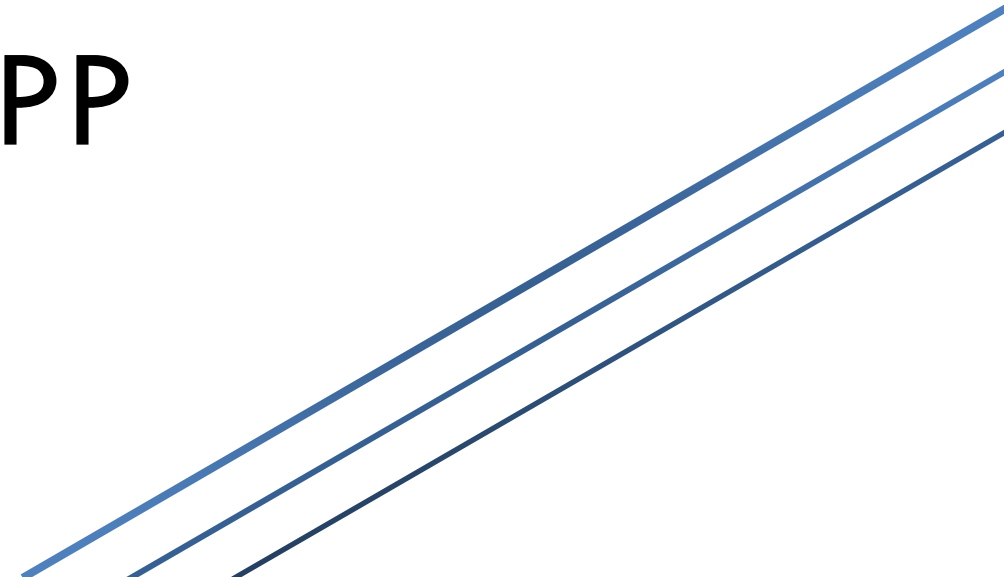




Presenter

John Lohmus, MCIP, RPP

PLAN LOGIC CONSULTING INC.



ADDRESSING MISSISSAUGA'S RENTAL HOUSING CRISIS

1. FILLING THE RENTAL GAP:

Our purpose-built rentals address the critical shortage of **rental units** within Mississauga, meeting the housing needs of diverse residents.

2. RENTAL AFFORDABILITY:

Increasing the supply of rental units helps stabilize rental price increases, making housing more affordable for the local population.

3. ATTRACTING WORKFORCE:

More rental options make it easier for professionals, students, and families to find suitable housing, contributing to a vibrant community.

4. ECONOMIC IMPACT:

Expanding rental housing boosts local economy by supporting job creation and increasing consumer spending.

5. SUSTAINABLE COMMUNITY GROWTH:

By addressing the rental housing crisis, our project fosters long-term social and economic sustainability in Mississauga.



CMHC MLI SELECT – supporting sustainable housing in Mississauga

1 ALIGNS WITH CITY GOALS:

MLI Select encourages **rental housing development** that supports Mississauga City Council's objectives for affordability, accessibility, and sustainability.

2 FINANCIAL INCENTIVES:

The program incentivizes projects that meet specific affordability, energy efficiency, and accessibility benchmarks.

3 COMMUNITY DEVELOPMENT & SOCIAL OUTCOMES:

MLI Select fosters inclusive community development, enhancing social cohesion, and improving the quality of life for all residents.

4 FLEXIBILITY & RESPONSIBLE DEVELOPMENT:

MLI Select attracts experienced and responsible developers while fostering a competitive and innovative housing market in Mississauga.



