

Prepared for 2504228 Ontario Inc.

3033 Dundas Street West, Mississauga

Housing Report

March 1st, 2025



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1 Introduction

2504228 Ontario Inc. (hereinafter referred to as the “owner”) is the owner of approximately 0.94 hectares of land, municipally identified as 3033 Dundas Street West in the City of Mississauga. The subject lands are currently vacant. The owner is proposing to develop the subject lands into a 12-storey mixed use building, containing 156 residential units, approximately 1,065 square metres of retail, restaurant and medical office space, 164 underground parking spaces and 59 at-grade surface parking spaces. Vehicular access will be provided off an interim right-in and right-out from Dundas Street West.

The purpose of the proposed development is to create an attractive and liveable space for future residents within a planned transit-rich location to support residential and employment targets of the Province, Region of Peel and City of Mississauga. The tenure of the proposed development is undecided at this stage, as the owner is determining the best suitable option for the community. As the development process continues, further consideration will be given to the tenure of the building.

Arcadis has been retained by the Owner to prepare this Housing Report, in support of the proposed Official Plan and Zoning By-law Amendment applications. Arcadis supports the proposed applications as they are reflective of good planning and meet provincial, regional and municipal housing objectives. This Housing Report provides a thorough discussion on current and applicable Provincial legislation and plans, as well as local planning documents and an analysis on unit affordability for middle income households.

2 Site Description and Surrounding Uses

The subject lands, municipally known as 3033 Dundas Street West are located on the north side of Dundas Street West between the intersections of Ridgeway Drive and Winston Churchill Boulevard. The lands are legally described as Part 1 and Part of Lots 11 & 12 in Registered Plan 380, subject to easement TR196069 within the Geographic Township of Trafalgar in the City of Mississauga. The subject lands are an ‘L-shaped’ parcel of land and have an approximate frontage of 96.7 metres along Dundas Street West, a depth of approximately 175.2 metres with an approximate lot area of 9,492 square metres (0.94 hectares).

The subject lands have a relatively flat topography, sloping down as it goes towards Dundas Street West. The lands were formerly occupied by a two-storey single detached dwelling on the eastern portion, while the western portion was occupied by a one-storey motel (Halton Motel). All of the buildings were demolished in 2017 and the subject lands are currently vacant.. A wooden fence outlines the boundaries of the subject lands.

Please refer to **Figures 2-1** for an aerial overview of the general location of the subject lands.

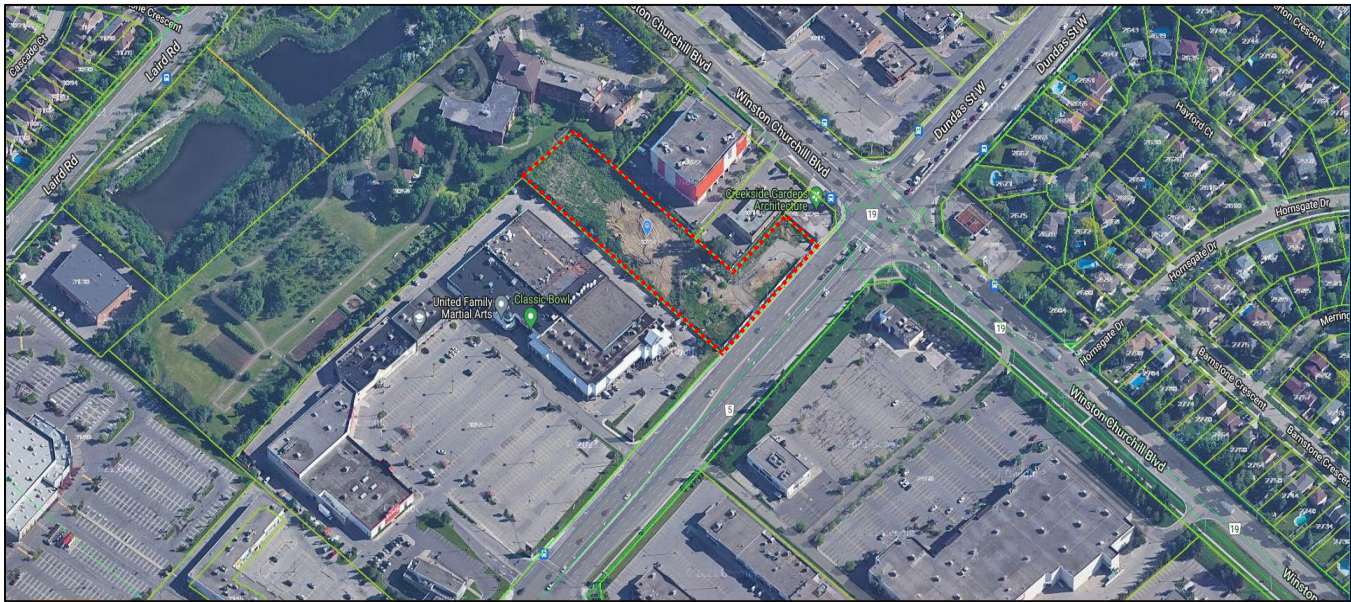


Figure 2-1: Aerial Overview of Subject Lands, Retrieved from Geowarehouse

In terms of a greater surrounding context, **Figure 2-2 & Table 2-1** shows that the subject lands are situated in the midst of an established mixed-use area, which provides a wide range of commercial, industrial/employment, institutional and residential land uses. The City of Mississauga has planned for intensification in the form of higher density mixed-use developments along the Dundas Street Corridor, due to significant improvements in public transportation (i.e. proposed Dundas BRT), which will be further explained in Section 2.4. As such, the intersection of Dundas Street and Winston Churchill Blvd and surrounding radius are identified as a ‘Primary Major Transit Station Area’ (“PMTSA”) within the Region and City’s Official Plans.

TO THE NORTH	TO THE EAST
<ul style="list-style-type: none">- Ivan Frank Homes Retirement Residence- Commercial Plaza & Gas Station- Open Space- Low-Density Residential (Single Detached & Townhouses)- Institutional Uses (i.e. Garthwood Public School, Christ the King Catholic School)- Garthwood Park	<ul style="list-style-type: none">- Commercial Plazas- Personal Storage Buildings- Employment (Industrial/Commercial)- Auto-Dealerships- Grocery Stores- Low-Density Residential (Single Detached)- King Mastings Park
TO THE SOUTH	TO THE WEST
<ul style="list-style-type: none">- Commercial Plazas- Employment (Industrial/Commercial)- Low-Density Residential (single-detached & townhouses)- Thornlodge Public School	<ul style="list-style-type: none">- Commercial Plazas- Employment (Commercial)- Highway 403- Open Space- Entertainment

TO THE NORTH	TO THE EAST
<ul style="list-style-type: none">- Thornlodge Park & David Ramsey Outdoor Pool	

Table 2-1: Summary of Surrounding Uses



Figure 2-2: Surrounding Uses with an Approximate 800m radius (shown in yellow), Retrieved from Google Earth

Though there are no notable development applications within the immediate surrounding area, there are several development applications along Dundas Street between Highway 403 and Trafalgar Road, which show the emerging character of the Intensification Corridor.

