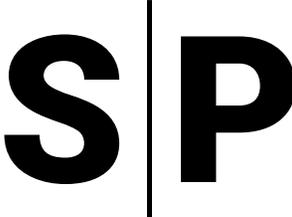


21-51 QUEEN STREET NORTH | FEBRUARY 2022





Sajecki Planning Inc.



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1.0

INTRODUCTION

Sajecki Planning Inc. has been retained by Miss B JL Corp. to assist in securing planning approvals to support the redevelopment of the site municipally known as 21-51 Queen Street North in the City of Mississauga (the “subject “site”).

This Housing Report has been prepared in support of an application to amend the City of Mississauga Official Plan (“MOP”) and Zoning By-law 0225-2007 to permit the development of a nine-storey building plus mechanical penthouse.

The purpose of this Housing Report is to:

- Provide a description of the development proposal;
- Identify the relevant planning process required;
- Identify the proposed affordable housing strategy to be incorporated into the development;
- Provide a planning rationale based on Provincial, Regional and Municipal housing policies and objectives; and,
- Provide an analysis and opinion on how the proposal represents good planning and addresses the housing targets and objectives of the City of Mississauga (“City”) and Region of Peel (“Region”).

2.0

DESCRIPTION OF THE
PROPOSAL

Miss B JL Corp. proposes to develop a mixed-use residential building consisting of nine storeys plus mechanical penthouse on the subject site. Miss B JL Corp. It is proposed that the existing one-storey brick building located on the site be demolished. A total of 1,197.5 m² of retail space and 26,640 m² of residential space is proposed. The total gross floor area (“GFA”) of the proposed building is approximately 27,837.4 m² resulting in an FSI of 2.88. A total of 575 parking spaces are proposed, including 453 residential spaces, 78 residential visitor spaces and 44 retail spaces. The parking supply includes three retail pick-up and drop-off parking spaces at-grade and 572 parking spaces located within three levels of underground parking. In addition to the 575 parking spaces, 26 tandem parking spaces are proposed underground.

The development proposes 390 residential units, with an average unit size of 59 m² (631 ft²). **Table 1** outlines the proposed unit breakdown for the building. A variety of unit types and sizes are proposed. This includes:

- 24.1% bachelor or studio units;
- 52.6% one-bedroom or one-bedroom plus; den units;
- 20.5% two-bedroom or two-bedroom plus

den units; and

- 2.8% three-bedroom units

At this stage in the applications process, the total unit count and breakdown of the development has not been confirmed or finalized. Internal discussions with respect to proposed tenure are ongoing. As a result, **Table 2**, which provides details on the Housing Breakdown, will be completed as the proposal progresses.

Table 1 - Unit Breakdown (Proposed)

	Total Number of Units	Percentage of Building Breakdown
Bachelor / Studio	94	24.1%
One Bedroom	19	4.9%
One Bedroom + Den	186	47.7%
Two Bedroom	71	18.2%
Two Bedroom + Den	9	2.3%
Three Bedroom	11	2.8%

Table 2 - Housing Breakdown

Proposed Development – Housing Breakdown (All Units)		
Purpose Built Rental Units*		
Bachelor/Studio	Proposed Rents in 2022 Dollars (excluding parking and utilities)	Qty. of Units
	Less than \$922/month rent	0
	Between \$922 and \$1153/month rent	0
	Between \$1153 and \$1383/month rent	0
	Between \$1383 and \$1614/month rent	0
	More than \$1614/month rent	0
1 bedroom / 1 bedroom + den	Proposed Rents in 2022 Dollars (excluding parking and utilities)	Qty. of Units
	Less than \$1233/month rent	0
	Between \$1233 and \$1541/month rent	0
	Between \$1541 and \$1850/month rent	0
	Between \$1850 and \$2158/month rent	0
	More than \$2158/month rent	0
2 bedroom / 2 bedroom + den	Proposed Rents in 2022 Dollars (excluding parking and utilities)	Qty. of Units
	Less than \$1396/month rent	0
	Between \$1396 and \$1745/month rent	0
	Between \$1745 and \$2094/month rent	0
	Between \$2094 and \$2443/month rent	0
	More than \$2443/month rent	0
3 bedroom	Proposed Rents in 2022 Dollars (excluding parking and utilities)	Qty. of Units
	Less than \$1590/month rent	0
	Between \$1590 and \$1988/month rent	0
	Between \$1988 and \$2385/month rent	0
	Between \$2385 and \$2783/month rent	0
	More than \$2783/month rent	0

