

Appendix B



Housing
Report

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1 Introduction

This Housing Report has been prepared in support of an application by the Rangeview Landowners Group Inc. (the “Rangeview LOG”) to amend the City of Mississauga Official Plan with respect to the Rangeview Estates lands located in the Lakeview neighbourhood in the City of Mississauga.

The Rangeview LOG represents nine (9) landholders within Rangeview Estates. Collectively, they own 21 properties representing approximately 65% of all private landholdings. The remainder of the properties within the Rangeview Lands are currently owned by individuals or corporations who are not part of the Rangeview LOG. However, the requested Official Plan Amendment is for the entirety of the Rangeview Lands.

The Rangeview Development Master Plan (“DMP”), which was submitted to the City of Mississauga in November 2022 and has since been revised in May 2024 in order to respond to comments received from municipal departments and agencies, the local area Councillor and the community, provides for the comprehensive redevelopment of the Rangeview Lands from an industrial business enclave to a mixed-use, transit-oriented neighbourhood comprised of approximately 5,300 residential dwelling units supported by retail and service uses, on-site parkland in the order of 2.62 hectares and new public streets (the “Proposal”).

As part of the submission of the Official Plan Amendment application (the “Application”), a Housing Report has been prepared to provide information about the proposed development on the Rangeview Lands and how it responds to applicable policies related to housing priorities. As zoning by-law amendment applications are intended to be submitted to the City of Mississauga by individual landowners within the Rangeview LOG once the Application has been approved, further details with respect to matters related to housing tenure and proposed prices/ rents will be considered at that time.

1.1 Site and Surroundings

Rangeview Estates (also referred to herein as the "Rangeview Lands") is one of four precincts within the Lakeview Waterfront Major Node and is generally comprised of the lands located along the south side of Lakeshore Road East, between East Avenue and Hydro Road extending south to include the properties along both the north and south sides of Rangeview Road. Rangeview Estates includes 33 properties under a variety of ownerships with a combined area of 21.9 hectares, not including existing public roads. Today, the Rangeview Lands are comprised of a wide range of light industrial, warehousing, retail, commercial and service commercial uses. The existing buildings are generally one-storey in height with large footprints and many are multi-tenanted with a mix of various commercial and retail operators.

The Rangeview Lands have good access to the major road network. Lakeshore Road East, an arterial road, frames the northerly boundary of the Lands. Dixie Road, a regional major collector lies to the east and Cawthra Road, a regional arterial, to the west. Both roads provide north south connections from Lakeshore Road East to the broader City. The Queen Elizabeth Expressway ("QEW") is located approximately 2.3 kilometres north of the Rangeview Lands and is currently accessible through the QEW/Cawthra Road interchange. A new interchange at Dixie Road and the QEW is currently under construction with an anticipated completion date in July 2026.

The land uses in the areas surrounding the Rangeview Lands include a mix of low-rise residential neighbourhoods, protected environmental areas, municipal infrastructure (including the Lakeview Water Treatment Plan) and future development lands.

1.2 Proposal

The Proposal is designed to provide for the comprehensive redevelopment and transformation of the existing Rangeview industrial business enclave to a mixed-use, transit-oriented neighbourhood comprised of approximately 5,300 residential dwelling units supported by retail and service uses, on-site parkland in the order of 2.62 hectares and new public streets.

In summary, the Proposal provides for:

- the introduction of new public streets including an east-west public street (Street 'L') and the extension of Ogden Avenue south of Lakeshore Road East through the site and connecting into the Lakeview Village development;
- the provision of the necessary road rights of way and widenings in accordance with City standards and to align with the Lakeview Village development;
- the creation of 21 development blocks comprised of a total of 5,300 residential dwelling units in a variety of built forms (low, medium and tall buildings);
- the introduction of tall buildings (up to 15 storeys in height) atop 6 to 8 storey podiums along street frontages and park blocks;
- the introduction of mid-rise buildings (up to 8 storeys) along Lakeshore Road East;
- the inclusion of grade related retail space at the base of buildings fronting Lakeshore Road East between Lakefront Promenade and Hydro Road; and,
- the dedication of approximately 2.62 hectares of parkland in the form of five new public parks: Rangeview Park, Lakefront Greenway, Central Square, Ogden Park and Hydro Common.