No.	Address	Status	File No.	Description	Distance from Subject Lands
1	1415 Dundas Street East and 3006 William Cutmore Boulevard	Under Construction	24CDM-24006/1308	Mattamy Clockworks – Phase 1 The proposed application is for two twelve-storey residential buildings with 328 residential units. (Figure 2-10)	2.47 km
	3008 William Cutmore Blvd	Site Plan Approved	1308.002/01	Mattamy Clockworks - Phase 2	

No.	Address	Status	File No.	Description	Distance from Subject Lands
				The proposed application is for a seven-storey/163 unit condominium with 185 parking spaces.	
	1395 and 1405 Dundas Street East and 3010 William Cutmore Blvd	Site Plan Application Received	1308.003/01	Mattamy Clockworks – Phase 3 Phase 3 application which includes 503 total dwelling units consisting of one 7-storey (182 units) and two 12-storey (143 units and 178 units) condominium buildings.	
2	1005 Dundas Street	Draft Plan of Condominium Received	24CDM-24003/1310	The proposal is for a 380-unit apartment condominium with a height of eight storeys along Dundas Street East, stepping down to four storeys at the rear.	3.92 km

Table 2-2: Summary of Surrounding Development Applications

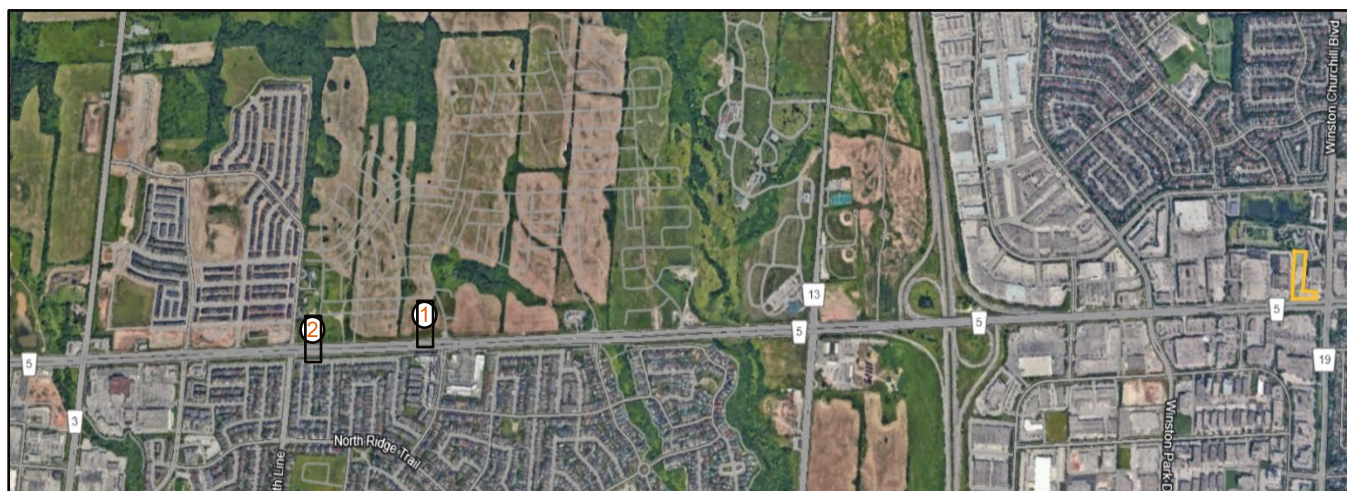


Figure 2-3: Aerial Location Map of Development Applications along Dundas Street East, Retrieved from Google Earth

3 Proposed Development

The Owner is proposing to develop the southern portion of the subject lands into a twelve-storey mixed-use building containing 156 residential units, 195 m² of restaurant space, 469 m² of medical office space and 271 m² of retail space. There will be surface parking within the northern portion of the subject lands and three levels of underground parking, providing for a total of 292 stalls. The proposed development will have vehicular access from Dundas

Street West, through a right-in/right-out access on an interim basis, with the proposed roadway being designed for conversion into a new north-south public (i.e. municipally owned and operated) roadway contemplated by the Dundas Connects Master Plan.

Table 3-1 below displays the overall site statistics.

ITEM	PROPOSED
Gross Lot Area	9,492 square metres
Minimum Lot Frontage	96.7 metres along Dundas Street West
Number of Dwelling Units	156 dwelling units
Floor Space Index	1.52
Minimum Front Yard	5.9 metres
Minimum Rear Yard	142.6 metres
Minimum Internal Side Yard	4.8 metres
Maximum Building Height	47.8 metres
Minimum Landscaped Area	1,039 square metres

Table 3-1: Site Statistics

The conceptual site plan, including development dimensions, is found in **Figures 3-1 & 3-2**. **Figure 3-3** provides a **massing model** of the proposed development, identifying the different uses within the building. **Figure 3-4** provide elevations and renderings of the proposed development, highlighting the built form. Please refer to the Architectural Set, prepared by Hout Architecture, for more details (i.e. floor plans, building sections).