Proposed Development – Housing Breakdown (All Units)		
Ownership Units		
Ownership Units to be Sold at Market Prices		Qty. of Units
Bachelor / Studio		0
1 bedroom / 1 bedroom + den		0
2 bedroom / 2 bedroom + den		0
3 bedroom		0
Ownership Units to be Sold as Affordable	Proposed Affordable Sale Price of Unit	Qty. of Units
Bachelor / Studio	\$0	0
1 bedroom / 1 bedroom + den	\$0	0
2 bedroom / 2 bedroom + den	\$0	0
3 bedroom	\$0	0
Unit Transfer		
Ownership Units to be Dedicated to City/Region	Market Value of Unit	Qty. of Units
Bachelor / Studio	\$0	0
1 bedroom / 1 bedroom + den	\$0	0
2 bedroom / 2 bedroom + den	\$0	0
3 bedroom	\$0	0
Secondary Suites		
Private Ownership Secondary Suites		Qty. of Units
Bachelor / Studio		0
1 bedroom / 1 bedroom + den		0
2 bedroom / 2 bedroom + den		0
3 bedroom		0
Land		
Land Dedicated to City/Region	Market Value of Land Per Acre	Acres
	\$0	0
Financial Contribution to Affordable Housing Offsite		
	Amount	
	\$0	

3.0

PLANNING PROCESS
AND RELATED
APPLICATIONS

An Official Plan Amendment (“OPA”) application and a Zoning By-law Amendment (“ZBA”) application is required to permit the proposed development. The MOP designates the subject site as Mixed Use according to Schedule 10. The Mixed Use designation permits residential uses in conjunction with other permitted uses such as secondary office, retail store, restaurants, financial institution, personal service establishment and other non-residential uses. Policy 11.2.6.3 of the MOP requires that developments that consist primarily of residential uses, with non-residential uses at-grade only submit an OPA for the appropriate residential designation.

An OPA to amend the existing “Mixed-Use” designation is also required to permit the proposed residential density in a designated Neighbourhood area (Streetsville neighbourhood), which permits a maximum building height of four storeys (MOP Policy 16.1.1.1).

The Zoning By-law 0225-2007 zones the subject site “C2” Neighbourhood Commercial according to Index Map 29. The C2 zone permits retail store, restaurant, financial institution, medical office, office, commercial school, veterinary clinic and other non-residential accessory uses.

There is a maximum 12,000 m² gross floor area for non-residential uses and a maximum building height of four storeys or 20.0 metres.

A ZBA is required in order to amend the existing “C2” zoning to permit the proposed mixed-use building. It is intended that the proposed development will use the “Residential High Density” and the RA2 Zone (Apartments) standards as a guideline.

The proposed OPA and ZBA applications support the development of a complete community at a strategic location within the Streetsville neighbourhood by contributing to the diversification of housing in the area. The proposed development will activate the streetscape of Queen Street North and transform existing surface parking on an underutilized site with a compact, mixed-use building. In addition, the proposal will add to the variety of land uses and features in the area and on the subject site, such as mid-density residential, retail, and private amenity space. Given its close proximity to the Streetsville GO Station (1.5 kilometres from site) and Meadowvale GO Station (2.5 kilometres from site) and frequent bus service along Britannia Road West, the proposed density will contribute to increased ridership for adjacent

transit services, and the proposed parking ratios support a multi-modal transportation system. The at-grade retail component will serve as a local asset for residents, workers and community members in the surrounding area. The private outdoor space will provide amenities to the residents of the proposed development.

Other Related Applications

Site Plan Approval and Draft Plan of Condominium applications will be required to facilitate the proposed development.

4.0

ADDITIONAL
CONSIDERATIONS

As outlined in the City's Terms of Reference for Housing Reports, the City requests a minimum rate of 10% of residential units be provided as affordable middle income housing units. It should be noted that this rate is not applied to the first 50 units of a building. Some considerations for the incorporation of affordable housing to meet this objective include:

- The inclusion of supportive housing;
- Financial or land contributions towards affordable housing;
- Innovative rent-to-own models;
- Specific site constraints; and,
- Proposed demolition or conversion of existing rental units.

