
HOUSING REPORT

3403 – 3445 FIELDGATE DRIVE
MISSISSAUGA, ONTARIO

DECEMBER 2024





Sajecki Planning Inc.

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1.0 INTRODUCTION AND DESCRIPTION OF THE PROPOSAL

Sajecki Planning Inc. has been retained by Forest Glen Shopping Centre Ltd. to assist in securing planning approvals for the development of the site municipally known as 3403-3445 Fieldgate Drive in the City of Mississauga (the “subject site” or “site”).

This Housing Report has been prepared in support of applications to amend the City of Mississauga Official Plan and the City of Mississauga Zoning By-law 0225-2007. The applications seek to permit 22, 18 and 13-storey mixed-use buildings that would replace an existing one-storey commercial building.

The subject property is located in Ward 3 at the northwest corner of Fieldgate Drive and Bloor Street West. The vicinity around the site includes apartment neighbourhoods, Forest Glen Park, Forest Glen Public School, and Glenforest Secondary School to the north, as well as apartment neighbourhoods to the east, south, and west. Bloor Street East, designated as a major collector road, has recently experienced noticeable development and intensification, aligning with ongoing growth trends in Ward 3.

The purpose of this Housing Report is to:

- Provide a description of the proposal;
- Identify the relevant planning process;
- Identify the proposed affordable housing strategy to be incorporated into the development;
- Provide a planning rationale based on the Provincial, Regional, and Municipal housing policies and objectives; and
- Provide analysis and opinion regarding how the housing proposal represents good planning and addresses the housing targets and objectives of the City of Mississauga and Region of Peel.

1.1 Description of the Proposal

Forest Glen Shopping Centre Ltd. proposes developing the subject site with three mixed-use buildings consisting of 13, 18, and 22-storey heights atop five-storey podiums (*Figure 2*). The proposed development includes a total gross floor area of 46,024.69 m² (495,409.75 ft²), of which 43,140.38 m² (464,363.30 ft²) is residential and 2,884.31 m² (31,046.45 ft²) is retail space at-grade, resulting in a site FSI of 2.91. The proposed dwelling units will be supported by indoor and outdoor amenity space at a rate of 5.64 m² per dwelling unit.

The proposed development includes a total landscaped area of 2,740 m² and a parkland dedication of 1,174 m². Additionally, the development offers a combined amenity area of 3,340.01 m². This comprises 1,433.10 m² of indoor amenities distributed across the first, second, and sixth floors, along with 1,906.91 m² of outdoor amenities located

on the second and sixth floors, providing ample recreational and community spaces for residents.

The proposal includes two levels of underground parking, accommodating a total of 597 parking spaces, at a rate of 0.76 resident parking spaces per unit, exclusive of visitor parking. Additionally, 401 bicycle parking spaces are proposed, comprising 356 long-term and 32 short-term spaces designated for residential use. Retail uses will benefit from 5 long-term and 8 short-term bicycle parking space.

The proposed development features a total of 592 residential units, including 13 townhouses. Of these units, 5% (30) are proposed to be studio units, 41% (242) one-bedroom units, 13% (77) one-bedroom plus den units, 31% (182) two-bedroom units, 5% (29) two-bedroom plus den units, and 5% (32) three-bedroom units. At this point in time, the tenure of the residential units in building has not been determined.



Figure 1 - Rendering of proposed building (Source: onespace)

