

# Housing Report

## 5150 Ninth Line South

Independent Real Estate Intelligence

April 22, 2020



# **Housing Report**

## **5150 Ninth Line South**

Prepared for:

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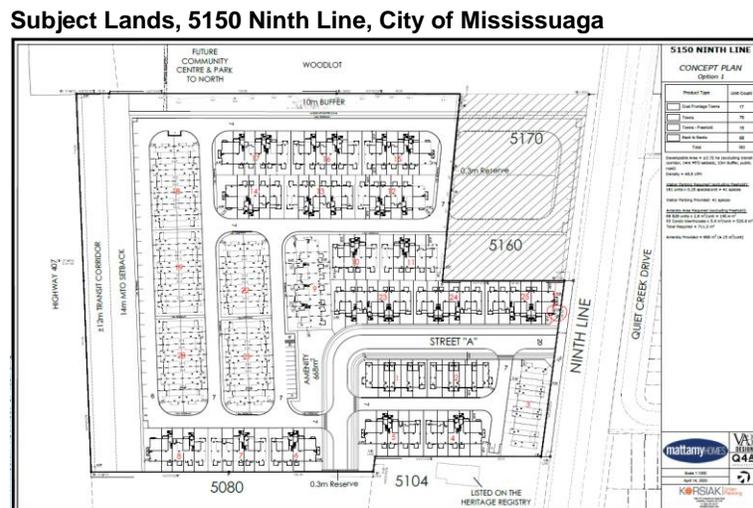
# 1 INTRODUCTION

Altus Group Economic Consulting was retained by Mattamy (5150 Ninth Line) Ltd. (“Client”) to prepare a Housing Report with regard to their proposed development in the City of Mississauga.

## 1.1 BACKGROUND

The Client is planning to develop lands located west of Ninth Line, north of Eglinton Avenue West, south of Britannia Road West and east of Highway 407 in the City of Mississauga. The current development proposal includes lands (“Subject Lands”) that would accommodate 180 townhouse units (Figure 1).

Figure 1



Source: Concept Plan prepared by Korsiak Urban Planning, dated April 14, 2020

The City of Mississauga requires a supporting Housing Report to be submitted as part of a complete application for all official plan amendment, rezoning, and plan of subdivision applications proposing 50 or more ownership residential units. The proposed development accommodates more than 50 ownership units.

The City of Mississauga has requested that all development applications containing 50 or more ownership residential units that are within neighbourhoods outside of designated mall-based nodes provide a minimum rate of 10% of “affordable middle income housing units.” It is noted, however, that the City of Mississauga currently does not have the necessary inclusionary zoning policies in place to require these quotas. The Province of Ontario brought in the “Promoting Affordable Housing Act” in 2016 and

released Planning Act regulations (Ontario Regulation 232/18) in 2018 that established the prerequisite requirements for inclusionary zoning. In summarizing these requirements, a municipality must first prepare an assessment report, then bring forward an Official Plan Amendment and an inclusionary zoning bylaw. To date, the City of Mississauga has not completed this process.

## 1.2 SUBJECT LANDS

Figure 2



Source: Altus Group Economic Consulting based on Google Earth Maps

Figure 2 illustrates the location of the Subject Lands; the Subject Lands are located in a residential neighbourhood on an L-shaped lot and are bound by vacant lands to the north, Ninth Line to the east and Parkland Belt lands and Highway 407 to the west.

A Planning Justification Report, prepared by Korsiak Urban Planning, dated October 2019, provided information on 5150 Ninth Line, including:

- Land Area: A gross area of 5150 Ninth Line are 4.83 hectares, or 11.94 acres, and the net developable area are 3.45 hectares, or 8.53 acres.
- Existing Use: the lands are currently occupied by a single residential dwelling unit, two accessory structures related to the existing agricultural uses on the lands and a cellular tower.
- Surrounding Land Use (existing and planned):
  - North: woodlot, an existing veterinary hospital and residence designated to permit medium-density residential uses, future Churchill Meadows Community Centre and Park and future Britannia 407 Transitway Station;
  - East: low density residential uses, woodlot and McLeod Park;

- 
- West: Highway 407 Express Toll Route (ETR), Town of Milton rural lands and future 407 Transitway; and
  - South: a single-story dwelling at 5104 Ninth Line, future transit connection for Hwy 403 Busway and 407 Transitway, future residential use and future commercial use.
  - Ninth Line is a six-lane road (with three lanes in either direction), with a right-of-way width of 35 metres. A landscape buffer approximately 10 metres wide is situated on the east side of Ninth Line, while sidewalks are located on the west side.
  - The Subject Lands development will contain private condominium lanes to provide internal connectivity and a 20-metre public road (Street “A”) from Ninth Line to the butting lands at 5080 Ninth Line to the south that loops back to Ninth Line at Stardust Drive.

### 1.3 STUDY OBJECTIVES AND APPROACH

This study was designed to address requirements set out in the Terms of Reference for Housing Reports by the City of Mississauga, dated October 17, 2019 and includes the following chapters:

- Description of the proposal and a summary of relevant planning process and other related applications (Chapter 2);
- A review of relevant housing objectives and policies (Chapter 3);
- Analysis and discussion (Chapter 4) that:
  - Review the current residential housing price trends in the City of Mississauga and discuss opportunities for the proposed development to provide affordable middle-income housing;
  - Review policy contexts on housing supply, review residential development trends and discuss the role of the proposed development on the Subject Lands in achieving municipal housing targets;
  - Examine how the proposed development on the Subject Lands addresses and supports housing policies; and
- Summary and Conclusion (Chapter 5).

The Terms of Reference for Housing Reports by the City of Mississauga, October 17, 2019, is provided in Appendix A.

#### **1.4 CAVEAT**

This analysis has been prepared on the basis of the information and assumptions set forth in the text. However, it is not possible to fully document all factors or account for all the changes that may occur in the future.

As of the date of this report, Canada and the Global Community are experiencing unprecedented measures undertaken by various levels of government to curtail health-related impacts of the COVID-19 pandemic. The duration of this event is not known. While there is potential for negative impact with respect to micro and macro-economic sectors, as well as upon various real estate markets, it is not possible to predict such impact at present, or the impact of current and future government countermeasures. There is some risk that the COVID-19 pandemic increases the likelihood of a global recession; however, without knowledge of further anticipated government countermeasures at the national and global levels, it is not possible to predict any impact at this point in time.