The subject site is rectangular in shape and has a total area of 9,676 m². There is an existing one-storey strip mall on the site featuring a variety of uses such as retail, restaurant, recreation, and miscellaneous services. There are no residential units present, therefore there will be no demolition or conversion of existing rental units. A total of 390 new residential units are proposed, which would contribute to the Streetsville neighbourhood housing supply. The range of unit

types and sizes will support the diversification of housing in Mississauga. Additionally, the site is already serviced by existing infrastructure and is in proximity to community amenities, such as the Credit River, several public parks, such as Riverview Park, Culham multi-use trail, River Grove Community Centre and more. The proposed tenure has not yet been determined. The proposed development does not include affordable housing units at this time as it is premature to determine the total number of affordable housing units that can be provided. The applicant will work with the City throughout the approvals process to help meet the City's housing goals and objectives.

5.0

PLANNING
RATIONALE

5.1 Provincial Policy Statement

The Provincial Policy Statement (“PPS”) was issued under Section 3 of the Planning Act and came into effect on May 1, 2020, which replaces the PPS issued April 30, 2014. The PPS sets the foundation for regulating the development and use of land by providing policy direction on matters of provincial interest. All planning decisions in Ontario must be consistent with the PPS, per Section 3(5) of the Planning Act.

Relevant housing policies in the PPS are outlined below.

Policy 1.1.3.3 of the PPS supports intensification and transit-supportive development that provides a significant supply and range of housing options. The PPS encourages the use of existing building stock or areas, including brownfield sites, and the use of existing or planned infrastructure to satisfy projected demand.

Section 1.4 of the PPS provides a framework for housing by encouraging an appropriate range and mix of housing types and densities. Section 1.4.3 states:

“Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by: ...

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.”

Planning must also support energy conservation and climate change adaptation, per Section 1.8 of the PPS. These goals are achieved through land use patterns that promote compact form, improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion, among others (1.8.1).

Summary

The proposal supports efficient land use patterns as outlined in the PPS. The development will contribute to the range and mix of housing in Mississauga by adding 390 residential units to an underutilized site located just north of a Community Node (Schedule 2 of MOP). The proposed unit mix will accommodate a range of

household sizes and needs.

The proposal also supports the redevelopment of a brownfield site and maximizes use of existing services and infrastructure in Mississauga. As identified in the project's Planning Justification Report, the proposed development is well-served by public transit and in proximity to Streetsville GO Station (30-minute walk / 10-minute bicycle ride) and Meadowvale GO Station.

Overall, the proposed development would contribute to multi-modal transportation goals, minimize vehicle trips and provide opportunities to live and work on the subject site. Based on the rationale outlined above, it is our opinion that the proposed development, the OPA and the ZBA are consistent with PPS policies.

5.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

A Place to Grow: Growth Plan for the Greater Golden Horseshoe ("Growth Plan") was issued under Section 7 of the Places to Grow Act and came into effect in August 2020. The Growth Plan builds on the PPS and provides a regional framework that supports the growth of stronger, more complete communities, a thriving economy, a clean and healthy environment, and social equity. Planning decisions must conform to or not conflict with the Growth Plan, according to Section 3(5) of the Planning Act. Policies of the

Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except



where the relevant legislation provides otherwise.

The Growth Plan features many guiding principles related to housing including:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime; and,

- Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.

Affordable housing is defined as:

- a. in the case of ownership housing, the least expensive of:
 - i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for low and moderate income households; or
 - ii. housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area;
- b. in the case of rental housing, the least expensive of:
 - i. a unit for which the rent does not exceed 30 per cent of gross annual household income for low and moderate income households; or
 - ii. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Section 2.2.6 outlines housing policies including those related to the achievement of complete communities. These include achieving minimum intensification and density targets and diversifying the overall housing stock across municipalities (2.2.6(2)). A mix of unit sizes in multi-unit residential developments is also encouraged (2.2.6(3)).

Summary

The proposed development seeks to diversify housing in Mississauga by providing a range and mix of unit sizes to accommodate the needs of diverse households. The proposal will contribute an additional 390 residential units to the existing housing supply, and contribute supporting intensification and density targets in Mississauga.

With access to existing transit routes, employment uses, commercial plazas, schools, parks and more, the proposal also supports the creation of a complete community that provides residents with access to the services needed for daily living.