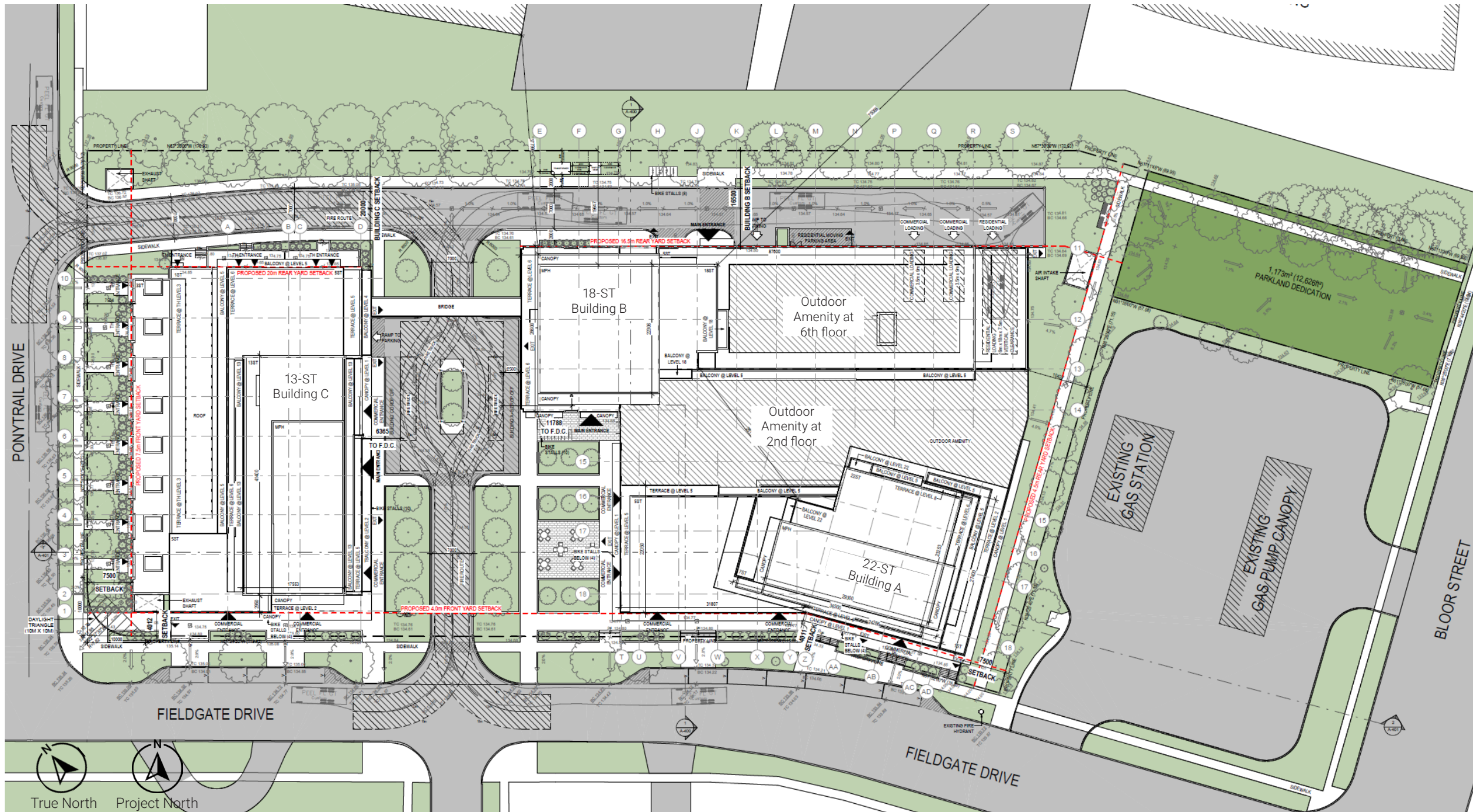


Figure 2 - Proposed site plan (Source: onespace)

Table 1: Proposed development - housing breakdown of all residential units

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

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

The final number, tenure and mix of residential units have not been finalized at this preliminary stage in the development process. At the appropriate time later in the approvals process when the final number and breakdown of units have been decided, the above table will be completed accordingly.

2.0 RELEVANT PLANNING PROCESS AND OTHER RELATED APPLICATIONS

Official Plan and Zoning By-law Amendments are required to permit the proposed development, as detailed further below.

Official Plan Amendment

The subject site is located within the Applewood Neighbourhood as per Schedule 9 of the City of Mississauga Official Plan (MOP). The MOP designates the site as *Mixed Use*, which permits residential uses in conjunction with other permitted uses (under appeal), secondary office, restaurants, and retail uses.

For lands within *Neighbourhoods*, building heights are limited to a maximum of 4-storeys, unless otherwise specified by Character Area policies (Policy 16.1.1.1). Furthermore, Map 16-2 of the City OP identifies the site as having an FSI range of 0.4 to 0.9 times the area of the lot. An Official Plan Amendment will be required to permit the proposed 22, 18 and 13-storey mixed-use buildings and a FSI of 2.91 times the area of the lot.

The subject site is located along Fieldgate Drive and is well-served by existing frequent MiWay bus routes. The site is approximately 1.90 km from the Dixie GO Station, and the proposed Dundas BRT stop at Wharton Drive and Dundas Street East is approximately 1.20 km away. The proposed development is consistent with MOP policies that aims to direct context-sensitive intensification to areas located within the East Bloor Corridor and promote the creation of a walkable, transit-supportive city with high-quality urban design. The proposal contributes to creating an engaging public realm along Fieldgate Drive and establishes connections to Bloor Street East.