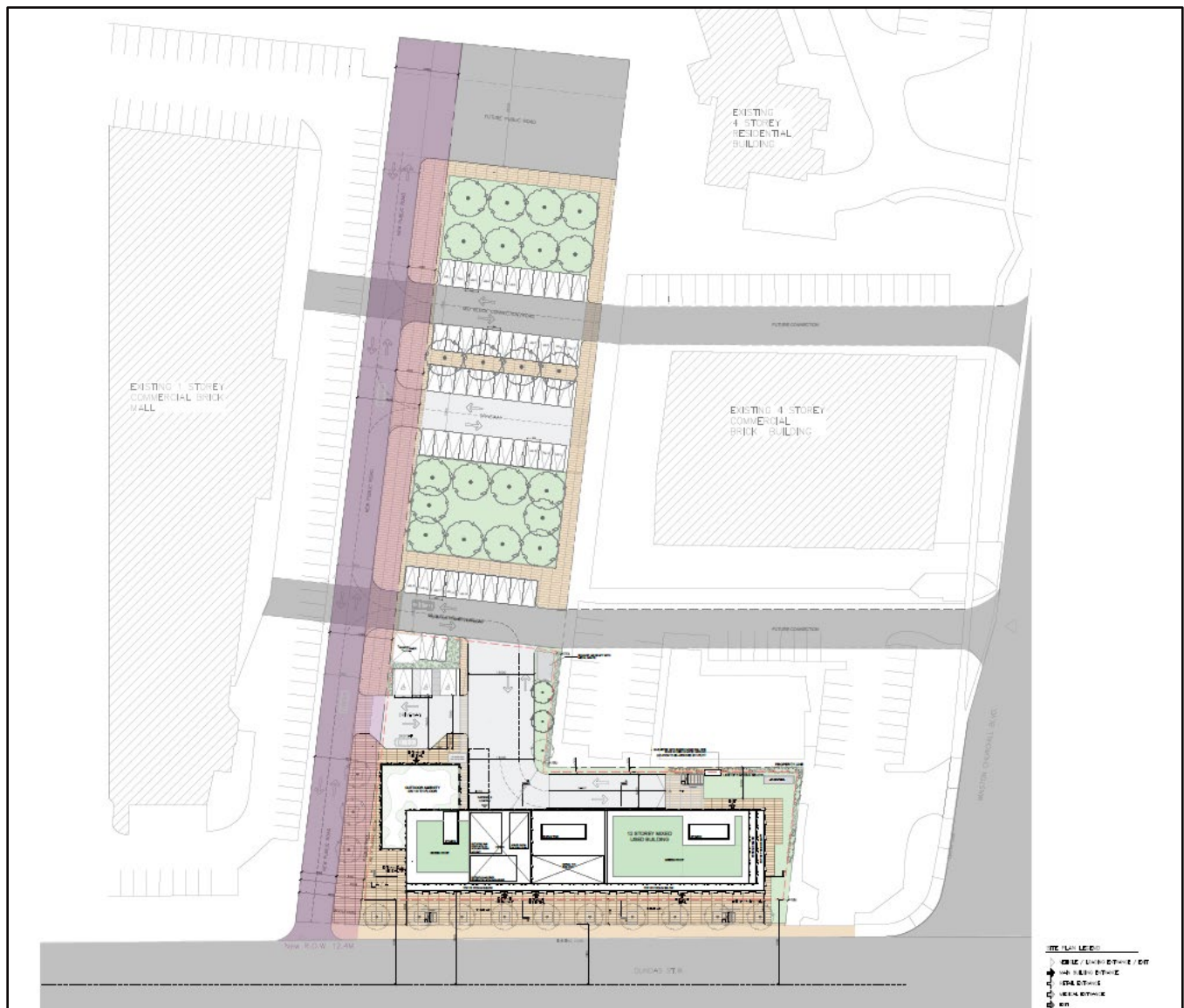


Figure 3-1: Proposed Conceptual Site Plan, prepared by Hout Architecture

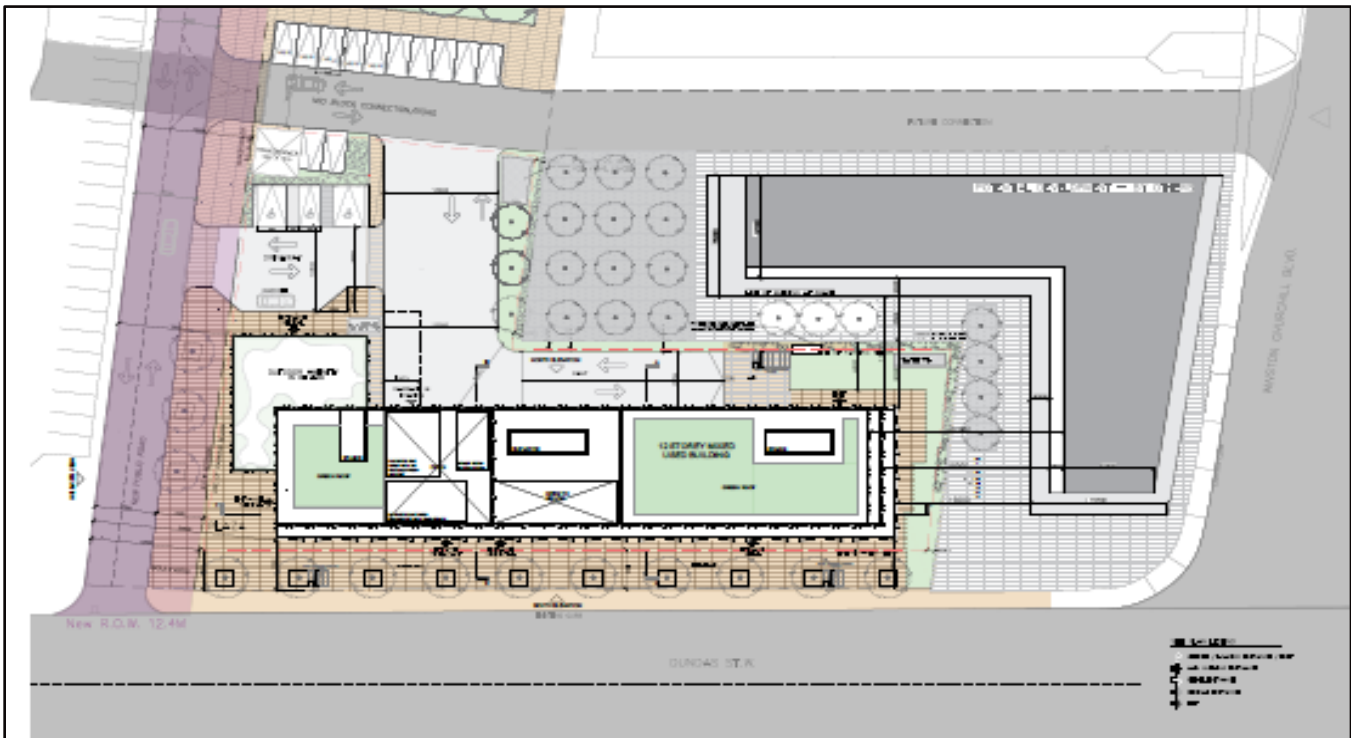


Figure 3-2: Zoomed-in Version of Conceptual Site Plan, Prepared by Hout Architects

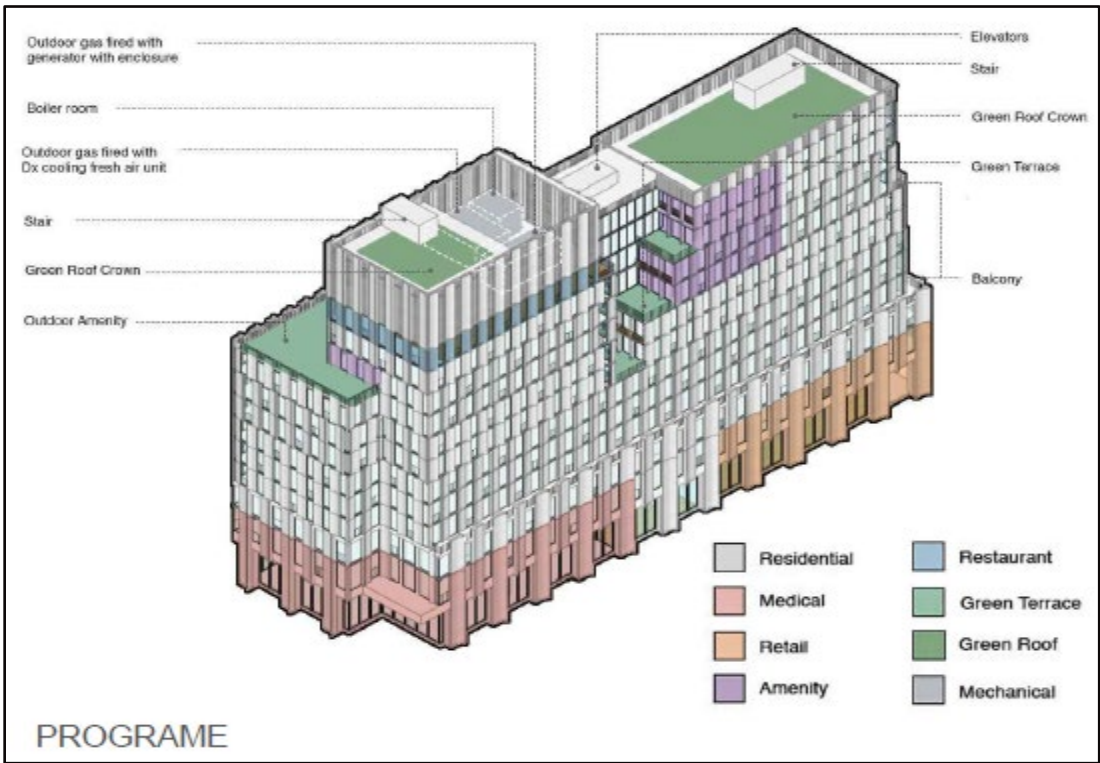


Figure 3-3: Massing Model, prepared by Hout Architecture



Figure 3-4: Rendered View looking North-west, Prepared by Hout Architecture

Floor 2 proposes 14 units, while Floors 3-8 proposes 17 units per floor. Floor 9 propose 13 units, Floor 10 proposes 10 units, Floor 11 proposes 11 units and Floor 12 proposes 6 units per floor.

