

HOUSING REPORT

IN SUPPORT OF AN OFFICIAL PLAN AMENDMENT, AND ZONING BY-LAW AMENDMENT

1250 SOUTH SERVICE ROAD
CITY OF MISSISSAUGA
REGION OF PEEL

SCREO I Dixie Outlet Mall (Slate Asset Management)
121 King Street West, Suite 200
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GSAI File #: 1315-001

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SCREO I Dixie Outlet Mall (Slate Asset Management)
City of Mississauga

1.0 INTRODUCTION

Glen Schnarr & Associates Inc. (GSAI) was retained by SCREO I Dixie Outlet Mall Inc. (Slate Asset Management) to prepare a Housing Report (the “Report”) with regard to the proposed partial development of the property municipally addressed as 1250 South Service Road (the “subject property”) for a high-density residential development in the City of Mississauga.

The subject property is located south of the Queen Elizabeth Way (QEW) and west of Dixie Road and is specifically located on the corner of South Service Road and Haig Boulevard. The overall project limits are approximately 2.87 hectares (7.09 acres) in size. The subject property is currently occupied by a portion of the existing Dixie Outlet Mall with associated access driveways and a paved parking lot.

The subject property is located within the Serson Terrace precinct of the broader Lakeview neighbourhood as defined in the City’s Official Plan documentation. For the purpose of this Report, the boundaries of the Study Area include Etobicoke Creek to the east, Queensway East to the north, Cawthra Road to the west and the Lakeshore West railway/GO Train line to the south (approximately 1.5 km in all directions of the subject site). The Study Area is shown in *Figure 1* appended to this Report.

As shown on Schedule 10 – Land Use Designations of the Mississauga Official Plan the subject property is designated “Mixed Use”. The City of Mississauga Zoning By-law 0225-2007 zones the subject property “General Commercial (C3)”. Applications for an Official Plan Amendment and Zoning By-law Amendment are required to facilitate the proposed development as the existing land use framework for the subject property does not permit the proposed development as-of-right as detailed in the accompanying plans.

As identified in the City’s Housing Report Terms of Reference (“TOR”), a Housing Report shall be submitted in support of a complete application for all Official Plan and Zoning By-law Amendments proposing 50 or more ownership residential units. The Housing Report TOR requests the provision of affordable middle income housing units at a minimum rate of 10% excluding the first 50 units of a building. The Housing Report TOR also provides the following direction for affordability thresholds for ownership and rental housing, as shown in Table 1.

Table 1. Affordability Thresholds

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

**Source – Table from the Housing Report TOR, AMR data from the Canada Mortgage and Housing*

The proposed development offers an opportunity to diversify the housing mix of the Study Area, which predominantly consists of low-density built forms including detached dwellings and townhouses, thereby providing options that cater to households of various housing needs and incomes. The owner looks forward to exploring potential opportunities to collaborate with the City of Mississauga, Region of Peel, and other potential partners and stakeholders to support shared objectives around housing affordability in south Mississauga.

The purpose of this Report is to demonstrate how the proposed development contributes to Provincial, Regional and City objectives relating to housing mix and affordability in the City of Mississauga and specifically the Study Area.

2.0 SURROUNDING HOUSING CONTEXT & SUPPORTING AMENITIES

The housing context of the Study Area can be characterized by predominantly low-density housing forms, including detached dwellings and townhouses. The adjacent lands beyond the limits of the mall property to the east are predominantly occupied by detached residential dwellings, lands to the west are occupied by townhouses and detached residential dwellings as well as automotive service commercial uses. Lands to the north of the QEW are occupied by existing detached residential dwellings. To the south of the subject property are detached dwellings.

