

Housing Report

5034, 5054 & 5080 Ninth Line

Independent Real Estate Intelligence

September 17, 2021



Housing Report

5034, 5054 & 5080 Ninth Line

Prepared for:

Your Home Developments

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EXECUTIVE SUMMARY

Altus Group Economic Consulting was retained by Your Home Developments (“Client”) to prepare a Housing Report for their proposed development in the City of Mississauga. The City of Mississauga requires a supporting Housing Report to be submitted as part of a complete application for all official plan amendments, rezoning and plan of subdivision applications.

The subject site is located at 5034, 5054, and 5080 Ninth Line in the City of Mississauga and is surrounded by Ninth Line to the east (with existing residential uses on the opposite side of Ninth Line), future residential lands to the north, the Highway 407 to the west, and Eglinton Avenue/Lower Base Line to the south.

The subject site is proposed to be developed with a total of 1,270 apartment units, including 1,246 apartment units within six buildings ranging from 6-to-12 storeys. The proposal also includes an additional 24 units within two 3-storey townhouse blocks. The proposal would also include 7,000 square feet of at-grade retail space in a building (Building E) fronting onto Ninth Line.

This study was designed to address requirements set out in the Terms of Reference for Housing Reports by the City of Mississauga (October 2019), with respect to a description of the development proposal, a review of the policy context on housing supply and an analysis of the residential development trends in the City of Mississauga. The study finds that the proposed development supports housing policies at the provincial, Regional and City levels, thereby contributing to municipal housing targets and providing an opportunity to deliver affordable middle-income housing units to potential City of Mississauga residents.

POLICY LANDSCAPE

The 2020 Provincial Policy Statement promotes an appropriate range and mix of land uses to provide healthy, liveable and safe communities by planning for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing requirements of current and future residents.

The Growth Plan also supports the development of communities with a mix of land uses and housing options and recommends upper and single-tier

municipalities, in consultation with lower-tier municipalities and the Province to support housing choices through the achievement of intensification and density targets, as well as targets for affordable ownership and rental housing.

Consistent with the PPS and the Growth Plan, the housing objectives set out in the Region of Peel Official Plan require provision of a mix and range of housing types, sizes and densities to meet the housing needs of current and future residents, as well as to increase the supply of affordable housing.

Within the City of Mississauga Official Plan the subject site is a designated greenfield area and the OP specifically refers to the Ninth Line Neighbourhood Charter Area and outlines that the area is intended to accommodate a variety of medium and high density housing, employment uses and an open space network.

ANALYSIS

Based on the Terms of Reference for Housing Reports by the City of Mississauga, the proposed development would be requested to provide affordable middle-income housing.

The proposal includes 1,270 residential units, including 24 townhouses, and 1,246 residential apartment units across six apartment buildings, each of which have more than 50 residential units. Based on the City's policies, the development would be required to provide 95 affordable middle-income dwelling units.

The proposed development would provide the entire 141-unit purpose-built rental Building E as affordable middle-income housing units, which equates to an affordable middle-income contribution that is 49% higher than the City's requirement. The provision of Building E as a purpose-built rental building also addresses the City's request for the inclusion of rental housing within the development.

Following the Provincial, Regional and City policies, the proposed development will accommodate a diverse range of housing, consisting of a mix of condominium and rental tenure apartment units, addressing the affordable housing supply issues in the City. By adding 1,270 residential units to the City of Mississauga, the proposed development contributes to the City and the Region in meeting their housing targets.

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1 INTRODUCTION

Altus Group Economic Consulting was retained by Your Home Developments (“Client”) to prepare a Housing Report regarding their proposed development in the City of Mississauga.

1.1 BACKGROUND

The subject site at 5080 Ninth Line in the City of Mississauga is proposed to be developed with a total of 1,270 apartment units, including 1,246 apartment units within six buildings ranging from 6-to-12 storeys, with an additional 24 units within two 3-storey townhouse blocks.