The proposed unit mix provides for a range of 1-to-2-bedroom units able to accommodate a variety of demographic of household types. The following table summarizes the composition of units within the proposed building.

UNIT TYPOLOGY	PROPOSED
Studio	51 units
1-bedroom	30 units
1-bedroom + den	29 units
2-bedroom	7 units
2-bedroom + den	39 units
Total	156 units

Table 3-2: Unit Mix

3.1 Proposed Price/ Rents

Due to the subject land's location within a PMTSA, it is understood that they are also located within an Inclusionary Zoning Area. The tenure of the proposed development is undecided at this stage, as the owner is determining the best suitable option for the community. Therefore, it could function as a purpose built rental or condominium building. This allows the owner to determine the best suitable option for the community, while maintaining the ability to establish either form of tenure. It is understood that should the development be a purpose built rental, it would not be subject to inclusionary zoning at this time. If the tenure is condominium, discussions with staff on the applicability of any requirements can occur at that time.

4 Relevant Planning Processes

To permit the proposed development, approval of several planning applications will be required, such as an Official Plan Amendment ("OPA") and a Zoning By-law Amendment ("ZBLA"). Subsequent to the approval of the OPA and ZBLA, a Site Plan and a Draft Plan of Condominium may be submitted.

4.1 Official Plan Amendment

Schedule 9 – Character Area of the Official Plan identifies that the subject lands are located within the Western Business Park Employment Area, while Schedule 10 – Land Use designates the subject lands as Mixed Use. The permitted uses on lands designated Mixed-Use include a commercial parking facility, financial institution, funeral establishment, personal service establishment, residential in conjunction with other permitted uses, restaurant, retail store and secondary office. However, Policy 17.1.4.2 of the Employment Area Character Area does not allow residential uses even within the Mixed-Use Designation.

As such, an OPA will be required to add a Special Site Area to the Employment Area - Western Business Park to include site specific policies to the Mixed-Use Designation for the subject lands. The Site Specific Policy will amend Policy 17.1.4.2 to permit residential uses, in conjunction with other permitted uses in the Mixed-Use Designation. Residential development will be required to contain a mix of uses in accordance with the Mixed-Use Designation policies contained in Subsection 11.2.6.

4.2 Zoning By-law Amendment

Under City of Mississauga Zoning By-law 0225-2007 the subject lands are zoned C3-46 – General Commercial (site-specific). The base C3 zone includes use permissions for various retail (i.e., retail store), service (i.e., restaurant, veterinary clinic, financial institution), office (i.e., medical office, standard office), hospitality (i.e., overnight accommodation), amongst several other uses. The 46 site-specific exception number permits additional uses, including a garden centre, truck terminal, waste processing station, and composting facility. Residential uses are not permitted within the existing Zone.

As such, a Zoning By-law Amendment ("ZBLA") will be required to rezone the lands to the 'Residential – Apartment' Zone (RA3) to allow the proposed residential uses with site specific modifications to permit for the proposed built form and add additional permitted uses (commercial and medical office).

5 Demographic Conditions

This section provides a demographic insight of Mississauga, the community where the subject lands are located within. Existing demographic conditions are compared to Peel Region (CMA). These analyses utilize 2021 Census data, as well as statistics reported within the Region of Peel Housing Strategy and the City of Mississauga Housing Gap Assessment.

5.1 Population Trends

Over the 2011 to 2021 period, the population grew modestly in Mississauga (4.2%). Peel Region experienced steady population growth above 6% over the same period.

A review of the Peel Region Unofficial Population Forecasts provide an overview of the growth outlook in Mississauga and the local area municipalities in Peel Region. The forecasts provide an insight into housing demand looking forward. Given that this document is still in draft form, the figures provided in **Table 5-1** are open to fluctuation before the growth allocations are finalized. Over the 2016 to 2041 period, it is projected that Peel Region will grow by over 541,728 people, with Mississauga making up the second largest share of overall projected growth.

Geography	2016	2021	2031	2041	Growth (2016-2031)	% Change
Mississauga	745,926	777,796	842,000	920,000	174,074	23%
Brampton	613,601	683,600	812,000	890,000	276,399	45%
Caledon	68,744	79,066	116,000	160,000	91,256	132%
Peel	1,428,272	1,540,462	1,770,000	1,970,000	541,728	37%

Table 5-1: Region of Peel Unofficial Population Forecasts, Retrieved from the Region of Peel Website

As seen in **Figure 5-1**, according to the Region of Peel all age groups in Peel Region are experiencing an increase in population. However, the senior age cohort (65 years or older) is experiencing a significantly higher rate of increase comparatively (20%). In 2021, there are 212,000 people in Peel aged 65 years and over, **15%** of the population. This is an increase from 13% in 2016. The Region can expect a greater increase in the senior population in the coming 5 to 15 years as those aged 50 to 59 years grow older.

Within the local municipalities, Mississauga has the largest share of seniors (17%). The senior population increased by 24.0% (15,770 people) from 9.8% in 2006 to 11.4% in 2011, which suggests that within Peel Region, Mississauga has the greatest need for housing intended for an aging population.