The proposal is consistent with the Provincial Planning Statement and positively contributes to housing growth and supports the character of Fieldgate Drive and Bloor Street with appropriate

built-form and landscaping. The redevelopment of the subject site also conforms to the Region of Peel Official Plan (ROP) as it promotes the development of an underutilized site within the built-up area. A comprehensive policy analysis can be found in Section 4 of the Planning Justification Report.

Zoning By-law Amendment

The City of Mississauga Zoning By-law 0225-2007 zones the subject site "C2". The C2 zone permits general commercial uses and a maximum height of 20 m and 4 storeys.

A Zoning By-law Amendment (ZBA) is required to permit redevelopment of the subject site. The ZBA is required to permit the proposed uses, height, FSI and other standards, including setbacks and parking ratios.

The proposed zone is *Residential Apartment (RA)* with site-specific exceptions in conformity with the MOP. The proposed Zoning By-law Amendment (ZBA) aims to facilitate desirable development in an area that is well-served by frequent bus routes, promoting multi-modal mobility. The redevelopment of the subject site also contributes to a vibrant public realm along Fieldgate Drive. The proposed development includes 43,140.38 m² (464,363.30 ft²) of residential space within 592 units and 2,884.31 m² (31,046.45 ft²) of commercial space. The proposed increase in density supports a range of housing options by providing various unit sizes and layouts that will accommodate a variety of household sizes and incomes.

Other Related Applications

At a future date, a Site Plan Approval application will be required to facilitate the proposed development. Depending on the ultimate tenure of the development, there may also be a need for a Plan of Condominium application as well.

3.0 PLANNING RATIONALE

A review of provincial and municipal planning policies is provided below, with a focus on key relevant housing policies. For a more comprehensive policy analysis, please refer to the Planning Justification Report, prepared by Sajecki Planning and available under separate cover.

3.1 Provincial Planning Statement

The Provincial Planning Statement (PPS) 2024 is a provincial policy document that establishes a planning and land use framework applicable across Ontario. The PPS 2024 came into effect on October 20, 2024, replacing both the Provincial Planning Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The *Planning Act* requires all decisions affecting planning matters to be consistent with the PPS.

The vision outlined in Chapter 1 of the PPS emphasizes the importance of increasing the supply of housing to support growth and long-term prosperity. The PPS identifies the Province's goal of building 1.5 million homes by 2031, with growth prioritized within urban and rural settlement areas to protect the long-term viability of more sensitive rural areas. The vision also underscores the importance of prioritizing compact, transit-supportive design and optimizing investments in infrastructure and public service facilities. The PPS states that municipal official plans are the most important tool for implementing the vision and objectives of the PPS.

Chapter 2 of the PPS provides a number of policies intended to support housing development and the creation of strong and competitive communities. Policy 2.1.4a) requires planning authorities to maintain at all times the ability to accommodate residential growth for a minimum of 15 years. Policy 2.1.6



promotes the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, transportation options, employment uses, and public service facilities.

The PPS encourages the development of a range and mix of housing options and densities to meet projected needs of current and future residents. The housing policies contained in Section 2.2 require planning authorities to facilitate all housing options and all types of residential intensification. In addition, the policies promote residential densities which efficiently use land, resources and infrastructure, and support the use of active transportation. Policy 2.2.1d) requires transit-oriented development and the prioritization of intensification in proximity to transit, including along corridors and near stations.

The PPS states that settlement areas are to be the focus of growth and development. Policy 2.3.1.3 requires planning authorities to support

intensification and redevelopment to achieve complete communities, including by planning for a range and mix of housing and prioritizing planning and investment in necessary infrastructure and public service facilities.

The subject site is designated as *Mixed Use* and is situated within a higher-density apartment neighbourhood context. The proposal aligns with the existing neighbourhood character and supports residential intensification on a large, underutilized commercial site. The proposed development will include 592 dwelling units, bringing a variety of housing forms to the site and contributing to meeting the housing needs of current and future residents. As outlined in the Planning Justification Report (PJR), the development promotes efficient land use, leverages existing infrastructure, and enhances connectivity to public and active transportation networks.

The proposed development contemplates a range of residential unit mixes and provides for commercial uses at grade. This represents a healthy mix of both residential and employment uses, that is consistent with the criteria outlined in Policy 2.1.6. The integration of substantial retail and commercial uses with residential uses contributes to the creation of a complete community.

