

July 21, 2023

Addendum to Housing Report for 21-51 Queen Street North, Mississauga, February 2022

OPA/ZBA File No.: OZ/OPA 22-9 W11

OLT File No.: OLT-22-004676

1. Purpose

On behalf of Miss B JL Corp., Sajecki Planning Inc. submitted applications for Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”) (“the original submission”) to the City of Mississauga in February 2022 (Application No. OZ/OPA 22-9 W11). Since the original submission, Miss B JL Corp. has updated the proposal (“revised proposal”) to incorporate feedback from Staff and Ward Councillor based on comments on the application as well as additional meetings to discuss the proposal.

The purpose of this addendum is to update the information and opinion detailed in the Housing Report prepared for the proposed redevelopment of 21-51 Queen Street North, Mississauga. This addendum is based on the architectural plans prepared by A & Architects dated July 21, 2023.

The planning opinions outlined in the Housing Report prepared by Sajecki Planning, dated February 2022, continue to apply. The revised proposal is generally consistent with the original submission as it related to housing.

2. Original Submission

The subject application consisted of demolishing the existing one-storey neighbourhood shopping centre to construct a nine-storey, mixed-use residential building. A total gross floor area (“GFA”) of 27,837 m² was proposed, comprising of a residential GFA of 26,640 m² and a non-residential GFA of 1,197.5 m², resulting in a total FSI of 2.75. The original submission proposed 94 bachelor/studio units (24.1%), 19 one-bedroom units (4.9%), 186 one-bedroom plus den units (47.7%), 71 two-bedroom units (18.2%), 9 two-bedroom plus den units (2.3%) and 11 three-bedroom units (2.8%).

The Housing Report completed based on the original submission concluded that the proposed development appropriately addressed the relevant housing policies outlined in the Provincial Policy Statement (“PPS”), Growth Plan for the Greater Golden Horseshoe (“Growth Plan”), Region of Peel Official Plan (“ROP”), and Mississauga Official Plan (“MOP”).

3. Revised Proposal

The revised proposal includes changes based on feedback and comments received from City departments and commenting agencies and through meetings with the public and Ward Councillor. The revised proposal reduces potential visual impacts of the proposed development and provides a higher quality of urban design.

The revised proposal maintains the nine-storey height. A total GFA of 28,238.2 m² is proposed, with a residential GFA of 26,814.5 m² and a non-residential GFA of 1,423.6 m², resulting in a total FSI of 2.92. Key changes to the revised proposal include:

- Numerous revisions to respond to comments regarding City-owned easements.
- Increased separation from parking structure to Queen Street North.
- Relocated proposed street trees to within the property line.
- A circular drop-off area has been introduced along the west property line which also accommodates short-term parking spaces.
- The residential lobby entrance has been relocated from Queen Street North to the west, adjacent to the circular drop-off area.
- All visitor parking spaces have been relocated underground to level P1. A total of 22 visitor parking spaces are provided.
- The exterior amenity area has been increased from 1,064 m² to 1,098 m².
- The interior amenity area has been decreased from 1,678 m² to 1,479 m².
- The floor space index has slightly increased from 2.88 to 2.92.
- The total unit count has increased from 390 to 444 units.

The revised proposal includes 175 bachelor/studio units (39.4%), 14 one-bedroom units (3.2%), 175 one-bedroom plus den units (39.4%), 76 two-bedroom units (17.1%), 2 two-bedroom plus den units (0.5%) and 2 three-bedroom units (0.5%). A chart detailing the changes to site statistics is provided in section 4 of this addendum. Further detail regarding the design changes is provided in the PJR Addendum, dated July 21, 2023.

4. Comparison Table of Original Proposal vs Revised proposal

The table below identifies changes between the original set of architectural plans, dated January 7, 2022, and the revised architectural plans dated July 21, 2023.

