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**RE: Housing Report – OPZR-91306
Official Plan Amendment of Lands within the Rathburn District, Mississauga**

INTRODUCTION

On behalf of Oxford Properties Group (“Oxford”, the “Applicant”, and the “Owner”), Urban Strategies Inc. has prepared this Housing Report in support of an Official Plan Amendment application (“OPA”) for the lands municipally known as 99, 189, 199, 209, 219, 299 and 309 Rathburn Road West, in the City of Mississauga (the “Subject Lands”). The OPA proposes to redesignate specific blocks within the Subject Lands from Office to Downtown Mixed Use to allow for an increase in the proportion of residential uses permitted and permit additional uses. In addition, it will expand the land use permissions on all blocks of the subject lands to allow life science uses through the special site policies of the Downtown Core Local Area Plan. This housing report is to be read in conjunction with the Planning Justification Report dated December 16, 2022 which provides a more comprehensive review of Provincial, Regional and Municipal policies.

This Housing Report was prepared according to the City of Mississauga Terms of Reference. The Housing Report is typically only required for development applications proposing 50 or more ownership residential units. This is a policy-only OPA and no development is proposed at this time as part of this planning application. The Housing Report is being submitted as part of the application as it was identified as a submission requirement in the Submission Requirements Checklist provided by the Planning and Building Department. The application includes a high-level concept plan and an estimate of potential future development yields. However, no residential units are proposed at this time, and the number, type and tenure of residential units would be proposed and evaluated through future development applications. Nonetheless, this Housing Report addresses applicable Provincial, Regional, and City housing objectives and provides information about the proposed amendment. A complete Planning Rationale by Urban Strategies is provided under separate cover as part of the OPA application package.

The Subject Lands are approximately 14.2 ha in area and located between Rathburn Road West, Confederation Parkway and Centre View Drive. The subject lands are located in the Downtown Core Character Area as identified in the Mississauga Official Plan, and the Rathburn District as identified in the Downtown Core Local Area Plan. They are situated in the northern portion of the Downtown Core Character Area, are near Highway 403, are within an Urban Growth Centre and have excellent connectivity to the local and regional transportation network including an existing transit terminal, and the planned Hurontario LRT. The Subject Lands are currently underutilized with low-rise retail and entertainment uses and associated surface parking areas. The site is designated Office in the Official Plan. The context area north of the site is a low-scaled residential neighbourhood. The uses adjacent to the Subject Lands include a mix of surface parking, vacant green lots, large-format retail, transit facilities, post-secondary institutional uses, redevelopment lands and existing high-density residential buildings. For a more detailed overview of the site and surrounding context, refer to the Planning Justification Report prepared by Urban Strategies Inc. dated December 16, 2022.



Figure 1: Aerial Image of the site within its surrounding context

THE PROPOSAL

The proposal and its implementing OPA seek to amend the City of Mississauga Official Plan and to redesignate specific blocks within the Subject Lands from Office to Downtown Mixed Use to allow for an increase in the proportion of residential uses permitted. In addition, the application proposes to expand the land use permissions on all blocks of the Subject Lands to allow life science uses through the special site policies of the Downtown Core Local Area Plan.

This application proposes four amendments:

1. The application proposes a redesignation from Office to Downtown Mixed Use in Mississauga Official Plan Schedule 10 Land Use for Oxford Blocks 9, 10, and 12. The Office designation would continue to apply to the remaining blocks, which represent 70% of the Subject Lands.
2. The application proposes an amendment to the description of the intended character of the Rathburn District in Section 4.3.4 of the Downtown Core Local Area Plan to align the language with the existing land use permissions and the proposed expansion of residential and commercial land use permissions. The amended language notes that the intended character of the district has an emphasis on intensification with office and employment uses while also allowing a compatible mix of residential and commercial uses.
3. The application proposes an amendment to the Section 12 Special Site Policies of the Downtown Core Local Area Plan to remove Oxford Blocks 9, 10, and 12 from Map 4 and Special Site Policy 12, as the provisions of Special Site Policy 12 would not be applicable to areas designated Downtown Mixed Use. The application also proposes the inclusion of “science and technology facilities” as a permitted use in Special Site Policy 12.