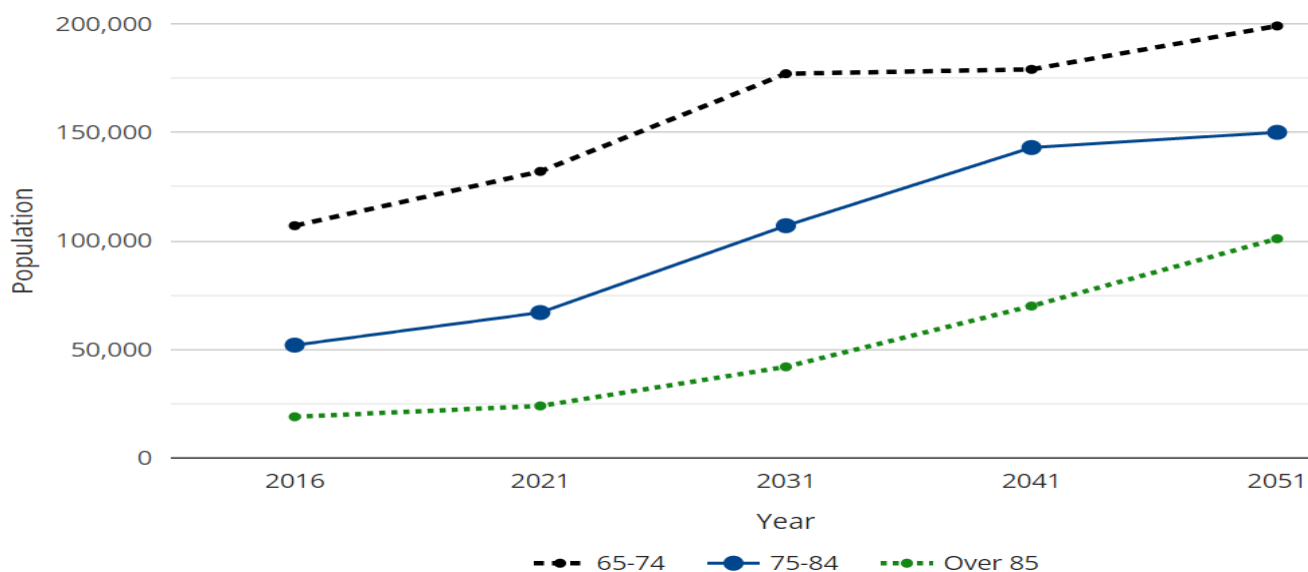


Figure 5-1: Peel Region 65+ Population, Retrieved from the Region of Peel Website

5.2 Household Trends

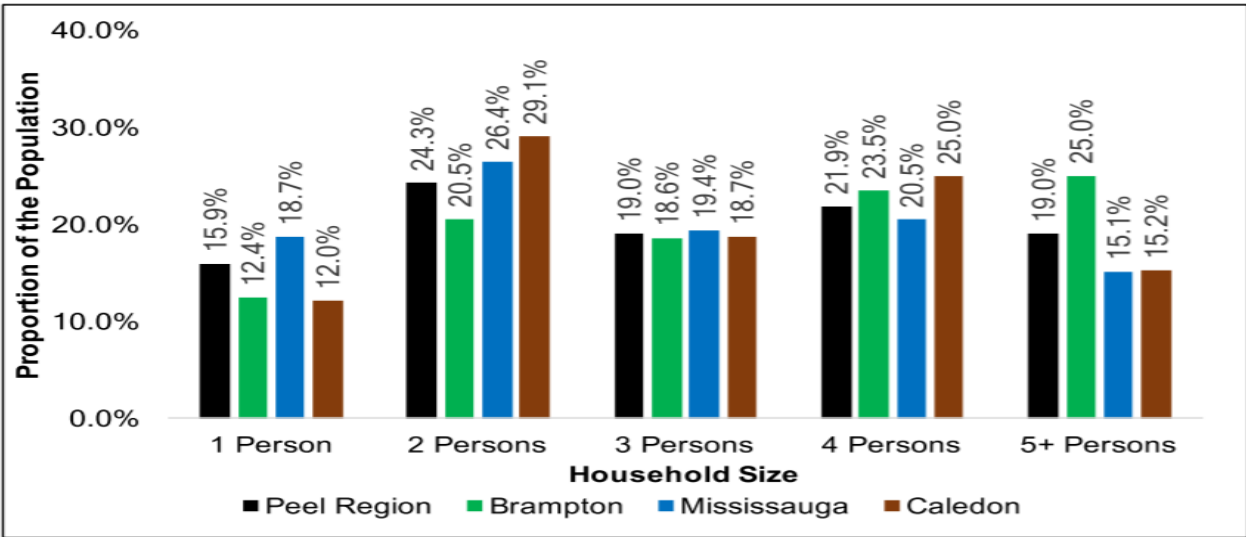
While population trends and characteristics are important indicators of housing need, the characteristics of households are more directly related to housing need as each household requires a housing unit. Depicted in **Table 5-2**, over the 2016 to 2041 period, it is projected that the Peel Region will grow by over 180,000 households.

It is expected that nearly half of this growth will occur in Brampton (56%), with Mississauga (44%) making up the second largest share of overall projected growth in Peel. Caledon is also expected to experience strong housing growth, with projections of the current housing stock more than doubling over the forecasted period.

Geography	2016	2021	2031	2041	Growth (2016-2041)	% Change
Mississauga	240,915	247,000	280,400	320,600	79,685	33%
Brampton	167,820	186,100	240,700	270,000	102,180	37%
Caledon	21,200	24,100	35,500	65,000	43,800	67%
Peel	430,180	450,740	543,120	610,850	180,670	41%

Table 5-2: Household Growth Forecast, Retrieved from Region of Peel Website

In terms of household size, the share of one and two person households are increasing. Together, these two household categories make up 40.1% of all households in Peel Region. In 2011, one- and two-person households made up 43% of all households in Mississauga, up from 41% in 2006. In addition, one-person households saw the highest rate of increase; increasing by 55.8% from 2001 to 2016, as reported within the Region of Peel Housing Strategy. These findings suggest that there is a need for housing options suitable for smaller households within the Region. **Figure 5-2** suggests that the need for smaller housing options is greater in Mississauga comparatively.



Source: Statistics Canada Community Profiles 2016

Figure 5-2: Proportion of Households by Household size, Retrieved rom the Region of Peel Housing Strategy

5.3 Housing Supply

As seen in **Figure 5-3**, approximately 37% of the housing stock in Mississauga is comprised of single detached dwelling and 27% is comprised of apartments, that have five or more storeys.

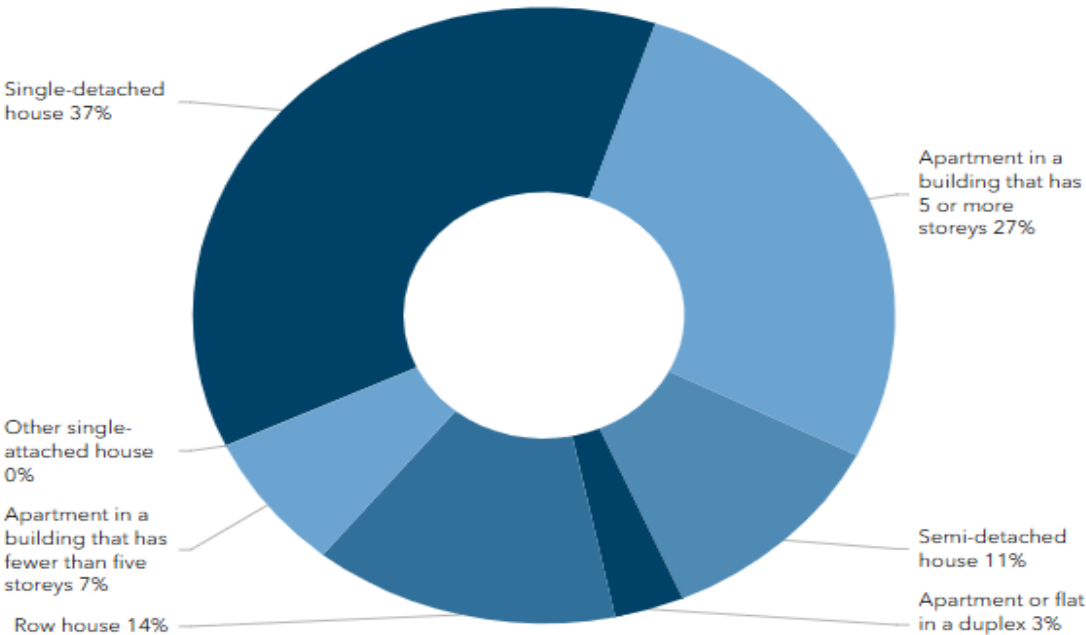


Figure 5-3: Structure Type of Dwelling for Mississauga, Retrieved from City of Mississauga Website

This structural pattern amplifies within the Erin Mills Neighbourhood, located around the subject lands. As seen in **Figure 5-4**, 53% of the housing stock in the surrounding area is single detached dwellings, while apartments above 5 storeys comprise of 7% of the housing stock.