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

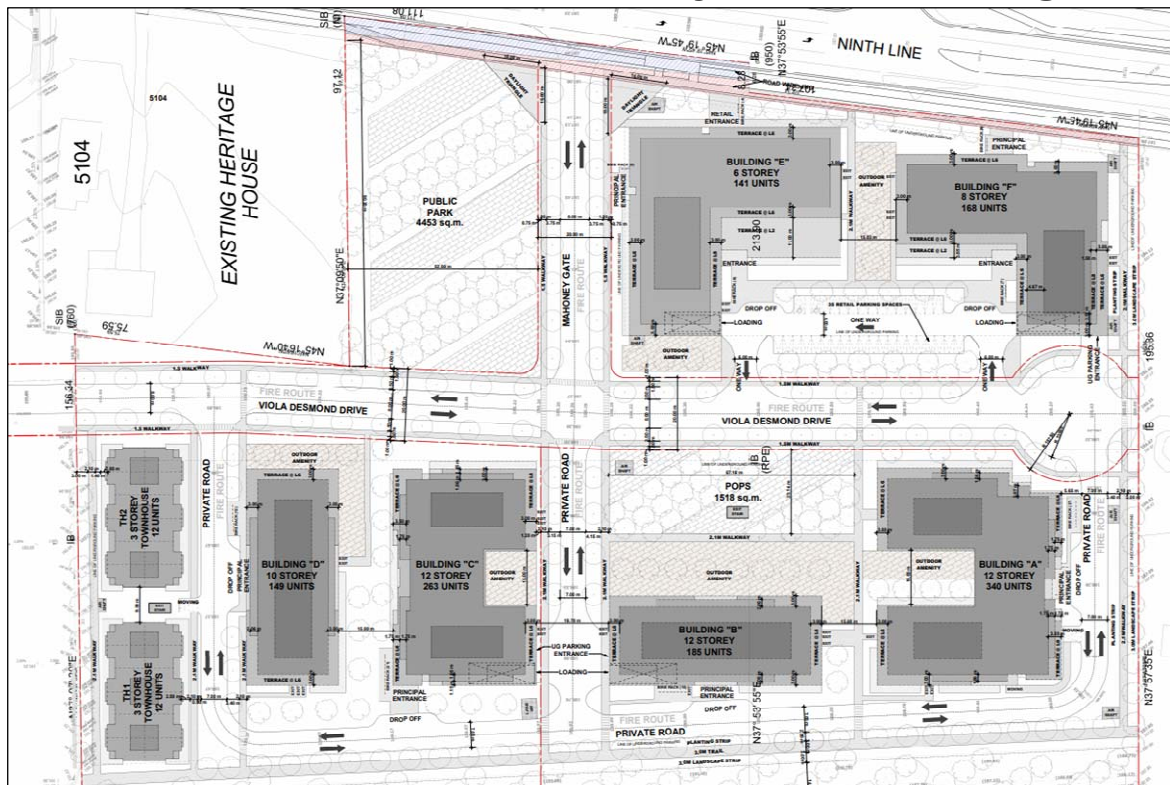
The City of Mississauga has requested that all development applications containing 50 or more ownership residential units that are within neighbourhoods outside of designated mall-based nodes provide a minimum rate of 10% of “affordable middle income housing units.” It is noted, however, that the City 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 DRAFT PLAN

Figure 1 illustrates the site plan for the subject site, including the location and orientation of the buildings.

Figure 1

Site Plan, 5080 Ninth Line, City of Mississauga



Source: Kirkor Architects & Planners

The subject site is adjacent to Ninth Line to the east (with existing residential uses on the opposite side of Ninth Line), future residential lands to the north, the Highway 407 to the west, and Eglinton Avenue/Lower Base Line to the south.

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, with respect to the following chapters:

- Description of the proposal and a summary of relevant planning processes 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 in achieving municipal housing targets;
- Examine how the proposed development 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 each level of government to curtail health-related impacts of the COVID-19 pandemic. Given the uncertainty around the COVID-19 pandemic and government countermeasures at this time, this report does not address the full extent of potential impact of the pandemic on current or future market conditions.

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.

2 DEVELOPMENT PROPOSAL

2.1 DESCRIPTION OF THE PROPOSAL AND AFFORDABLE HOUSING REQUIREMENT

The subject site is located at 5034, 5054, and 5080 Ninth Line. Figure 2 illustrates the location of the Subject Site.

Figure 2 **Subject Site: 5034, 5054, 5080 Ninth Line, City of Mississauga**



Source: Altus Group Economic Consulting based on Google Earth Maps

The residential development proposal would include a total of 1,270 units, including 1,246 apartment units within six buildings ranging from 6 to 12 storeys, as well as 24 townhouse units within two 3-storey townhouse blocks containing 12 units each. Building E of the proposal would include 7,000 square feet of at-grade retail space.

