

Getting More Homes Built: Top Takeaways

Mississauga has been facing a growing housing crisis, which is getting worse every year. Despite the crisis, housing development has stalled. In July 2024, Mayor Carolyn Parrish assembled a group of prominent developers, builders and social housing experts to work with the City to address this problem. The goal? Workable solutions that will help build momentum and spur development.

Task Force Recommendations – 30 Actions

Reform development charges, taxes and fees to help lower housing costs		
What Municipalities Can Do	What the Province Can Do	What the Feds Can Do
<ol style="list-style-type: none"> 1. Incentivize purpose-built rental and affordable housing 2. Lower or offset development charges for all housing types 3. Optimize parkland dedication requirements 4. Create incentives for housing development products 5. Explore alternative financing mechanisms to reduce development charges and property taxes for buildings that lease at below-market rates 6. Expand the Affordable Rental Housing Community Improvement Plan 7. Advocate for provincial and federal funding 	<ol style="list-style-type: none"> 8. Fund water, wastewater and transit development charges 9. Establish a First-Time Homebuyer Rebate 10. Waive HST or increase HST maximum rebate amount (provincial share) for all new home purchasers 11. Increase Land Transfer Tax first-time buyer thresholds 12. Broader reform of Community Benefit Charges and land transaction taxes 	<ol style="list-style-type: none"> 13. Partner with large municipalities for pre-screening authority for affordable housing projects 14. Remove HST on new ownership housing construction and sales

Update building and design standards to help boost supply and make building more affordable

What Municipalities Can Do	What the Province Can Do	What the Feds Can Do
<ul style="list-style-type: none"> 15. Review and streamline regulations that impose unnecessary constraints on housing development 16. Phased introduction of sustainability measures 17. Streamline site plan application 18. Standardize alternative solutions for mid-rise development 	<ul style="list-style-type: none"> 19. Standardize accessibility and green standards across Ontario 20. Streamline the Ministry of the Environment, Conservation and Parks role in building permit process 	<ul style="list-style-type: none"> 21. Standardize the Building Code across Canada

Transform zoning to unlock more housing

<ul style="list-style-type: none"> 22. Explore citywide upzoning and as-of-right permissions 23. Increase flexibility for density and height in Major Transit Station Areas 24. Simplify zoning and reduce regulatory requirements 25. Align Official Plan and Zoning By-Law permissions 26. Delegate minor variance approvals for affordable housing 		
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Create sustainable programs and funding that will mobilize industry to help meet the demand for affordable housing

	<ul style="list-style-type: none"> 27. Expand the federal and provincial government's role as housing supplier 28. Strengthen landlord rights to promote rental housing supply 29. Strengthen the Region of Peel's housing service delivery framework 	
	<ul style="list-style-type: none"> 30. Provide funding for Inclusionary Zoning and affordable units 	

City of Mississauga – Initial Actions

Mississauga is prepared to act and will use the recommendations in this report to help guide future efforts. In fact, early engagement with the Task Force, has prompted the City to take action already. Here is a summary of the initial actions we are taking.

Increasing Supply	Improving Affordability	Streamlining City Processes
<ol style="list-style-type: none">1. Creating opportunities for more housing through planning permissions2. Supporting development in Major Transit Station Areas3. Bringing more mixed-use development online4. Allowing for more housing choices in neighbourhoods	<ol style="list-style-type: none">1. Encouraging the development of more affordable rental units for our residents2. Reducing application and parking fees for affordable housing3. Optimizing city-owned land for housing development4. Making it less expensive to build additional residential units5. Keeping building application fees as low as possible	<ol style="list-style-type: none">1. Creating a housing-focused team of city-builders2. Overhauling development application review processes3. Improvements to site plan applications4. Incentives for pre-application meetings5. Getting urban design right for housing