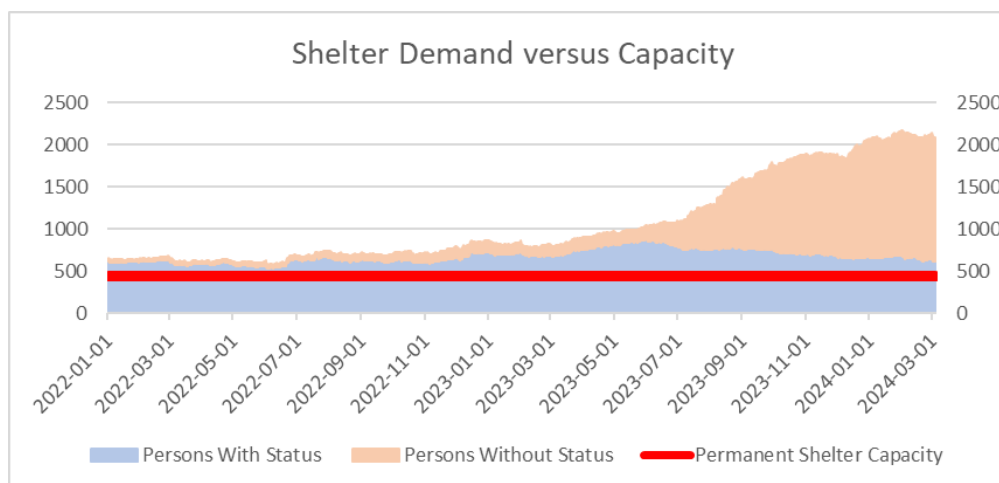
Like other large urban centres in Ontario, Peel has been experiencing a sharp rise in asylum claimants needing emergency shelter since June 2023. In response, the region expanded shelter capacity by adding hotel beds and enhanced support through contracts with community agencies, while negotiating cost reimbursements with the federal government.

However, and unlike previous asylum claimant situations, the demand for shelters continued to rise throughout 2023, with no foreseeable decrease in asylum claims. Consequently, regional staff are developing a more sustainable, person-centred service model to replace the temporary emergency measures.

This report provides Council with an update on Peel's response to the asylum situation and introduces the proposed long-term, person-centred service model, including cost estimates and suggested advocacy positions.

### 2. Update on Peel's Asylum Claimant Response

As the graph below illustrates, beginning in June 2023, Peel saw an exponential rise in asylum claimants requiring shelter and support.



## Asylum Claimant Response – Moving Toward a Sustainable Model

To accommodate this surge, Peel added 123 beds to its shelter facilities and secured 6 additional overflow hotels, raising the total to 11. Currently, the shelter system houses approximately 984 asylum seeker households, which represent 67 per cent of all shelter occupants.

A new site in Mississauga, separate from Peel’s shelter system opened in December, offering emergency shelter and support for 225 individuals. This facility provides dorm-style accommodation with cots, meals, on-site access to housing, social support, and referral to settlement services.

Table I illustrates the distribution of asylum seeker households in Peel's shelter system, including those in overflow hotels and the new facility in Mississauga dedicated to asylum claimants.

**Table I: Current Asylum Claimant Households in Peel, March 4<sup>th</sup>-10<sup>th</sup>**

Total Unique Households	Peel’s Shelter System						Asylum Claimant Shelter		Total Overall
	Shelters		Overflow		Total		#	%	#
	#	%	#	%	#	%			
	193	35	791	86	984	67	238	100	1,222

Efforts continue to secure two additional sites to further support asylum claimants, including a Regional Reception Centre. Detailed information on these initiatives is presented in a confidential report to Council titled "Asylum Claimant Response – Proposed Property Acquisition Agreements."

### 3. Moving to a More Sustainable Person-Centred Model

Peel's initial response to the needs of asylum claimants was developed as an immediate, short-term solution to an urgent situation. This approach, though necessary at the time, is neither sustainable nor cost-effective for the long-term support and settlement of asylum claimants.

Recognizing this, staff initiated the development of a more sustainable, person-centred model in the fall of 2023. This new model is built around two main components: the establishment of a Regional Reception Centre, with coordinated exits to other municipalities and the creation of dedicated shelter facilities specifically for asylum claimants.

#### a) Regional Reception Centre

In collaboration with Immigration, Refugees and Citizenship Canada (IRCC) and the City of Toronto, Peel has co-designed a new regional reception centre model to fill existing gaps in support for asylum claimants in Canada. This centre aims to create a welcoming, culturally sensitive, and trauma-informed setting that provides asylum claimants with a safe space, temporary housing, and initial settlement support, while facilitating their successful integration into communities.