This report relies on information from a variety of secondary sources. While every effort is made to ensure the accuracy of the data, we cannot guarantee the complete accuracy of the information used in this report from these secondary sources.

This report has been prepared solely for the purposes outlined herein and is not to be relied upon or used for any other purposes or by any other party without the prior written authorization of Altus Group Limited.

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## 2 DEVELOPMENT PROPOSAL

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### 2.1 DESCRIPTION OF THE PROPOSAL (FILE #: 21T-M 19 6 AND OZ 19 18)

The current residential development proposal on the Subject Lands would accommodate a total of approximately 180 dwelling units.<sup>1</sup> The breakdown by dwelling type is as follows.

- 17 dual frontage townhouse (freehold with common elements);
- 76 townhouse (condominium);
- 19 townhouse (freehold); and
- 68 back-to-back townhouse.

All of the proposed townhouse units are three-storey units and include three bedrooms. Unit sizes vary based on the unit type and location.<sup>2</sup> The average Gross Floor Area (GFA) of dual frontage townhouses were 1,406 to 1,809 square feet. The average GFA of townhouses (condominium and freehold) were 1,792 to 2,340 square feet. The average GFA of back-to-back townhouses were 1,796 to 2,007 square feet.

The pricing of the townhouse units has not yet been determined. For the purpose of a Housing Report, this study reviewed the pricing of new home projects that are currently being marketed in the City of Mississauga.

### 2.2 RELEVANT PLANNING PROCESS AND OTHER RELATED APPLICATIONS

The current planning applications for the Subject Lands include a Plan of Subdivision application (File #: 21T-M 19 6) and a Zoning By-law Amendment application (File #: OZ 19 18).

<sup>1</sup> Based on the Concept Plan prepared by Korsiak Urban Planning, as of April 14, 2020

<sup>2</sup> Based on Client inputs

### 3 POLICY CONTEXT

This chapter of the study reviews relevant provincial and municipal policies, focusing on providing adequate housing supply and the provision of a range and mix of housing types, including affordable housing.

#### 3.1 PROVINCIAL POLICY STATEMENT

The 2020 Provincial Policy Statement (“PPS”) provides policy direction on matters of provincial interest related to land use planning and development.

The PPS promotes efficient land use and development:

*1.1.1 Healthy, liveable and safe communities are sustained by:*

...

- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

...

Section 1.4 of the PPS guides municipalities in planning for current and future housing needs:

*1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

*Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential*

*intensification and redevelopment, and land in draft approved and registered plans.*

...

*1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- b) permitting and facilitating:
  - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
  - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;**
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

## 3.2 GROWTH PLAN

A Place to Growth: Growth Plan for the Greater Golden Horseshoe (May 2019; “Growth Plan”) builds on the initial Growth Plan, 2006, and provides a long-term framework for where and how the Greater Golden Horseshoe region will grow.

Section 2.2.1 (Managing Growth) of the Growth Plan provides that:

2.2.1.4 *Applying the policies of the Growth Plan will support the achievement of complete communities that:*

- a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- ...
- c) *provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- ...

Section 2.2.6 (Housing) of the Growth Plan provides that:

1. *Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:*
  - a) *support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:*
    - i. *identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents; and*
    - ii. *establishing targets for affordable ownership housing and rental housing;*
  - b) *identify mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);*
  - c) *align land use planning with applicable housing and homelessness plans required under the Housing Services Act, 2011; and*
  - d) *implement policy 2.2.6.1 a), b) and c) through official plan policies and designations and zoning by-laws.*
2. *Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:*

- a) *planning to accommodate forecasted growth to the horizon of this Plan;*
  - b) *planning to achieve the minimum intensification and density targets in this Plan;*
  - c) *considering the range and mix of housing options and densities of existing housing stock; and*
  - d) *planning to diversify their overall housing stock across the municipality.*
3. *To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.*

### **3.3 REGION OF PEEL OFFICIAL PLAN**

The Region of Peel Official Plan (Office Consolidation in December 2018) provides a strategic policy framework for guiding growth and development in Peel.

The housing objectives set out by the Region of Peel include:

5.8.1.1 *To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents of Peel.*

5.8.1.2 *To foster the availability of housing for all income groups, including those with special needs.*

...

5.8.1.4 *To achieve annual minimum new housing unit targets for the Region by tenure, including affordable housing.*

Section 5.8.2 (General Policies) sets out the policy of Regional Council to:

5.8.2.1 *Maintain jointly, with the area municipalities, a supply of designated land for new residential development, redevelopment and residential intensification in Peel Region in accordance with projected requirements and available land resources.*

a) *maintain at all times the ability to accommodate residential growth for a minimum of ten years through residential intensification and redevelopment and lands which are designated and available for residential development; and*

b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three year supply of residential units available through lands suitably zoned to facilitate*

*residential intensification and redevelopment and land in draft approved and registered plans.*

...

*5.8.2.3 Encourage and support the efforts by the area municipalities to plan for a range of densities and forms of housing affordable to all households, including low and moderate income households, enabling all Peel residents to remain in their communities.*

...

In addition, section 5.8.3 of the Region of Peel Official Plan provides the objective and policies to increase the supply of affordable housing:

*5.8.3.2.1 Explore, in collaboration with the area municipalities, the feasibility of implementing incentives such as waivers, deferrals or grants in-lieu of development charges, other municipal planning and building fees and charges, and regional property taxes to promote the development of affordable housing.*

*5.8.3.2.2 Work with the area municipalities to explore opportunities to coordinate the fast-tracking of planning approvals for affordable housing projects.*

...

*5.8.3.2.11 Encourage residential development, redevelopment and intensification to include an affordable housing component by promoting incentives or funding from different levels of government.*

...

### **3.4 PEEL HOUSING AND HOMELESSNESS PLAN 2018 – 2028**

The Region of Peel's Housing and Homelessness Plan 2018-2028 ("PHHP"), 2018, addresses the Provincial requirement for Municipal Service Managers and provides the Region's strategies on affordable housing and homelessness issues.