1.3 Report Contents

This Housing Report has been prepared based on the Terms of Reference provided by the City of Mississauga. In accordance with the Terms of Reference, this Report includes the following:

- Description of the site and surroundings;
- Description of the Proposal;
- Discussion on relevant processes and applications;
- Site considerations;
- Planning rationale based on the provincial, regional and municipal housing policies and objectives; and,
- Analysis and opinion of how the proposed development incorporates applicable provincial, regional, and municipal housing policies, targets and objectives.

2 Relevant Planning Process and Other Related Applications

2.1 Development Master Plan

In November 2022, a Development Master Plan submission, in accordance with the policies of Chapter 13.3 of the City of Mississauga Official Plan (the "Mississauga OP"), was submitted to the City of Mississauga by Bousfields Inc. on behalf of the Rangeview LOG. The DMP Report prepared by Bousfields Inc., and the accompanying supporting technical studies, provided urban design direction and guidance, as well as the technical analysis, for the redevelopment of the Rangeview Lands into a new, complete mixed-use community that included a mix of low, medium, and high-density residential uses with retail and other non-residential uses provided at strategic locations. A variety of parks and open spaces were also proposed throughout the Rangeview Lands, as well as new public streets, generally in accordance with Official Plan Amendment 89 ("OPA 89").

A number of community outreach meetings have taken place as part of the DMP process, all of which have been undertaken by the Rangeview LOG:

| Meeting Type | Date |
|---|------------------------------|
| Community Meeting | December 2, 2021 |
| Lakeview Ratepayer's Association | December 20, 2021 |
| Lakeview Ratepayer's Association | January 17, 2023 |
| Non-participating landowners with Rangeview | February 23, 2023 |
| Non-participating landowners with Rangeview | March 27, 2023 (in-person) |
| Community Meeting | April 27, 2023 |
| Community Meeting | January 31, 2024 (in-person) |
| Lakeview Ratepayer's Association | March 19, 2024 |

2.2 Official Plan Amendment

The proposed residential and mixed-use components of the DMP are permitted by the applicable *Residential Medium Density* and *Mixed Use* land use designations established in OPA 89. However, in order to facilitate the development of the Proposal, an amendment to the City of Mississauga Official Plan is required.

The Official Plan Amendment seeks to revise specific policies within OPA 89. An increase in the total permitted unit count from 3,700 to 5,300 units is requested. In addition, revisions to the distribution of units by built form and the parks and open space layout is also requested, among other matters. The Official Plan Amendment also introduces new policies specific to the Rangeview Lands in order to secure important City objectives and guide the redevelopment of the Lands in accordance with the Proposal.

2.3 Subsequent Approvals

It is anticipated that zoning by-law amendment applications will be submitted to the City of Mississauga by individual landowners within the Rangeview LOG once the Application has been approved.

3 Identification of Important Considerations

The Rangeview Development Master Plan provides for the provision of new infrastructure and key community benefits, all of which will support the transformation of the Rangeview Lands into a complete, mixed-use, transit-oriented community.

Public Parkland

The Rangeview DMP provides a total of 2.62 hectares of public parkland distributed between five new parks. This equates to a parkland dedication of 13.6% of the total site area (net public roads). The proposed parks have been strategically located throughout the Rangeview Lands and set out a framework for the development of a robust, vibrant and connected parks and public realm network for new residents, visitors, workers and the larger community. The approach to public parkland for Rangeview is based on an extensive review of the parkland and conceptual programming approved within the Lakeview Village development in order to ensure a complementary system of public open space areas are provided.

Built Form Mix

The DMP introduces a mix of housing types at varying scales throughout the Rangeview Lands. Mid-rise buildings and tall building podiums have been organized and designed to frame primary streets and to animate the adjacent public realm. Taller building forms, up to 15-storeys in height, are strategically located at key intersections, along transit corridors and frame linear parks to emphasize gateway entrances into the neighbourhood and to provide the essential ridership to support the future transit infrastructure. The interior of each development block has been designed to accommodate townhouses and low-rise apartments, strengthening the residential neighbourhood character of Rangeview and creating a gradual transition to nearby low-rise communities.

The mix of building types proposed will support a wide range of economic levels, household sizes and age groups. These building typologies will contribute to and complement the approved built-form context of the Lakeview Village development and will also respond to the broader surrounding built-form context given the transitional location of Rangeview between existing neighbourhoods and the planned waterfront community.

