

Housing Report Ninth Line South Draft Plan Lands

Independent Real Estate Intelligence

November 24, 2021



Housing Report

Ninth Line South Draft Plan Lands

Prepared for:

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November 24, 2021

EXECUTIVE SUMMARY

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

The Client is planning to develop lands located west of Ninth Line, north of Britannia Road West, south of Derry Road and east of Highway 407 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 proposing 50 or more ownership residential units. The proposed development accommodates more than 50 ownership units.

The residential development proposal on the South Draft Plan Lands would accommodate a total of 493 housing units. The breakdown by dwelling type is as follows.

- 142 freehold townhouse units;
- 14 condominium townhouse units;
- 11 freehold back-to-back townhouse units;
- 121 condominium back-to-back townhouse units;
- 93 condominium rear-lane townhouse units; and
- 112 condominium stacked townhouse units.

The South Draft Plan Lands would accommodate 493 residential units in total. Based on the City of Mississauga’s minimum affordable housing provision rate of 10% beyond the first 50 units, this would result in a request for 44 affordable middle-income units.

Please note that the proposed development has intentions to include a mid-rise block that may provide 140-200 units. Although this is not considered in the calculation above, the proposed apartment units may be suitable to assist with the delivery of affordable units in a range of different unit types.

Further to the above, this report acknowledges that the applicant has deferred seven (7) middle-income housing units from a separate development application in Ward 10 and there is a possibility that the middle-income housing units will be provided within the future separate site

plan approval application for the medium-density blocks on the North and/or South Draft Plan applications of this development. Mattamy (5150 Ninth Line) and the applicant will continue to work with City staff to identify how the obligations from 5150 Ninth Line can be met.

The proposed development on the South Draft Plan Lands will contribute to the Region of Peel ensuring the 15-year supply of residential units and, in addition, the three-year supply of residential units on lands with servicing capacity.

The proposed residential development on the South Draft Plan Lands 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.

By adding 493 residential units to the City of Mississauga, the proposed development on the South Draft Plan Lands contributes to the City and the Region in meeting the housing target set out in the Peel Housing and Homelessness Plan (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 known potential future residential supply in the City of Mississauga is estimated to be up to 36,900 units.

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 South Draft Plan Lands provides an opportunity to add ground-related housing stock in the City of Mississauga.

TABLE OF CONTENTS

	Page
EXECUTIVE SUMMARY	i
1 INTRODUCTION	1
1.1 Background	1
1.2 South Draft Plan Lands.....	2
1.3 Study Objectives and Approach	3
1.4 Caveat.....	3
2 DEVELOPMENT PROPOSAL.....	5
2.1 Description of the Proposal (Draft Plan of Subdivision 21T-M 19004 W10 and Zoning By-law Amendment OZ 19/013 W10).....	5
2.2 Relevant Planning Process and other Related Applications	5
3 POLICY CONTEXT	7
3.1 Provincial Policy Statement.....	7
3.2 Growth Plan for the Greater Golden Horseshoe	9
3.3 Region of Peel Official Plan	10
3.4 Peel Region Affordable Housing Incentive Pilot Program.....	12
3.5 Peel Housing and Homelessness Plan 2018-2028	12
3.6 City of Mississauga Official Plan.....	14
4 ANALYSIS AND OPINION	18
4.1 Housing Affordability.....	18
4.2 Housing Supply	20
4.3 Range and Mix of Housing.....	24
5 SUMMARY AND CONCLUSIONS	26
APPENDIX A: TERMS OF REFERENCE FOR HOUSING REPORTS BY CITY OF MISSISSAUGA (OCTOBER 17, 2019)	1

1 INTRODUCTION

Altus Group Economic Consulting was retained by Derry Britannia Developments Ltd. (“Client”) to prepare a Housing Report regarding 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 Britannia Road West, south of Derry Road and east of Highway 407 in the City of Mississauga. The current development proposal includes the southern part of their lands (“South Draft Plan Lands”), also known as the Subject Lands, that would accommodate 493 units.¹

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.