4. The application proposes that a new Special Site Policy be introduced to the Downtown Core Local Area Plan that applies to Oxford Blocks 9, 10, and 12. The new Special Site Policy would stipulate that mixed-use development on those sites could only take place in conjunction with the provision of a minimum 13,935m² (150,000ft²) non-residential GFA across all of Blocks 9, 10, and 12 at full build-out, either incorporated in mixed-use buildings or within separate buildings on those blocks. The new Special Site Policy would also identify “science and technology facilities” as a permitted use on those blocks.

While no development is proposed in this application, the Hariri Pontarini Architects have prepared a Concept Plan illustrating how the Subject Lands may be developed for mixed-use and office development in the future. Using the conceptual massing in the Concept Plan, Hariri Pontarini Architects estimate that the Subject Lands can accommodate approximately 4,400 new residential units on blocks that are within approximately 500 metres of existing and planned transit facilities. Those 4,400 potential units may accommodate approximately 8,000 residents.

PLANNING RATIONALE, ANALYSIS & OPINION

This section provides a review and analysis of how the proposed amendment addresses the relevant housing policies and objectives of the Provincial Policy Statement 2020, Growth Plan for the Greater Horseshoe 2020, Region of Peel Official Plan 2022, Peel Housing and Homelessness Plan 2018-2028, Mississauga Official Plan October 2012, and Mississauga Housing Strategy.

PROVINCIAL POLICY STATEMENT, 2020

The housing objectives and policies of the PPS relevant to the proposed development include:

Policy 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

Policy 1.1.3.3 Planning authorities shall 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, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Policy 1.3.1 Planning authorities shall promote economic development and competitiveness by:

- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and

Policy 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.

Policy 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; and
- 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.

Policy 1.7.1 Long-term economic prosperity should be supported by:

- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce.

Policy 1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion

PROVINCIAL POLICY STATEMENT SUMMARY OPINION

The proposed amendment is consistent with the housing policies of the PPS. The proposed amendment will support residential intensification within the Downtown Mississauga Urban Growth Centre, adjacent to existing and planned transit. The proposed amendments will enhance the ability to increase the housing supply and accommodate a range of housing types and sizes to meet the projected housing needs. The proposed amendment enhances the ability to locate housing to make efficient use of land, resources

infrastructure, services and transit. The proposed amendments enhance the ability to provide a compact mixed-use community with housing options in proximity to jobs and amenities supporting the use of active transportation and transit.

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

The relevant housing objectives and policies of the Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) include the following:

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

- 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;

Policy 2.2.4.9 Within all major transit station areas, development will be supported, where appropriate, by:

- a) planning for a diverse mix of uses, including additional residential units and affordable housing, to support existing and planned transit service levels.

Policy 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 additional residential units and affordable housing to meet projected needs of current and future residents; and
 - ii. establishing targets for affordable ownership housing and rental housing.
- b) identify mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);
- c) align land use planning with applicable housing and homelessness plans required under the Housing Services Act, 2011;
- d) address housing needs in accordance with provincial policy statements such as the Policy Statement: “Service Manager Housing and Homelessness Plans”; and
- e) implement policy 2.2.6.1 a), b), c) and d) through official plan policies and designations and zoning by-laws.

Policy 2.2.6.2 Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

- a) planning to accommodate forecasted growth to the horizon of this Plan;
- b) planning to achieve the minimum intensification and density targets in this Plan;
- c) considering the range and mix of housing options and densities of the existing housing stock; and
- d) planning to diversify their overall housing stock across the municipality.

Policy 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.

Policy 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.