New Public Streets

The Rangeview DMP proposes a fine-grain network of streets that follows the structure outlined in the Mississauga OP, as amended by OPA 89 and OPA 125, and considers the right-of-way designs approved in the Lakeview Village development. This will ensure that a cohesive streetscape plan and design is ultimately built for the entire Lakeview Waterfront Major Node.

Public Art

The addition of public art within the Rangeview Lands will help enhance and reinforce the vibrant character and identity of the neighbourhood. Public art elements may be located along Lakeshore Road East, as it intersects with Lakefront Promenade, the proposed Ogden Avenue extension and Hydro Road as these areas are a gateway into Rangeview and public art will enhance this function and serve as markers to celebrate the arrival to Rangeview, and subsequently, Lakeview Village. Public art elements are also contemplated throughout each of the new parks. The precise location and design of public art elements will be determined as part of the future parkland planning and design process.

4 Policy and Regulatory Context

The Proposal is supportive of numerous housing policy directions as set out in the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City of Mississauga Official Plan, all of which encourage the creation of complete communities, with a range of housing options, while making efficient use of land and infrastructure within built-up areas, particularly in proximity to higher order public transit.

4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement, 2020, came into effect on May 1, 2020 (the "2020 PPS" or "PPS"), replacing the 2014 Provincial Policy Statement. The PPS provides policy direction on matters of Provincial interest related to land use planning and development. In accordance with Section 3(5) of the *Planning Act*, all decisions that affect a planning matter are required to be consistent with the PPS.

One of the key policy directions expressed in the PPS is to build strong communities by promoting efficient development and land use patterns.

Policy 1.1.1 provides that healthy, liveable and safe communities are to be sustained by:

- promoting efficient development and land use patterns;
- accommodating an appropriate affordable and market-based range and mix of residential types, employment, institutional, recreation, park and open space, and other uses to meet long-term needs;
- avoiding development and land use patterns that may cause environmental or public health concerns;
- avoiding development and land use patterns that would prevent efficient expansion of settlement areas;
- promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs; and,
- ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

Section 1.4 of the PPS provides direction with respect to housing. Policy 1.4.1 states that planning authorities should provide for an appropriate range and mix of housing options and densities required to meet the 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 requires that provision be made 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 by, among other matters, permitting and facilitating all types of residential intensification and redevelopment, promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation and transit, requiring transit-supportive development and prioritizing intensification in proximity to transit, including corridors and stations.

4.2 Growth Plan for the Greater Golden Horseshoe (2019)

The 2019 Growth Plan, which is in effect today, provides a framework for implementing the Province's vision for managing growth across the region to the year 2051 and supports the achievement of complete communities.

The Guiding Principles, which are important for the successful realization of the Growth Plan, are set out in Section 1.2.1. Key principles relevant to the Proposal include:

- supporting the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime;
- prioritizing intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability;
- supporting a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes and ages of households;
- improving the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government; and,
- integrating climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure – that are adaptive to the impacts of a changing climate – and moving towards environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions.

As with the PPS, the Growth Plan policies emphasize the importance of integrating land use and infrastructure planning, and the need to optimize the use of the land supply and infrastructure. The Growth Plan seeks to accommodate forecasted growth in complete communities and includes objectives that promote mixed-use intensification within built-up areas and transit-supportive development with a focus on strategic growth areas.

Policy 2.2.1(2)(c) provides that, within settlement areas, growth will be focused in delineated built-up areas, strategic growth areas, locations with existing or planned transit (with a priority on higher order transit where it exists or is planned), and areas with existing or planned public service facilities. Policy 2.2.1(3)(c) requires that municipalities undertake integrated planning to manage this forecasted growth in a manner which provides direction for an urban form that will optimize infrastructure, particularly along transit and transportation corridors, and to support the achievement of complete communities through a more compact built form. In this respect, the forecasted growth numbers for the Greater Holden Horseshoe are outlined in Schedule 3 of the Growth Plan. For Peel Region, the Growth Plan forecasts a population of 2,280,000 and 1,070,000 jobs by 2051.

The Rangeview Lands are located within 500 metres of the planned Lakefront Promenade and Haig Bus Rapid Transit ("BRT") stations on the planned Lakeshore BRT line, both of which are identified in the Region of Peel Official Plan as Primary Major Transit Station Areas. The Growth Plan includes a number of policies applying to *major transit station areas (MTSAs)*. Policy 2.2.4(5) allows municipalities to delineate the boundaries of MTSAs and identify the minimum density targets for MTSAs in advance of the next municipal comprehensive review, provided it is done in accordance with the requirements of the *Planning Act*.

