

# Housing Issues Report

**1580 – 1650 Dundas  
Street East**  
City of Mississauga

**Prepared For**  
Hazelview Investment

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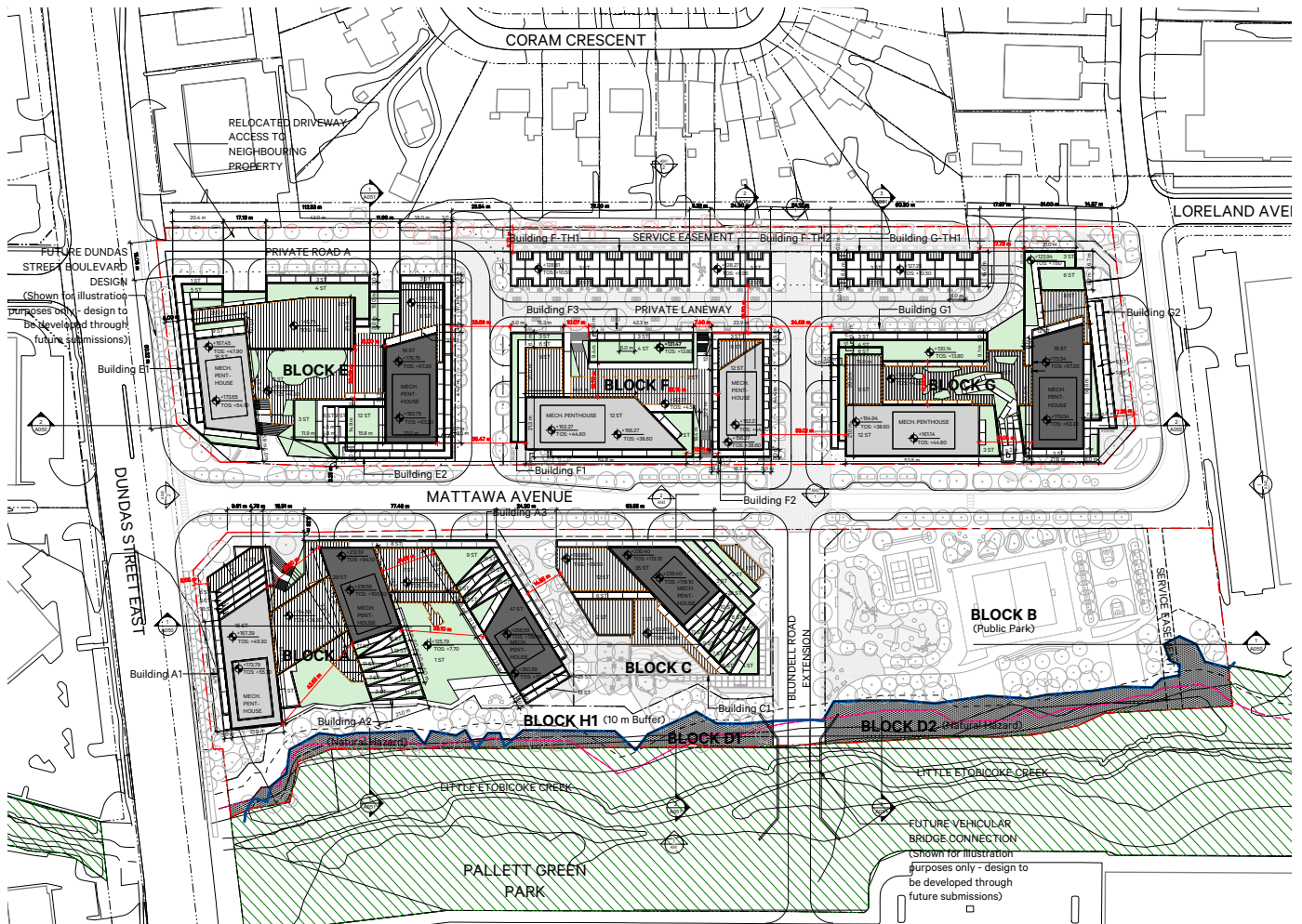
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## **Table of Contents**

<b>1 Description of Proposal</b>	<b>1</b>
<b>2 Relevant Planning Process and Related Applications</b>	<b>3</b>
<b>3 Identification of any Additional Considerations</b>	<b>4</b>
<b>4 Planning Rationale</b>	<b>5</b>
<b>5 Analysis and Opinion</b>	<b>13</b>



**Figure 1 - Site Plan (Prepared by SvN)**



# Description of Proposal

This Housing Report has been prepared by Bousfields Inc. on behalf of Hazelview Investment in support of a development application on the lands municipally known as 1580 – 1650 Dundas Street East in the City of Mississauga (the “subject site”).