GROWTH PLAN SUMMARY OPINION

The proposed amendments conform to the housing policies of the Growth Plan. The proposed amendments enhance the potential for the Rathburn District to accommodate growth, meet and exceed the density targets of the Urban Growth Centre and the City Centre major transit station area (MTSA), and contribute to meeting the forecasted housing needs. The proposed amendments enhance the ability to provide a range of mix of housing options in terms of unit size, tenure, and degree of affordability in the Downtown Core in proximity to existing and planned transit. The future development would likely increase the amount of affordable housing in the Downtown Core, as future applications would be subject to any housing policies in-force at the time of application, such as inclusionary zoning. The proposed amendment enhances the ability to locate housing where there is existing infrastructure servicing capacity. The Subject Lands are an appropriate location for residential intensification as residential is a permitted use though in a limited capacity and the Subject Lands are adjacent to existing residential development and lands planned for mixed-use development.

REGION OF PEEL OFFICIAL PLAN, 2022

The housing objectives and policies of the Regional of Peel Official Plan (“ROP”) relevant to the proposed development include the following:

Goal 4.2 To ensure that future growth of population, household and employment in Peel is anticipated and planned for, and that existing and future finances and services to accommodate this growth are provided in an effective and efficient manner.

Objective 4.3.2 To encourage population, household and employment growth based on the objectives and policies outlined in this Plan.

Policy 5.4.10 Direct the local municipalities to incorporate official plan policies to develop complete communities that are well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses in a compact built form, 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 public service facilities.

Policy 5.6.17.11 Encourage the local municipalities to evaluate the future potential of intensification opportunities where rapid transit is planned to support compact built forms, multimodal access to jobs, housing and amenities, and connections to major trip generators.

Objective 5.6.19.5 Support a mix of multi-unit housing, including affordable housing, rental housing and additional residential units, as appropriate.

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

Objective 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.

Objective 5.9.3 To ensure an adequate supply of rental housing stock to meet local need.

Objective 5.9.5 To make housing available for diverse populations, including the provision of accessible housing and appropriate support services.

Objective 5.9.6 To consider barriers to housing, including social and economic factors.

Policy 5.9.7 Collaborate with the local municipalities to plan for an appropriate range and mix of housing options and densities by implementing Peel-wide new housing unit targets shown in Table 4.

Policy 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.

Target Area	Targets
Affordability	That 30% of the new housing units are affordable housing units are encourages to be affordable to low income households.
Rental	That 25% of all new housing units are rental tenure.
Density	That 50% of all new housing units are in forms other than detached and semi-detached houses.

Figure 2: ROP Table 4 - Peel-Wide New Housing Unit Targets

PEEL REGION OFFICIAL PLAN SUMMARY OPINION

The proposed amendments conform to the housing policies of the ROP. The proposed amendments increase the potential to accommodate residential growth through mixed-use intensification within the built-up area of Mississauga adjacent to existing transit and planned higher-order transit service within the Downtown Urban Growth Centre and the City Centre MTSA. By expanding the residential land use permissions on certain blocks in the Rathburn District, the proposed amendments enhance the ability to achieve housing targets related to affordable housing, rental housing, and density. Compared to existing land use permissions, the proposed redesignation of select blocks to Downtown Mixed Use will enable the delivery of an increased number of market ownership and rental housing units in the Rathburn District, as well as affordable rental and ownership units that would be required under any in-force policies in place at the time of development applications, such as inclusionary zoning. The proposed amendments enhance the ability to provide a mix of housing types, sizes and tenures, including affordable housing, to meet housing needs. The proposed amendment enhances the ability to provide a compact mixed-use community with housing options in proximity to jobs and amenities supporting the use of active transportation and transit.

PEEL HOUSING AND HOMELESSNESS PLAN 2018- 2028

The Peel Housing and Homelessness Plan (“PHHP”) is a 10-year plan built on five interconnected strategies and a variety of actions to support Peel’s population growth over the next 10 years, increase the supply of affordable housing, and prevent homelessness for all Peel residents. The plan aligns with the Region’s strategic plan and vision of “Community for Life” which focuses on creating a community where all can live and thrive. The PHHP encourages the Region to work with local municipalities and the private sector to meet the housing need of middle income households, including through establishing and achieving annual affordable housing targets as shown in Table 3 – which summarizes the PHHP annual housing targets.