Figure 3

**Development Proposal, Your Home Developments, 5080
Ninth Line, City of Mississauga**

	Residential		Non-Residential
	Storeys	Units	GFA
	<i>Floors</i>		<i>Square Feet</i>
Building A	12	340	-
Building B	12	185	-
Building C	12	263	-
Building D	10	149	-
Building E	6	141	7,000
Building F	8	168	-
Tow nhouses	3	24	-
Total		1,270	7,000

Source: Altus Group Economic Consulting based on information provided by client

Details of the residential development, such as unit mix by the number of bedrooms, unit size ranges and pricing, have not yet been determined. For the purposes of a Housing Report, this study reviews the pricing of new home projects that are currently being marketed in the City of Mississauga.

The site plan also includes 2,475 square metres of Privately-Owned Publicly-Accessible Space (POPS), and a 4,453 square metre public park in the northeast corner of the site.

2.2 CITY OF MISSISSAUGA HOUSING COMMENTS

The City of Mississauga memorandum “Housing Comments – DARC 20-132 W10”, June 26, 2020, has requested that a minimum of 161 units of the proposed development be affordable to middle-income households. However, this estimate was based on an earlier version of the proposal that contained 1,657 units.

The report notes that “This request may be modified through the application process as the unit count is finalized” and stated that the City “strongly encourages the incorporation of rental units in the proposed development.”

3 POLICY CONTEXT

This chapter of the study reviews relevant provincial and municipal policies relating to 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 an appropriate range and mix of land uses:

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, multiunit 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. ...

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; ...

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 FOR THE GREATER GOLDEN HORSESHOE

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (May 2019 (Office Consolidation: August 2020); “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 this 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 additional residential 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 additional residential 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;
- d) address housing needs in accordance with provincial policy statements such as the Policy Statement: “Service Manager Housing and Homelessness Plans”; and
- e) implement policy 2.2.6.1 a), b), c) and d) 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 the 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 the 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 REGION AFFORDABLE HOUSING INCENTIVE PILOT PROGRAM

The Region of Peel offers an Affordable Housing Incentives Pilot Program that provides capital grants to support private and non-profit developers building affordable rental housing for middle-income households. The Region has made \$7.5 million in funding available.

Eligibility requirements include the following:

- Applicants must propose a minimum of five (5) affordable units;
- Affordable is defined in this program as being 135% of the median market rent by local municipality;
- Affordable units must be primarily 2 and 3+ bedroom units;
- Units receiving incentives must be maintained as affordable for a minimum of 25 years and must operate as rental for the duration of the agreement.

The call for applications for the year 2021 have already closed (as of July 2021). Nonetheless, the proposed development does not include purpose-built rental housing units and would therefore not be eligible for this pilot program.

3.5 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- 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, including:
 - 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, including:
 - 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

3.6 CITY OF MISSISSAUGA OFFICIAL PLAN

The City of Mississauga's Official Plan (2010 (Office Consolidation: September 2020) 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 site is within the Ninth Line Neighbourhood Character Area.

Section 16.20 specifically refers to the policies related to the Ninth Line Neighbourhood Character Area, and includes the following policies relating to the planned density of the area, and the vision for land use in the area:

16.20.1.1 The Ninth Line Neighbourhood Character Area will be planned to achieve a minimum density of 82 residents and jobs combined per hectare, on all lands where development is permitted.

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 density target in the area of 82 persons and jobs per hectare is intended as an average for the entirety of the Ninth Line Character Area (estimated to be 110 hectares in size), and the area incorporates a mix of residential, employment and open space uses. The relative low densities expected in the lands designated for Business Employment and Public Open Space will account for nearly 30% of the developable lands (32.4 hectares), and are expected to contribute few persons and jobs per hectare. Instead, development applications in the area range from 85 to 165 residents per hectare, which exceeds the average density for the Ninth Line Character Area, but compensates for the much lower densities likely on the employment and Open Space lands.