The core principles of the reception centre include:

## Asylum Claimant Response – Moving Toward a Sustainable Model

- **Immediate Support:** Providing essential services such as temporary shelter, food, and settlement support (including refugee support and immigration orientation) right upon arrival.
- **Promoting Independence:** Empowering asylum claimants with the resources and guidance needed for self-reliance.
- **Safety and Well-being:** Creating a secure environment that emphasizes mental health and trauma support services.
- **Integration Assistance:** Offering programs to help with cultural adaptation, language learning, and community involvement, along with tools for a smooth transition into communities.
- **Community Engagement:** Organizing events to foster understanding and support for the integration of asylum claimants.

Designed to serve the Greater Toronto and Hamilton Area (GTHA), the centre will provide a comprehensive array of services on-site, such as needs assessments, service navigation, orientation sessions, legal aid, IRCC information, Ontario Works information, language and settlement services, and health services where applicable. The possibility of virtual services is also under consideration. The centre aims to offer five days of respite shelter for up to 200 individuals and 20 families.

Additionally, the model envisions coordinated transitions to receiving municipalities for continued support, including time-limited housing subsidies when necessary. The ultimate goal is to ensure asylum claimants smoothly transition to employment and affordable housing with adequate funding support to municipalities. Initially, distribution to participating municipalities will be based on population, with plans to evolve towards aligning asylum claimants with employment opportunities across municipalities.

Upon moving to a receiving municipality, asylum claimants are expected to receive up to 90 days of temporary housing while they work towards community integration with local settlement agencies. Currently, five municipalities have shown interest in receiving asylum claimants from the centre, contingent on receiving adequate and sustainable funding.

The reception centre will be managed by a non-profit agency specializing in humanitarian response, initially under a contract with Peel, with the potential for future management by other orders of government. Onsite support will be offered by existing settlement and other support agencies in the GTHA.

A detailed process flow for the regional reception centre is included in Appendix I.

### b) Temporary Shelter

Peel is transitioning towards utilizing dorm-style facilities for housing asylum claimants, distinct from the current shelter system. This separation allows for a focused approach to meet the distinct and complex needs of both local residents and asylum claimants more effectively.

In December 2023, Peel launched its initial facility aligned with this strategy, which quickly reached full capacity. Plans are underway to expand this facility in May 2024 to accommodate an additional 80 individuals. Additionally, efforts are ongoing in

## Asylum Claimant Response – Moving Toward a Sustainable Model

collaboration with the Cities of Mississauga and Brampton to identify up to two more sites for potential opening in 2024.

These dedicated shelters will offer:

- **Continuous On-site Management:** A lead operator will be present around the clock, every day of the week.
- **Safe Accommodation:** Secure sleeping areas.
- **Meals:** Three meals and one healthy snack daily, with consideration to cultural preferences
- **Sanitary Facilities:** Access to washrooms and showers.
- **Support Services:** On-site access to settlement agencies, Housing Services, and Ontario Works for specialized support (will transition to Reception Centre once opened)

### c) Recommended Service Levels

The proposed service model moves away from emergency response, to a sustainable, coordinated service model involving all levels of government.

Service levels and estimated costs are summarized in the table below. Full details are available in Appendix II.

**Table II: Recommended Service Levels and Estimated Annual Costs**

Model Component	Service Level per Month	Annual Cost per Asylum Claimant	Level of Government
Reception Centre	1,300	\$7,300	Federal
Temporary Shelter in Peel	400	\$25,781	Federal
Supports Provided in Peel	400	\$36,054	Federal and Provincial
		<b>\$69,135</b>	
Supports Provided in Other Receiving Municipalities	900	\$61,835	Federal and Provincial

In addition to these operating costs, a one-time estimated capital investment of \$10 million is required to open the temporary shelter and regional reception centre.

The challenges of the current asylum claimant crisis are being borne disproportionately by municipalities with their limited funding tools and resources.

The proposed funding model is premised on the fact that immigration policy and supports to newcomers are the shared responsibility of the federal and provincial governments. With appropriate, sustained and allocation-based funding from both the federal and provincial immigration ministries, municipalities across Ontario are prepared to continue to support asylum claimants in their settlement journey, through in-kind support, expertise, and access to municipal services and other local resources.

## Asylum Claimant Response – Moving Toward a Sustainable Model

### d) Next Steps

Pending Council approval, staff will submit a proposal to both the federal and provincial governments, outlining the details of the new sustainable model and required funding for all components. The proposal will also call for the three levels of government to work together on an intergovernmental framework and strategy for asylum claimants. These next steps essential to moving away from reactive emergency response and a more person-centred sustainable, long-term program that starts to combat the structural injustice that asylum claimants face today.