Overall Housing Stock	7,500 new housing units annually in Peel: 2,000 affordable units and 5,500 middle income and greater (private sector) 25% of all new housing development is rental 50% of all new housing development is medium or high density		
Segment	Low income	Middle Income	Middle Income and greater
Mississauga	514	520	2,860
Peel	1,000	1,000	5,500

Figure 3: PPHP Annual Housing Targets

PEEL HOUSING and HOMELESSNESS PLAN SUMMARY OPINION

The proposed amendments support the achievement of the PPHP annual targets. The proposed amendments can enable the delivery of approximately 4,400 new residential units on the blocks proposed for redesignation to Downtown Mixed Use. This will enhance the ability to provide Peel residents with increased housing options and achieve the City and Region's annual housing targets to meet the housing need of various households. The proposed amendments enhance the ability to provide a range of mix of housing options in terms of unit size, tenure, and degree of affordability in the Downtown Core. The future development would likely increase the amount of affordable housing in the Downtown Core, as future applications would be subject to any housing policies in-force at the time of application, such as inclusionary zoning.

MISSISSAUGA OFFICIAL PLAN, 2012

The housing objectives and policies of the Mississauga Official Plan ("MOP") relevant to the proposed development include the following:

Policy 5.1.2 provides that Mississauga will ensure that there is adequate land capacity to accommodate population and employment growth to 2031.

Policy 5.1.4 Most of Mississauga's future growth will be directed to Intensification Areas.

Policy 5.1.6 Mississauga encourages compact, mixed-use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities.

Policy 5.5.1 The focus for intensification will be Intensification Areas, which include the Downtown.

Policy 7.1.6 states that the City of Mississauga will ensure that there is a diversified housing stock to accommodate a diverse range of household needs and preferences.

Policy 7.2.1 states that Mississauga will ensure that housing is provided to meet the housing needs and preferences of Mississauga residents, in a manner that maximizes the use of community infrastructure and engineering services.

Policy 7.2.2 establishes that the City will provide opportunities for the development of a range of housing choices in terms of type, tenure and price.

Policy 12.1.1.1 Proponents of development applications within the Downtown may be required to demonstrate how the new development contributes to the achievement of the residents and jobs density target and the population to employment ratio.

MISSISSAUGA OFFICIAL PLAN SUMMARY OPINION

The proposed amendments will further enhance Downtown's role as a vibrant regional centre where residents live, work, and play by increasing the ability to accommodate mixed-use residential development in the Rathburn District in addition to office uses. The proposed amendments also conform

with the City Structure policies as the proposed amendment enables the delivery of greater housing intensification within the Downtown Intensification Area.

The proposed amendments conform with the housing policies outlined in the MOP. The proposed expansion of residential permissions on certain blocks will enable new housing supply that can provide a range of unit sizes, tenure types, and varying levels of affordability. In addition, any future residential development on the Subject Lands would be subject to any affordable housing provisions that are in force at the time of application. Future development would also deliver on the provincial and regional housing objectives, specifically as they pertain to delivering new housing around existing and future transit stations. The proposed amendments would also contribute to achieving the residents and job density target for the Downtown by expanding the residential and commercial permissions on the proposed redesignated sites.

Mississauga OPA 143 & OPA 144

The City of Mississauga recently undertook a review of its Official Plan policies relating to Major Transit Station Areas (MTSAs) as a required conformity exercise to bring Official Plan policies into alignment with the Region of Peel's Official Plan. This resulted in two amendments being produced, OPA 143 & 144, which were adopted by Council on August 10, 2022, but are subject to Regional approval and are not yet in force. The housing objectives and policies of OPA 143 & OPA 144 relevant to the proposed development are summarized below.

OPA 143 introduces a new Mississauga Official Plan Section specifically relating to growth within Major Transit Station Areas. The new Section 5.7 is to be included in Chapter 5, Direct Growth and establishes that MTSAs are to be developed to accommodate future growth with a balance of residents and jobs through a diverse mix of land uses, housing options, tenures and affordability, employment, and amenities that support existing and planned transit and active transportation infrastructure. Policy 5.7.1.6 states that inclusionary zoning will apply to specific Protected Major Transit Station Areas to increase housing affordability.