As illustrated on *Figure 1*, there are currently four existing apartment buildings within the Study Area as well as lands zoned for Apartment use (RA3-14 Zone) southeast of the intersection of Cawthra Road and Atwater Avenue. The RA3-14 lands are currently under an active development application with the City to develop these lands for three apartment buildings of 7-9 storeys in height proposing 432 new units. Notwithstanding this site, in the broader Study Area there is limited opportunity to accommodate a significant supply of new and varied housing, particularly centralized close to the subject property, as the majority of the lands have already been developed for low-density residential or other land uses. The City-owned Lakeview Golf Course to the south and the Toronto Golf Club to the southeast also occupy a large portion of land in the Study Area, in addition to the QEW and the Dixie Road interchange. The subject property represents a significant opportunity to contribute a size range and mix of built form and housing options to the Study Area.

It is acknowledged that intensification and higher density forms of development are planned for lands located along the Lakeshore Corridor and within the Lakeview Waterfront Major Node Character Area. These areas are home to existing apartment buildings and will accommodate future apartment forms. However, this does not undermine the value of accommodating greater housing diversity and options within the rest of the Lakeview neighbourhood (the “Study Area”). Diverse housing options are an important aspect of mixed use, complete communities and transit-oriented development in any neighbourhood. It appears with this section of Serson Terrace, and in a broader area around the Dixie Outlet Mall, there is very little housing diversity.

According to a City of Mississauga Corporate Report dated April 5, 2021 titled *Official Plan Review – Scope of Work for Increasing Housing Choices in Mississauga’s Neighbourhoods Study*, the average price of a detached home in the City is \$1.4 million. Further, according to a City of Mississauga Corporate Report

dated February 12, 2021 titled *2020 Housing Market Update*, the average rental price of purpose-built units was \$1,515 per month in 2020, indicating a 6% increase in price in 2020. In consultation with our client, GSAI will also provide further information on recent market research. Within the Study Area there are no purpose-built rental units.

The subject property is located in close proximity to a range of important services and amenities including schools, employment, transit, places of worship, a community centre, parks, outdoor recreation facilities, pharmacies, banks, medical/health services, restaurants and other services. At the north end of the Study Area are employment lands which provide many goods, services, and jobs for the City and Region. The subject property currently has convenient access (along South Service Road) to the existing 4 *Sherway Gardens* and 5 *Dixie* MiWay bus routes which provide connections to other local bus routes and major transit stations including the Long Branch GO (1.65 km southeast) and Dixie GO (1.90 km north). Allen A. Martin Public School, Peel Alternative School South, and Adult Education Centre – Lakeview Campus represent the nearest existing schools, which can be accessed by public transit (approximately 7 mins), bicycle (approximately 5 minutes), and walking (approximately 19 minutes). Other senior public, separate school board, and secondary schools are further away. In addition, the proposed development will have access to the existing No Frills grocery store (to the south) and Longo's (to the north across the QEW), retail space in Dixie Outlet Mall as well as Applewood Shopping Plaza, outdoor amenity space, new public parkland and privately-owned publicly accessible space (the urban mews between Blocks 2 and 4 on the Site Plan prepared by Giannone Petricone Associates Inc., dated December 16, 2022).

In consideration of the existing community amenities and proposed uses, existing and future residents of all ages and abilities will be able to meet their daily needs within their neighbourhood. The Planning Justification Report provided with this development application provides further detailed analysis of surrounding community amenities.

3.0 PROPOSED DEVELOPMENT

The owner is proposing to redevelop the subject property for:

- Apartment buildings comprising a total of 1,263 residential dwelling units;
- 8,964 m² of the site to be used for open space programming including public parkland, outdoor amenity area, and the private landscaped area forming the MTO setback.

The proposed residential component will include a full range of unit sizes, including one-bedroom, two-bedroom, and three-bedroom units. *Table 2* provides a preliminary breakdown of unit sizes. At this stage of the development application process, it is important to note that the ultimate breakdown of unit types, sizes, tenure, and cost per unit have not been confirmed. As such, the preliminary unit break down is subject to change and will be further refined through the development application process.