	Original Submission January 7, 2022	Revised Proposal July 21, 2023
Site Area	9,676 m ²	9,676 m ²
Height (floors / m.)	9 storeys + mechanical penthouse / 31.90 m	9 storeys + mechanical penthouse / 38.05 m
Gross Floor Area (GFA)	27,837.4 m ²	28,238.2 m ²
Residential GFA	26,640 m ²	26,814.5 m ²
Commercial GFA	1,197.5 m ²	1,423.6 m ²
Floor Space Index	2.88	2.92
Dwelling Units	390	444
Bachelor / Studio Units	94 (24.1%)	175 (39.4%)
One Bedroom	19 (4.9%)	14 (3.2%)
One Bedroom + Den	186 (47.7%)	175 (39.4%)
Two Bedroom	71 (18.2%)	76 (17.1%)
Two Bedroom + Den	9 (2.3%)	2 (0.5%)
Three Bedroom	11 (2.8%)	2 (0.5%)
Number of Retail Units	7	7
Amenity Space	2,742 m ²	2,576 m ²
Exterior	1,064 m ²	1,098 m ²
Interior	1,678 m ²	1,479 m ²

Parking	575 (not including tandem spaces)	358 (not including tandem spaces)
Visitor	78	22
Non-Residential	44	26
Residential	453	310
Tandem Parking Spaces	26	6
Bicycle Parking Spaces	300 (294 residential and 6 retail)	380 (374 residential and 6 retail)
Levels of Parking	3	2

The final number and breakdown of residential units may be subject to change as the proposed development is refined. At the appropriate time of the approvals process, when the final number and breakdown of units have been finalized, Table 2 of the Housing Report, also included below, will be completed accordingly. The proposed tenure is condominium. The following table outlines the housing breakdown of all residential units:

Proposed Development – Housing Breakdown (All Units)		
Purpose Built Rental Units*		
	Proposed Rents in 2022 Dollars (excluding parking and utilities)	Qty. of Units
1 Bedroom	Less than \$1233/month rent	TBD
	Between \$1233 and \$1541/month rent	TBD
	Between \$1541 and \$1850/month rent	TBD
	Between \$1850 and \$2158/month rent	TBD
	More than \$2158/month rent	TBD
	Proposed Rents in 2022 Dollars (excluding parking and utilities)	Qty. of Units
1 Bedroom + Den	Less than \$1233/month rent	TBD
	Between \$1233 and \$1541/month rent	TBD
	Between \$1541 and \$1850/month rent	TBD
	Between \$1850 and \$2158/month rent	TBD
	More than \$2158/month rent	TBD
	Proposed Rents in 2022 Dollars (excluding parking and utilities)	Qty. of Units
2 Bedroom	Less than \$1396/month rent	TBD
	Between \$1396 and \$1745/month rent	TBD
	Between \$1745 and \$2094/month rent	TBD
	Between \$2094 and \$2443/month rent	TBD
	More than \$2443/month rent	TBD
	Proposed Rents in 2022 Dollars (excluding parking and utilities)	Qty. of Units
2 Bedroom + Den	Less than \$1396/month rent	TBD
	Between \$1396 and \$1745/month rent	TBD
	Between \$1745 and \$2094/month rent	TBD
	Between \$2094 and \$2443/month rent	TBD
	More than \$2443/month rent	TBD

Ownership Units		
Ownership Units to be Sold at Market Prices		Qty. of Units
1 Bedroom		TBD
1 Bedroom + Den		TBD
2 Bedroom		TBD
2 Bedroom + Den		TBD
Ownership Units to be Sold as Affordable	Proposed Affordable Sale Price of Unit	Qty. of Units
1 Bedroom	\$0	TBD
1 Bedroom + Den	\$0	TBD
2 Bedroom	\$0	TBD
2 Bedroom + Den	\$0	TBD
Unit Transfer		
Ownership Units to be Dedicated to City/Region	Market Value of Unit	Qty. of Units
1 Bedroom	\$0	TBD
1 Bedroom + Den	\$0	TBD
2 Bedroom	\$0	TBD
2 Bedroom + Den	\$0	TBD
Secondary Suites		
Private Ownership Secondary Suites		Qty. of Units
1 Bedroom		TBD
1 Bedroom + Den		TBD
2 Bedroom		TBD
2 Bedroom + Den		TBD
Land		
Land Dedicated to City/Region	Market Value of Land Per Acre	Acres
	\$0	TBD
Financial Contribution to Affordable Housing Offsite		
	Amount	
	\$0	

5. Housing Policy Considerations

The Housing Report, dated February 2022, provides an analysis of how the original proposal is consistent with, conforms to or does not conflict with provincial planning policies and applicable policies of the ROP (September 2021 office consolidation) and conforms to the general intent and purpose of the MOP (April 2021 office consolidation). The Housing Report also provides a summary of how the proposed development addresses housing strategies at the regional and municipal levels.

As it relates to housing, the revised proposal does not vary significantly from the original submission. Therefore, the information and opinion presented in the Housing Report (February 2022) remains our professional planning opinion. The following sections summarize how the revised proposal continues to conform to relevant provincial, regional and municipal planning policies related to housing.