The subject site is bisected by Mattawa Avenue, which extends south from a signalized intersection at Dundas Street East. The site is comprised of two large parcels of approximately 7.39 hectares, located east of Little Etobicoke Creek. The site is currently occupied by a stand-alone 1-storey commercial building, and two 2-storey mixed-use buildings on the west and east sides of Mattawa Avenue. South of the existing buildings are two surface parking lots that occupy the majority of the site.

The subject site is a large land assembly in the Dixie- Dundas Community Node, located at the intersection of Dundas Street East and Mattawa Avenue. The Dixie-Dundas Community Node is currently supported by existing higher order transit (Dixie GO Station) and frequent transit service (MiWay transit); as well as planned higher order transit (Dundas BRT) creating the opportunity for a transit-supportive intensification of an underutilized site. The proposal will establish a vibrant mixed-use community with a wide range of residential dwelling units, new retail uses and new recreational uses, including a new public park that will serve existing and future residents. All of these uses will be connected by a revised functional road network that emphasizes pedestrian permeability, safety and future connections across Little Etobicoke Creek to the west.

The proposal is comprised of five tall buildings ranging in height between 18-41 storeys, five mid-rise buildings ranging in height between 12-15 storeys and three 3-storey townhouse blocks. In total, the proposal includes 3,027 new residential units, including a mix of studio, one, two and three-bedroom units as well as grade-related units, and indoor and outdoor amenity areas throughout each of the buildings. All of the existing 68 rental units will be replaced.

A new 1.0 hectare (10,358 square metre) public park, a network of public and private streets, pedestrian connections and privately owned publicly accessible open spaces connect the development. The proposal includes a total of 2,955 square metres of retail space at grade along Dundas Street East and 449 square metres of community space adjacent to a planned extension of Blundell Road crossing Little Etobicoke Creek to the west of Mattawa Avenue. In total the proposal includes 223,257 square metres of Gross Floor Area, resulting in an overall density of 4.05 FSI. (see **Figure 1**, Site Plan).

It is important to note that due to the scale of the proposal, specific unit distributions have not been finalized and are anticipated to be revised throughout the development approvals process. However, a high-level breakdown of the proposed 3,027 units is as follows:

- 169 bachelor units (5.5%)
- 1,706 one-bedroom units (56.3%)
- 731 two-bedroom units (24.1%)
- 236 three-bedroom units (7.7%)
- 185 townhouse units (6.2%)

On a block-by-block basis, the units are distributed as follows across the subject site.

	Units Per Block					
Unit Type	Block A	Block C	Block E	Block F	Block G	Total
Studio	58	28	46	22	15	169
1 Bedroom	674	260	288	194	290	1,706
2 Bedroom	258	111	142	82	138	731
3 Bedroom	99	40	40	23	34	236
Townhouses* (Grade Related)	10	9	17	86	63	185
<b>Total</b>	<b>1,099</b>	<b>448</b>	<b>533</b>	<b>407</b>	<b>540</b>	<b>3,027</b>



## Relevant Planning Process and Related Applications

In support of the proposal, and as outlined in further detail in the ***Planning Justification Report***, an Official Planning Amendment, Zoning by-law Amendment and Draft Plan of Subdivision Application will be filed concurrently as an initial submission to the City of Mississauga.

A Site Plan Application will be filed once initial municipal and regional commenting agencies have provided input on the development proposal and associated reports. Further details on these applications are contained in the ***Planning Justification Report***.



## Identification of any Additional Considerations

One of the key considerations for this application is the replacement of the existing 68 residential rental units on the subject site. The distribution of the existing unit types is as follows:

- 8 studio units
- 13 one-bedroom units
- 43 two-bedroom units
- 4 three-bedroom units

It is proposed that all the existing 68 rental units on the Subject Site will be demolished as part of the redevelopment. As intended by the City's housing policies, the proposal will include replacement of all 68 residential rental units currently on site. The owner is committed to replacing the 68 rental units located within the existing buildings that are proposed to be demolished as part of the redevelopment with the same unit number, type and size and with similar rents. It is our opinion that the proposal is consistent with the intent of the housing policies of the Official Plan. In particular, the rental replacement policies as the proposed development will replace the existing rental units and provide improvement to access of indoor and outdoor amenity spaces.