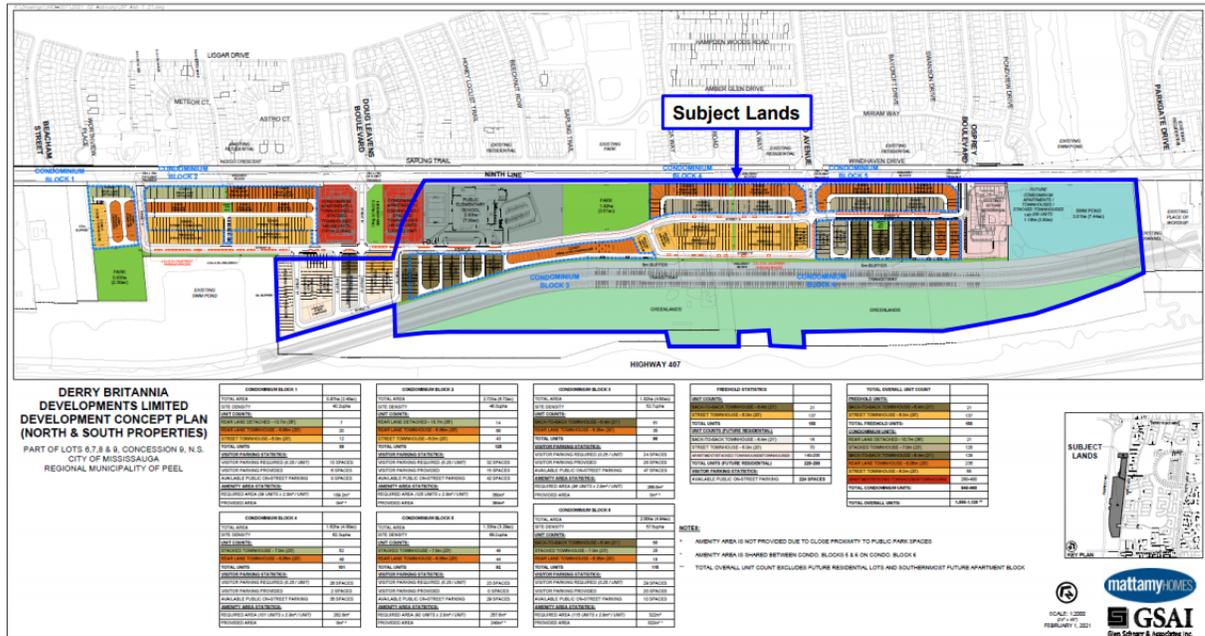
The City of Mississauga has requested that all development applications containing 50 or more ownership residential units that are within neighbourhoods outside of designated mall-based nodes provide a minimum rate of 10% of “affordable middle income housing units.” It is noted, however, that the City 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 Based on the draft plan of subdivision prepared by Glen Schnarr & Associates Inc., August 8, 2021. Excludes condominium apartment / stacked townhouse units that will likely appear as separate applications.

1.2 SOUTH DRAFT PLAN LANDS

Figure 1 illustrates the location of the South Draft Plan Lands in the context of the overall North and South Draft Plan Lands.

Figure 1 **Ninth Line South Draft Plan Lands, City of Mississauga**



Source: Draft plan of subdivision prepared by Glen Schnarr & Associates Inc., February 1, 2021

The size and surroundings of the South Draft Plan lands are as follows:

- Land Area: A gross area of the South Draft Plan Lands are 36.15 hectares, or 89.33 acres, and the net developable area of the South Draft Plan Lands are 9.25 hectares, or 22.86 acres.
- Existing Use: The South Draft Plan Lands currently consists of several parcels of vacant agricultural lands.
- Surrounding Land Use:
 - North: local retail, interchange to 407, child care centre and vacant lands;
 - South: Future Churchill Meadows Community Centre, St. Peter’s Mission Church and local retail;
 - East: Established residential neighbourhoods, local retail, St. Simon Stock Elementary School, Lisgar Fields, Osprey Marsh and Osprey Woods Public School; and
 - West: Future Bus Transitway and Highway 407.

- 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 on the west side.

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 on the South Draft Plan Lands in achieving municipal housing targets;
 - Examine how the proposed development on the South Draft Plan 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.