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 site is located within the Community Park/Residential Areas (Precinct 5), the Precinct policies for which include:

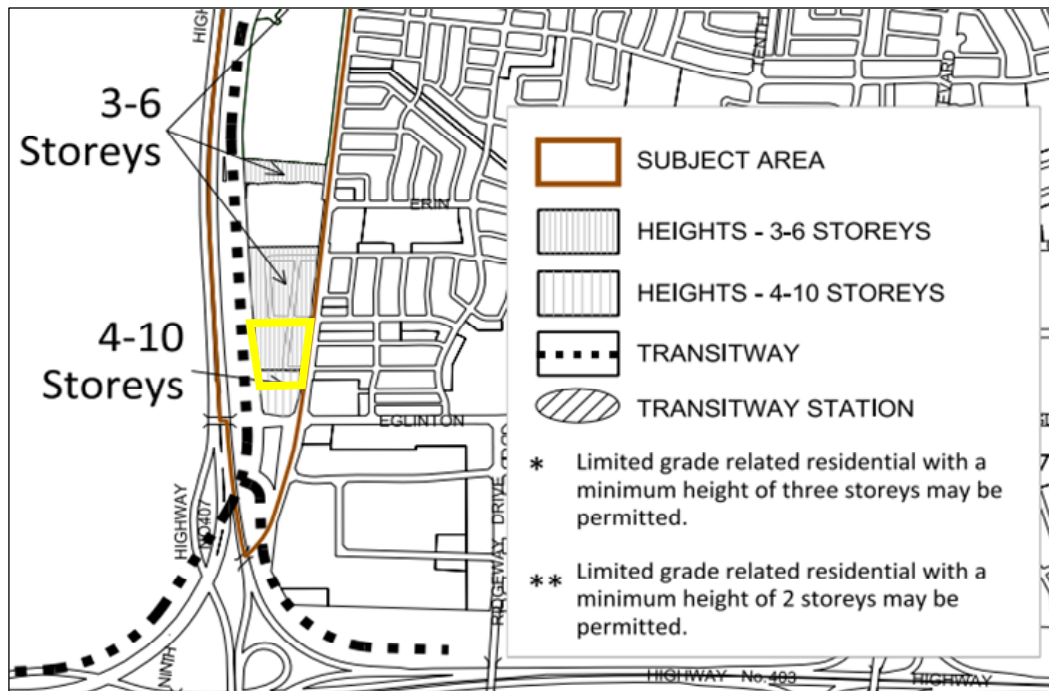
16.20.3.5.1 The primary focus of this area will be the Community Park and related facilities to serve residents of the local and broader communities.

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 townhouse 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 subject site is shown in Map 16-20.2 as having a mix of lands with height limits ranging from 3-6 storeys (northern part) and 4-10 storeys (southern part). The development proposal would include building heights ranging from 6 to 12 storeys.

Figure 4

Map 16-20.2, City of Mississauga Official Plan



Source: City of Mississauga Official Plan

3.7 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 \$400,000.¹

¹ 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

4 ANALYSIS AND OPINION

4.1 AFFORDABLE MIDDLE-INCOME HOUSING

4.1.1 Proposed Inclusion of Affordable Middle-Income Housing

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.

Figure 4 calculates the number of affordable middle income housing units that would be requested for the proposed development on the subject site.²

Figure 5

Estimated Number of Required Affordable Middle-Income Housing Units, Your Home Ninth Line

	Storeys <i>Floors</i>	Units	Units Above 50- unit Threshold
Building A	12	340	290
Building B	12	185	135
Building C	12	263	213
Building D	10	149	99
Building E	6	141	91
Building F	8	168	118
Tow nhouses	3	24	n.a.
Total		1,270	946
Affordable Middle-Income Housing Requirement (10%)			95
Building E - AH Units Provided			141
AH Units Provided as % of Minimum Requirement			149%

Source: Altus Group Economic Consulting based on information provided by client

The proposed development would accommodate 1,270 residential units in total, across six buildings, each of which have more than 50 residential units.

² "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 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." (Terms of Reference for Housing Reports by the City of Mississauga, October 17, 2019)

Based on the minimum rate set out by the City of Mississauga, this would result in a request from the City of Mississauga for 98 affordable units.

The proposal would be to provide the 141-unit Building E as affordable middle-income housing units, which would be 49% higher than the City's requirement.

The proposal, by also including Building E as a rental building addresses the City's request for the inclusion of rental housing in the development.

