

PREPARED FOR:
SOLMAR (EDGE 3) CORPORATION

AUGUST

2020

HOUSING REPORT

16 Elm Drive West,
Mississauga



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1 Description of the Proposal



This Housing Report has been prepared by SGL Planning & Design Inc. in support of an updated development proposal by Solmar (Edge 3) Corp. (Solmar), to facilitate the development of a third condominium apartment building (Building C) on the eastern portion of the lands located at 36, 34 and 16 Elm Drive West in the City of Mississauga (the “development site”). Specifically, Building C is located at 16 Elm Drive West (the “subject site”).

As part of the development of the entire site, Official Plan and Zoning By-law Amendments were previously approved by Mississauga City Council for the construction of three apartment buildings with commercial uses, a day care and a park. Since this approval, the owner has acquired two additional properties along Hurontario Street which has prompted updates to the proposal for Building C fronting Elm Drive West and Hurontario Street. As a result, a new Zoning By-law Amendment is required for the updated development proposal for Building C.

Currently, for the northern half of the subject site, a 50-storey condominium apartment building is permitted, with a maximum of 522 dwelling units. With the incorporation of the southern half of the subject site, a Zoning By-law Amendment is required to rezone these lands, incorporating them into the RA5-46 zone. In addition, the proposed Zoning By-law Amendment incorporates changes to adapt the zoning envelope of Building C to include the southern half of the subject site and to reflect appropriate built form along Hurontario Street.

The proposed building will contain 41,618.10 square metres of residential gross floor area. A total of 624 residential dwelling units are proposed (102 additional units beyond what the RA5-46 zone currently permits), with the following unit breakdown:

- 417 one-bedroom units (of these, 64 units are barrier-free adaptable);
- 199 two-bedroom units (of these, 31 units are barrier-free adaptable); and
- 8 three-bedroom units (all of these units are barrier-free adaptable).

As outlined by City Staff, the requirement for the submission of this Housing Report stems from the proposed units over and above what is already permitted for the subject site, 102 units. The table from Part B of the City’s Terms of Reference for Housing Reports is included as **Appendix A** to this report. This table indicates that 10 one-bedroom units (10% of the 102 units) are proposed to be sold as affordable middle income units.

2 Relevant Planning Process and Other Related Applications



As indicated in the Planning Justification Report submitted in support of the proposed development, applications for Zoning By-law Amendment and Site Plan approval are required. Details of these applications are contained in the Planning Justification Report.

In the future, a Plan of Condominium application will also be required.

3 Identification of any Additional Considerations



The City's Terms of Reference for Housing Reports indicates that this section of the report should identify any additional considerations that are being made, including the following:

- inclusion of supportive housing;
- financial or land contributions towards affordable housing;
- innovative rent-to-own models;
- site constraints; and
- proposed demolition or conversion of existing rental units.

As noted previously, the proposed development includes 10 one-bedroom units that are proposed to be sold as affordable middle income units. The following provides a response to the above noted matters:

- the proposal does not include any provisions for supportive housing;
- no financial or land contributions towards affordable housing are proposed, since 10 affordable middle income units are proposed;
- no innovative rent-to-own models are proposed;
- there are no site constraints related to the provision of affordable middle income units; and
- there is no proposed demolition or conversion of existing rental units.

4 Planning Rationale



This section of the report provides an overview of relevant housing policies and objectives of the Provincial Policy Statement 2020, Growth Plan 2019, Region of Peel Official Plan, Peel Housing and Homelessness Plan 2018-2028, Mississauga Official Plan, and Mississauga Housing Strategy. Following the policy overview, there is a brief statement of how the proposed development addresses the various policies and objectives.

Provincial Policy Statement (PPS) 2020

The 2020 Provincial Policy Statement (PPS) encourages efficient land use and development patterns. Section 1.1.1 b) provides, in part, that healthy and liveable and safe communities are sustained by accommodating an appropriate affordable and market-based range and mix of residential types to meet long-term needs;

Section 1.1.3.3 states that planning authorities shall identify appropriate locations and promote opportunities for accommodating a significant supply and range of housing options through intensification and redevelopment.

1.4.3 a) and b) further state that planning authorities shall provide an appropriate range and mix of housing options to meet market-based and affordable housing needs, including implementing targets for affordable to low and moderate income households, and permitting and facilitating all housing options to meet social, health, economic and well-being requirements of people.

Section 1.7.1 states, in part, that long-term economic prosperity should be supported by providing a range of housing options for a diverse workforce.

Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan)

Section 2.2.1.4 of the Growth Plan addresses supporting the achievement of complete communities that feature a diverse mix of land uses, improve social equity and quality of life for people of all ages, abilities and incomes, and provide a diverse range and mix of housing options (including affordable housing)

The Growth Plan provides additional direction on creating complete communities through a variety of housing goals in section 2.2.6. In addition to accommodating forecast growth and achieving minimum intensification and density targets, Section 2.2.6.2 of the Growth Plan calls on municipalities to support the achievement of complete communities by considering a range and mix of housing options and densities and to diversity overall housing stock across municipalities.

Region of Peel Official Plan

Section 5.8 of the Region of Peel Official Plan includes objectives and policies to support the provision of adequate, accessible and appropriate housing of all types, sizes, densities and tenures.

The policies state that Regional Council will encourage and support local municipalities to plan for a range of densities and affordable housing, including low and moderate income households (policy 5.8.2.3), while also encouraging new residential development, redevelopment and intensification (policy 5.8.2.6).