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 (DRAFT PLAN OF SUBDIVISION 21T-M 19004 W10 AND ZONING BY-LAW AMENDMENT OZ 19/013 W10)

The residential development proposal on the South Draft Plan Lands would accommodate a total of 493 housing units.² The breakdown by dwelling type is as follows.

- 142 freehold townhouse units;
- 14 condominium townhouse units;
- 11 freehold back-to-back townhouse units;
- 121 condominium back-to-back townhouse units;
- 93 condominium rear-lane townhouse units; and
- 112 condominium stacked townhouse units.

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 reviewed the pricing of new home projects that are currently being marketed in the City of Mississauga.

Other proposed uses on the North and South Draft Plan Lands include the North Park (northwest on the South Draft Plan Lands), a future school block, Gateway Park (aligned with Doug Leavens across Ninth Line) and a linear park (along the south side of Street 'F').

2.2 RELEVANT PLANNING PROCESS AND OTHER RELATED APPLICATIONS

The current planning applications for the South Draft Plan Lands include a Plan of Subdivision application (File #: 21T-M 19004 W10) and a Zoning By-law Amendment application (File #: OZ 19/013 W10).

The proposed development on the South Draft Plan Lands conforms with the City of Mississauga Official Plan policies (including policies in chapters 5, 7,

² Based on the draft plan of subdivision prepared by Glen Schnarr & Associates Inc., August 8, 2021. Excludes condominium apartment / stacked townhouse units that will likely appear as separate applications.

and 16 as discussed in the subsequent section of this report) and does not require an Official Plan Amendment application.

3 POLICY CONTEXT

This chapter of the study reviews the relevant Provincial, Regional and Municipal policy framework 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.

The proposed development will facilitate residential intensification on the subject site through a compact, medium density built form that will introduce 493 new housing units of varying configurations. This will support housing choice for current and future residents and will accommodate households of varying size, income levels and lifestyle preferences. Additionally, the proposal will facilitate development that is supported by existing infrastructure networks, active transportation, existing and planned transit services and a variety of public service facilities.

For the reasons identified above, the proposed development is consistent with the above-noted policy objectives of the Provincial Policy Statement.

3.2 A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2020

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 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 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. ...

The proposed development will contribute to achieving complete communities by facilitating a compact built form on underutilized lands in proximity to transit networks, active transportation infrastructure and nearby amenities that support daily living. Furthermore, the proposal will contribute to housing diversity and offer housing choice for current and future residents. Overall, the proposed development conforms to the above-noted policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe by allowing for contextually appropriate redevelopment.

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.

...

The proposed development, through the introduction of 493 new dwelling units, will contribute to the provision of a range and mix of housing opportunities. Furthermore, the proposal will advance Regional policy objectives of providing greater housing choice for current and future residents of varying household size, incomes and life stages. Additionally, the proposed development will enable residents to remain in their community.

3.4 PEEL REGION AFFORDABLE HOUSING INCENTIVE PILOT PROGRAM

The Region has made \$7.5 million in funding available through the Affordable Housing Incentives Pilot Program, however the prerequisite is that the development must be designed for purpose-built rental units.

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. The proposed development, through the introduction of 493 new dwelling units, will contribute to the provision of a range and mix of housing opportunities. Furthermore, the proposal will advance Regional policy objectives of providing greater housing choice for current and future residents of varying household size, incomes and life stages. Additionally, the proposed development will enable residents to remain in their community.

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

The proposed development offers a range of housing types and has the potential to contribute towards the above-noted policies as noted in the Peel Housing and Homelessness Plan.

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 South Draft Plan 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 South Draft Plan Lands are located within the North Britannia Area (Precinct 3), the Precinct policies for which include:

16.20.3.3.2 Residential development will include 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.

16.20.3.3.3 Notwithstanding policy 16.20.3.3.2 and 11.2.5.5, consideration may be given to ground related units such as semi-detached dwellings abutting Ninth Line between Doug Leavens Boulevard and Beacham Street. The overall density target for the entire Character Area must be maintained. ...