Policy 2.2.4(9) provides that, within all MTSAs, development will be supported, where appropriate, by:

- Planning for a diverse mix of uses to support existing and planned transit service levels;
- Providing alternative development standards, such as reduced parking standards.

With respect to housing, Policy 2.2.6(1) requires municipalities to develop housing strategies that, among other matters, support the achievement of the minimum intensification and density targets in the Growth Plan by identifying a diverse range and mix of housing options and densities to meet projected needs of current and future residents that are implemented through official plan policies and designations and zoning by-law amendments.

4.3 Region of Peel Official Plan

The Region of Peel Official Plan ("RPOP") outlines a comprehensive land use policy framework to guide growth and development within the Region to 2051, including policies and schedules that address housing and growth management; long term planning for employment and infrastructure; protection of water resources, natural heritage, and rural/agricultural systems, and planning for climate change. The RPOP outlines that the City of Mississauga will accommodate a population increase of 995,000 persons, 345,000 households and 590,000 jobs through the 2051 planning horizon.

Schedule E5 (Major Transit Station Areas) identifies the Rangeview Lands as within a Primary Major Transit Station Area and identifies the LBRT-3 Lakefront Promenade station stop adjacent to the Rangeview Lands on Lakeshore Road East. The LBRT-2 Haig station stop is also identified and is located approximately 200 metres east of the easterly limit of the Rangeview Lands. Schedule F-1 (Rapid Transit Corridors, Long Term Concept) identifies Lakeshore Road East adjacent to the Rangeview Lands as having Light Rail Transit (LRT).

Section 5.4 of the RPOP, Growth Management, establishes the Regional objectives which includes supporting planning for complete communities in Peel that are compact, well designed, transit-supportive, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs (Policy 5.4.8).

Policies 5.6.19.7 to 5.6.19.9 direct local municipalities to delineate the boundaries of MTSA's in their official plans, achieve minimum density targets as prescribed by the RPOP, and establish official plan policies for each MTSA that identifies the minimum number of residents and jobs per hectare planned to be accommodated.

Section 5.9 outlines the Region's objectives for housing which include:

- promoting the development of compact, complete communities by supporting intensification and higher density forms of housing;
- achieving Peel-wide new housing unit targets shown in Table 4 of the ROP, 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. The housing targets from Table 4 are listed below:
- 30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low income households.
- 25% of all new housing units are rental tenure,
- 50% of all new housing units are in forms other than detached and semi-detached houses; and
- ensuring an adequate supply of rental housing stock to meet local need.

In implementing these objectives, Policy 5.9.7 directs collaboration with local municipalities to plan for an appropriate range and mix of housing options and densities by implementing the above-noted Peel-wide housing targets, to update housing affordability thresholds for low and moderate-income households, and to measure new housing units annually.

Policy 5.9.13 directs the Region to collaborate with local municipalities to provide a range of unit sizes in new multi-unit 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 needs as identified through regional and local municipal strategies, planning approval processes, needs assessments, and market studies.

4.4 City of Mississauga Official Plan

The City of Mississauga Official Plan (the "MOP") was adopted by City Council on September 29, 2010, and was approved by the Region of Peel on September 22, 2011.

Chapter 5

Chapter 5 ("Direct Growth") sets out the broad growth management framework and describes the Urban System that is to be used as the framework for determining where population and employment growth will be directed and encouraged and, conversely, those areas of the City that are expected to remain relatively stable. Policy 5.1.4 states that most of the City's future growth will be directed to Intensification Areas, which include Major Nodes, Intensification Corridors, and Major Transit Station Areas. Policy 5.1.6 encourages compact, mixed-use development that is transit supportive and in appropriate locations in order to provide a range of local live/work opportunities.

The Rangeview Lands are located within a Major Node and along a Corridor (Lakeshore Road East). Major Nodes are Intensification Areas that will achieve a gross density between 200 and 300 residents and jobs per hectare (Policy 5.2.3.4). Policy 5.5.13 provides that Major Transit Station Areas will be subject to a minimum building height of two storeys and a maximum building height specified in the City Structure element in which it is located unless Character Area policies specify alternative building height requirements.