Table 2 – Preliminary Unit Breakdown

Unit Type	Unit #	Proportion %
One-bedroom	910	65 %
Two-bedroom	220	20 %
Three-bedroom	133	15 %
TOTAL	1,263	100 %

A pre-application meeting with the Development Application Review Committee (DARC) was held on September 16, 2020 and comments were received from the City of Mississauga on September 22, 2020. The DARC application checklist was further updated November 2022 (DARC 22-409) but the requirements specific to the Housing Report did not change. As noted in the DARC comments from *CPS – Housing*, a minimum of 10% of units proposed are requested to be affordable to middle-income households. According to the City’s Housing Report TOR the 10% excludes the first 50 units per building. Based on this, a total of 121 units are required to meet the City request for affordable middle-income housing. The City’s Housing Report TOR provides that the requested affordable housing contribution should consider a range of solutions including but not limited to off-site unit and financial contributions, land dedication, ownership and rental options. Partnerships with affordable housing providers are also encouraged and municipal incentives may be available.

Our client is an experienced housing provider in the GTHA with a portfolio that includes residential mixed-use projects and a range of tenure options with a focus on community building. They are committed to working with the City of Mississauga and Region of Peel in determining an appropriate affordable housing contribution as well as how it may be deployed in terms of contribution format, unit type and count, tenure, location, ownership/operation, and available incentives.

The proposed development consists of apartment units ranging in size and bedroom options, which immediately presents housing alternatives in contrast to the existing housing choice in the Study Area which is limited to low-rise detached and townhouse dwellings. The proposed development caters to a broad set of space and cost needs for existing and future residents including singles, couples, groups, families, young professionals, as well as older adults and will substantially contribute to Provincial, Regional and Municipal objectives to secure greater housing diversity and supporting aging in place.

Other potential housing solutions that may be explored include but are not limited to partnerships with non-profit housing providers, third party mortgage programs, purpose-built rental providers, cash contribution to off-site projects and seniors housing. Potential incentives and financial supports to be explored include but are not limited to Development Charge waivers/deferrals, parking requirement reductions, the use of Community Benefit Charge contributions, and pursuit of potential federal and provincial funding opportunities for affordable housing projects in collaboration with the City of Mississauga, Region of Peel and/or other potential partners.

The proposed Zoning By-law Amendment application for the property provides flexibility in permitted residential uses including assisted living, retirement living, and rental apartment, among others. This maintains the ability to site various forms of affordable housing as the strategy develops and as funding and potential partners are secured over the project build out.

These preliminary ideas offer a first step in much needed further discussions with the various partners involved and do not represent a formal commitment from our client at this time.

4.0 POLICY CONTEXT

The following section outlines application provincial, regional and local municipal policies and strategies related to housing and the provision of affordable housing.

4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (“PPS”) provides planning direction on matters of provincial interest related to land use planning and development. Among other objectives described in greater detail in the Planning Justification Report enclosed with this submission, the PPS seeks to achieve the creation of compact, healthy, liveable and safe communities supported by a range and mix of housing types that meet a diverse range of housing needs, including affordable housing. The PPS seeks to achieve a range and mix of housing options that meet social, health and well-being requirements of current and future residents while also contributing to provincial objectives for intensification.

Section 1.4 of the PPS provides the following policy direction for housing:

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

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

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;*
 - e) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations;*
 - 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.”*

4.2 Growth Plan for the Greater Golden Horseshoe (Office Consolidation, August 2020)

The Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) builds on the policy directions contained in the PPS and in this regard, is intended to function as a policy framework for achieving a number of provincial objectives including complete communities by managing growth in the Greater Golden Horseshoe (GGH) Region. Complete communities offer and support opportunities for people of all ages and abilities to conveniently access most of the needs for daily living, including an appropriate mix of jobs, local stores, services, and a full range of housing, recreation and public service facilities, and active transportation options.

The Growth Plan facilitates this vision by reinforcing the need to direct growth to settlement areas that have the capacity to accommodate growth, and prioritizing intensification within these areas. A range and mix of housing options, including affordable housing, to serve all sizes, incomes and ages of households is supported.