The PHHP presents the affordable housing gap (the percentage of a demographic living in unaffordable housing) for low-income and middle-income households as well as those requiring emergency / temporary housing and those with special needs requiring supportive housing:

- Low Income Housing:

- for households earning \$59,156 or less as of 2017
- 70% of households are in housing that is unaffordable to them
- Type of required housing includes ownership housing that costs \$235,291 or lower
- Middle Income Housing:
  - for households earning between \$59,156 and \$106,002 as of 2017
  - 29% of households are in housing that is unaffordable to them
  - Type of required housing includes ownership housing that costs \$421,617 or lower
- Emergency/Temporary Housing:
  - for households/persons without permanent housing
- Supportive Housing:
  - for households/persons with need for permanent supportive housing

The PHHP includes a set of affordable housing targets that identify the number and type of affordable housing units needed to support Peel’s population growth over the next 10 years (2018 – 2028):

- 7,500 new units annually
  - 2,000 affordable units
    - 200 supportive housing units, 30 emergency/temporary housing units and 770 units for low income households
    - 1,000 units for middle income households
  - 5,500 units for middle and greater income households

Of the above, the PHHP allocates the following to the City of Mississauga:

- 3,894 new units annually
  - 1,034 affordable units

- 104 supportive housing units, 10 emergency/temporary housing units and 400 units for low-income households
- 520 units for middle income households
- 2,860 units for middle and greater income households

Further, the target includes that 25% of all new housing developments are rental and that 50% of all new housing developments are medium or high-density.

### 3.5 CITY OF MISSISSAUGA OFFICIAL PLAN

The City of Mississauga's Official Plan (Office Consolidated on March 13, 2019) includes several policies that relate to housing supply and the provision of a full range of housing types, including affordable housing.

Chapter 5 (Direct Growth) outlines growth management policies to reach population and employment targets. Section 5.6 contains specific policies on planning for designated greenfield areas:

#### 5.6 *Designated Greenfield Area*

*There are lands in the Churchill Meadows Neighbourhood Character Area and in the Ninth Line Neighbourhood Character Area that are identified as a designated greenfield area pursuant to the Growth Plan for the Greater Golden Horseshoe.*

- 5.6.1 *Character Area policies may specify alternative density requirements, provided the total designated greenfield area in the Region will achieve a minimum density target of 50 residents and jobs combined per hectare, excluding environmental take-outs.*

Chapter 7 describes complete communities, for which the City promotes the development of a range of housing types, including affordable housing. Specifically, relevant policies include:

...

- 7.1.6 *Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.*

...

- 7.2.2 *Mississauga will provide opportunities for:*

- a. the development of a range of housing choices in terms of type, tenure and price; and*

*b. the production of a variety of affordable dwelling types for both the ownership and rental markets.*

...

*7.2.3 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.*

*7.2.4 Mississauga will ensure that the quality and quantity of the existing housing stock is maintained.*

*7.2.5 The onus will be placed on the applicant/developer to address Provincial and Regional housing requirements.*

...

Chapter 16 provides an overview of the general neighbourhood policies. There are 23 Neighbourhood Character Areas in Mississauga, and the subject lands are within the Ninth Line Neighbourhood Character Area. Section 16.20 specifically refers to the policies related to the Ninth Line Neighbourhood Character Area.

...

*16.20.1.2 The Ninth Line Neighbourhood Character Area, is intended to accommodate a variety of medium and high-density housing, employment uses, and an extensive open space network. The planned 407 Transitway runs through the area in a north/south direction. Higher density development will be focused around the two Major Transit Station Areas located at Britannia Road West and Derry Road West.*

The vision for the Ninth Line Neighbourhood Character Area includes:

*16.20.2.1 The Ninth Line Neighbourhood Character Area is the last remaining greenfield area in Mississauga. The area will be planned to support transit and the natural environment to create a healthy and complete community. Existing and future residents will have access to a well connected and sustainable natural heritage system, multi-use trails, parks and open spaces, higher order transit, community uses and facilities. A variety of housing choices and employment opportunities to meet their needs will also be accommodated.*

Community design policies include:

...

*16.20.2.2.1 Land Use and Built Form Planning in the area will be based on the following land use and built form principles:*

*a. provides a mix of housing to accommodate people with diverse housing preferences and socioeconomic needs. This also includes housing which is affordable as outlined in the City's housing strategy;*

...

The Subject Lands are located within Community Park/Residential Area (Precinct 5), the Precinct policies for which include:

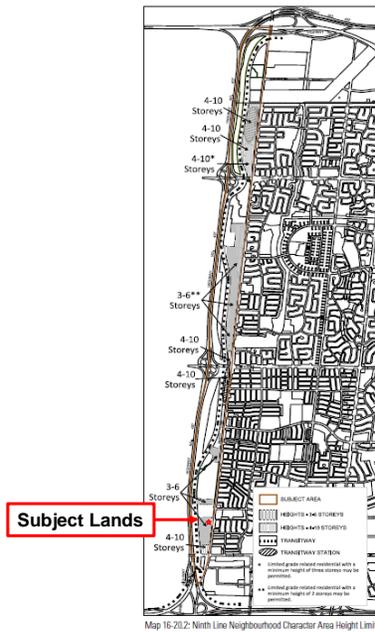
*16.20.3.5.1 The primary focus of this area will be the Community Park and related facilities to serve residents of the local and broader communities.*

*16.20.3.5.2 Development in the northwest quadrant of Eglinton Avenue West and Ninth Line will have a mix of housing forms such as townhouses and midrise apartments. Heights will range from 3 to 6 storeys, unless otherwise shown on Map 16-20.2: Ninth Line Neighbourhood Character Area Height Limits.*

The height limits provided for the Subject Lands range from three to six storeys (Figure 3). Higher density development is directed towards two Major Transit Station Areas located at Britannia Road West and Derry Road West.