Chapter 7

The complete community policies of the MOP are set out in Chapter 7. These policies address elements of urban living particularly important to establishing complete communities and include policies to meet the housing needs of people of all ages, abilities and income groups and provide opportunities for a full range of education, jobs, and activities.

To that end, Policy 7.1.3 states that the City will do the following to create a complete community and develop a built environment supportive of public health:

- encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community and recreational land uses;
- design streets that facilitate alternative modes of transportation such as public transit, cycling and walking;
- encourage environments that foster incidental and recreational activity; and
- encourage land use planning practices conducive to good public health.

Furthermore, Policy 7.1.6 states that the City will ensure that the housing mix can accommodate people with diverse housing preferences and socio-economic characteristics and needs.

Section 7.2 addresses the City's housing policies. It is expected that most future additions to the housing stock will be higher density forms, particularly apartments. Policy 7.2.1 provides that 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 7.2.9 speaks to the diversification of housing options and provides that the provision of housing that meets the needs of young adults, older adults and families will be encouraged within Major Nodes, Community Nodes and the Downtown.

4.5 Mississauga Official Plan Amendment 89

Official Plan Amendment 89 (OPA 89) was enacted by Mississauga City Council in August 2018 through By-law 169-2018. OPA 89 implemented the direction of the Inspiration Lakeview Master Plan; a project that began in 2010 and was presented to Planning and Development Committee in June 2014. OPA 89 introduced a new Major Node Character Area for the Inspiration Lakeview lands identified as the Lakeview Waterfront Major Node. The Lakeview Waterfront Major Node Character Area policies guide development to achieve a sustainable community and incorporate a network of open spaces to provide linkage within and to surrounding areas. Respecting complete communities, the Lakeview Waterfront Major Node Character Area policies encourage the provision of housing in a manner that implements the City's housing strategy (Policy 13.3.6.1) and the provision of affordable housing units (Policy 13.3.6.2).

The entire Lakeview Waterfront area is targeted for 15,000 to 22,000 people and 7,000 to 9,000 jobs through the horizon of the Plan. These planned population and employment targets, and housing unit distribution, will be confirmed by development master plans (Policy 13.3.4.1).

In addition, OPA 89 implemented a series of changes to other schedules within the MOP including, but not limited to land use designation changes for the entire node from Utility and Business Employment to Residential Medium Density, Mixed Use, Public Open Space, Institutional, Business Employment and Greenlands.

4.6 Mississauga Official Plan Amendment 140

Mississauga Official Plan Amendment No. 140 ("OPA 140"), and implementing By-law 0212-2022, and Inclusionary Zoning By-law 0213-2022 were passed by Mississauga City Council on August 10, 2022.

OPA 140 and By-law 0213-2022 introduce policies that permit the City of Mississauga to require affordable housing units in new developments in certain protected Major Transit Station Areas, one of which is the Haig MTSA where the Rangeview Lands are located.

Within By-law 0213-2022, the Rangeview Lands are zoned IZ Area 3B. Until December 21, 2023, the inclusionary zoning requirement is 3% Affordable Ownership Housing Units or 1.5% Affordable Rental Housing Units.

4.7 Mississauga Official Plan Amendments 143 and 144

Mississauga Official Plan Amendments No. 143 and 144 ("OPA 143" and "OPA 144"), which were adopted by Mississauga City Council in August 2022 and approved by the Region of Peel in April 2024, address policies for major transit station areas, among other things. OPA 143 and OPA 144 identify the Rangeview Lands as within the Haig Protected Major Transit Station Area ("PMTSA"). OPAs 143 and 144 work together to provide specific policies and land use designations for lands within Protected Major Transit Station Areas (PMTSA) and Major Transit Station Areas (MTSA) and notes that, in the policies relating to PMTSAs and MTSA, they take precedence over other policies of in the MOP.

A new Section 5.7 is introduced ("Major Transit Station Areas") and its preamble text identifies that MTSA 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 transportation infrastructure.

4.8 Peel Housing and Homelessness Plan 2018-2028

Peel Region's 'Home For All – Peel Housing and Homelessness Plan 2018-2028' was adopted in April 2018 and serves to implement a 10-year plan to improve housing outcomes in the Region. While not part of the RPOP, the Housing and Homelessness Plan aims to implement the RPOP housing policies and objectives.