The Growth Plan provides the following *Guiding Principles* as it relates to the context of this report:

- *“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.*
- *Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.”*

The Growth Plan provides the following policy direction for housing as it relates to the context of this report:

“2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:

- a) *feature a diverse mix of land uses, including residential and employment uses, and*

- convenient access to local stores, services, and public service facilities;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- 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;
- d) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;

2.2.6.1 Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:

- a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
 - i. identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents; and
 - ii. establishing targets for affordable ownership housing and rental housing;
- b) identify mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);

- c) align land use planning with applicable housing and homelessness plans required under the Housing Services Act, 2011;
- 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.

2.2.6.2 Notwithstanding policy 1.4.1 of the PPS, 2014, 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.

2.2.6.3 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.

2.2.6.4 Municipalities will maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for intensification and redevelopment.”

4.3 Region of Peel Official Plan (Office Consolidation, April 2022)

The recently approved Region of Peel Official Plan (the “ROP”) outlines policies and strategies that reflect and conform to the policy directions of the PPS, Growth Plan and other provincial plans. The ROP indicates that the Region's primary role is to provide broad policy directions on strategic matters such as the management of land and natural resources, growth strategies, housing, economic development,

water and wastewater services, solid waste management, transportation, and health and social services.

The ROP provides the following general objectives and policies for the Region of Peel regarding housing:

“5.9.1 To promote the development of compact, complete communities by supporting intensification and higher density forms of housing.

5.9.2 To achieve Peel-wide new housing unit targets shown in Table 4, which provide an appropriate range and mix of housing options and densities, including affordable housing, that meet local housing need so that people can live in the community of their choice.

5.9.11 Require a housing assessment for

planning applications of approximately 50 units or more. Local municipalities or the Region can require a housing assessment for applications less than 50 units, as appropriate. The housing assessment will be consistent with local and Regional housing objectives and policies and demonstrate contributions towards Peel-wide new housing unit targets shown in Table 4. The housing assessment, while required by local municipal official plan policies, shall be undertaken by a development applicant as directed.

Table 4: Peel-Wide New Housing Unit Targets

Target Area	Targets
<i>Affordability</i>	<i>That 30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low income households.</i>
<i>Rental</i>	<i>That 25% of all new housing units are rental tenure.</i>
<i>Density</i>	<i>That 50% of all new housing units are in forms other than detached and semi-detached houses.</i>

Note: These targets are based on housing need as identified in the Peel Housing and Homelessness Plan and Regional Housing Strategy.

5.9.13 Collaborate with the local municipalities to provide a range of unit sizes in new multiunit residential developments, including the provision of two or more bedroom family-sized units. The proportion of unit types may vary over time and shall align with housing need as identified through Regional and local municipal strategies, planning approval processes, needs assessments, and market studies.

5.9.21 Collaborate with the local municipalities to explore offering incentives to support affordable and purpose-built rental housing to achieve Peel-wide new housing unit targets shown in Table 4.

5.9.27 Collaborate with the local municipalities

and other stakeholders such as the conservation authorities, the building and development industry, and landowners to encourage new residential development, redevelopment, and intensification in support of Regional and local municipal official plan policies promoting compact built forms of development and residential intensification.

5.9.38 Advocate to the Federal and Provincial governments for increased funding and incentives as well as improved cost-sharing arrangements that support the development of permanent and long-term affordable housing to achieve Peel-wide new housing unit targets shown in Table 4 and to support full implementation of the Regional Housing

Strategy and the Peel Housing and Homelessness Plan.”

The ROP also has policies regarding Inclusionary Zoning under section 5.9.39 but the subject lands are not part of an identified PMTSA or MTSA in any Region or City Official Plan document.