Figure 3

### Ninth Line Neighbourhood Character Area Height Limits



Source: City of Mississauga Official Plan

## 3.6 MISSISSAUGA HOUSING STRATEGY

One of the principles in “Making Room for the Middle: A Housing Strategy for Mississauga”, October 2017, (“Mississauga Housing Strategy”) is:

*Mindful of the Middle: Mississauga’s middle income households are a key focus of this strategy. Affordable housing is in short supply for middle income households who are a critical part of the workforce needed to support the City’s long term economic prosperity.*

The Mississauga Housing Strategy elaborates on Affordability and middle income households:

*Housing is considered affordable when:*

- *It costs less than 30% of annual gross household income*
- *Prospective homeowners can afford to pay from approximately \$270,000 to \$400,000, but in Mississauga this can only buy a condominium apartment or a limited selection of townhouses*
- *For rental housing it is a monthly rental rate of approximately \$1,200*

*Middle income households are:*

- *Those that earn between \$55,000 and \$100,000 per year*

- *For those that rent they can pay market prices but have difficulty finding units that suit their needs*
- *The competition for housing in this price range is higher than the supply*

A particular challenge for middle-income households is emphasized in the Mississauga Housing Strategy:

*Range of Housing: The range of housing available to middle income earners is dwindling, so we are at risk of having them priced out of the city. The market is meeting the needs of high income households and there are housing supports in place for low income households. Middle income earners – teachers, nurses, social workers - struggle to afford market housing but earn too much to qualify for housing assistance. This income group is vital to the social mix of the City and it's economic well-being.*

Affordable ownership housing for middle income households would include market units priced below \$400,000.<sup>3</sup>

<sup>3</sup> Affordable Ownership Price Threshold provided in the Terms of Reference for Housing Reports by the City of Mississauga, dated October 17, 2019, is \$420,000.

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## 4 ANALYSIS AND OPINION

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### 4.1 HOUSING AFFORDABILITY

#### 4.1.1 City of Mississauga Request

Based on the Terms of Reference for Housing Reports by the City of Mississauga, dated October 17, 2019, the proposed development would be requested to provide middle-income housing, since the proposed development involves a development application for 50 or more residential units, and the proposed tenure is ownership only. According to Table 2 (Affordability Thresholds) of the Terms of Reference, the affordable ownership price threshold for middle income households is \$420,000.

The Subject Lands would accommodate 180 townhouse units in total. Based on the minimum rate of affordable middle-income housing provision set out by the City of Mississauga, seven affordable middle-income units would be requested.<sup>4</sup>

#### 4.1.2 Current Ownership Housing Price Trends

Based on the current ownership housing price trends, new ground-related (single-detached, semi-detached or townhouse units) market units are not likely to meet the affordable ownership price threshold for middle income households. It is noteworthy that the City has no Official Plan or zoning provisions that establish inclusionary zoning policies as contemplated under Sections 16 and 35.2 of the Planning Act.

However, as the last remaining greenfield area in Mississauga, the Subject Lands provide an opportunity to add critical and diverse ground-related housing options to accommodate households with different sizes and housing preferences.

In the Region of Peel, the average price for detached units was approximately \$1,284,300, the average price for semi-detached units was approximately

<sup>4</sup> "The City is requesting the provision of affordable middle income housing units at a minimum rate of 10%. The 10% contribution rate is not applied to the first 50 units of a building. ... in low-rise developments, the rate is applied to the site." (Terms of Reference for Housing Reports by the City of Mississauga, October 17, 2019)

\$860,000, and the average price for townhouse units was approximately \$806,000.<sup>5</sup>

In the City of Mississauga the price<sup>6</sup> for detached units ranged between \$1,319,900 and \$2,699,900, with an average price of approximately \$1,665,000. The price for semi-detached units ranged between \$899,900 and \$1,349,900, with an average price of approximately \$1,118,000. The price for townhouse units (not including back-to-back or stacked townhouse) ranged between \$949,990 and \$1,259,900, with an average price of approximately \$1,132,100. The average price for back-to-back townhouse units was approximately \$890,000.

#### 4.1.3 Affordable Housing Opportunities within the Proposed Development

The proposed pricing of units as well as the number of affordable middle-income units are unknown at this time. The pricing of units will be affected by a number of factors, including:

- Suite mix and sizes;
- Suite finishes;
- Community amenities (upgraded parks, walkway & trail linkages and an improved streetscape);
- Timing of approval;
- Local market conditions during the sales period, including residential land and unit supply in the City of Mississauga; and
- Macroeconomic environment and the Greater Toronto Area (GTA) housing market trends during the sales period.

Affordable housing opportunities can be explored through areas such as the type of units, efficient layout and suite design. With the proposed townhouse development, the Subject Lands provides for a relatively affordable ground-related housing option, compared to single-detached or semi-detached units. In particular, the proposed 17 dual frontage townhouse units would represent an opportunity for affordable ground-related housing, given the relatively compact unit sizes, proposed to be ranging from 1,406 to 1,809 square feet.

<sup>5</sup> Ground-related units that were available for sale in March 2020, based on Altus Group RealNet data

<sup>6</sup> Ground-related units that were available for sale in March 2020, based on Altus Group RealNet data

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Appendix B provides the housing table required in a Housing Report by the City of Mississauga.

## **4.2 HOUSING SUPPLY**

### **4.2.1 Ensuring Adequate Housing Supply**

As set out in Section 1.4.1 of the PPS, within the regional market area, the ability to accommodate residential growth for a minimum of 15 years is to be maintained through intensification and redevelopment and, if necessary, lands which are designated and available for residential development.<sup>7</sup>

Section 5.8.2 (General Policies) of the Peel Region Official Plan requires the regional market area to accommodate residential growth for 10 years.

The ability to provide at least a three-year supply of residential units on lands with servicing capacity is also to be maintained through lands suitably zoned to facilitate residential intensification and redevelopment and land in draft approved and registered plans.

The proposed development on the Subject Lands will contribute to the requirements set out in the PPS to ensure the 15-year supply of residential units and, additionally, the three-year supply of residential units on lands with servicing capacity. Through Mississauga Official Plan Amendment 90, a new Neighbourhood Character Area for the Ninth Line Lands was created, and the Lands are designated and available for residential development. Planning Justification Report, prepared by Korsiak Urban Planning, dated October 2019, noted that the Subject Lands have sufficient existing servicing capacity to support the additional needs of the proposed development.

### **4.2.2 PHHP Housing Target and Known Residential Supply**

The PHHP identified a housing target for the Region of Peel and its area municipalities. Over 2018 – 2028, 7,500 new units are to be completed annually within the Region of Peel, of which 3,894 units are to be completed annually within the City of Mississauga.