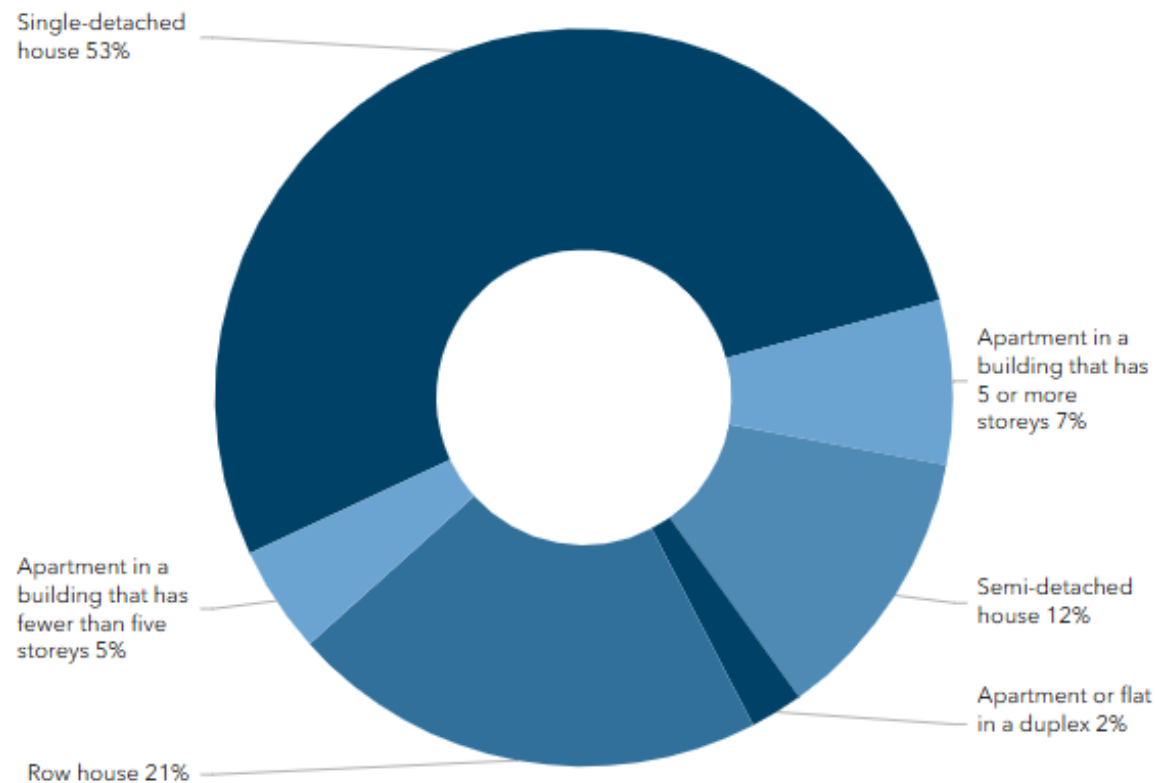


Figure 5-4: Structure Type of Dwelling for Erin Mills, Retrieved from City of Mississauga Website

6 Planning Rationale

The following subsections provide an assessment of the proposed development against current and relevant housing policies and objectives including the Provincial Planning Statement 2024, Region of Peel Official Plan, Region of Peel Housing Strategy 2018, Region of Peel Housing and Homelessness Plan 2018-2028, City of Mississauga Official Plan and the City of Mississauga – Making Room for the Middle Housing Strategy. These documents are reviewed in detail below and a number of planning comments are provided along with subsection summaries.

6.1 Provincial Planning Statement 2024

The Provincial Planning Statement (“PPS”), 2024 is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”). It builds upon housing-supportive policies from both documents and provides municipalities with the tools and flexibility they need to build more homes. The PPS, 2024 was approved by the Lieutenant Governor in Council, Order in Council No. 1099/2024 and was issued under section 3 of the Planning

Act and came into effect October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020.

For the purposes of this PJR, the version of the PPS utilized was the online version found here: <https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf>.

The PPS is to be read in its entirety. With respect to the specific policies in the PPS 2024 document, several are applicable to the subject lands in general, to the proposed development, and Official Plan Amendment and Zoning By-law Amendment specifically.

Chapter 2 of the PPS: Building Homes, Sustaining Strong and Competitive Communities

Policy 2.1.4 *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 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, including units in draft approved or registered plans.*

Policy 2.1.6 *Planning authorities should support the achievement of complete communities by:*

- a) *accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b) *improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) *improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

Subsection 2.2: Housing

Policy 2.2.1 *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

- a) *establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b) *permitting and facilitating:*
 - 1. *all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 - 2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas,*

and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*

PPS Conclusion: The proposed development will facilitate residential intensification on vacant lands, through a compact built form which will introduce 156 new residential dwelling units of varying sizes and configurations. Section 3 of this report provides a summary of the unit compositions within the 12-storey mixed-use building. This will contribute to the existing housing stock in the City of Mississauga and provide dwelling type diversity in the Erin Mills Neighbourhood. As identified in Section 5, the neighbourhood consists of primarily single detached dwellings, and a lower proportion of apartments above five storeys compared to the overall municipality.

The tenure of the proposed development is undecided at this stage, as the owner is determining the best suitable option for the community. It could function as either a purpose-built rental or condominium building. Nonetheless, by offering a range of 1, and 2 bedroom units, the proposed development will provide a range of rents/ prices and an appropriate mix of unit typologies to meet long-term housing needs of a diverse group of people, household size, income levels, and socio-economic characteristics including an aging population.

Additionally, the proposal will facilitate development that is supported by existing infrastructure networks, active transportation, transit service networks and by a variety of facilities and local retailers – many within a comfortable walking distance. It will also further enhance the ability for daily needs of residents to be met within a comfortable walking. As such, it is an optimal location for transit supportive densities and built forms.

6.2 Region of Peel Official Plan

On July 1st, 2024 through changes to the Planning Act, the Province identified that the Region of Peel as an “upper tier municipality without planning responsibilities”. As a result, the Region of Peel Official Plan is no longer a Regional Plan, but will now be a Local Plan of the three municipalities. The City of Mississauga is currently undergoing its Official Plan Review with the objective to delete the Regional Official Plan policies that are redundant, while the remaining applicable policies to Mississauga will be added as part of the Draft City of Mississauga Official Plan.

Subsection 5.6.19 Major Transit Station Areas

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

Section 5.9 Housing

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.*

Table 4 – Peel-Wide New Housing Unit Targets

Target Area	Targets
Affordability	That 30% of all new housing units are <i>affordable housing</i> , of which 50% of all <i>affordable housing</i> units are encouraged to be <i>affordable to low income</i> 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.