4.4 Peel Housing and Homelessness Plan (2018)

As the Service Provider for its local municipalities, the Region of Peel has the responsibility of providing affordable housing options for those with the highest housing need. The Peel Housing and Homelessness Plan (the “PHHP”) (2018) provides direction for the Region of Peel and its partners for achieving outlined targets for affordable housing for 2018 to 2028. The PHHP provides the following classifications of affordable housing:

Low Income Housing

- Households earning \$59,156 or less as of 2017
- Type of required housing includes ownership housing that costs \$235,291 or lower

Middle Income Housing

- Households earning between \$59,156 and \$106,002 as of 2017
- Type of required housing includes ownership housing that costs \$421,617 or lower

Emergency/Temporary Housing

- Households/persons without permanent housing

Supportive Housing

- Households/persons with need for permanent supportive housing

The PHHP stipulates that a total of 7,500 new units are needed annually to support Peel’s population growth between 2018 and 2028. Of this, the PHHP provides the following region-wide affordable housing targets across:

- 2,000 affordable units, consisting of:
 - 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

To achieve the above region-wide objectives, the PHHP allocates a target of 3,894 new units annually for the City of Mississauga, comprising of the following split:

- 1,034 affordable units, consisting of:
 - 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

4.5 City of Mississauga Official Plan (Office Consolidation, October 21, 2021)

The City of Mississauga Official Plan (the “MOP”) provides direction for the City’s growth and articulates a vision for a future Mississauga through specific guidance in the ongoing evolution of the city. The MOP provides planning policies to guide the city’s development to the year 2031, as required by Provincial legislation.

Section 7 of the MOP provides the following policy direction for housing and affordable housing:

“7.1.3 In order to create a complete community and develop a built environment supportive of public health, the City will:

- a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses;*

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

7.2.1 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.

7.2.2 Mississauga will provide opportunities for:

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

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.

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

4.6 Making Room for the Middle: A Housing Strategy for Mississauga (October 2017)

Making Room for the Middle: A Housing Strategy for Mississauga (“MRMHS”) is the City of Mississauga’s strategy for accommodating middle income supportive housing. The MRMHS defers to the Region of Peel’s definition of affordable housing which stipulates that housing is affordable when a household spends 30% or less of their gross annual income on housing-related expenses. Currently, the following is the accepted City-wide Annual Minimum New Housing Unit Targets for Mississauga as identified in the MRMHS:

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

In the context of the City of Mississauga, the MRMHS emphasizes the need to encourage more affordable housing geared to the “Missing Middle”. The Missing Middle refers to households earning an annual income between \$55,000 and \$100,000. In the broader literature, “missing middle” describes a range of housing types which cater to the budgets and needs of middle-income households that are “missing” from the market. This describes the housing context in Mississauga, where middle income households are confronted with high competition for housing in their affordable price range and have difficulty finding units that suit their needs due to a lack in unit diversity and supply. The MRMHS provides that housing is considered affordable when:

- *Prospective homeowners can afford to pay from approximately \$270,000 to 400,000 for a home.*
- *For rental housing it is a monthly rental rate of approximately \$1,200.*

The MRMHS outlines a variety of actions to achieve its housing objectives. Our client will participate in a culture of action in recognition of the need for more affordable housing options in the City of Mississauga and the Region of Peel. The proposed development will align with the intent to create a supportive policy environment as an Official Plan amendment is required to facilitate the proposed development and advance housing diversity and affordability in the City through the provision of a mix and range of unit types and sizes. The owner is committed to exploring opportunities to collaborate with City and Regional partners as well as potential stakeholders in order to deliver new housing stock that meets the diverse housing needs of future residents, including middle-income earners.

5.0 POLICY ANALYSIS

The applicable Provincial, Regional, and local municipal policy outlined in Section 4 of this Report emphasize a number of objectives related to housing including achieving a mix and range of housing options, including a range of tenure, affordability, accessibility, dwelling types and sizes, support for intensification, and the creation of complete communities. Partnerships and incentives should be leveraged where possible to feasibly deliver diverse housing options that require greater assistance to implement.