The Housing and Homelessness Plan identifies that of the targeted 7,500 new housing units to be created annually in Peel, 50% is encouraged to be located in medium or high-density development.

The Housing and Homelessness Plan focuses on five key strategies which revolve around short-term and long-term outcomes. These strategies include:

1. **Transforms Service:** change the delivery of programming through the creation of a new service model to prevent homelessness, diverting people from shelters and matching people with the right service.
2. **Build More Affordable Housing:** Increase capacity for affordable housing development and reduce costs of development.
3. **Provide Incentives to Build Affordable Housing:** Encourage the market to produce purpose built rental and affordable home ownership through a modest program of tools and incentives.
4. **Optimize Existing Housing Stock:** Maintaining existing social and affordable housing stock and leveraging existing private stock to create more and varied affordable housing options.
5. **Increase Supportive Housing:** Expand the supply of supportive housing and supports provided to existing tenants.

4.9 Mississauga Housing Strategy

Making Room for the Middle: A Mississauga Housing Strategy ("Making Room Strategy") was adopted by City Council in October 2017. The primary objective of the Making Room Strategy is to address obstacles hindering the availability of affordable housing, close the gap for middle-income housing, enhance systemic improvements, and strengthen accountability measures.

- i. The first objective ("Remove Barriers"), includes creating a supportive policy environment, making lands development ready, and improving other supporting policies and city resources.
- ii. The second objective ("Close The Missing Middle Gap") emphasizes the importance of supporting a diverse supply of second units, creating feasible projects, and supporting first time buyers.
- iii. The third objective ("Champion Systems Reform") promotes a systemic change and various levels of government intervention to improve affordable dwellings types for middle-income households.

To execute the Housing Strategy, the City is seeking the inclusion of affordable middle-income housing units, as outlined in the Housing Report Terms of Reference. A minimum allocation of 10% of such units is being requested. It's important to note that this 10% requirement doesn't apply to the initial 50 units within a building.

4.10 Zoning By-law 0225-2007

Zoning By-law 0225-2007 was enacted and passed by City Council on June 20, 2007. The entirety of the Rangeview Lands are zoned Employment and subject to Exception 21 (E2-21). The E2 zoning permits a wide range of non-residential uses including a medical office, a manufacturing facility, a self-storage facility, a restaurant, a financial institutional, among other non-residential uses. Regulations with respect to minimum setbacks, minimum lot frontage and minimum landscaped buffers, among other matters, are provided within the E2 zone.

Exception 21 provides a list of uses that are not permitted on the Rangeview Lands. Some of these uses include a truck terminal, a waste processing station, a night club and a gas bar, among other uses.

As discussed in Section 4.6 of this Report, the Rangeview Lands have an IZ-3B overlay which requires 3% Affordable Ownership Housing Units or 1.5% Affordable Rental Housing Units to be provided in a redevelopment of the Lands (until December 31, 2023).

5 Analysis and Conclusions

The Proposal is consistent with the PPS and conforms to the policies of the Growth Plan as it provides an appropriate range and mix of housing options that will assist the City of Mississauga in meeting their provincial housing targets to 2031. Further, the Proposal provides an appropriate amount of transit-supportive density on lands which are located within two major transit station areas (MTSA), as defined by the Growth Plan.

The Proposal is consistent with regional objectives related to housing as it contributes to a full range of housing that collectively exceeds the minimum density target of 160 residents and jobs per hectare for the Haig protected major transition station area (PMTSA). It is anticipated that when future zoning by-law amendment applications are submitted to the City by individual landowners, Table 4 in Section 5.9 of the Regional Official Plan will be addressed.

The Proposal conforms to policy 7.1.6 of the Mississauga Official Plan as it provides a housing mix that can support a wide range of household sizes and age groups. Along with the mix of residential unit types proposed, all of which will support a wide range of economic levels, household sizes and age groups, the Proposal also provides the key infrastructure required to support this growth.

Section 13.3.4 (Direct Growth) of the Mississauga Official Plan provides that the Lakeview Waterfront Major Node is intended to be an area of intensification and achieve a targeted gross density between 200 and 300 residents plus jobs combined per hectare, representing a targeted population of approximately 15,000 to 22,000 people and targeted jobs of 7,000 to 9,000 jobs (as per Figure 2 in Section 13.3.4). The Proposal for the Rangeview Lands appropriately contributes to meeting this target for the Lakeview Waterfront Major Node.

