

November 6, 2020

Development Planning Department
City of Mississauga
300 City Centre Drive
Mississauga, ON
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Emailed to: plans.devdes@mississauga.ca

**RE: 5081 HURONTARIO STREET
PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
APPLICATIONS
OUR FILE: 1512U**

On behalf of our client, 501 Hurontario Limited Partnership, we have been requested to provide clarification relative to the Housing Report requirement and how our Planning, Urban Design Rationale and Housing Report meet the requirements of the Terms of Reference.

We provide the following response to the terms of reference:

1. Description of the Proposal

- The proposal including the number of units and potential number of affordable housing units can be found on Page 8 of our report (Section 1.2.1). As the application process has just been initiated and further the marketing of this project has not yet occurred it is premature to provide details on sales prices and ultimate unit allocation beyond what we have identified in our report.

2. Relevant Planning Process and Other Related Applications

- The approvals process and amendments required have been outlined on Pages 14 and 15 (Section 1.4). Other approvals (such as Site Plan Approval and Draft Plan of Condominium) will follow in due course.

3. Identification of any Additional Considerations

- The lands are vacant so no demolition or conversion of rental units is occurring.
- We have noted in Section 1.2.1 (as well as elsewhere in the report) that our client intends to provide up to 5% of the increased units (above existing permissions) of affordable units (at

present, 8 units), which shall be dealt with by way of Section 37 agreement, either by the provision of units or as a cash-in-lieu payment.

4. Planning Rationale, 5. Analysis and Opinion, 6. Summary and Conclusions

- Our report addresses housing policies and objectives as set out generally in Section 3.0 and in detail in Appendices C (Provincial Policy Statement), D (Growth Plan), E (Region of Peel Official Plan) and F (Mississauga Official Plan)
- We have provided our concluding opinion that the proposed amendments represent good planning and are in the public interest in Section 4.1

If you have any questions, please do not hesitate to contact us.

Yours truly,

MHBC



David A. McKay, MSc, MLAI, MCIP, RPP
Vice President and Partner



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