Policy 5.8.2.12 states that the Region will work with local municipalities to implement annual new housing unit targets within the Region, including a market rental and affordable ownership target of 35%, and a market ownership target of 45%.

Section 5.8.3 includes more detailed policies with respect to the supply of affordable housing in the Region. Many of these policies speak to efforts to encourage local municipalities to promote the provision of affordable housing, including promoting the use of density bonusing, inclusionary zoning and permitting secondary suites. Policy 5.8.3.2.12 encourages community agencies and landowners of suitably sized sites to develop affordable housing.

Peel Housing and Homelessness Plan 2018-2028

The Peel Housing and Homelessness Plan aims to make affordable housing available and to prevent homelessness in the Region. The Plan contains strategies (immediate actions and fundamental changes) to build more affordable housing in Peel, improve social services programming in the Region, optimize existing housing stock and increase supportive housing. The strategies are high level in nature and geared towards municipalities for implementation.

The proposed development which includes 10 affordable middle income units contributes to the achievement of strategies within this Plan.

City of Mississauga Official Plan

Chapter 7 of the City of Mississauga Official Plan contains policies to ensure the provision of complete communities, and includes policies specific to the provision of housing in the City.

Policy 7.1.6 requires the City to ensure that people with diverse housing preferences and socioeconomic characteristics and needs can be accommodated within an appropriate mix of housing.

Further, policy 7.2.2 requires the City to provide opportunities for a range of housing choices (type, tenure, price), affordable ownership and rental dwelling types, and housing for individuals with special needs.

Policies 7.2.3 and 7.2.5 requires the City to ensure that housing is provided in line with Provincial and Regional housing policies.

Mississauga Housing Strategy

The Mississauga Housing Strategy includes goals and strategies particularly focused on achieving the Region's housing target related to market rental and affordable ownership. This Housing Report has been prepared in accordance to the City's Terms of Reference for Housing Reports, which stems from the completion of the City's Housing Strategy. As noted throughout this report, the proposed development includes 10 affordable middle income units, and as such, contributes to the overall achievement of the City's Housing Strategy.

Statement of Consistency, Conformity and Contribution to Strategies

The proposed development includes 10 affordable middle income units, as requested by City Staff, which is consistent with the policies of the Provincial Policy Statement 2020 and conforms to the policies of the Growth Plan for the Greater Golden Horseshoe 2019, Region of Peel Official Plan and City of Mississauga Official Plan. Further, the proposal contributes to the goals and strategies of providing for affordable middle income housing outlined within Peel Region's Housing and Homelessness Plan and the City's Housing Strategy.

Overall, the proposal provides for a range of housing options within an area of the City and Region that is planned to accommodate a significant amount of growth in a location well suited to do so.

5 Analysis and Opinion



The proposed development, including the provision of 10 affordable middle income units, represents good planning for all reasons outlined in the Planning Justification Report submitted in support of the proposed development. With respect to the provision of affordable middle income housing and the achievement of the housing target objectives of the City of Mississauga and Region of Peel, the proposed development contributes to the achievement of these targets.

6 Summary and Conclusions



In summary, the proposed development, including the provision of 10 affordable middle income housing units as requested by City Staff, is appropriate. The proposal is consistent with and conforms to Provincial, Regional and City policies, while also contributing to the achievement of the Region's and City's strategies related to the provision of affordable middle income housing.

APPENDIX A

Table from Part B of Terms of Reference for Housing Reports



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	0
	Between \$922 and \$1153/month rent	0
	Between \$1153 and \$1383/month rent	0
	Between \$1383 and \$1614/month rent	0
	More than \$1614/month rent	0
	Proposed Rents in 2019 Dollars (excluding parking and utilities)	Qty. of Units
1 bedroom	Less than \$1233/month rent	0
	Between \$1233 and \$1541/month rent	0
	Between \$1541 and \$1850/month rent	0
	Between \$1850 and \$2158/month rent	0
	More than \$2158/month rent	0
	Proposed Rents in 2019 Dollars (excluding parking and utilities)	Qty. of Units
2 bedroom	Less than \$1396/month rent	0
	Between \$1396 and \$1745/month rent	0
	Between \$1745 and \$2094/month rent	0
	Between \$2094 and \$2443/month rent	0
	More than \$2443/month rent	0
	Proposed Rents in 2019 Dollars (excluding parking and utilities)	Qty. of Units
3+ bedroom	Less than \$1590/month rent	0
	Between \$1590 and \$1988/month rent	0
	Between \$1988 and \$2385/month rent	0
	Between \$2385 and \$2783/month rent	0
	More than \$2783/month rent	0
Ownership Units		
Ownership Units to be Sold at Market Prices		Qty. of Units
Bachelor		0
1 bedroom		407
2 bedroom		199
3+ bedroom		8
Ownership Units to be Sold as Affordable		Qty. of Units
Bachelor	Proposed Affordable Sale Price of Unit	0
1 Bedroom	\$0	10
2 bedroom	\$420,000 per unit	0
3+ bedroom	\$0	0
Unit Transfer		
Ownership Units to be Dedicated to City/Region		Qty. of Units
Bachelor	Market Value of Unit	0
1 Bedroom	\$0	0
2 bedroom	\$0	0
3+ bedroom	\$0	0

Secondary Suites		
Private Ownership Secondary Suites		Qty. of Units
Bachelor		0
1 bedroom		0
2 bedroom		0
3+ bedroom		0
Land		
Land Dedicated to City/Region	Market Value of Land Per Acre	Acres
	\$0	0
Financial Contribution to Affordable Housing Offsite		
	Amount	
	\$0	

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