The proposed development will facilitate residential intensification by introducing a medium density, compact built form on underutilized lands in proximity to transit networks, active transportation infrastructure and nearby amenities. It will also provide for a range of new ownership housing units, enabling housing choice for current and future residents of varying household size, income levels and life stages. As stated above, the proposal is for a mix of homeownership opportunities. For the reasons identified above, the proposal is consistent with the 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 \$400,000.³

The proposed development offers a range of housing types and has the potential to contribute towards the above-noted policies as noted in the Mississauga Housing Strategy.

³ 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 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.

Figure 2 calculates the number of affordable middle income housing units that would be requested for the proposed development on the South Draft Plan Lands.

Figure 2

Estimated Number of Requested Affordable Middle Income Housing Units, Ninth Line South Draft Plan Lands

Proposed Development on Subject Lands	Total Number of Units	Requested Affordable Middle Income Housing*
	<i>Units</i>	
Freehold townhouse units	142	
Condominium townhouse units	14	
Condominium rear lane townhouse units	93	
Freehold back-to-back townhouses	11	
Condominium back-to-back townhouses	121	
Condominium stacked townhouses	112	
Total	493	44

* 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.

Note: Excludes condominium apartment / stacked townhouse units that will likely appear as separate applications

Source: Altus Group Economic Consulting based on the draft plan of subdivision prepared by Glen Schnarr & Associates Inc., August 8, 2021, and Terms of Reference for Housing Reports by the City of Mississauga, October 17, 2019

The South Draft Plan Lands would accommodate 493 residential units in total. Based on the minimum rate set out by the City of Mississauga, this would result in a request from the City of Mississauga for 44 affordable middle-income units.

The apartment/stacked units in the mid-rise blocks that will likely appear as separate applications are intended to assist with the affordable housing

contribution, however the bedroom counts are not confirmed at this time, but can be expected to include a range of studio, 1-bedroom and 2-bedroom apartment units.

Further to the above, this report acknowledges that the applicant has deferred seven (7) middle income housing unit provision from a separate development application in Ward 10 and there is a possibility that the middle-income house units will be provided within the future separate site plan approval application for the medium density blocks on the North and/or South Draft Plan applications of this development. Mattamy (5150 Ninth Line) will continue to work with City staff to identify how the obligations from 5150 Ninth Line can be met.

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 Mississauga⁴ 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 \$928,000.⁵

A review of new condominium apartment prices in the City of Mississauga⁶ indicated the price for studio units ranging between \$436,900 and \$482,900, the price for one-bedroom units ranging between \$473,450 and \$689,900, the price for one-bedroom-plus-den units ranging between \$513,900 and \$771,400, the price for two-bedroom units ranging between \$603,990 and \$1,794,900, the price for two-bedroom-plus-den units ranging between \$674,990 and \$4,439,900, and the price for three-bedroom units ranging between \$728,900 and \$1,900,000.⁷

⁴ New ground-related units that were available for sale as of March 2021

⁵ Based on Altus Group RealNet data

⁶ New condominium apartment units that were available for sale as of March 2021

⁷ Based on Altus Group RealNet data and project price lists

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 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, e.g., 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 on the South Draft Plan Lands will contribute to the Region of Peel 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 Functional Servicing Report for the subject site noted that the South Draft Plan Lands have sufficient servicing capacity for the proposed 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 3 summarizes historical housing completions and current under construction data for the Region of Peel.

Figure 3

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

Year	Number of Units					Share				
	Single-Detached	Semi-Detached	Row	Apartment	Total	Single-Detached	Semi-Detached	Row	Apartment	Total
	Units					Percent				
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	184	677	1,328	3,554	38.4	5.2	19.0	37.4	100.0
2020	930	358	808	258	2,354	39.5	15.2	34.3	11.0	100.0
2021 YTD (January)	146	10	21	-	177	82.5	5.6	11.9	-	100.0
Total	109,321	34,184	37,592	39,643	220,740	49.5	15.5	17.0	18.0	100.0
Under Construction, January 2021	876	126	807	8,045	9,854	8.9	1.3	8.2	81.6	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. As of January 31, 2021, there were 9,854 units under construction. A large share (81.6%) of units under construction were apartment units, which are expected to be completed over the next few years.