Provincial and Regional Policy

The information and opinions expressed in the Housing Report dated February 2022 related to matters of provincial interest identified in the Planning Act, PPS and the Growth Plan. Section 3(5) of the Planning Act states that planning decisions made by a municipality must be consistent with provincial policy statements and must conform to or not conflict with provincial plans in effect on the date of a decision. No amendments have been made to the PPS, 2020, or the Growth Plan, August 2020, since the application submission.

The proposal is located just north of the Streetsville Community Node. The subject site can accommodate an appropriate level of intensification without adversely impacting the surrounding developments. The site is appropriate for residential intensification, supported by existing public transit, community services and public infrastructure. The general intent and basic elements of the revised proposal remain consistent with the original submission, and therefore, the revised proposal continues to be consistent with the PPS, 2020 and conforms to the Growth Plan, August 2020.

As part of the Provincial Government's More Homes Built Faster: Ontario's Housing Supply Action Plan the Province established housing targets for municipalities throughout Southern Ontario in October 2022. These housing targets are to be met by the year 2031. The City of Mississauga is to achieve a housing target of 120,000 units; the City has pledged to strive to achieve this target by 2031. The proposed development supports the recent provincial policy direction by providing more housing and does so in a location where growth is anticipated and can be accommodated.

The revised proposal conforms to the ROP policies related to housing. The opinions expressed in the Housing Report regarding conformity with the ROP continue to apply. The revised design continues to conform to the ROP by proposing a compact built form and locating new housing within the built-up area, well-supported by existing and proposed infrastructure and services.

Although approved after the submission of the original submission on November 4, 2022, the New Region of Peel Official Plan ("New ROP") demonstrates the direction for planning in Peel. Section 5.9 of the New ROP provides housing Policies. Housing policies consider factors such as housing location and form to ensure that new housing development is aligned with growth trends and contributes to the creation of healthy, mixed-use, transit-supportive, and complete communities. A key objective is to promote the development of compact, complete communities by supporting intensification and higher density forms of housing. The proposed development is consistent with the regional direction for housing in Peel.

City of Mississauga Official Plan

The MOP provides a policy framework to direct growth and address the long-term sustainability of the city. The subject site is located within the Streetsville Neighbourhood, just north of the Streetsville Community Node and is designated Mixed Use. The subject site is well-served by existing public transportation routes, and is approximately 1.5 kilometres from the Streetsville GO Station, providing connections to regional and inter-city services. The subject site is significantly underutilized and presents a unique opportunity to create a vibrant and welcoming public realm as

a “gateway” to the Streetsville Community Node. The subject site can appropriately accommodate intensification and a mix of uses that contribute to a transit-oriented, complete community.

The revised proposal meets the intent of the MOP and contributes to the achievement of housing goals. The revised proposal continues to implement a guiding principle of Chapter 4 of the MOP, contributing to a wide range of housing. The revised proposal creates new housing that meets the needs of a diverse population in Mississauga. The revised proposal also provides additional housing options in the Streetsville neighbourhood that cater to a range of demographics. The proposed built form is efficient and will help meet the daily needs of residents and the community more broadly through the improved public realm, and at-grade retail uses. The proposed development will activate the streetscape of Queen Street North and transform existing surface parking on an underutilized site with a compact, mixed-use building.

The revised proposal continues to provide additional housing units on an underutilized site and will contribute to the range of housing options available in Streetsville and Mississauga. The number of proposed dwelling units increased from 390 in the original submission to 444 in the revised proposal. The unit breakdown has shifted, however, the revised proposal increases the number of bachelor/studio and two-bedroom units, both of which perform important roles in neighbourhoods and serves a variety of demographics and family sizes.

6. Conclusions

The revised proposal continues to address the relevant housing policies outlined in the PPS, Growth Plan, ROP and MOP. The proposal directs new residential growth to an underutilized site appropriate for residential intensification, serviced by existing infrastructure and community amenities. The built form presented in the revised proposal is compact, mixed-use, transit-supportive and contributes to the range and mix of housing in the surrounding area and is context-sensitive. For these reasons, our opinion is that the proposal also represents good planning.

Yours sincerely,



Maham Siddiqui
MEDI, B.E.S
Senior Planner

Sajecki Planning

T: 647-497-8000 ext. 7.

maham@sajeckiplanning.com

www.sajeckiplanning.com