Through ongoing discussions with City Housing Staff, the owner will discuss strategies and opportunities to further support the provision of housing choice and accessibility for future residents. The following sections outline applicable provincial, regional and municipal policies related to housing and the ways in which the proposal is consistent with and conforms to the policies.





## Planning Rationale

This section of the report provides an overview of relevant housing policies and objectives of the Provincial Policy Statement 2020, Growth Plan 2019, Region of Peel Official Plan, Peel Housing and Homelessness Plan 2018-2028, Mississauga Official Plan, and Mississauga Housing Strategy.

### Provincial Policy Statement

On February 28, 2020, the Ministry of Municipal Affairs and Housing released the Provincial Policy Statement, 2020, which came into effect on May 1, 2020 (the "2020 PPS").

As compared with the 2014 PPS, the 2020 PPS includes an increased emphasis on encouraging an increase in the mix and supply of housing, protecting the environment and public safety, reducing barriers and costs for development and providing greater certainty, and supporting the economy and job creation. One of the key policy directions expressed in the PPS is to build strong communities by promoting efficient development and land use patterns. To that end, Part V of the PPS contains a number of policies that promote intensification, redevelopment and compact built form, particularly in areas well served by public transit.

In particular, Policy 1.1.1 provides that healthy, liveable and safe communities are to be sustained by promoting efficient development and land use patterns; accommodating an appropriate affordable and market-based range and mix of residential types, employment, institutional, recreation, park and open space, and other uses to meet long-term needs; and promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs.

Policy 1.1.3.3 directs planning authorities to identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment, where this can be accommodated taking into account existing building stock or areas and the availability of suitable existing or planned infrastructure and public service facilities.

Section 1.4 of the PPS outlines the directives required to achieve appropriate housing across the province. Specifically, Policy 1.4.1 states that planning authorities shall maintain the ability to accommodate residential growth for a minimum of 10 years through intensification and servicing capacity for at least a three-year supply of residential units.

Policy 1.4.3 states:

- a. *"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:*
- b. establishing and implementing minimum targets for the provision of housing which is affordable to low- and moderate-income households. 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;
  - i. permitting and facilitating;
  - ii. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and
- c. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;
- d. 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;
- e. 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. requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and
- g. 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 efficient use of infrastructure (particularly transit) is a key element of provincial policy (Section 1.6). Section 1.6.3 states that the use of existing infrastructure and public service facilities should be optimized, before consideration is given to developing new infrastructure and public service facilities. With respect to transportation systems, Policy 1.6.7.4 promotes a land use pattern, density and mix of uses that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

Policy 1.7.1 of the PPS states that long-term prosperity should be supported through a number of initiatives including: encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and a range of housing options for a diverse workforce; optimizing the use of land, resources, infrastructure and public service facilities; maintaining and enhancing the vitality and viability of downtowns and main streets; and encouraging a sense of place by promoting well-designed built form.

The proposal meets the intent of the 2020 PPS as it establishes a new complete community with a range and mix of housing options on lands that are currently underutilized. The proposal will pursue compact built form with varying heights and be optimally situated adjacent to multiple modes of public transit such as MiWay and GO Transit. The ultimate build out of the development will efficiently use land and appropriately address policies in section 1.4 of the PPS through the provision of different types and tenures of units that are geared towards various levels of income.

Furthermore, the proposed range of housing typologies meets the needs of residents by accommodating a significant number of dwelling units within a Community Node, an area anticipated to accommodate growth in the City of Mississauga which is also adjacent to existing municipal infrastructure. For the above reasons, it is our opinion the proposal meets the intent of the PPS with respect to housing as well as the efficient use of land.

## Growth Plan for the Greater Golden Horseshoe

As of May 16, 2019, the Growth Plan for the Greater Golden Horseshoe, 2017 (the "2017 Growth Plan") was replaced by A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, 2019 (the "2019 Growth Plan").

