

City of Mississauga Advancing Inclusionary Zoning

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What is Inclusionary Zoning?

Which Areas of the City Are Affected?

| Area | Percentage of Residential GFA Required to be Affordable - Ownership or Rental |
|---|---|
| Hurontario Street PMTSAs from Port Credit to Bristol | 10% |
| Dundas Street PMTSAs | 7% |
| Lakeshore Road East PMTSAs (towards the Eastern border) | 5% |
| Ninth Line PMTSAs | 5% |
| Clarkson GO Station PMTSAs | 5% or 10% |

- Where affordable rental units are provided;
- Where more deeply affordable units are provided (i.e., units targeting low income households); or
- Where projects have a large office component, to promote mixed-use projects.

What is Affordable?

| Unit Type | Rent |
|------------|---------|
| 1-bedroom | \$1,380 |
| 2-bedroom | \$1,560 |
| 3-bedroom+ | \$1,670 |

Other Key Takeaways

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- The City is proposing to implement Inclusionary Zoning in projects proposing 50 or more residential ownership units only. Rental projects with 50 or more units will *not* be subject to Inclusionary Zoning.
- The proposed affordability term is 25 years.
- The City will impose suite mix requirements to ensure the creation of both small and larger suite types.
- Parking rates for Inclusionary Zoning units will be reduced by 30%-50%.
- The City will establish policies for offsite unit delivery. These units must be delivered within an Inclusionary Zoning area and be delivered in proximity to developments with Inclusionary Zoning units.
- The City is considering an occupant-unit matching system. Either the City or the Region will maintain a pool of applicants and refer occupants to developers.
- There are no additional transition policies proposed at this time, other than set by provincial regulation, O.Reg. 232/18 Inclusionary Zoning.

Next Steps

This publication is a general summary of the law. It does not replace legal advice tailored to your specific circumstances.