The existing housing stock of the Study Area is predominantly characterized by low-density built form and the neighbourhood is largely built out. This creates a challenge for accommodating intensification and a

greater range of housing options required to support diverse needs.

The subject property contemplates three apartment blocks, with five taller apartment buildings comprising a range of one-bedroom, two-bedroom, and three-bedroom units. The range in unit sizes will accommodate a variety of household types including but not limited to individuals, couples, families, and older adults looking to age in place.

The subject property provides an opportunity to optimize the use of the site and support intensification and the diversification of the local housing stock in a neighbourhood with limited remaining available land. Although the exact price range for the proposed residential units cannot be established at this early stage, the proposed apartment mix and unit size will nonetheless support a range of household types, housing needs, sizes, and income levels. The proposed development will introduce a greater range of options in the Study Area that will better support diverse housing needs than the existing housing stock. This includes smaller unit sizes more suitable for smaller households, some middle-income households as well as to facilitate aging in place and household mobility as households reassess their housing needs over the long term.

It is important to note that “Missing Middle” housing encompasses a broad range of housing types, tenure and needs, and is much larger in scope than any single development application. Upon more detailed analysis at a future stage, it may be that the proposed housing mix may offer some “Missing Middle” housing options as of right (for example smaller condominium units or potential purpose-built market rental units) as well as contribute an appropriate form to achieve harder to reach affordable housing opportunities. However, truly meeting the diverse needs of the “Missing Middle” in Mississauga far exceeds the scope and ability of the proposed development alone. Rather, the proposed development should be regarded as contributing to a piece of the puzzle of housing affordability in Mississauga. That said, and to reiterate, the proposed development presents a significant opportunity to improve the diversity of housing options in the Study Area, and in particular centered around the broader subject property, which is also an important aspect of a complete and healthy community and housing market.

The proposed development will contribute to the broader neighbourhood by providing elements in creating a future complete community which will include a range of housing, new active transportation networks, and contributions towards public and private open spaces and parkland. As such, the proposed development will support the objectives of complete communities and support the long-term needs of existing and future residents.

Through the development application process, our client will explore opportunities to support the City and Region’s housing objectives requiring a deeper level of investment and look forward to collaborating with staff and potential partners to determine an appropriate scale and type of affordable housing contribution for the proposed development.

6.0 CONCLUSION

This Report has been prepared to follow the City of Mississauga Housing Report TOR to the best of our ability at this early stage in the development process.

Based on the current development concept, the proposed mix and range of housing types and unit sizes are consistent with the housing objectives of the PPS and conform to the applicable housing policies of the Growth Plan, Region of Peel Official Plan, and City of Mississauga Official Plan. The proposal supports the intent and implementation of the Peel Housing and Homelessness Plan and the Making Room for the Middle: A Housing Strategy for Mississauga. It is our opinion that the proposed development appropriately balances the objectives for intensification, mix of housing options and the creation of complete communities. Given the limited availability of land in the Study Area and land use restrictions within the surrounding low-density neighbourhood, the proposed development is a unique opportunity to achieve these objectives in the Study Area. Our client is an experienced housing provider in the GTHA with a portfolio that includes residential mixed use projects and a range of tenure options with a focus on community building. They are committed to working with the City of Mississauga and Region of Peel in determining an appropriate affordable housing contribution as well as how it may be deployed.

Given the proposed development concept will likely evolve through the application process, we kindly request the opportunity to meet with City and Regional staff following the first round of application comments to discuss further. We look forward to working with staff to further refine the housing strategy for the proposed development through the application process.