The Growth Plan policies emphasize the importance of integrating land use and infrastructure planning, and the need to optimize the use of the land supply and infrastructure. It includes objectives that support the development of complete communities and promotes transit-supportive development. As noted in Section 2.1 of the Plan:

*"To support the achievement of complete communities that are healthier, safer, and more equitable, choices about where and how growth occurs in the GGH need to be made carefully. Better use of land and infrastructure can be made by directing growth to settlement areas and prioritizing intensification, with a focus on strategic growth areas, including urban growth centres and major transit station areas, as well as brownfield sites and greyfields. Concentrating new development in these areas provides a focus for investments in transit as well as other types of infrastructure and public service facilities to support forecasted growth, while also supporting a more diverse range and mix of housing options... It is important that we maximize the benefits of land use planning as well as existing and future investments in infrastructure so that our communities are well-positioned to leverage economic change."*

Policy 2.2.1(4) states that applying the policies of the Growth Plan will support the achievement of complete communities that, among other things, feature a diverse mix of land uses including residential and employment uses, provide a diverse range and mix of housing options, expand convenient access to a range of transportation options, provide for a more compact built form and a vibrant public realm, mitigate and adapt to climate change impacts, and contribute to environmental sustainability.

Policy 2.2.6(1) requires municipalities to support housing choice through, among other matters, the achievement of the minimum intensification and density targets in the Growth Plan by identifying a diverse range and mix of housing options and densities to meet projected needs of current and future residents, including establishing targets for affordable ownership and rental housing.

Notwithstanding Policy 1.4.1 of the PPS, Policy 2.2.6(2) states that, in implementing Policy 2.2.6(1), municipalities will support the achievement of complete communities by: planning to accommodate forecasted growth; planning to achieve the minimum intensification and density targets; considering the range and mix of housing options and densities of the existing housing stock; and planning to diversify the overall housing stock across the municipality.

The proposal will contribute to a more diverse housing stock that is currently lacking in the immediate context of the Dixie-Dundas Community Node. The current surrounding residential areas are comprised of low-rise dwellings to the east and north, with minimal residential infill occurring along the Dundas Street Corridor, an identified strategic growth area per the Growth Plan that can support intensification.

As previously stated, the proposal will have access to existing transportation routes such as Dixie GO which provides connections into Downtown Toronto, the Dundas MiWay bus route, and the future Dundas BRT. The proposal will also support the achievement of a complete community by placing a range of residential units within walking distance to amenities such as schools and parks in the Summerville Neighbourhood to the north and the Etobicoke Creek Recreational Trail. Additional personal amenities such as retail and shopping opportunities exist along Dundas Street and at the Creekside Crossing Power Centre to the west.

The proposal will support a range of housing tenures such as condominium and purpose-built rental, including multiple townhouse blocks that can provide transitional grade related units and establish fine grain neighbourhood character. For the reasons outlined above, it is our opinion that the proposed development conforms to the policies of the Growth Plan with respect to housing.

## Region of Peel Official Plan

The Region of Peel Official Plan ("Regional Official Plan") was adopted by Regional Council on July 11, 1996 and was subsequently appealed to the Ontario Municipal Board. Sections of the Regional Official Plan that were not subject to appeal came into effect on October 1, 1997. The most recent consolidation of the Regional Official Plan is dated December 2018. A review of the Regional Official Plan is currently underway.

Section 5.1.2 outlines the goal of Peel Region with respect to its urban structure, which is:

*"... to provide a diversity of healthy complete communities for those living and working in Peel Region, offering a wide range and mix of housing, employment and recreational and cultural activities. These communities will be served and connected by a multi-modal transportation system and provide an efficient use of land, public services, finances and infrastructure, while respecting the natural environment, hazards and resources and the characteristics of existing communities in Peel."*

The Regional Official Plan sets out policies for growth management. Section 5.5.1 identifies the general objectives for growth management that seek to, among other matters:

- optimize the use of the existing land supply of the Region by directing a significant portion of growth to the built-up areas through intensification, particularly the urban growth centres, intensification corridors and major transit station areas;
- support planning for complete communities that are compact, well designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs; and
- optimize the use of existing and planned infrastructure and services

To achieve these objectives, Policy 5.5.2.1 seeks to facilitate the development of complete communities that are compact, well-designed and transit-oriented; include a diverse mix of land uses and accommodate people at all stages of life; and have an appropriate mix of housing, a good range of jobs, high quality public open space, and easy access to retail and services.