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

Figure 6-1: Excerpt of Table 4 Peel Wide New Housing Targets

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

Policies

Housing Options and Targets

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 5.9.36 *Seek opportunities to provide an appropriate range and mix of housing options and densities, including affordable housing, that utilize existing stock.*

Section 6.3 Age-Friendly Planning

Objective 6.4.1 *To recognize the diversity of Peel's aging population in terms of age, ability, gender, ethnicity, support needs, and income.*

Region of Peel Conclusion: The subject lands are located within the Urban Area and an identified Primary Major Transit Station Area, where multi-unit housing in a compact built form is encouraged. The proposed development will provide an appropriate range of unit typologies on the subject lands, identified in Table 3-2 of this report.

Identified in **Figure 6-1**, the Region of Peel has allocated that 30% of all new housing units are affordable housing, which 50% of all affordable housing units are encouraged to be affordable to low-income households, while 25% of all new housing units should be rental tenure. Though the tenure has not been finalized, offering a range of unit sizes will foster the availability of housing for all income groups. The owner is aiming for a tenure that is best suitable for the surrounding area and community, whether it be a purpose built rental or condominium.

Figure 6-1 also identifies that 50% of all new housing should be in forms other than detached or semi-detached housing. The apartment units will contribute to meeting that target, and diversify the existing housing supply in the Erin Mills Neighbourhood, which is primarily comprised of low-rise single detached dwellings and row housing. As a mix of 1, and 2 bedroom units are proposed, these units will also vary in price, thereby meeting the needs of a diverse population who may differ in income, age and family statistics.

The City of Mississauga has been identified to have the largest share of seniors, and Erin Mills primarily consists of single detached homes. The proposed development will allow an older population to age in the same

neighbourhood, by providing a variety of unit sizes ranging in number of bedrooms and price. Accessibility standards will be further implemented at the site plan stage to recognize barriers to a range of abilities

6.2.1 Region of 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 2018 PHHP is a renewal of the 2013 plan and fulfils the Province's requirement for Municipal Service Managers to review their long-term strategies to address affordable housing and homelessness every five years

Overall, a Home for All establishes a series of objective and strategies for the period between 2018 and 2028 to improve housing outcomes.

Strategy 1: Transform Service – create new service delivery model to improve access to subsidies, divert people from shelters, improve successful tenancies and prevent homelessness.

Strategy 2: Build More Affordable Housing – shift to a more planned approach to affordable housing development, guided by targets and a long-term Housing Master Plan.

Strategy 3: Incent Building Affordable Housing – encourage non-profit and private developers to build rental stock that meet the affordable housing needs within Peel.

Strategy 4: Optimize Existing Stock – develop new strategies to leverage existing private stock to create more and different affordable housing options.

Strategy 5: Increase Supportive Housing – work with housing providers and other partners to expand the supply of supportive housing and supports provided to existing tenants.

Region of Peel Housing and Homeless Plan Conclusion: The tenure of the proposed development is undecided at this stage, as the owner is determining the best suitable option for the community. It could function as either a purpose-built rental or condominium building. Nonetheless, by offering a range of 1, and 2 bedroom units, the proposed development will provide a range of rents/ prices and an appropriate mix of unit typologies to meet long-term housing needs of a diverse group of people, household size, income levels, and socio-economic characteristics including an aging population.

6.3 City of Mississauga Official Plan

The City of Mississauga Official Plan was adopted by City Council in September 2010, and was approved by the Region of Peel in September 2011. The Mississauga Official Plan came into partial effect on November 14, 2012, when the OMB approved the Official Plan with some modifications and except for those policies still under appeal. The Mississauga Official Plan provides direction for the next stage of the city's growth and articulates a vision for a future Mississauga. It provides policies to manage and direct the physical change of the city and the effects of such change on the social, economic, cultural and natural environment. It also forms the basis for detailed land use designations, and urban design policies. The current consolidated version incorporates all Local Planning Appeal Tribunal ("LPAT") decisions and City Council approved Official Plan Amendments, as of August 7th, 2024. The municipal Official Plan is currently being reviewed to ensure that it adds the regional official plan policies and reflects the changing needs of the community.

The City of Mississauga Official Plan ("the Plan") consists of a principal document and a series of local area plans, provided under separate cover.

For the purposes of this report, the version of the plan available online at <https://www.mississauga.ca/projects-and-strategies/strategies-and-plans/mississauga-official-plan/> was used.

Section 7.1 Introduction

Policy 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;*
- d. *encourage land use planning practices conducive to good public health.*

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

Section 7.2 Housing

Policy 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.*

Policy 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*

Section 7.3 Inclusionary Zoning

Policy 7.3.1 *Inclusionary Zoning is a tool that enables the City to require that new residential development or redevelopment in specified locations include affordable housing units where residential uses are permitted by this Plan. Inclusionary Zoning in Mississauga will be guided by the following principles and objectives:*

- a. *Inclusionary Zoning will be implemented in conjunction with other planning tools to increase the supply of affordable housing, contributing to diverse, mixed-income communities that offer a range of housing options for residents of various socio-economic backgrounds;*

Policy 7.3.2 *An owner of new development or redevelopment proposing 50 or more residential units or 3,600 square metres or more of gross floor area (GFA) for residential purposes, and located within an IZ Area as identified on Map 7-1: Inclusionary Zoning (IZ) Areas of this Plan, and subject to an Inclusionary Zoning By-law, is required to include affordable ownership housing units or affordable rental housing units for moderate income households, as follows:*

- a. *the minimum required percentage of gross floor area for residential purposes in ownership housing to be set-aside as affordable ownership housing units or affordable rental housing units for moderate-income households is established in Table 7-1;*
- b. *notwithstanding Policy 7.3.2 (a), a discounted set-aside rate may be considered for the delivery of housing for low- income households at the City's discretion through a site specific zoning by-law amendment;*
- c. *through an amendment to this Plan, the City may introduce Inclusionary Zoning requirements for lands within protected Major Transit Station Areas that are not currently identified within an IZ Area on Map 7-1;*
- d. *IZ Area 4 is within an Employment Area and would require a land conversion to permit residential uses. Inclusionary Zoning requirements of Section 7.3 and 19.23 of this Plan will only apply to development on lands within IZ Area 4 in the event that residential uses are permitted; and*

- e. *the Inclusionary Zoning requirements of Policy 7.3.2 (a) and Table 7-1 do not apply to portions of a development or redevelopment containing purpose-built rental housing until such time as it ceases to serve as purpose-built rental housing. Inclusionary Zoning requirements for purpose built rental housing may be introduced through future amendments to this Plan.*

Policy 7.3.4 *The suite mix of the affordable housing unit component will generally be a balanced mix of onebedroom units and family sized units (two- and three-bedroom units), to provide a range of unit types suitable for individuals and families. Bachelor units will not qualify as affordable housing units for the purposes of Inclusionary Zoning requirements. Further unit size and suite mix requirements may be established through Implementation Guidelines.*

Policy 7.3.9 *Inclusionary Zoning By-laws will not apply to:*

- a. *long-term care buildings, retirement buildings, hospices, staff/student residences, group homes, or not-for profit buildings;*
- b. *Region of Peel or Peel Housing Corporation projects;*
- c. *approved development, as specifically identified as exempt in the zoning by-law, that is already subject to an affordable housing contribution requirement as of June 22, 2022. Inclusionary Zoning By-laws will apply to additional development permissions for such lands;*
- d. *development or redevelopment meeting the exemption criteria under the Planning Act or related Ontario Regulations; and*
- e. *notwithstanding 7.3.2, in no case will Inclusionary Zoning By-laws apply to development or redevelopment of less than 10 residential units.*

Policy 7.3.12 *Inclusionary Zoning requirements identified in Section 7.3 and Section 19.23 come into effect on the later of January 1, 2023 or the date the applicable protected Major Transit Station Area identified in the Region of Peel Official Plan is approved by the Minister of Municipal Affairs and Housing.*

City of Mississauga Official Plan Conclusion: The proposed development will develop a vacant property, which has full access to community infrastructure and municipal services. It will consist of apartment units of differing sizes to accommodate residents with different housing preferences, as shown in **Table 3-2**. As an example, the City of Mississauga has a large share of seniors in its population, therefore there is a need to provide smaller unit sizes. By offering a range of 1 and 2 bedroom units, the proposed development will accommodate an appropriate mix of unit typologies, which will also range in price.