OPA 144 includes updated policies and objectives pertaining to the Protected Major Transit Areas with the most significant policy update being the definition of specific height and density policies for each Protected Major Transit Station Area. Policy 5.71.3 establishes that all delineated MTSAs are PMTSAs and includes a Schedule outlining these delineated PMTSAs. The Subject Lands are located within the City Centre PMTSA, with OPA 144 updates establishing that the City Centre PMTSA minimum residents and jobs combined/ hectare density target of 400.

OPA 143 & 144 SUMMARY OPINION

OPA 143 and 144 are not yet in force and the final form of these documents is not yet known. However, the proposed amendments are consistent with the overall direction in these OPAs. The proposed amendments would expand the residential and commercial uses permitted on certain blocks, enhancing the potential for the City Centre PMTSA to accommodate future growth with residents and a diversity of land uses and housing options. The expanded residential permissions would also support the affordable housing objectives for PMTSAs, provided that inclusionary zoning or other housing policies would be in force when future mixed use applications are submitted. The proposed amendments will also help to achieve the minimum residents and jobs combined per hectare target of 400 sooner than would be possible under the existing land use designations (which OPA 144 would retain and protect from appeals). Overall, the proposed amendments align with the policy updates within OPA 143 & 144 as they would enhance the potential for housing within a PMTSA.

DOWNTOWN LOCAL AREA PLAN

The housing objectives and policies of the Downtown Local Area Plan (“DCLAP”) relevant to the proposed development include the following policy sections. Section 5.1 of the DCLAP establishes that the Downtown Core, which is one of four Character Areas within the City’s Downtown Urban Growth Centre (UGC), is intended to contain the highest densities, tallest buildings and greatest mix of uses. Section 5.1 further provides that the entire UGC is planned to achieve a minimum gross density of 200 residents and jobs combined per hectare by 2031, and that the City will strive to achieve a gross density of 300 to 400 residents and jobs combined per hectare. Section 7.0 establishes that the Downtown Core has many elements of a complete community with Policy 7.1.1. stating that to achieve a complete community in the Downtown Core, Mississauga will guide development toward providing a range of housing options.

DOWNTOWN LOCAL AREA PLAN SUMMARY OPINION

The proposed amendments conform with the vision and policies as they pertain to growth and housing within the Downtown Core Local Area Plan. The proposed amendments establish the conditions for new office and mixed-use developments with expanded residential potential within the Downtown Core, thus enabling increased housing options and density in the area. This expanded residential permissions on select blocks will also help achieve the resident and job density targets for the Downtown Core. Additionally, the proposed expanded residential permissions would enable and support the delivery of a mix of housing typologies and tenures to provide a range of housing options for residents.

MAKING ROOM FOR THE MIDDLE: A HOUSING STRATEGY FOR MISSISSAUGA, 2017

The Housing Strategy for Mississauga provides goals and actions to address housing affordability, focusing on middle income households while improving housing conditions for all Mississauga residents. The Strategy encourages the City to use tools in appropriate locations across the City and in proximity to transit services to allow the built forms and densities needed to support the development of family-sized housing units, market affordable and ownership housing, and market ownership housing to meet the needs of middle income households. The Strategy establishes goals for measuring progress in addressing housing needs and meeting its affordable housing targets by establishing interim and long-term housing unit production targets based on Regional requirements.

MAKING ROOM FOR THE MIDDLE: A HOUSING STRATEGY FOR MISSISSAUGA SUMMARY OPINION

The proposed redesignation of Oxford Blocks 9, 10, and 12 to Downtown Mixed Use will enhance the ability to provide a range and mix of housing options in the Downtown Core. The proposed amendments would also support the potential to deliver affordable housing. Though Oxford has no current redevelopment plans for Blocks 9, 10, or 12 it is anticipated that future mixed-use development would be subject to municipal affordable housing policies that may be in force when future development applications are submitted. The range in new housing tenure and typology that these amendments would enable, directly supports the objectives outlined in the Housing Strategy.