4.1.2 Current Ownership Housing Price Trends in the City of Mississauga

A review of new ground-related housing prices in the City of Mississauga³ indicated the price for detached units ranging between \$1,519,900 and \$2,699,900, with an average price of approximately \$1,944,000. The price for townhouse units (not including back-to-back or stacked townhouse) ranged between \$1,169,900 and \$1,259,900, with an average price of approximately \$1,196,000. The price for back-to-back townhouse units ranged between \$879,990 and \$1,019,990, with an average price of approximately \$928,000.⁴

A review of new condominium apartment prices in the City of Mississauga⁵ indicated the price by unit type:

- Studio units range between \$436,900 and \$482,900;
- One-bedroom units ranging between \$473,450 and \$689,900;
- One-bedroom-plus-den units ranging between \$513,900 and \$771,400;
- Two-bedroom units ranging between \$603,990 and \$1,794,900;
- Two-bedroom-plus-den units ranging between \$674,990 and \$4,439,900; and
- Three-bedroom units ranging between \$728,900 and \$1,900,000.⁶

Given the new home price trends, small condominium apartment units outside Downtown and/or along Hurontario Street may meet the affordable ownership price threshold for middle income households. Most of the active condominium apartment projects in the City of Mississauga are located in

³ New ground-related units that were available for sale as of March 2021

⁴ Based on Altus Group RealNet data

⁵ New condominium apartment units that were available for sale as of March 2021

⁶ Based on Altus Group RealNet data and project price lists

Downtown and/or along Hurontario Street where the sale price per square foot is relatively high, with a limited number of projects outside the area.

4.1.3 Affordable Housing Opportunities Within the Proposed Development

Given that the proposed development is still at an early stage, 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;
- Project amenities;
- 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.

While it is expected that some of the above factors may create upward pressures on pricing, affordable housing opportunities can be explored through efficient layout and suite design of small units, leveraging municipal incentives for small units, such as relatively low development charges for small units within the City of Mississauga and the Region of Peel, etc.

4.2 HOUSING SUPPLY

As set out in section 1.4.1 of the PPS and section 5.8.2 (General Policies) of the Peel Region Official Plan, 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. 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 will contribute to the Region of Peel's supply of housing, ensuring the 15-year supply of residential units and, in addition, 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.

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 5 summarizes historical housing completions and current under construction data for the Region of Peel.

Figure 6

Total Housing Completions and Under Construction by Dwelling Type, Region of Peel, 1990 - July 2021

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	814	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	482	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	166	549	1,312	3,392	40.2	4.9	16.2	38.7	100.0
2020	930	358	808	258	2,354	39.5	15.2	34.3	11.0	100.0
2021 YTD (July)	647	40	517	2,271	3,475	18.6	1.2	14.9	65.4	100.0
Total	109,822	34,196	37,960	41,898	223,876	49.1	15.3	17.0	18.7	100.0
Under Construction, July 2021	1,154	178	699	7,548	9,579	12.0	1.9	7.3	78.8	100.0

Source: Altus Group Economic Consulting based on CMHC data

In the Region of Peel, recent housing completions include 4,584 units in 2018, 3,554 units in 2019 and 2,354 units in 2020, or an average of 3,443 units per year, significantly below the Region's annual housing target of 7,500 units per year. So far in 2021 (through July), the 3,475 housing completions is on

pace to exceed the completions seen over the 2018-2020 period, but is still below pace the Region's annual housing target of 7,500 dwelling units.

As of July 2021, there were 9,579 units under construction. A large share (78.8%) of units under construction were apartment units, which are expected to be completed over the next few years.

Figure 6 summarizes historical housing completions and current under construction data for the City of Mississauga.

Figure 7

Total Housing Completions and Under Construction by Dwelling Type, City of Mississauga, 1990 - July 2021

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	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	145	42	-	54	241	60.2	17.4	-	22.4	100.0
2021 YTD (July)	70	32	255	2,271	2,628	2.7	1.2	9.7	86.4	100.0
Total	35,018	14,877	18,961	34,552	103,408	33.9	14.4	18.3	33.4	100.0
Under Construction, July 2021	178	30	212	6,525	6,945	2.6	0.4	3.1	94.0	100.0

Source: Altus Group Economic Consulting based on CMHC data

In the City of Mississauga, recent housing completions include 494 units in 2018, 1,525 units in 2019 and 241 units in 2020, or 753 per year, significantly below the annual target of 3,894 units set out in the PHHP. Through July 2021, completions in the City amounted to 2,628 units, which is on track to meet the annual target of 3,894 units per year, but it would be the first year since 2006 to exceed 3,800 annual housing completions.