Figure 4 summarizes historical housing completions and current under construction data for the City of Mississauga.

Figure 4

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	145	42	-	54	241	60.2	17.4	-	22.4	100.0
2021 YTD (January)	10	10	-	-	20	50.0	50.0	-	-	100.0
Total	34,958	14,855	18,706	32,281	100,800	34.7	14.7	18.6	32.0	100.0
Under Construction, January 2021	186	46	344	7,136	7,712	2.4	0.6	4.5	92.5	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. As of January 31, 2021, there were 7,712 units under construction. A large share (92.5%) 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 housing⁸ has been declining. The share of ground-related housing under construction was only 7.5% as of January 31, 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.⁹

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 36,900 units, however it is likely that some 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).

By adding 493 residential units to the City of Mississauga, the proposed development on the South Draft Plan Lands contributes to the City and the Region in meeting the housing target set out in the PHHP.

⁸ Single-detached, semi-detached and row housing units

⁹ Includes the proposed development on the North and South Draft Plan Lands. Excludes future phases of some of the multi-phase projects

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 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 on the South Draft Plan Lands will accommodate a diverse housing mix, consisting of 142 freehold townhouse units, 14 condominium townhouse units, 11 freehold back-to-back townhouse units, 121 condominium back-to-back townhouse units, 93 condominium rear lane townhouse units and 112 condominium stacked townhouse units.

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

Overall, the proposed development will contribute to greater housing choice for current and future residents of the Ninth Line community of varying household sizes, incomes, life stages and lifestyle preferences.

Based on 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 includes three to four bedrooms.
- Back-to-back townhouse units range in size between approximately 1,570 square feet and 1,880 square feet and includes 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.

As the last remaining greenfield area in Mississauga, the proposed development on the South Draft Plan Lands provides an opportunity to add ground-related housing stock in the City of Mississauga.

As shown in the previous section in housing supply, the apartment type is currently the predominant type of residential development in the City of Mississauga, and this trend is expected to continue. As shown in Figure 4, 92.5% of housing units under construction in the City as of January 31, 2021 are apartment units. Major residential developments known in the City largely consists of apartment units.

5 SUMMARY AND CONCLUSIONS

The proposed residential development on the South Draft Plan Lands 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 on the South Draft Plan Lands conforms with housing policies relating to affordable housing. The South Draft Plan Lands would accommodate 493 residential units in total, including a range of housing types. The Subject Lands presents an opportunity for a relatively affordable ground-related housing option with the proposed condominium detached and condominium/freehold townhouse development.

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.¹⁰

The proposed development would contribute towards ensuring adequate long- and short- term housing supply. The South Draft Plan Lands, through Mississauga Official Plan Amendment 90, are designated and available for residential development. The South Draft Plan Lands have sufficient servicing capacity for the proposed development.

By adding 493 residential units to the City of Mississauga, the proposed development on the South Draft Plan Lands 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

¹⁰ N. Barry Lyon Consultants Limited, Feasibility Analysis: Evaluation of Potential Impacts and Implementation of an Affordable Housing Inclusionary Zoning Policy, (April 2021), Draft

identified that known potential future residential supply in the City of Mississauga is estimated to be up to 36,900 units.

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 groundrelated 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 South Draft Plan Lands provides an opportunity to add ground-related housing stock in the City of Mississauga.

Appendix A
Terms of Reference for Housing Reports

APPENDIX A: TERMS OF REFERENCE FOR HOUSING REPORTS BY CITY OF MISSISSAUGA (OCTOBER 17, 2019)

The Terms of Reference for Housing Reports by the City of Mississauga includes the housing table that provides a housing breakdown required in a Housing Report.

The South Draft Plan Lands would accommodate 493 residential units in total. This would result in a request from the City of Mississauga for 44 affordable middle-income units.

In addition, seven middle income housing units deferred from the 5150 Ninth Line application could be provided on either the North Draft Plan Lands or South Draft Plan Lands.

The bedroom type and sale price of the proposed ownership units have not yet been determined.