The subject lands are located within a PMTSA and within an Inclusionary Zoning Area. The tenure of the proposed development is undecided at this stage, as the owner is determining the best suitable option for the community. Therefore, it could function as a purpose built rental or condominium building. It is understood that should the development be a purpose built rental, it would not be subject to inclusionary zoning at this time. If the tenure is condominium, discussions with staff on the applicability of any requirements can occur at that time.

The proposed mixed-use development will facilitate a compact built form and contribute to creating a complete community, by adding and complimenting the mix of uses within the neighbourhood. The integration of these uses will encourage people to walk or take transit for their daily needs, reducing automobile usage. Furthermore, the reduced parking ratio and inclusion of bicycle parking stalls, coupled with recommended TDM measures will facilitate alternative methods of transportation.

6.4 Growing Mississauga: An Action Plan for New Housing

Growing Mississauga: An Action Plan for New Housing ('Action Plan') was adopted by City Council in February 2023. The Action Plan serves as the City of Mississauga's Housing Pledge, in response to the Provincial housing crisis and Government of Ontario's housing pledge. In accordance with Bill 23 and the Provincial housing pledge, the Province allocated 8% of all new housing units to be introduced across the City of Mississauga – or the equivalent of 120,000 new housing units by the year 2031.

The Action Plan identifies a series of actions that are to guide the development of housing that will enable the City to meet the Provincial housing commitment. Overall, it identifies five (5) goals and twenty-three (23) actions that are to be taken.

- Goal 1: Increase Supply of Housing
 - Action 1: Increase 'Middle Housing' in Residential Neighbourhood
 - Action 2: Undertake Employment Land Conversion Studies to discover new opportunities for residential units
 - Action 3: Study Additional Residential Housing Opportunities on Key Sites
 - Action 4: Implement Reimaging the Mall
 - Action 5: Encourage Transit and Multi-Modal Oriented Development
- Goal 2: Improve Affordability
 - Action 6: Work with the Province on a Commitment to Protecting and Creating More Affordable Rental Units
 - Action 7: Provide Incentives for Affordable Rental Housing
 - Action 8: Advance Housing First on Government Land
 - Action 9: Implement Inclusionary Zoning
- Goal 3: Streamline Approvals
- Goal 4: Making it Happen
- Goal 5: Educate, Engage and Report

Action Plan Conclusion: The subject lands are located within an identified 'Major Transit Station Area' and along an Intensification Corridor and the planned and funded Dundas Street Bus Rapid Transit Network. As such, the subject lands are an ideal location for intensification, transit-oriented and compact, mixed-use high-density development. However, Schedule 9 and Schedule 10 of the Mississauga Official Plan designates the subject lands as 'Mixed-Use' within the Western Business Park Employment Area, in which the Structure Element prohibits residential uses.

The proposed OPA to add residential uses as a permitted use is in line with City Council's recently approved Mississauga Official Amendments ("MOPA 141"), which identifies the subject lands as part of the Neighbourhood Structure Element, specifically the Erin Mills Neighbourhood. This is in line with Action Item 2, which looks at employment land conversion for additional housing opportunities.

The subject lands are located within a PMTSA and within an Inclusionary Zoning Area. The tenure of the proposed development is undecided at this stage, as the owner is determining the best suitable option for the community. Therefore, it could function as a purpose built rental or condominium building. It is understood that should the development be a purpose built rental, it would not be subject to inclusionary zoning at this time. If the tenure is condominium, discussions with staff on the applicability of any requirements can occur at that time.

7 Analysis and Opinion

The following sections will provide an insight on how the housing proposal will address unit affordability and unit sizes, thus meeting the housing targets and objectives of the City of Mississauga and the Region of Peel.

7.1 Analysis of Unit Affordability

As stated throughout this report, the tenure of the proposed development has not been finalized, as the owner is trying to determine the best option for the neighbourhood and community. An analysis of both rental and condominium ownership is provided, keeping in mind that the housing market is constantly in flux, relative rents, condominium prices and affordability thresholds are subject to change.

7.2 Analysis of Unit Size

The unit composition is provided in **Table 3-2**. The proposed development includes an even distribution of each unit typology in an effort to modify the existing rental and condominium housing supply and appeal to different household sizes, characteristics and incomes.

Single detached homes may be the ideal dwelling typology for larger households such as families with children, however they are not the most appropriate dwelling typology for other households, such as seniors due to accessibility concerns. Housing that accommodates a larger household size and an aging population are identified as objectives within the Region of Peel and City of Mississauga Housing Plans. However, City of Mississauga's demographic characteristics exhibit a demand for housing that accommodate smaller household sizes.

The larger units within the apartment building will address the demand for larger households and families with children, while also providing a single storey layout and access to elevators to accommodate accessibility concerns for an aging population. Providing a diversity of 1, and 2 bedroom units will help accommodate a range of residents, including seniors and smaller households. In addition to meeting the housing objectives of the Region of Peel and City of Mississauga, the proposed development will diversify the primarily single detached housing market in the Erin Mills Neighbourhoods.

Single detached homes are also the least affordable housing typology. Proposing a diverse unit mix will increase the options for households with lower incomes.

8 Summary and Conclusions

The owner of 3033 Dundas Street West is proposing to develop the subject lands into a mixed-use development, containing 156 residential units, approximately 1,065 square metres of retail, restaurant and medical office space, 164 underground parking spaces and 59 at-grade surface parking spaces. Vehicular access will be provided off an interim right-in and right-out from Dundas Street West. The purpose of the proposed development is to create an attractive and liveable space for future residents within a planned transit-rich location to support residential and employment targets of the Province, Region of Peel and City of Mississauga.

To address housing targets and objectives, the proposed development will:

- Be consistent with the Provincial Planning Statement 2020, by facilitating residential intensification and redevelopment on a vacant parcel of land located along a , fostering an increase in transit usage;
- Conform to the Region of Peel Official Plan, by aiding in achieving annual new housing unit targets;
- Follow the Region of Peel Housing and Homelessness Plan, by increasing the supply housing;

- Conform to the City of Mississauga Official Plan, as it will meet housing needs of a diverse population, including an aging population by including a variety of unit sizes;
- Follow the Growing Mississauga: an Action Plan by having the potential to enhance and diversify the existing rental housing supply in Mississauga and Malton.

Regards,

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