The Housing policies of the Regional Official Plan are set out in Section 5.8. The general objectives for housing seek 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;
- foster the availability of housing for all income groups, including those with special needs;
- foster efficient and environmentally-sensitive use of land and buildings in the provision of housing; and
- achieve annual minimum new housing targets for the Region by tenure.

Policy 5.8.2.3 encourages and supports area municipalities to plan for a range of densities and forms of housing affordable to all households, including low- and moderate-income households. Policy 5.8.2.5 provides that the Region of Peel will support the initiatives of the area municipalities in the construction and retention of rental housing. To that end, Policy 5.8.2.6 supports collaboration between area municipalities and other stakeholders (e.g. the building and development industry and landowners) to encourage new residential development, redevelopment and intensification in support of Regional and area municipal official plan policies promoting compact forms of development and residential intensification.

According to Policy 5.8.2.14, Regional Council is to review and update, jointly with the area municipalities, annual minimum new housing unit targets as shown below, based on most recent Census of Canada results and other relevant sources:

Annual Minimum New Housing Unit Targets in Peel:

- Social Housing: 17%
- Affordable Rental: 3%
- Market Rental and Affordable Ownership: 35%
- Market Ownership: 45%

The subject site is located along Dundas Street and Mattawa Avenue which has some existing servicing infrastructure in both municipal rights-of-way but will require upgrades to accommodate the proposed development. It is also extremely well-serviced by existing and proposed public and active transportation routes that allow for connections to the surrounding area, adjacent municipalities and numerous community services and facilities. The proposal will contribute to a more diverse housing stock in a denser built form which can provide options for current and future residents based on their household size and financial limitations. Based on the policy context above, it is our opinion that the proposal appropriately addresses opportunities for both market rental and market ownership units in the Peel Region while establishing a denser urban character for the evolving Dixie-Dundas area.

## **Peel Housing and Homelessness Plan 2018 – 2028**

The Peel Housing and Homelessness Plan sets the renewed direction for the work of the Region of Peel and its partners over the next 10 years to make affordable housing available and to prevent homelessness for all Peel residents. The targets and strategies identified in this plan were informed by a comprehensive assessment of the affordable housing needs across the housing continuum, ranging from emergency and temporary housing to affordable permanent housing.

With regard for Affordable Housing Needs, census data was analyzed for low-income households (>\$59,156 per year) and middle-income households (\$59,156 – \$106,002 per year). The largest gap for affordability exists for low-income households indicating that 70% of these households (approx. 90,000 households in Peel) are living in housing that is not affordable. Housing is deemed not affordable when housing costs more than 30% of a household's income. A marginally smaller gap exists for middle income households with 29% living in housing that is not affordable. The existing supply of supportive housing meets just 50% of the demand for this housing type. Emergency shelters, which serve a smaller population, are often in overflow in Peel.

The plan 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 and aligns to the results within the Region's updated 2018 Housing Strategy. The targets are as follows:

### ***7,500 new units annually***

- 2,000 affordable units
  - 1,000 for low-income households
  - 1,000 for middle income households
- 5,500 market units
  - for middle income households and greater

With regard for Mississauga's Targets specifically, the targets include 400 low-income units, 520 middle income units and 2,860 middle income or greater units per year.

Five "Complete Solutions" were identified and align with the Regional Official Plan, including:

- ensure efficient use of existing infrastructure
- create densities that support transit and affordable housing
- minimize financial impact to residents and businesses
- protect environmental and agricultural resources
- develop a long-term employment strategy

It is our opinion that the proposal will contribute to the overall target of the 5,500 market units as well as the *Five Complete Solutions* by efficiently utilizing infrastructure, creating transit supportive densities, minimizing impacts on neighbours through phased development, enhancing the Little Etobicoke Creek and creating new job opportunities on site.

## City of Mississauga Official Plan

The City of Mississauga Official Plan ("Mississauga Official Plan") was adopted by City Council on September 29, 2010 and was approved by the Region of Peel on September 22, 2011. The Mississauga Official Plan was appealed in its entirety; however, the appeals were scoped, and a number of appeals were withdrawn. As such, the Mississauga Official Plan is now in force and effect, except for appeals applying to specific lands. None of the policies applicable to the subject proposal are under appeal.