Based on the rationale provided above, it is our opinion that the proposed development, the OPA and the ZBA conform to the policies of the Growth Plan.

5.3 Region of Peel Official Plan

The Region of Peel Official Plan (“ROP”) guides growth and development in the Region of Peel (“the Region”). The ROP was adopted by Regional Council on July 11, 1996 and received ministerial approval with modifications on October 22, 1996. The Province has delegated approval authority of Mississauga Official Plan and official plan amendments to the Region of Peel. The Region is completing a Municipal Comprehensive Review (“MCR”) of its Official Plan, which is anticipated to be completed by July 1, 2022, based on Provincial requirements.

The ROP seeks to provide a long-term, holistic approach to planning that guides growth and development in Peel while protecting the environment, managing resources and outlining a regional structure that manages growth effectively and efficiently.

The subject site is located within the Urban System and within the Built-up Area according to Schedule D and D4 of the ROP. Section 5.3 outlines objectives and policies for the Urban System, including establishing healthy complete urban communities that contain living, working, and recreational opportunities (5.3.1.3), achieving intensified and compact form and a mix of land uses (5.3.1.4), and achieving a pedestrian-friendly and transit-supportive urban structure, form, and density (5.3.1.5), among others. Built-

up areas are identified in the ROP as locations of intensification that will optimize the use of existing land supply and where a significant portion of new growth will be directed (5.5.1.1 and 5.5.2.2).

Housing policy that furthers sustainable development patterns is detailed in Section 5.8, Objective 5.8.1.1, sets a goal of providing an appropriate range and mix of housing types, densities, sizes, and tenure to meet projected requirements and housing needs. Area municipalities are encouraged to support residential redevelopment in areas with sufficient existing or planned infrastructure (5.8.2.2), and to encourage and support a range of densities and forms of housing affordable to all households (5.8.2.3).

Summary

The subject site is in an area identified in the ROP to accommodate future growth. The proposal supports ROP policies by directing intensification to the Urban System and providing opportunities for residents to live, work and shop within the Built-up Area. The proposal also reflects a compact urban form that features a mix of uses. It will add retail units and 390 residential units to the site. The residential units are proposed to range from studios to three bedrooms in size, supporting the needs of diverse households.

For the reasons listed in the rationale above, it is

our opinion that the proposed development, the OPA and the ZBA conform to the policies of the ROP.

5.4 Peel Housing and Homelessness Plan

The Peel Housing and Homelessness Plan (2018-2028) sets a 10-year direction to make affordable housing available and to prevent homelessness for Peel residents.

To achieve these goals, the Plan sets a target of 7,500 new housing units to be provided annually. 2,000 will be affordable units and 5,500 will be market rate. For the City of Mississauga, annual housing stock targets include 400 units for low-income households, 520 units for middle income households and 2,860 units for middle income or greater.

To make progress on these targets, five Complete Solutions were identified:

1. Ensure efficient use of existing infrastructure
2. Create densities that support transit and affordable housing
3. Minimize financial impact to residents and businesses
4. Protect environmental and agricultural resources
5. Develop a long-term employment strategy

Summary

The proposed development directly supports the first two solutions by ensuring efficient use of existing infrastructure on the site and creating transit-supportive densities along an existing commuter rail line. The proposed development is not expected to adversely impact residents and businesses financially and is not expected to adversely impact environmental or agricultural resources. The addition of commercial uses also supports long-term employment in Peel Region and the City of Mississauga.

5.5 City of Mississauga Official Plan

The City of Mississauga Official Plan (“MOP”) was adopted by City Council on September 29, 2010, and partially approved by the Region of Peel on September 22, 2011. There were numerous appeals to the Ontario Municipal Board (now the Ontario Land Tribunal). This Section refers to the April 8, 2021 Office Consolidation which includes appeal decisions, and Council-approved amendments to date.

The Planning Act requires that the Official Plans of lower-tier municipalities (i.e., City of Mississauga) must conform to the Official Plans of their respective upper-tier municipalities (i.e., Region of Peel). The MOP provides a policy framework to guide development to the year 2031 and direct growth to where it will benefit the urban

form, support a strong public transportation system, and address the long-term sustainability of the city. The City is completing an Official Plan Review that will outline the next phase of growth until 2051 and incorporate new provincial legislation and regulations, policy initiatives and plans, as well as consider new trends, ideas and policy implications.