Figure 4 summarizes historical housing completions and under construction data as of February 29, 2020, for the Region of Peel.

<sup>7</sup> The PPS was recently updated in February 2020; prior to the update, both the PPS and the Peel Region OP required the region to support 10 years of residential growth.

**Figure 4** Total Housing Completions and Under Construction by Dwelling Type, Region of Peel, 1990 - 2019

Year	Number of Units					Share				
	Single-Detached	Semi-Detached	Row	Apartment	Total	Single-Detached	Semi-Detached	Row	Apartment	Total
	<i>Units</i>					<i>Percent</i>				
1990	2,906	52	354	4,129	7,441	39.1	0.7	4.8	55.5	100.0
1991	3,923	48	708	2,740	7,419	52.9	0.6	9.5	36.9	100.0
1992	3,812	300	1,249	1,714	7,075	53.9	4.2	17.7	24.2	100.0
1993	2,746	670	972	1,315	5,703	48.2	11.7	17.0	23.1	100.0
1994	3,043	788	1,226	987	6,044	50.3	13.0	20.3	16.3	100.0
1995	2,632	528	1,219	471	4,850	54.3	10.9	25.1	9.7	100.0
1996	2,783	774	1,400	500	5,457	51.0	14.2	25.7	9.2	100.0
1997	4,065	988	2,238	18	7,309	55.6	13.5	30.6	0.2	100.0
1998	3,935	1,578	1,461	147	7,121	55.3	22.2	20.5	2.1	100.0
1999	3,504	2,026	961	-	6,491	54.0	31.2	14.8	-	100.0
2000	4,227	2,708	1,401	148	8,484	49.8	31.9	16.5	1.7	100.0
2001	7,608	3,931	2,473	751	14,763	51.5	26.6	16.8	5.1	100.0
2002	7,285	3,016	1,686	1,450	13,437	54.2	22.4	12.5	10.8	100.0
2003	5,216	2,258	1,321	361	9,156	57.0	24.7	14.4	3.9	100.0
2004	6,290	2,166	1,523	1,783	11,762	53.5	18.4	12.9	15.2	100.0
2005	5,612	1,208	1,151	269	8,240	68.1	14.7	14.0	3.3	100.0
2006	3,989	1,226	1,621	2,912	9,748	40.9	12.6	16.6	29.9	100.0
2007	4,061	1,044	1,308	1,000	7,413	54.8	14.1	17.6	13.5	100.0
2008	3,602	614	838	1,999	7,253	49.7	11.2	11.6	27.6	100.0
2009	1,705	940	766	1,620	5,031	33.9	18.7	15.2	32.2	100.0
2010	1,173	462	791	2,094	4,540	25.8	10.6	17.4	46.1	100.0
2011	2,250	498	1,271	1,971	5,990	37.6	8.3	21.2	32.9	100.0
2012	2,905	932	753	1,163	5,753	50.5	16.2	13.1	20.2	100.0
2013	3,578	1,099	921	1,705	7,303	49.0	15.0	12.6	23.3	100.0
2014	3,054	1,218	1,121	900	6,293	48.5	19.4	17.8	14.3	100.0
2015	1,844	618	696	1,049	4,207	43.8	14.7	16.5	24.9	100.0
2016	2,766	590	1,595	883	5,834	47.4	10.1	27.3	15.1	100.0
2017	4,375	698	1,674	3,207	9,954	44.0	7.0	16.8	32.2	100.0
2018	1,991	434	1,388	771	4,584	43.4	9.5	30.3	16.8	100.0
2019	1,365	184	677	1,328	3,554	38.4	5.2	19.0	37.4	100.0
2020 YTD (January - February)	161	66	111	64	402	40.0	16.4	27.6	15.9	100.0
<b>Total</b>	<b>108,406</b>	<b>33,882</b>	<b>36,874</b>	<b>39,449</b>	<b>218,611</b>	<b>49.6</b>	<b>15.5</b>	<b>16.9</b>	<b>18.0</b>	<b>100.0</b>
Under Construction, February 2020	762	150	661	6,217	7,790	9.8	1.9	8.5	79.8	100.0

Source: Altus Group Economic Consulting based on CMHC data

In the Region of Peel, 4,584 housing units were completed in 2018, 3,554 housing units were completed in 2019, and 402 housing units were completed in January and February in 2020. As of February 2020, there were 7,790 units under construction. A large share (79.8%) of units under construction were apartment units, and it is expected that these units will be completed over a multiple-year period.

Figure 5 summarizes historical housing completions and under construction data as of February 29, 2020, for the City of Mississauga.