With respect to the Rangeview Estates Precinct, Table 1 in Section 13.3.8.3 of the Mississauga Official Plan permits a total of 3,700 units for the Rangeview Estates Precinct in the form of 25% townhouses, 50% mid-rise buildings and 25% taller buildings. The Amendment is seeking approval for 5,300 units and a built form of 13% townhouses, 31% mid-rise buildings and 56% taller buildings. The number of units requested will support the targeted population and built form mix identified in Table 1.

With respect to OPA 140 and By-law O213-2022, the potential application of the inclusionary zoning by-law will be considered as part of future zoning by-law amendment applications on the Rangeview Lands. It is anticipated that individual landowners within the Rangeview LOG will submit rezoning applications once the Application is approved, and through these applications, matters with respect to housing tenure and housing prices/rents may be provided then.

Overall, the Proposal includes the transformation of an underutilized employment area into a vibrant mixed-use, transit-oriented neighbourhood comprised of residential and non-residential uses, parkland and new public streets. The proposal meets the intent of the regional and municipal housing objectives by:

- Providing 5,300 new residential units to the housing stock, within proximity to parks, transit, schools and mixed-use areas;
- Introducing compact redevelopment and intensification of an underutilized parcel within the Lakeview Waterfront Major Node;
- Creating a complete community that includes a range of new housing options, park space, mixed-uses, new roads and road improvements, and institutional uses;
- Supporting density and transit utilization, including higher-order transit, such as the future BRT station stops;
- Connecting the broader Lakeview Waterfront Major Node area and adjacent communities to utilize municipal infrastructure more efficiently; and,
- Providing a mix of low, medium and high-density housing choices.

Accordingly, it is our opinion that the Proposal represents good planning and urban design, and it provides an opportunity to contribute to the Lakeview Waterfront Major Node in developing as a transit-oriented complete community.

Attachment 1

A large, thick red circular graphic that is partially cut off by the right and bottom edges of the page. It contains a white circular area in the center.

Housing
Information
Form

Part B – 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. For a separate word document version of this table that can be pasted into your Housing Report, please click here: https://www7.mississauga.ca/documents/Business/Housing_Report_Table.docx

| 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 | |
| | Between \$922 and \$1153/month rent | |
| | Between \$1153 and \$1383/month rent | |
| | Between \$1383 and \$1614/month rent | |
| | More than \$1614/month rent | |
| | Proposed Rents in 2019 Dollars (excluding parking and utilities) | Qty. of Units |
| 1 bedroom | Less than \$1233/month rent | |
| | Between \$1233 and \$1541/month rent | |
| | Between \$1541 and \$1850/month rent | |
| | Between \$1850 and \$2158/month rent | |
| | More than \$2158/month rent | |
| | Proposed Rents in 2019 Dollars (excluding parking and utilities) | Qty. of Units |
| 2 bedroom | Less than \$1396/month rent | |
| | Between \$1396 and \$1745/month rent | |
| | Between \$1745 and \$2094/month rent | |
| | Between \$2094 and \$2443/month rent | |
| | More than \$2443/month rent | |
| | Proposed Rents in 2019 Dollars (excluding parking and utilities) | Qty. of Units |
| 3+ bedroom | Less than \$1590/month rent | |
| | Between \$1590 and \$1988/month rent | |
| | Between \$1988 and \$2385/month rent | |
| | Between \$2385 and \$2783/month rent | |
| | More than \$2783/month rent | |
| Ownership Units | | |
| Ownership Units to be Sold at Market Prices | | Qty. of Units |
| Bachelor | 5,300 units total to be provided at market rate. A mix and range of unit types is anticipated. | |
| 1 bedroom | | |
| 2 bedroom | | |
| 3+ bedroom | | |
| | | |
| Ownership Units to be Sold as Affordable | | Qty. of Units |
| Bachelor | Proposed Affordable Sale Price of Unit | |
| 1 Bedroom | \$ | |
| 2 bedroom | \$ | |
| 3+ bedroom | \$ | |
| | \$ | |
| Unit Transfer | | |
| Ownership Units to be Dedicated to City/Region | | Qty. of Units |
| Bachelor | Market Value of Unit | |
| 1 Bedroom | \$ | |
| 2 bedroom | \$ | |
| 3+ bedroom | \$ | |
| | \$ | |

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

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

