

Subject: FW: City of Mississauga - Response to Bill 97
Attachments: Mayor Crombie_Bill 97 Letter.pdf

From: Nicole McInerney <Nicole.McInerney@mississauga.ca> **On Behalf Of** Mayor Bonnie Crombie
Sent: June 9, 2023 4:07 PM
To: Minister Mah <minister.mah@ontario.ca>
Cc: 'Tangri, Nina' <nina.tangri@pc.ola.org>; kaleed.rasheed@pc.ola.org; rudy.cuzzetto@pc.ola.org; Deepak.anandco@pc.ola.org; natalia.kusendova@pc.ola.org; sheref.sabawy@pc.ola.org; policy@amo.on.ca; Kent, Gary <gary.kent@peelregion.ca>; Jordan Hambleton <Jordan.Hambleton@mississauga.ca>
Subject: City of Mississauga - Response to Bill 97

Good afternoon Minister,

Please see attached the City of Mississauga's feedback on the recently passed Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023. We ask that you kindly consider our feedback as you develop the regulations associated with this legislation.

Regards,



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REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED _____



June 5, 2023

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
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Dear Minister Clark,

On behalf of the Council of the City of Mississauga, I am writing to you to express our concern regarding Bill 97, *Helping Home Buyers and Protecting Tenants, 2023*.

Through the City's Action Plan for New Housing, Mississauga has demonstrated it has approvals in place, or endorsed by Council, to support 246,000 new units (more than double the housing target set by the Province). The Regional Planning Commissioners of Ontario have also reported approvals are in place for 1.25M units.

It is our hope that the Province will consult more and learn about some of the unintended consequences of releasing further lands for development that support some of Canada's most critical employment areas. Especially since many cities have already signed the pledge and outlined their plans to help the province not only meet but exceed their housing targets. These changes could result from these proposed changes to employment areas as they could be detrimental for Mississauga and the region's economic prosperity.

The City of Mississauga is most concerned with proposed changes to the Greater Golden Horseshoe's employment planning regime. Mississauga has some of the most economically important employment lands in Canada and the operations of some of these areas could be significantly impacted. The City suggests the current approach where employment lands can be considered for redesignation through the Municipal Comprehensive Review process has worked well.

We would ask that you please consider the following recommendations:

Employment

Bill 97 and the Provincial Policy Statement (PPS) should continue to provide municipalities the option of designating for office and retail uses in employment areas.

The City will need guidance from the Province on where it considers future offices and retail uses should be built. It seems the long-term land economic and business attraction implications have not been thought out.

The City recommends that PPS, 2023 direct municipalities to plan for complete communities, and retain non-residential floor space on these sites as part of any future redevelopment wherever possible.

The City will be looking to the Province to clarify its priorities for employment areas, as it appears that residential uses should be prioritized.

The Province should consult further with industry leaders that could be significantly impacted by proposed changes.

The Province should maintain the existing approach that conversions only be considered through a comprehensive approach at 5-10 year intervals, unless municipally initiated.

Growth Management

The City supports the Province allowing Peel Region municipalities to keep using the approved growth forecast to 2051 as this forecast has already being used for infrastructure and community facilities master planning.

The City urges the Province to carry forward the Growth Plan's essential policies to manage urban expansions and growth in greenfield to ensure these areas are developed as compact and complete communities and support a range of transportation options.

The City encourages the Province and school boards to be proactive in the supply of schools in areas of high growth and intensification as well as encouraging schools to be co-located within mixed-use and residential developments. The Province should help school boards with additional funding given the more costly nature of urban schools.

The Province could reconsider the Official Plan review process. If the intent is to be consistent with the proposed PPS, the Province should develop transition provisions that remove the need to conform to the entire Region of Peel Official Plan, approved in November 2022 under the current planning framework. Instead, the transition should indicate that lower-tier municipalities within Regions with no approval authority have to review their official plans to conform to the new changes in the Planning Act and to be consistent with the proposed PPS, without the need to conform to those relevant sections in previously approved upper-tier municipalities' official plans.

Moreover, more time should be given as reviews of the Mississauga's planning regime as a result of these changes could be significant. The Province should include a transition extending the timeline for the completion of lower-tier official plan reviews to

address conformity to the new changes to the Planning Act and to be consistent with a proposed PPS.

Legislative Changes

The City is supportive of the proposed changes to the Residential Tenancies Act and anticipate the changes will improve housing conditions and security for tenants in Mississauga and Ontario.

If the Province intends to continue to make frequent use of MZOs, and these other tools that more or less act the same way as an MZO, then the City suggest that their use should be limited to situations that have a clear public benefit and supporting rationale.

Two-way consultation with upper and lower-tier municipalities should be mandatory when using these tools. Moreover, Provincial staff should be responsible for informing the community about any changes resulting from their use.

The Province should collaborate with municipalities to build up their expertise in preparing municipal planning implementing documents. As well, the Province should work with municipal staff to ensure that provincial decisions do not undermine the City's ability to negotiate for costs.

Thank you for your consideration.

Regards,



Bonnie Crombie, MBA, ICD.
Mayor, City of Mississauga

CC., Hon. Nina Tangri, Assoc. Minister of Housing
Hon. Kaleed Rasheed, Minister of Public Service and Business Delivery;
Sheref Sabawy, Mississauga-Erin Mills MPP;
Deepak Anand, Mississauga-Malton MPP;
Rudy Cuzzetto, Mississauga-Lakeshore MPP;
Natalia Kusendova-Bashta, Mississauga Centre MPP;
The Association of Municipalities of Ontario;
The Region of Peel.