Figure 5

## Total Housing Completions and Under Construction by Dwelling Type, City of Mississauga, 1990 - February 2020

Year	Number of Units					Share				
	Single-Detached	Semi-Detached	Row	Apartment	Total	Single-Detached	Semi-Detached	Row	Apartment	Total
	Units					Percent				
1990	1,808	52	197	3,747	5,804	31.2	0.9	3.4	64.6	100.0
1991	2,820	46	440	2,039	5,345	52.8	0.9	8.2	38.1	100.0
1992	2,201	92	975	1,206	4,474	49.2	2.1	21.8	27.0	100.0
1993	1,898	512	680	1,189	4,279	44.4	12.0	15.9	27.8	100.0
1994	1,974	512	704	612	3,802	51.9	13.5	18.5	16.1	100.0
1995	1,610	396	791	471	3,268	49.3	12.1	24.2	14.4	100.0
1996	1,568	356	973	500	3,397	46.2	10.5	28.6	14.7	100.0
1997	2,097	476	1,262	18	3,853	54.4	12.4	32.8	0.5	100.0
1998	2,122	798	908	36	3,864	54.9	20.7	23.5	0.9	100.0
1999	1,677	1,186	491	-	3,354	50.0	35.4	14.6	-	100.0
2000	1,640	1,682	1,069	148	4,539	36.1	37.1	23.6	3.3	100.0
2001	2,412	1,707	1,257	575	5,951	40.5	28.7	21.1	9.7	100.0
2002	2,152	2,082	1,248	1,352	6,834	31.5	30.5	18.3	19.8	100.0
2003	2,056	1,294	1,111	361	4,822	42.6	26.8	23.0	7.5	100.0
2004	1,228	750	1,048	1,783	4,809	25.5	15.6	21.8	37.1	100.0
2005	966	348	640	219	2,173	44.5	16.0	29.5	10.1	100.0
2006	622	372	1,123	2,863	4,980	12.5	7.5	22.6	57.5	100.0
2007	713	260	706	1,000	2,679	26.6	9.7	26.4	37.3	100.0
2008	1,006	212	387	1,383	2,988	33.7	7.1	13.0	46.3	100.0
2009	336	584	503	1,372	2,795	12.0	20.9	18.0	49.1	100.0
2010	262	270	469	1,157	2,158	12.1	12.5	21.7	53.6	100.0
2011	211	98	395	1,547	2,251	9.4	4.4	17.5	68.7	100.0
2012	158	146	304	963	1,571	10.1	9.3	19.4	61.3	100.0
2013	238	120	127	1,480	1,965	12.1	6.1	6.5	75.3	100.0
2014	212	216	198	805	1,431	14.8	15.1	13.8	56.3	100.0
2015	161	34	285	946	1,426	11.3	2.4	20.0	66.3	100.0
2016	160	66	245	266	737	21.7	9.0	33.2	36.1	100.0
2017	152	36	140	2,643	2,971	5.1	1.2	4.7	89.0	100.0
2018	160	70	30	234	494	32.4	14.2	6.1	47.4	100.0
2019	183	30	-	1,312	1,525	12.0	2.0	-	86.0	100.0
2020 YTD (January - February)	22	6	-	-	28	78.6	21.4	-	-	100.0
Total	34,825	14,809	18,706	32,227	100,567	34.6	14.7	18.6	32.0	100.0
Under Construction, February 2020	208	64	217	5,712	6,201	3.4	1.0	3.5	92.1	100.0

Source: Altus Group Economic Consulting based on CMHC data

In the City of Mississauga, 494 housing units were completed in 2018, 1,525 housing units were completed in 2019, and 28 housing units were completed in January and February in 2020. As of February 2020, there were 6,201 units under construction. Approximately 92.1% of units under construction were apartments. It is expected that most of these units would be completed over a multiple-year period.

It is noted that the share of apartment unit completions has been generally increasing since early 2000s. At the same time, the share of ground-related housing has been declining. The share of ground-related housing in units under construction was 7.9% as of February 29, 2020.

Based on the City of Mississauga information on development applications in March 2020, there were 12,911 residential units proposed in the City of Mississauga<sup>8</sup>, excluding the proposed development on the Subject Lands. These include:

- Single- or semi- detached house: 396 units;
- Townhouse: 452 units;

<sup>8</sup> Includes the proposed 2,995 units on 70 Mississauga Road South. Excludes seniors' housing

- Stacked townhouse: 993 units<sup>9</sup>; and
- Apartment: 11,070 units.

In addition to the above, actively marketed condominium apartment and stacked townhouse projects that are in the pre-construction stage amount to approximately 4,550 units. Condominium apartment and stacked townhouse projects that are not actively marketed but have known project launch dates included approximately 2,780 units.<sup>10</sup>

Other known potential future developments in the City include:

- Lakeview Village: approximately 8,026 units, including 355 townhouse units, 5,199 mid-rise apartment units, 781 mid-/high-rise apartment units and 1,691 high-rise apartment units;
- 1 Port Street East: 1,205 to 1,540 apartment units; and
- M City: approximately 4,500 apartment units, excluding M1 and M2 that are currently under construction.

In sum, known residential supply in the City of Mississauga, including housing completions since 2018, units that were under construction as of February 2020 as well as potential future supply, exceed the housing target for the City of Mississauga set out in the PHHP: 3,894 units annually or 38,940 units over 2018 – 2028 (including up to 3,780 private sector units annually or 37,800 private sector units over 2018 – 2028). It should be noted, however, that some of the units in the known residential supply may not proceed or are not likely to be completed before 2028.

The known residential supply in the City of Mississauga are predominantly apartment units, and ground-related housing supply is expected to become increasingly scarce. The proposed development on the Subject Lands will increase the supply of ground-related housing by adding 119 townhouse units.

### 4.3 RANGE AND MIX OF HOUSING

Provincial, Region of Peel and City of Mississauga planning policies emphasize that an appropriate range and mix of housing options are to be

<sup>9</sup> Includes the 101 back-to-back stacked townhomes at 2512, 2522 and 2532 Argyle Road that were refused by the Mississauga City Council on March 10, 2020

<sup>10</sup> Includes 575 condominium apartment units that are anticipated as the first phase of potential redevelopment/intensification of Square One

provided. In particular, for the Ninth Line Neighbourhood Character Area, the City of Mississauga Official Plan set out that land use and built form principles will include providing a mix of housing to accommodate people with diverse housing preferences and socioeconomic needs.

The proposed townhouse development on the Subject Lands provides an opportunity to add ground-related housing stock in the City of Mississauga. As discussed in the previous section, residential supply in the City of Mississauga is heavily weighed toward apartment units, and this trend is expected to continue. As shown in Figure 5, 92.1% of housing units under construction as of February 2020 were apartment units in the City of Mississauga. Of the 12,911 residential units proposed in the City of Mississauga, 93.4% are apartment and stacked townhouse units.<sup>11</sup> Known major potential future developments will also be predominantly apartment units. Residential development in Lakeview Village, 1 Port Street East and remaining M City will include approximately 13,700 to 14,100 residential units, but only 360 of the units would be 360 ground-related units, in the form of townhouse units.

Within the Ninth Line Neighbourhood Character Area, the proposed three-storey townhouse development will ensure a range and mix of housing options, along with high-density housing options around the two Major Transit Station Areas located at Britannia Road West and Derry Road West.

The proposed townhouse development on the Subject Lands would address the demand for housing that is relatively large in size. The size of the proposed townhouse units ranges from 1,406 square feet to 2,340 square feet, depending on the type of units. In comparison, the average size of condominium apartment units was approximately 900 square feet, and the average size of condominium stacked townhouse units was approximately 1,270 square feet in the City of Mississauga.<sup>12</sup>

<sup>11</sup> Stacked townhouse units are classified as apartments in both Census of Canada data and CMHC data.