As of July 2021, there were 6,945 units under construction. A large share (94.0%) of units under construction were apartment units, which are expected to be completed over the next few years.

It is noted that the share of apartment unit completions has been generally increasing since the early 2000s. At the same time, the share of ground-related housing⁷ has been declining. The share of ground-related housing under construction was only 6.0% as of July 2021.

Based on the City of Mississauga information on development applications in March 2021, as well as information on known condominium apartment and stacked townhouse projects that have not yet started occupancy, the estimated potential future residential supply amounts to include approximately 34,600 units.⁸

Known, major developments in the City include:

- Lakeview Village that would accommodate 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. (Lakeview Village DMP 4.0);
- 1 Port Street East that would accommodate 1,205 to 1,540 apartment units;
- M City that would accommodate approximately 6,000 apartment units; and
- Square One redevelopment/intensification that would accommodate more than 18,000 units.

The estimated potential future residential supply in the City of Mississauga combined with recent housing completions from 2018 to January 2021 amount to be approximately 39,490 units, however it is likely that a significant proportion of these units may not be completed before 2028.

The estimate above can be compared with 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).

⁷ Single-detached, semi-detached and row housing units

⁸ Includes the proposed development on the North and South Draft Plan Lands. Excludes future phases of some of the multi-phase projects

By adding 1,270 residential units to the City of Mississauga, the proposed development contributes to the City and the Region in meeting the annual housing target set out in the PHHP.

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 provided. In particular, for the Ninth Line Neighbourhood Character Area, the City of Mississauga Official Plan set out that the 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 development will accommodate a diverse housing mix, consisting of a mix of condominium and rental tenure apartment units.

While unit sizes and the number of bedrooms for the proposed development have not yet been determined, it is expected that diverse housing options provided will accommodate households with different sizes and housing preferences.

Below is a review of new homes in the City of Mississauga that were available for sale at the time of this report:

- Detached units range in size between approximately 2,420 square feet and 4,280 square feet and include three to four bedrooms.
- Townhouse units (not including back-to-back or stacked townhouse) range in size between approximately 2,200 square feet and 2,220 square feet and include three to four bedrooms.
- Back-to-back townhouse units range in size between approximately 1,570 square feet and 1,880 square feet and include two to three bedrooms.
- Active condominium apartment projects in the City of Mississauga mainly include one-bedroom, one-bedroom-plus-den, two-bedroom or two-bedroom-plus-den suites, with typical suite sizes ranging around 600 square feet for one-bedroom suites, 700 square feet for one-bedroom-plus-den suites, 1,160 square feet for two-bedroom suites and 1,820 square feet for two-bedroom-plus-den suites.

5 SUMMARY AND CONCLUSIONS

The proposed development meets Provincial, Regional, and City housing objectives by providing housing that is affordable to middle income households, contributing towards ensuring adequate long- and short- term housing supply and providing an appropriate range and mix of housing options.

The proposed development conforms with housing policies relating to affordable housing. The proposed development would include 1,270 residential units in total, including a range of housing tenures on-site. To ensure that the Ninth Line Character Area develops at the planned density set out in the Official Plan, residential densities will need to be sufficiently higher than the area-wide average of 82 persons and jobs per hectare to offset the lower densities that can be expected in the lands designated for Business Employment and Open Space.

The Region of Peel does not yet have an Inclusionary Zoning policy in place. However, the policy would only apply to Protected Major Transit Station Areas (PMTSAs) and is likely to be applied only to ‘strong’ markets within the Region that also fall within PMTSAs. Based on the preliminary findings regarding impact and viability in the NBLC Evaluation Report, it would appear to mean that IZ would only be applicable to lands in the Hurontario corridor and Downtown Brampton. It does not appear that the Region will impose IZ requirements on lands in the Ninth Line corridor.⁹

By adding 1,270 residential units to the City of Mississauga, the proposed development contributes 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). This report identified that the known potential future residential supply in the City of Mississauga is estimated to be up to 39,490 units, however a significant proportion of this future residential supply will not be available during the 2018-2028 period.

⁹ N. Barry Lyon Consultants Limited, Feasibility Analysis: Evaluation of Potential Impacts and Implementation of an Affordable Housing Inclusionary Zoning Policy, (April 2021), Draft