Section 4.4 of the MOP includes several key guiding principles for land use decisions including:

- the preservation of cultural heritage;
- the promotion of a strong and diversified economy through a range of employment opportunities;
- a range of mobility options for people of all ages and abilities;
- a wide range of housing, jobs and community infrastructure resources; and,
- the creation of distinct, vibrant and complete communities by building beautifully designed and inspiring environments.

Chapter 5 of the MOP discusses how the City of Mississauga will direct growth by encouraging compact, mixed-use development in appropriate locations. As discussed previously, Mississauga is forecasted to have a population of 805,000

people and 510,000 jobs by 2031. Policy 5.1.3 directs forecasted growth to locations that ensure resources and assets are managed in a sustainable manner. Policy 5.1.6 also states:

“Mississauga encourages compact, mixed-use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities.”

Chapter 7 of the MOP outlines policies for creating complete communities, including housing. Housing should maximize use of community infrastructure and engineering services (7.2.1). It should also provide a range of housing choices in terms of type, tenure and price, include affordable housing options (7.2.2). Housing that meets the needs of young adults, older adults and families is encouraged in Major Nodes (7.2.9).

Summary

The proposed development supports the guiding principles of the MOP by contributing to the range of housing available within Mississauga.

The subject site maximizes the use of community infrastructure and engineering services by adding 390 residential units and commercial space to a site that is already connected to municipal services, has access to the road network and is well-connected to the public transit system. The proposal also provides a range of housing choices to Mississauga residents with units

ranging from studios to three bedrooms. This ensures that the proposed development is able to meet the needs of young adults, older adults, families and other household types.

Affordable housing units are not proposed as part of the development at this time.

5.6 Mississauga Housing Strategy

Making Room for the Middle: A Housing Strategy for Mississauga aims to ensure a range of housing choices is available for all households in Mississauga regardless of income level. The Strategy defines affordable housing as costing less than 30% of annual gross household income, representing about \$1,200 in monthly rent. For many households, this benchmark limits housing options to condominiums or select townhomes.

The first goal of the Strategy is to remove barriers to creating affordable housing, which requires creating a supportive planning environment, encouraging secondary units, and reassessing City charges and taxes that affect the financial viability of development projects.

The second goal focuses on closing the missing middle for households who earn too much to qualify for subsidized housing but have otherwise limited housing choices. Solutions to achieve this include encouraging safe secondary units, assessing the impact of development charges

and property taxes on affordable units, and supporting first-time homebuyers.

The third goal is to reform the housing system by securing additional financial resources and restructuring taxation and financial supports. The fourth and final goal is to ensure accountability.

Summary



The project team supports the goals and tactics outlined in Mississauga's Housing Strategy. The team looks forward to working with City staff to implement actions outlined in the Strategy through the development of the site.

Overall, it is our opinion that the proposal is supportive of the City's Housing Strategy in that it will support missing middle housing in the City by providing a variety of unit sizes.

6.0

ANALYSIS AND
OPINION

It is our opinion that the proposed development represents good planning and will address the housing policies and targets identified at the Provincial, Region and Municipal levels for the following reasons:

- It will provide new housing supply through infill on an underutilized site by replacing surface parking lots while also maintaining some existing commercial uses and introducing new permitted uses to the site;
- It will add 390 residential units to the housing supply;
- The new housing supply will be appropriately serviced by existing infrastructure, including existing and planned public and active transportation routes;
- The proposed development will achieve a complete community that is supportive of public health;
- The residential units will be supported through a variety of indoor and outdoor amenity spaces; and,
- The proposed built form will contribute to the range of housing options in the City of Mississauga and Streetsville neighbourhood.

7.0

CONCLUSION

The proposed development appropriately addresses the relevant housing policies outlined in the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Region of Peel Official Plan and City of Mississauga Official Plan. The proposal directs new residential growth within an area identified for intensification in the ROP and is serviced by existing infrastructure and community amenities. Located at a strategic intersection, the proposal activates Queen Street North and contributes to the Streetsville neighbourhood's public realm. The proposal supports the transformation of existing surface parking on an underutilized site with a compact, mixed-use building that is transit supportive and incorporates a variety of unit sizes. For these reasons, it is our opinion that the proposal represents good planning.

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