<sup>12</sup> New high-rise units that were available for sale in March 2020

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## 5 SUMMARY AND CONCLUSION

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The proposed residential development on the Subject Lands meets Provincial, Regional, and City housing objectives by providing affordable ground-related housing options, ensuring adequate long- and short-term housing supply and providing an underrepresented housing option.

Based on the current ownership housing price trends, new ground-related market units are not likely to meet the affordable ownership price threshold for middle income households. The Subject Lands, however, presents an opportunity for a relatively affordable ground-related housing option with the proposed townhouse development. Ground-related housing opportunities are limited in the City of Mississauga, and single-detached and semi-detached units represent a relatively expensive form of ground-related housing.

The proposed development would contribute to the long- and short-term housing supply, as the Subject Lands are designated and available for residential development through the Mississauga Official Plan Amendment 90, and the Subject Lands currently have sufficient servicing capacity for the proposed development.

By adding 180 residential units within the City of Mississauga, the proposed development on the Subject Lands contribute to the City and the Region in meeting the housing target set out in the PHHP. According to the PHHP, the housing target for the City of Mississauga is 3,894 units annually or 38,940 units over 2018 – 2028 (including up to 3,780 private sector units annually or 37,800 private sector units over 2018 – 2028). While the City of Mississauga, based on known potential future residential supply, appears to be on track to meet the housing target, some of the known supply may not proceed or are not likely to be completed before 2028.

The proposed development on the Subject Lands contributes to providing an appropriate range and mix of housing options. The known residential supply in the City of Mississauga are predominantly apartment units, and ground-related housing supply is limited. The proposed townhouse development would increase the range of available housing options and address the demand for housing that is relatively large in size, compared to high-density units.

As the last remaining greenfield area in Mississauga, the proposed development on the Subject Lands provides an opportunity to add ground-related housing stock in the City of Mississauga. Within the Ninth Line Neighbourhood Character Area, the proposed development, along with high-density housing options around the Major Transit Station Areas, ensures that a range of housing type and density is provided.

## **6 APPENDIX A: TERMS OF REFERENCE FOR HOUSING REPORTS (OCTOBER 17, 2019)**

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## Preamble

Housing is unaffordable for almost 1 in 3 Mississauga households. Mississauga's middle income households – who are a critical part of the city's workforce and community – are increasingly challenged to find housing that meets their needs and income levels. To ensure the long term health and viability for our city, meaningful action to address housing affordability is required.

In 2017, City Council approved *Making Room for the Middle – a Housing Strategy for Mississauga*. The Housing Strategy outlines the City's action plan to address housing affordability, including encouraging new development that is affordable to middle income households. Mississauga Official Plan also provides direction on housing priorities. Policy 7.1.6 stipulates that Mississauga will ensure the housing mix can accommodate people with diverse housing preferences and socio-economic characteristics and needs. Policy 7.2.3 directs that Mississauga will ensure housing is provided in a manner that fully implements the intent of Provincial and Regional policies. Policy 7.2.5 stipulates that the onus will be placed on the applicant/developer to address Provincial and Regional housing requirements.

To create complete, inclusive communities, planning applications and decisions need to address housing affordability. The City will work with the development community to fulfill housing objectives.

## Purpose

The purpose of the Housing Report is to demonstrate how larger and / or phased developments meet Provincial, Regional, and City housing objectives, including the provision of housing that is affordable to middle income households. The Housing Report will provide information about the proposed development including tenure, number of units by bedroom type, proposed prices / rents, and planning rationale, which includes housing affordability. Appendix 1 outlines required contents of the Housing Report.

## Application Type

A Housing Report shall be submitted in support of a complete application for all official plan amendment, rezoning, and plan of subdivision applications proposing 50 or more ownership residential units. In some cases, these developments will also trigger a request for the provision of affordable middle income housing. Please refer to Table 1 for clarification on when the provision of affordable middle income housing will be requested.

Table 1 – When will the City Request Affordable Middle Income Housing?	
Request for Affordable Middle Income Housing	No Request
<ul style="list-style-type: none"> <li>Official plan amendments, rezonings, and plan of subdivisions involving 50 or more residential units</li> <li>Ownership development proposals only</li> </ul>	<ul style="list-style-type: none"> <li>Purpose-built rental developments</li> <li>Seniors / retirement developments</li> <li>Developments of less than 50 residential units</li> <li>Non-residential developments</li> <li>Lifting of "H" Provision</li> </ul>

## Provision of Affordable Middle Income Housing

The City is requesting the provision of affordable middle income housing units at a **minimum rate** of 10%. The 10% contribution rate is not applied to the first 50 units of a building. For example, if a development is 100 units in total, the contribution request is 5 units  $[(100 \text{ units} - 50 \text{ units}) \times 10\%]$ . If the development is 53 units in total, the contribution request is rounded up to 1 unit  $[(53 \text{ units} - 50 \text{ units}) \times 10\%]$ . In mid-rise and high-rise development, the rate is applied to each building, whereas in low-rise developments, the rate is applied to the site.

Two exceptions to the contribution rate identified above should be noted:

- 20% of units proposed on [Reimagining the Mall](#) sites should be affordable (Council Resolution 0150-2019).
- The number of affordable units requested can be lowered for developments proposing deeply affordable units.

The City will consider alternatives to on-site unit contributions, including off-site unit contributions, land dedication, or financial contributions for affordable middle income housing elsewhere. If off-site units or land are dedicated, the location should be similar to the primary development site in terms of access to amenities, services, and transit.

**What is affordable to middle income households?**

For the purposes of this Housing Report Terms of Reference, affordable middle income housing costs no more than 30% of gross annual household income for middle income households, who earn approximately \$55,000 to \$100,000. Affordability thresholds for ownership and rental housing are outlined in Table 2 below.

<b>Table 2 – Affordability Thresholds</b>		
<b>Affordable Ownership Price Threshold</b>		
<b>\$420,000 or less</b>		
<b>Affordable Rent Threshold –1.5 x Average Market Rent (AMR)*</b>		
<b>Unit Type</b>	<b>2018 AMR*</b>	<b>1.5 x AMR or less</b>
Bachelor	\$922	<b>\$1,383</b>
1 Bedroom	\$1,233	<b>\$1,850</b>
2 Bedroom	\$1,396	<b>\$2,094</b>
3+ Bedroom	\$1,590	<b>\$2,385</b>

\*Source - Canada Mortgage and Housing Corporation (CMHC) Rental Market Survey, October 2018. AMR will be annually updated.