SUMMARY AND CONCLUSION

The proposed amendments increase the potential to deliver needed housing through mixed-use intensification within the built-up area of Mississauga adjacent to existing transit and a planned higher-

order transit corridor within the Downtown Urban Growth Centre and City Centre MTSA. The proposed amendments enhance the ability provide a substantial number of new housing units, and to make efficient use of land, resources infrastructure, services and transit. The proposed amendments enhance the ability to provide a compact mixed-use community with housing options in proximity to jobs and amenities supporting the use of active transportation and transit. The proposed amendments will enhance the ability to increase the housing supply and accommodate a range of housing types and sizes to meet the projected housing needs. The future development would likely increase the amount of affordable housing in the Downtown Core, as future applications would be subject to any housing policies in-force at the time of application, such as inclusionary zoning.

URBAN STRATEGIES INC.

A handwritten signature in black ink, appearing to read 'J. Neubauer', written in a cursive style.

Josh Neubauer, MCIP, RPP
Partner

Part B of Housing Report Submission – Please complete the following table.

Include the full range of units provided, whether they are market units, or units forming part of the affordable middle income housing contribution. Where exact values / quantities are not yet known, please provide estimates. This table can be copied into your Housing Report.

Proposed Development – Housing Breakdown (All Units)		
Purpose Built Rental Units*		
	Proposed Rents in 2019 Dollars (excluding parking and utilities)	Qty. of Units
Bachelor	Less than \$922/month rent	n/a
	Between \$922 and \$1153/month rent	n/a
	Between \$1153 and \$1383/month rent	n/a
	Between \$1383 and \$1614/month rent	n/a
	More than \$1614/month rent	n/a
	Proposed Rents in 2019 Dollars (excluding parking and utilities)	Qty. of Units
1 bedroom	Less than \$1233/month rent	n/a
	Between \$1233 and \$1541/month rent	n/a
	Between \$1541 and \$1850/month rent	n/a
	Between \$1850 and \$2158/month rent	n/a
	More than \$2158/month rent	n/a
	Proposed Rents in 2019 Dollars (excluding parking and utilities)	Qty. of Units
2 bedroom	Less than \$1396/month rent	n/a
	Between \$1396 and \$1745/month rent	n/a
	Between \$1745 and \$2094/month rent	n/a
	Between \$2094 and \$2443/month rent	n/a
	More than \$2443/month rent	n/a
	Proposed Rents in 2019 Dollars (excluding parking and utilities)	Qty. of Units
3+ bedroom	Less than \$1590/month rent	n/a
	Between \$1590 and \$1988/month rent	n/a
	Between \$1988 and \$2385/month rent	n/a
	Between \$2385 and \$2783/month rent	n/a
	More than \$2783/month rent	n/a
Ownership Units		
Ownership Units to be Sold at Market Prices		Qty. of Units
Bachelor		n/a
1 bedroom		n/a
2 bedroom		n/a
3+ bedroom		n/a
Ownership Units to be Sold as Affordable		Proposed Affordable Sale Price of Unit
Bachelor	n/a	n/a
1 Bedroom	n/a	n/a
2 bedroom	n/a	n/a
3+ bedroom	n/a	n/a
Unit Transfer		
Ownership Units to be Dedicated to City/Region		Market Value of Unit
Bachelor	n/a	n/a
1 Bedroom	n/a	n/a
2 bedroom	n/a	n/a
3+ bedroom	n/a	n/a

Secondary Suites		
Private Ownership Secondary Suites		Qty. of Units
Bachelor		n/a
1 bedroom		n/a
2 bedroom		n/a
3+ bedroom		n/a
Land		
Land Dedicated to City/Region	Market Value of Land Per Acre	Acres
	n/a	n/a
Financial Contribution to Affordable Housing Offsite		
	Amount	
	n/a	

*Proposed rent ranges to be updated annually, following the release of CMHC's Annual Rental Market Survey every October.