## 4. Advocacy

The reactive, ad hoc emergency local responses that have been implemented to support asylum claimants are unfair to both those seeking safety in Canada, as they have nowhere else to turn to, and to local communities who lack the resources of federal and provincial governments.

Asylum claimants, through their presence, renew and benefit communities across Canada, economically, socially and culturally. As such, the federal and provincial governments, consistent with their shared constitutional responsibility towards matters of immigration and refugees, should proactively ensure that these individuals and families are adequately supported through national settlement programs.

Until upper levels of government commit to fair and reliable and upfront funding consistent with their ability and responsibility, municipal governments like Peel, will be limited to providing reactive, emergency supports to asylum claimants.

Through enhanced cooperation, governments can ensure that asylum claimants receive comprehensive assistance tailored to their circumstances, enabling them to access opportunities, contribute to their communities, build successful lives, and strengthen Canada's commitment to upholding humanitarian values.

In short, supporting and ensuring the integration and settlement of asylum claimants, on the path to becoming new Canadians, requires:

- A coordinated “all of government” approach.
- Predictable funding by upper levels of government at a scale that is aligned to need
- Settlement and integration service provision by municipalities
- A planned, adequately resourced approach towards all asylum claimants that eliminates reliance on local emergency social supports, such as emergency shelters.

## RISK CONSIDERATIONS

Implementing the proposed sustainable people-centred model requires enhanced cooperation and sustainable funding from the federal and provincial governments, at a scale that aligns to current and projected need. Until upper levels of government commit to fair, reliable funding, consistent with their responsibilities, municipal governments like Peel, will be constrained to providing reactive, emergency supports to asylum claimants, shouldering a disproportionate amount of responsibility for this global crisis.



## Asylum Claimant Response – Moving Toward a Sustainable Model

The sustainable, more people-centred model described in this report cannot be operationalized without the requested funding for all components – temporary shelter, the regional reception centre and supports provided through receiving municipalities.

If Peel does not receive the appropriate level of funding from the federal and provincial governments, Peel may need to limit its response, which could result in more street homelessness and encampments, and negatively impact or stall an asylum claimant’s settlement journey. Staff will continue to monitor and manage risks.

## BILL 112 RISKS AND IMPLICATIONS

The passing of the *Hazel McCallion Act (Peel Dissolution)*, 2023 on June 8, 2023, formalized a plan to dissolve the Region of Peel effective January 1, 2025. On December 13, 2023, the provincial government announced that Peel will not be dissolved, and that new legislation will be passed in 2024 to repeal or amend Bill 112. Until new legislation is passed, no implications can be determined.

## FINANCIAL IMPLICATIONS

### Current Model

While advocacy for the required funding to shift to a more sustainable, people-centred model begins, Peel’s asylum claimant response continues. Under the current model, the projected cost of the ongoing response is approximately \$14 million by the end of March 2024, and \$68 million by the end of 2024.

### Proposed New Sustainable Model

Under the new sustainable model proposed in the report, as shown in Table III below, the projected costs of this response for 2024 and 2025 are \$43 million and \$33 million respectively, compared to a projected \$68 million with current model that includes heavy reliance on hotels. These estimates assume a successful shift to supporting asylum claimants in 3 dorm-style sites separate from the shelter system.

For 2024 (Year 1), there will still be costs related to the use of hotels until a complete phase-out to the 3 dorm-style sites can be completed (with no regional reception centre). There will also be projected costs for part of 2024 as the 3 new sites come on line. The projected costs for 2025 (Year 2) reflect a full transition away from hotels and use of the new sites for the entire year. The projected costs do not include any costs for the reception centre.

**Table III: Projected Shelter Facility Costs for**

<b>Cost Type</b>	<b>Projected Shelter Facility Costs for Year 1</b>	<b>Projected Shelter Facility Costs for Year 2</b>
<b>Hotel</b>	\$27 million*	-
<b>Facility Operations</b>	\$6 million*	\$14 million
<b>Program Support</b>	\$10 million	\$19 million
<b>Sub-total Facility &amp; Program</b>	<b>\$43 million</b>	<b>\$33 million</b>
If Federal Funding Received at 95%	(\$40.9 million)	(\$31.3 million)
<b>Net Cost for Peel</b>	<b>\$2.1 million</b>	<b>\$1.7 million</b>

## Asylum Claimant Response – Moving Toward a Sustainable Model

<b>Start-up</b>	\$0.8 million	-
<b>Capital</b>	\$9.2 million	-
<b>Sub-total One-Time</b>	\$10 million	-
If Federal Funding Received at 100%	(\$10 million)	-
<b>Net Cost for Peel</b>	<b>\$2.1 million</b>	<b>\$1.7 million</b>

\*Costs reflect hotel use until the transition to the new facilities for Year 1

The projected costs are based on the recommended service level of 1,280 asylum claimant households per month, with excess demand addressed by IRCC through its system and not through Peel's.