Note – While the request for an affordable contribution will only occur where ownership tenure is proposed, the affordable units provided can be rental or ownership tenure.

**Duration and Administration**

Affordable units should remain affordable for at least ten years after occupancy. It may be beneficial for the proponent to consider partnerships with non-profit organizations for the construction / administration of the affordable units, or to consider transferring units to a non-profit housing provider. Innovative forms of ownership are also possible.

**How will the Housing Report be used by the City?**

The Housing Report will assist the City in understanding how the proposed development will advance the housing mix, targets and affordability objectives of the City of Mississauga and Region of Peel. Recognizing that in some cases incentives or partnerships may be available, the report will also enable staff and development proponents to engage early in the development process and advance discussions regarding access to provincial and federal funding, and possible municipal incentives offered through a Community Improvement Plan.

**How will the Housing Report affect my application?**

Proposed developments must first and foremost meet the tests of good planning. Demonstrating progress towards the achievement of Provincial, Regional, and City housing objectives also falls within that scope. More information about the Housing Report can be obtained from Catherine Parsons, Planner, City Planning Strategies Division, Planning and Building Department at 905-615-3200 ext. 8409 or [catherine.parsons@mississauga.ca](mailto:catherine.parsons@mississauga.ca).

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## Appendix 1 – Contents of Housing Report

### Part A – Please provide the following information:

#### 1. Description of the Proposal (Including File #)

- Include number of units by unit type and proposed prices / rents. **Please see table on next page.** This table should form part of your Housing Report submission and simplify the preparation of the Housing Report.

#### 2. Relevant Planning Process and Other Related Applications

- OPA, ZBL, Plan of Subdivision, Plan of Condominium, etc.

#### 3. Identification of any Additional Considerations

- inclusion of supportive housing
- financial or land contributions towards affordable housing
- innovative rent-to-own models
- site constraints
- proposed demolition or conversion of existing rental units

#### 4. Planning Rationale

- How does the proposed development address the relevant housing policies and objectives of the Provincial Policy Statement 2014, Growth Plan 2019, Region of Peel Official Plan, Peel Housing and Homelessness Plan 2018-2028, Mississauga Official Plan, and Mississauga Housing Strategy?

#### 5. Analysis and Opinion

- How does the housing proposal represent good planning and address the housing targets and objectives of the City of Mississauga and Region of Peel?

#### 6. Summary and Conclusions

The submission should also identify the outcomes of any pre-application discussions with any civic officials and discussions held in the community.

## **7 APPENDIX B: HOUSING REPORT TABLE**

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The attached table provides a housing breakdown as required in a City of Mississauga Housing Report.

The preliminary plans of the proposed development indicate that all of the 180 townhouse units are expected to have three bedrooms. The type of units within the proposed development include 17 dual frontage townhouses, 76 townhouses, 19 street townhouses, and 68 back to back townhouses.

While townhouse units present an opportunity for an affordable ground-related housing option, the price range for the proposed development has not yet been determined.

**Part B of Housing Report Submission – Please complete the following table.**

Include the full range of units provided, whether they are market units, or units forming part of the affordable middle income housing contribution. Where exact values / quantities are not yet known, please provide estimates. This table can be copied into your Housing Report.

<b>Proposed Development – Housing Breakdown (All Units)</b>		
<b>Purpose Built Rental Units*</b>		
	<b>Proposed Rents in 2019 Dollars (excluding parking and utilities)</b>	<b>Qty. of Units</b>
Bachelor	Less than \$922/month rent	0
	Between \$922 and \$1153/month rent	0
	Between \$1153 and \$1383/month rent	0
	Between \$1383 and \$1614/month rent	0
	More than \$1614/month rent	0
	<b>Proposed Rents in 2019 Dollars (excluding parking and utilities)</b>	<b>Qty. of Units</b>
1 bedroom	Less than \$1233/month rent	0
	Between \$1233 and \$1541/month rent	0
	Between \$1541 and \$1850/month rent	0
	Between \$1850 and \$2158/month rent	0
	More than \$2158/month rent	0
	<b>Proposed Rents in 2019 Dollars (excluding parking and utilities)</b>	<b>Qty. of Units</b>
2 bedroom	Less than \$1396/month rent	0
	Between \$1396 and \$1745/month rent	0
	Between \$1745 and \$2094/month rent	0
	Between \$2094 and \$2443/month rent	0
	More than \$2443/month rent	0
	<b>Proposed Rents in 2019 Dollars (excluding parking and utilities)</b>	<b>Qty. of Units</b>
3+ bedroom	Less than \$1590/month rent	0
	Between \$1590 and \$1988/month rent	0
	Between \$1988 and \$2385/month rent	0
	Between \$2385 and \$2783/month rent	0
	More than \$2783/month rent	0
<b>Ownership Units</b>		
<b>Ownership Units to be Sold at Market Prices</b>		<b>Qty. of Units</b>
Bachelor		0
1 bedroom		0
2 bedroom		0
3+ bedroom		180
<b>Ownership Units to be Sold as Affordable</b>		<b>Qty. of Units</b>
Bachelor	<b>Proposed Affordable Sale Price of Unit</b>	0
1 Bedroom	\$0	0
2 bedroom	\$0	0
3+ bedroom	To Be Determined	To Be Determined
<b>Unit Transfer</b>		
<b>Ownership Units to be Dedicated to City/Region</b>		<b>Qty. of Units</b>
Bachelor	<b>Market Value of Unit</b>	0
1 Bedroom	\$0	0
2 bedroom	\$0	0

3+ bedroom	\$0	0
<b>Secondary Suites</b>		
<b>Private Ownership Secondary Suites</b>		<b>Qty. of Units</b>
Bachelor		0
1 bedroom		0
2 bedroom		0
3+ bedroom		0
<b>Land</b>		
<b>Land Dedicated to City/Region</b>	<b>Market Value of Land Per Acre</b>	<b>Acres</b>
	\$0	0
<b>Financial Contribution to Affordable Housing Offsite</b>		
	<b>Amount</b>	
	\$0	

\*Proposed rent ranges to be updated annually, following the release of CMHC's Annual Rental Market Survey every October.