The complete community policies of the Mississauga Official Plan are set out in Chapter 7 ("Complete Communities"). These policies address elements of urban living particularly important to completing communities, including policies regarding meeting the housing needs of people of all ages, abilities and income groups; providing opportunities for education, physical fitness, leisure, social interaction, worship and spiritual contemplation; protecting and enjoying the city's rich cultural heritage; providing the inclusion of art and culture; and creating areas with distinct identities that foster community identity and pride.

To that end, Policy 7.1.3 states that, in order to create a complete community and develop a built environment supportive of public health, the City will:

- encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community and recreational land uses;
- design streets that facilitate alternative modes of transportation such as public transit, cycling and walking;
- encourage environments that foster incidental and recreational activity; and
- encourage land use planning practices conducive to good public health.

Section 7.2 speaks specifically to housing policies. It is expected that most future additions to the housing stock will be higher density forms, particularly apartments. To that end, Policy 7.2.1 provides that Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents, and Policy 7.2.2 states that Mississauga will provide opportunities for:

- the development of a range of housing choices in terms of type, tenure and price;
- the production of a variety of affordable dwelling types for both the ownership and rental markets; and
- the production of housing for those with special needs, such as housing for the elderly and shelters.

Policy 7.2.4 requires the City to ensure that the quality and quantity of the existing housing stock is maintained. In accordance with Policy 7.2.7, Mississauga is to directly assist all levels of government in the provision of rental housing by assisting the development of new rental units through the promotion of, and participation in, programs aimed at producing rental housing and supporting the preservation of the rental housing stock.

Policy 7.2.9 speaks to the diversification of housing options and provides that the provision of housing that meets the needs of young adults, older adults and families will be encouraged within Major Nodes, Community Nodes and the Downtown. In this regard, the proposal will replace all existing rental units located on the subject site and provide a wide range of unit types and tenures, including condominium and purpose built rental units.

In summary, the proposal will contribute toward a new complete community through a variety of dwelling types for both the ownership and rental markets. As per Section 7.2, the proposal will pursue denser forms of development that is supportive of the directive to accommodate future housing stock in higher density forms, particularly apartments. The current surrounding residential area is comprised of low-rise dwellings and is situated along an urban corridor that is poised to support residential infill; an identified *Intensification Area* as per the Official Plan that can support intensification. Furthermore, the proposal will appropriately direct growth into a Community Node.

For the reasons outlined above, it is our opinion that the proposed development conforms to the policies of the Mississauga Official Plan with respect to housing.

## **Mississauga Housing Strategy**

Making Room for the Middle: A Housing Strategy for Mississauga ("Making Room Strategy") outlines strategies for retaining middle-income households, protecting existing, good quality rental stock and reconsidering existing funding sources.

Housing is considered affordable when it costs less than 30% of the annual gross household income. Middle income households are those that earn between \$55,000 and \$100,000 per year. Goals of the Making Room Strategy are to remove barriers for affordable housing, close the missing middle gap, champion system reforms and increase accountability.

With regard to removing barriers for affordable housing, the desired outcome of this goal is to streamline the process, reducing risk and establishing clear development requirements to assist developers in reducing costs that can benefit future tenants and homeowners. A number of strategies are anticipated to facilitate this including the following:

- Amend the official plan to strengthen existing and add new policies that support affordable home ownership, rental housing and development of family-size units
- Review development standards and requirements to encourage the development of housing
- Implement tools such as pre-zoning, inclusionary zoning and a development permit system for lands in proximity to transit services to allow built form and density needed to support housing
- Review the zoning of region-owned lands for additional development opportunities for housing

The second goal of closing the missing middle gap arises from households that earn too much to qualify for subsidized housing and have limited housing choices. In order to achieve this goal, a number of strategies and programs are needed to support these individuals and ensure they remain housed in the City including:

- Region should deferral of development consider the charges on the portion of affordable units provided in new construction
- Establish a Property Tax Deferral Program
- Explore incentives to support inclusionary zoning



The third goal is to Champion a system reform to occur at all levels in order to create a development environment conducive to the provision of housing that is affordable, that focuses on middle income households. Strategies to achieve this goal include:

- Explore with the Region the implementation of a Regional tax levy to support middle income households
- Petition the Province to expand municipal revenue tools
- Build an affordable housing reserve fund using Section 37
- Encourage senior levels of government to provide financial backing/ insurance to affordable housing developers