The proposed density and other performance standards, such as parking ratios, encourage the use of public and active transportation, reduce the cost of development, and promote a compact urban form. For these reasons, it is our opinion that the proposed development is consistent with the policies of the PPS, including those pertaining to housing and residential growth.

3.2 Region of Peel Official Plan

The Peel Region Official Plan (Regional OP) provides a long-term regional strategic policy framework for guiding growth and development while protecting the environment. On April 28, 2022, Regional Council passed by-law 20-2022 to adopt the new ROP. The Minister of Municipal Affairs and Housing issued a decision to approve the new ROP with 44 modifications on November 4, 2022. In April 2024, the Minister of Municipal Affairs and Housing introduced *Bill 185, Cutting Red Tape to Build More Homes Act*. This Bill had the effect of dissolving the Region's land use planning and development responsibilities and handing them down to lower tier municipalities. This took effect on July 1, 2024, meaning that the Regional OP should be considered as a policy document of the City of Mississauga.

Table 3 outlines Population, Household, and Employment Forecasts for the Region of Peel and projects a population of 995,000 people, 345,000 households and 590,000 jobs within the City of Mississauga by 2051.

The ROP defines Affordable Housing as housing that is financially accessible to low- and moderate-income households without exceeding 30% of their gross annual income. For ownership housing, it includes homes priced at least 10% below the average resale price in the regional market, or homes where ownership costs remain within this income threshold. For rental housing, it applies to units with rents that are at or below the average market rent in the region or also within 30% of gross annual household income. This approach ensures that affordability aligns with local income levels and market conditions.

Section 5.9 of the ROP provides policy guidance concerning housing in Peel. The Region is committed to achieving a supply of housing that ranges in type, size, density, and tenure to meet the existing and projected demographic and housing market requirements for current and future residents. This supply will include affordable, accessible, adequate, and appropriate housing units.

Consistent with the PPS, the ROP aims to maintain the ability to accommodate residential growth for a minimum of 15 years through intensification and re-development of land, with sufficient servicing capacity to provide at least a three-year supply of residential units (Policy 5.9.26). Local municipalities and other stakeholders are encouraged to support new residential development, re-development and intensification in support of compact built forms and residential intensification (Policy 5.9.27).

Section 5.9.41 outlines policies related to energy-efficient housing that seek to promote energy conservation and technologies for energy-efficient housing. These policies include encouraging local municipalities to offer incentives through planning approvals to implement additional sustainable building and design standards (Policy 5.9.43).

Redevelopment of the subject site conforms with the Regional OP by promoting residential intensification and contributing towards achieving both housing and employment targets. The proposal contemplates a design that is respectful of the existing neighbourhood and provides adequate transition. Included in the proposal is a significant amount of commercial space that will provide opportunities for employment for current

and future residents of the neighbourhood. The proposal will increase the range and mix of housing in Mississauga, providing additional options for residents with various household sizes and incomes.

The proposed parking ratio promotes cost-effective development standards and encourages residents to use public transit and active modes of transportation. The proposed mid-block connections, vibrant public realm, landscaping and public park further promote pedestrian circulation. The proposed development will also comply with the requirements of the Ontario Building Code for Energy Modeling.



3.3 Peel Housing and Homelessness Plan

Home For All: The Region of Peel's Housing and Homelessness Plan (2018-2028) sets the direction for the Region of Peel and its partners over the next ten years to make affordable housing available and prevent homelessness for all Peel residents. Making progress on the goals in this Plan involves coordination from many stakeholders, including local municipalities, other levels of government, private developers, non-profit housing providers, community agencies, and residents.

Reviewing the affordable housing needs in Peel Region, it was identified that 70% of low-income households (making \$59,156 or less per year) and 29% of middle-income households (making \$59,156 to \$106,002 per year) were living in housing that is not affordable (i.e. housing costs more than 30% of their income). Only 50% of the demand for supportive housing was being met. Annual housing targets for the City of Mississauga include 400 low-income units, 520 middle-income units, and 2,860 middle-income or greater units per year.

Five "complete solutions" were identified that align with the ROP, including:

- Ensure efficient use of existing infrastructure;
- Create densities that support transit and affordable housing;
- Minimize financial impact to residents and businesses;
- Protect environmental and agricultural resources; and
- Develop a long-term employment strategy.