Respectfully submitted,

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Associate

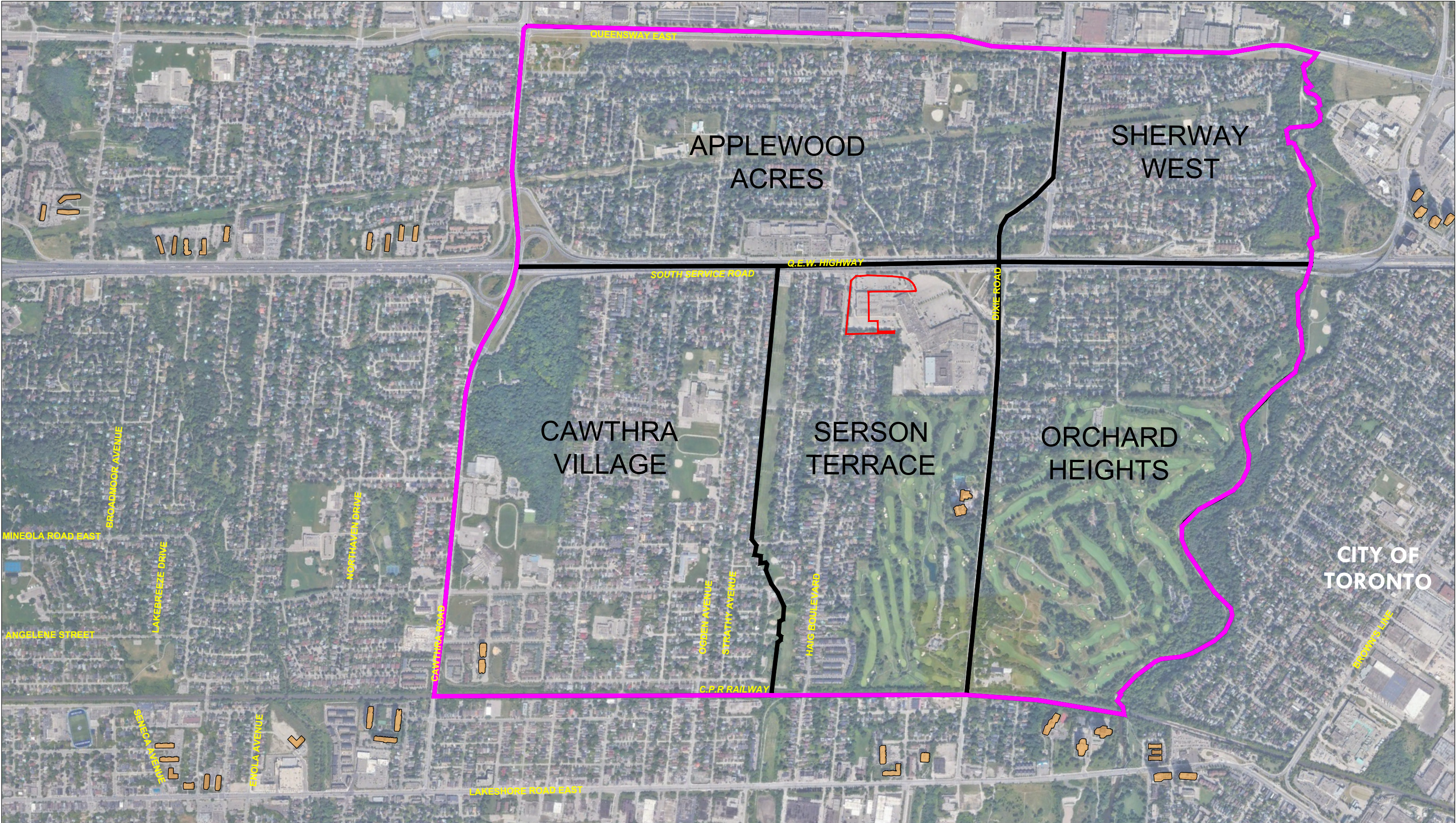






FIGURE 1
HOUSING REPORT STUDY AREA
DIXIE/GEW MALL REDEVELOPMENT (MISSISSAUGA)

LEGEND

- | | | | |
|---|---------------------|---|---------------------|
|  | SUB-AREA BOUNDARIES |  | APARTMENT BUILDINGS |
|  | STUDY AREA | | |
|  | SUBJECT LANDS | | |



Scale NTS
(11 x 17)
December 14, 2022