The facility costs include building leases or purchases, security, cleaning, utilities, maintenance, etc. Program support costs include staffing, food, and other services. These estimated costs will be refined once the sites and financial requirements are available.

Peel will continue to advocate that 100 per cent of these costs be reimbursed by the federal government. To date, Peel has received \$22.4 million or 95 per cent of claimed costs through IHAP for 2023. If Peel continues to receive this level of funding, it would be required to cover approximately \$2.1 million in operational costs in 2024, and \$1.7 million in operating costs in 2025 and beyond through the property tax. Staff will manage these additional costs within the Housing Supports operating budget through the identification of efficiencies or reviews of service level risks.

While Peel anticipates it is likely to receive funding at the levels received in 2023 (i.e. 95%), there has been no guarantee of any ongoing funding to date. If Peel does not receive confirmation of the appropriate level of funding from either the federal or provincial governments by the end of Spring 2024 then staff will return to Council with a report to propose reducing service levels as the ongoing costs for the response are not financially sustainable for Peel. At its current pace, without service level reductions or additional funding, Peel would need to fund incremental expenditures projected to the end of June 2024 of approximately \$34 million through its Tax Rate Stabilization Reserve.

## CONCLUSION

The asylum claimant response represents a new service line for Peel and other municipalities in Ontario. It is no longer a short-term crisis, but rather a longer-term issue that requires a strategic solution with sustainable funding.

Peel and its partners are working together to design an 'all-of-government' approach to providing asylum claimants arriving in the Greater Toronto and Hamilton Area, with a client-centred, culturally appropriate, and trauma informed experience that results in expedient integration into Canadian society.

Through the reception centre proposal, Peel will be advocating to shift from reimbursement claims to annual allocation-based funding to support a more coordinated response across Ontario. This new funding approach will allow Peel to plan for long-term supports for asylum claimants without negatively impacting the Housing Support budget or re-directing existing resources for Peel's shelter system.

## **Asylum Claimant Response – Moving Toward a Sustainable Model**

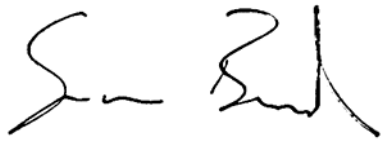
Peel will continue to advocate to the federal and provincial governments for funding to recover 2023 costs and support the new model in 2024 and beyond.

### **APPENDICES**

Appendix I: Proposed Service Delivery Model for the Regional Reception Centre

Appendix II: Detailed Recommended Service Levels and Estimated 2025 Operating Costs for Peel's Asylum Claimant Response Model

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Sean Baird, Commissioner of Human Services

*Authored By: Shannon Gander, Housing Specialist*



MISSISSAUGA

Date: March 20, 2024

Moved by: [Signature] 1

Seconded by: Chris Fonseca 3

WHEREAS temporary emergency shelter for asylum claimants aids as a vital bridge for individuals and families in transitioning from homelessness to permanent housing, offering crucial services such as case management, counselling, and training; and

WHEREAS the Council of the Region of Peel passed a Resolution on February 22, 2024 declaring the provision of shelter and support services for asylum claimants to be an essential emergency service within the Region of Peel and directed Regional staff to establish and operate reception centres to be used for the temporary processing, housing, and support of asylum claimants; and

WHEREAS the Council of the City of Mississauga wishes to extend the Regional Housing resolution to include the operation of shelter and support services locations by third-party organizations that are confirmed by the Region of Peel in co-ordination with the respective ward councillor, to be operating as an extension of the Region's emergency housing program;

NOW THEREFORE BE IT RESOLVED that:

1. Council declares the provision of shelter and support services for asylum claimants by third-party organizations operating as an extension of the Region of Peel's emergency housing program an essential emergency service within the City of Mississauga.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Councillor S. Dasko	✓			
Councillor A. Tedjo	✓			
Councillor C. Fonseca	✓			
Councillor J. Kovac	✓			
Councillor J. Horneck	✓			
Councillor D. Damerla	✓			
Councillor M. Mahoney	✓			
Councillor M. Reid	✓			
Councillor S. McFadden			✓	
Councillor B. Butt	✓			

Carried  
  
 Acting Mayor