Strategies identified to meet short-term outcomes of the Plan include increasing capacity for affordable

housing development, reducing costs of development, and encouraging the market to produce purpose-built rental and affordable homeownership through a program of incentives and tools.

The proposal works towards achieving the first two complete solutions outlined in the Plan. As an infill development, the proposal optimizes the use of existing infrastructure and municipal services. In addition, the proposed density is supportive of existing transit services.

At this time, the proposed tenure and any associated commitments to affordable housing have not yet been determined, as the project is still in its early stages. It is noted that the site is not within an MTSA or within an Inclusionary Zoning area. Through the application review process, the Owner is willing to engage in discussions with Regional and Municipal staff regarding potential tools or incentives to help support the delivery of affordable housing.

Home For All

The Region Of Peel's Housing And Homelessness Plan

2018–2028

 **Region
of Peel**
working with you

3.4 City of Mississauga Official Plan

The City of Mississauga Official Plan (“City OP”) was adopted by City Council on September 29, 2010, and partially approved by the Region of Peel on September 22, 2011. Numerous appeals were made to the Ontario Municipal Board (now the Ontario Land Tribunal). This Section refers to the August 7th, 2024 office consolidation, including appeal decisions and Council-approved amendments.

The *Planning Act* requires Official Plans of lower-tier municipalities (i.e., City of Mississauga) to conform to the Official Plans of their respective upper-tier municipalities (i.e., Region of Peel). The City OP provides a policy framework to guide development to 2031, directing growth so that it improves urban form, supports a strong public transportation system, and addresses the city’s long-term sustainability. The City is completing an Official Plan Review that will outline the next phase of growth to 2051. The new OP will incorporate new provincial legislation and regulations, policy initiatives and plans, and will consider emerging trends and policy implications.

This Section outlines chapters of the MOP that contain policies relevant to housing in the city.

Chapter 4 - Vision

Section 4.4 outlines the Guiding Principles for the MOP, which includes planning for a wide range of housing, jobs and community infrastructure resources to meet the daily needs of the community through all stages of life .

Chapter 7 - Complete Communities

Policy guidance related to housing is outlined in Section 7.2 of the MOP. Much of the housing built in the last three to four decades has been geared to the

needs of families, and as these households mature, these dwellings and neighbourhoods may no longer meet their needs. There is a need for opportunities to age-in-place or for the provision of alternative housing within the community that will assist households as individuals move through the lifecycle.

The City anticipates that most future housing supply will be of higher density forms (particularly apartments). The creation of new housing is encouraged in the Downtown, Major Nodes, and Community Nodes to meet the needs of a diverse population. New housing must maximize the use of community infrastructure and engineering services (Policy 7.2.1), and housing that meets the needs of young adults, older adults, and families is encouraged in Community Nodes (Policy 7.2.9).

Opportunities for developing a range of housing types, affordable dwelling types, and housing for those with special needs are encouraged in the City of Mississauga (Policy 7.2.2). For planning decisions, housing should fully implement the intent of provincial and regional policies. It is the responsibility of the applicant to address these requirements (Policy 7.2.3 and 7.2.5).

The proposed development conforms to the guiding principle in Chapter 4 of the MOP, delivering a range of housing, along with commercial and retail spaces at grade. The proposal contemplates a diverse range of unit types and sizes that include the following:

- **Studio: 30 (5%)**
- **One-bedroom: 242 (41%)**
- **One-bedroom + den: 77 (13%)**
- **Two-bedroom: 182 (31%)**
- **Two-bedroom + den: 29 (5%)**

- **Three-bedroom: 32 (5%)**
- **Townhouses: 13 (included in Two-bedroom + den and Three-Bedroom count)**

The proposed development is compact and supports the housing needs in Mississauga. The housing options provided through this development increase the diversity of housing stock in Mississauga and promotes complete community development. This includes 41% of units that are two-bedroom or larger. At this time, tenure for the proposal has not yet been determined.

Furthermore, the proposed development contemplates the full replacement of existing commercial space within the ground floor of the new buildings. The proposal will lead to the creation of more housing units, where currently there are none, and support employment and commercial opportunities.



3.5 Mississauga Housing Strategy

The City's Housing Strategy, Making Room for the Middle: A Housing Strategy for Mississauga (Housing Strategy), includes goals and actions aimed at providing housing that is affordable for all. Actions of the Housing Strategy include retaining middle-income households, protecting existing, good quality rental stock, reconsidering existing funding, and providing new sources.