The final goal is to be accountable. In this regard, measuring progress and prioritizing affordable housing through the following strategies:

- Establish interim housing unit production targets based on Regional requirements
- Continue to engage with housing development stakeholders
- Establish long-term housing unit production targets

Ownership housing is a goal for many middle-income households. The City needs more diversity in the housing supply, with dwelling types often referred to as the missing middle, to meet housing needs. Innovative programs and partnerships will be required, and these housing targets can be achieved through the following:

- Market units priced below \$400,000
- Large units designed for families in buildings with indoor and outdoor amenity spaces to support a variety of age groups and activities
- Units with alternative mortgage funding (shared appreciation mortgages) to support middle income households attain home ownership
- Support for new second units that provide rental units and additional financial support for a household wanting to achieve home ownership
- Vacant public lands should include units that support ownership for middle income households

The Applicant remains committed to supporting the goals and actions outlined in the City's Housing Strategy. As previously mentioned, due to the significant scale of this new complete community, precise details are yet to be finalized with regard for unit distribution and affordability initiatives.

The proposal will include 68 rental replacement units that account for the units to be demolished in order to facilitate the development. The new buildings will include significant indoor and outdoor amenity spaces, featuring a range of outdoor terraces and indoor spaces that can be programmed for various ages and desired uses. New housing will also be further supplemented by a new public park at the southwest corner of the site.

In addition, the proposal will support multiple townhouse blocks and podium related townhouses that will contribute to a range of housing options for various household sizes, ages and needs.

It is our opinion that the proposal is supportive of the City's Housing Strategy and will achieve multiple goals outlined above.



# 5

## Analysis and Opinion

Following a review of the housing policy framework at the municipal, regional and provincial level, it is our opinion that the proposed development appropriately addresses the goals and objectives for new housing supply. Although still conceptual and subject to change, the applicant remains committed to further discussions with Housing Staff. In sum, the proposal will provide the following:

- A total of 3,027 dwellings units including street townhouses, podium townhouses as well as one, two and three-bedroom units;
- Unit tenures will include both condominium/market ownership and purpose-built rental;
- The proposal will establish a significant amount of new housing on an infill site that is currently underutilized with 2-storey commercial uses and surface parking;
- The new housing supply is located within a *Community Node* and an identified *Intensification Area*;
- The proposal will pursue compact built form that ranges from high-rise apartments, mid-rise buildings and townhouse blocks;
- The housing is situated adjacent to multiple *Major Transit Station Areas* providing convenient access to existing and future transportation infrastructure (e.g. Dundas BRT and Dixie GO Station);
- The proposal represents an improvement of the current condition on the site through a revitalized streetscape, road network and appropriate built form that is in line with current planning policy; and
- Hazelview remains open to discussions with Municipal Staff to determine an appropriate contribution of Section 37 funds towards Mississauga Housing objectives.

### Summary and Conclusions

In summary, it is our opinion that the proposal appropriately addresses the relevant housing policies outlined in the PPS, Growth Plan for the Greater Golden Horseshoe, Peel Regional Official Plan, Mississauga Official Plan and the associated Peel and Mississauga Housing Strategy documents. The proposal represents a significant investment in housing that provides opportunities to live, work and play in proximity to transit, personal amenities, and green space. The proposal will utilize compact built form with varying heights to remain flexible and provide for a range of unit sizes and typologies. The units will provide both rental and condominium tenures to provide housing opportunities for people of all ages, incomes and stages of life.

It is acknowledged that PART B as per the Housing Report Terms of Reference has not been filled out due to the preliminary nature of the unit tenures and typologies. As comments are received from City Staff, adjustments will be made to the proposal and a Housing Report Addendum will be submitted alongside the first OPA/ZBA resubmission. The applicant remains committed to addressing the needs of Mississauga's Housing initiatives and will continue to engage in productive dialogue.

Furthermore, the subject site in its current form is vastly underutilized given the current planning policy framework which suggests this area can accommodate new growth and provide the foundation for a complete community. The future Dixie-Dundas Node will become a compact, urban transit-oriented community that can support the achievement of both the Region and Mississauga's Housing objectives. For the foregoing reasons, it is our opinion that the proposal represents good planning and should be approved.