Housing is considered affordable when it costs less than 30% of the annual gross household income. Middle-income households are those that earn between \$55,000 and \$100,000 per year. The goals of the Making Room Strategy are to remove barriers, close the missing middle gap, champion system reform, and be accountable.

A goal of the housing strategy is to remove barriers to affordable housing. Strategies include a more streamlined process to reduce risk, establish clear requirements, and therefore reduce developers' costs, passing these savings on to tenants and homeowners. Some methods of achieving this goal include:

- Amend Official Plan policies supporting affordable homeownership, rental housing, and the development of family-size units;
- Review development standards (e.g., parking standards and Section 37 contributions);
- Implement tools such as pre-zoning, inclusionary zoning, and a development permit system at appropriate locations to allow built form and densities needed to produce affordable housing; and
- Review zoning of region-owner lands for development opportunities.

The second goal is to close the missing middle gap. These households earn above what is required to qualify for subsidized housing and have limited housing choices. Methods of achieving this goal include:

- Deferral of Regional development charges on a portion of affordable units;
- Property tax deferral program; and
- Incentives for inclusionary zoning.

Championing system reform is a third goal of the City's housing strategy. System reform includes changes at all levels and creating an environment for developers to provide affordable housing across the continuum, focusing on middle-income households. Options to be considered to achieve this goal include:

- Secure additional financial resources;
- Affordable housing reserve using Section 37 and other municipal revenues to finance affordable housing and purpose-built rental housing incentives;
- Explore tax credits and exemptions for affordable housing; income tax credit for second unit owners, land transfer tax exemptions, land value capture tools;
- Senior levels of government to provide financial backing / insurance to affordable housing developers; and
- Making surplus land available for affordable housing.

The fourth and final goal is to be accountable, measuring progress, and maintaining a focus on affordable housing by:

- Establishing interim and long-term targets;
- Monitoring and reporting; and

- Continuing to engage with housing development stakeholders.

The City needs more diversity in the housing supply. The City's housing targets are expected to be achieved through a greater supply of family-size units, developments that provide indoor and outdoor amenity space that support a variety of age groups and activities, units with alternative mortgage funding, new second units, and re-development of vacant public lands that can accommodate middle-income households.

The proposed development will assist the City in achieving the Housing Strategy goals by supporting residential intensification and delivering new housing that can accommodate a range of household sizes at different stages of life. The proposed development includes a range of unit sizes and a combination of indoor and outdoor amenity spaces that can accommodate various social and recreational activities.

At this time, the project is in the early stages of the development approvals process. There will likely be changes to the proposed development that will affect the number and breakdown of different unit types. The Owner is open to engaging in discussions with the City to explore potential opportunities and incentives that may enable the provision of affordable housing.

4.0 ANALYSIS AND OPINION

It is our opinion that the proposed development represents good planning as it relates to housing policy at the provincial, regional and municipal levels for the following reasons:

- It will provide new housing supply through the re-development of an underutilized site along Fieldgate Drive, by introducing a context-sensitive, compact and mixed-use development;
- It will add 592 residential units to the housing supply and will contribute to the range of housing options in the City of Mississauga;
- The new housing supply will be appropriately serviced by existing infrastructure, including existing and planned public and active transportation routes;
- The proposed building represents a unique built form with energy-efficient design standards; and
- Residential units will be supported through proposed indoor and outdoor amenity spaces as well as the existing community infrastructure and public amenities.

At this stage in the process, the tenure of the proposed buildings –whether ownership, rental, or a mix of both – has not yet been finalized. As such, decisions relating to the provision of affordable housing have not yet been made. The Owner is willing to engage with the City and Region to explore opportunities and incentives that may support the delivery of affordable housing as part of the project .

5.0 SUMMARY AND CONCLUSIONS

The proposed development aligns with key housing policies outlined in the PPS, ROP, and MOP. It directs new growth to a *Mixed Use* area and supports residential intensification on a site that is serviced by existing infrastructure and community amenities.

The subject site is located along well-served frequent bus routes, within an apartment neighbourhood that is ideal for high-density mixed-use development. The proposal contributes to a compact built form and supports a diverse range and mix of housing types in the Applewood Neighbourhood, promoting a complete community. For these reasons, it is our opinion that the proposal represents good planning.

While details regarding tenure are not yet known, the Owner is willing to working with the City of Mississauga to explore opportunities for integrating affordable housing into the proposal. A revised Housing Report will be provided at a later date once more information is available regarding tenure, detailed unit mix, and potential for affordable housing.

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