REGION OF PEEL OFFICIAL PLAN

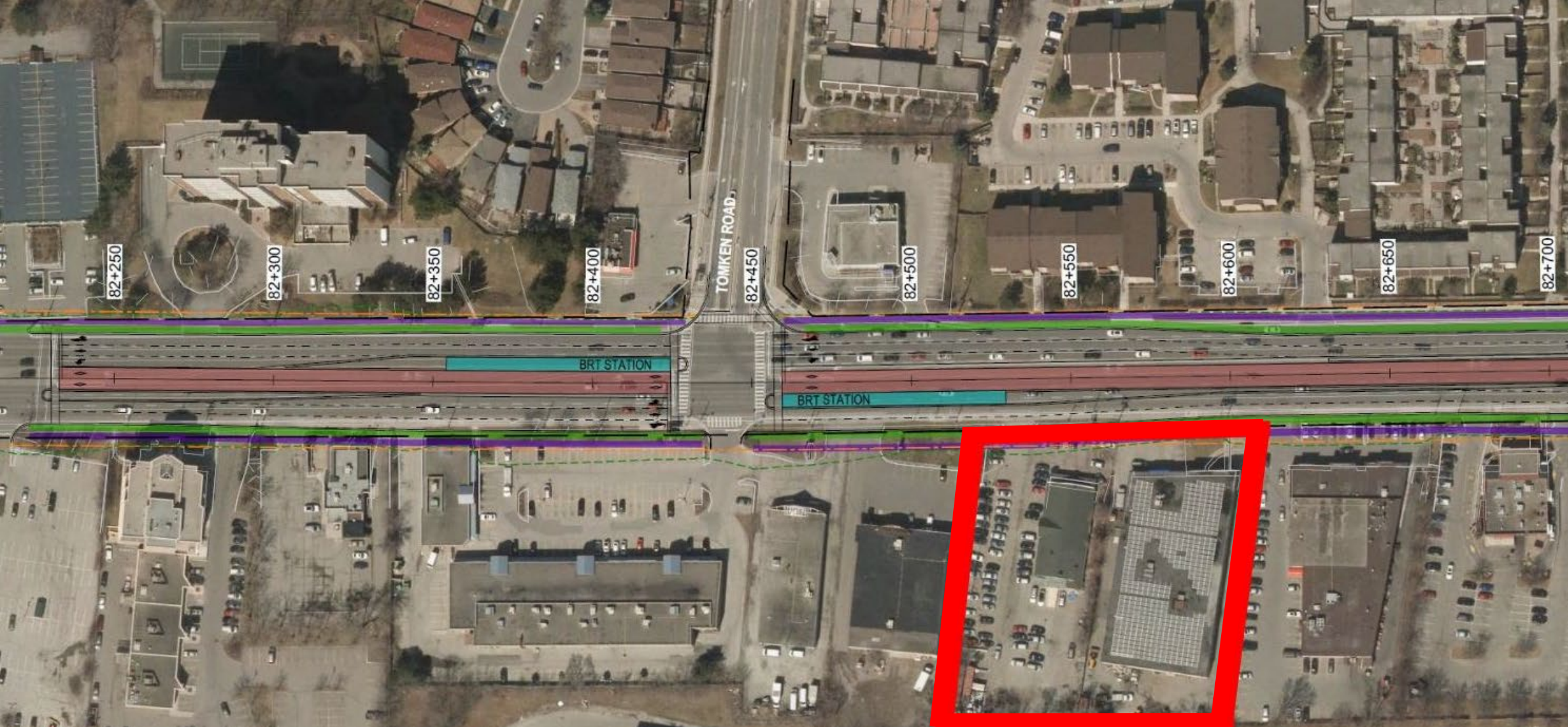
On November 4, 2022, the new Region of Peel Official Plan was approved:





**\$675 MILLION IN APPROVED FUNDING
FOR DUNDAS BRT & OTHER TRANSIT
INITIATIVES**

PROVINCIALY SUPPORTED "DUNDAS TOMKEN BRT STATION"







935 Dundas St. E.

- Existing 16 storey building in proximity





1024 DUNDAS





TÁVORA
FOODS

SAVE ON
PROCESSES

RETAIL



COURTYARD



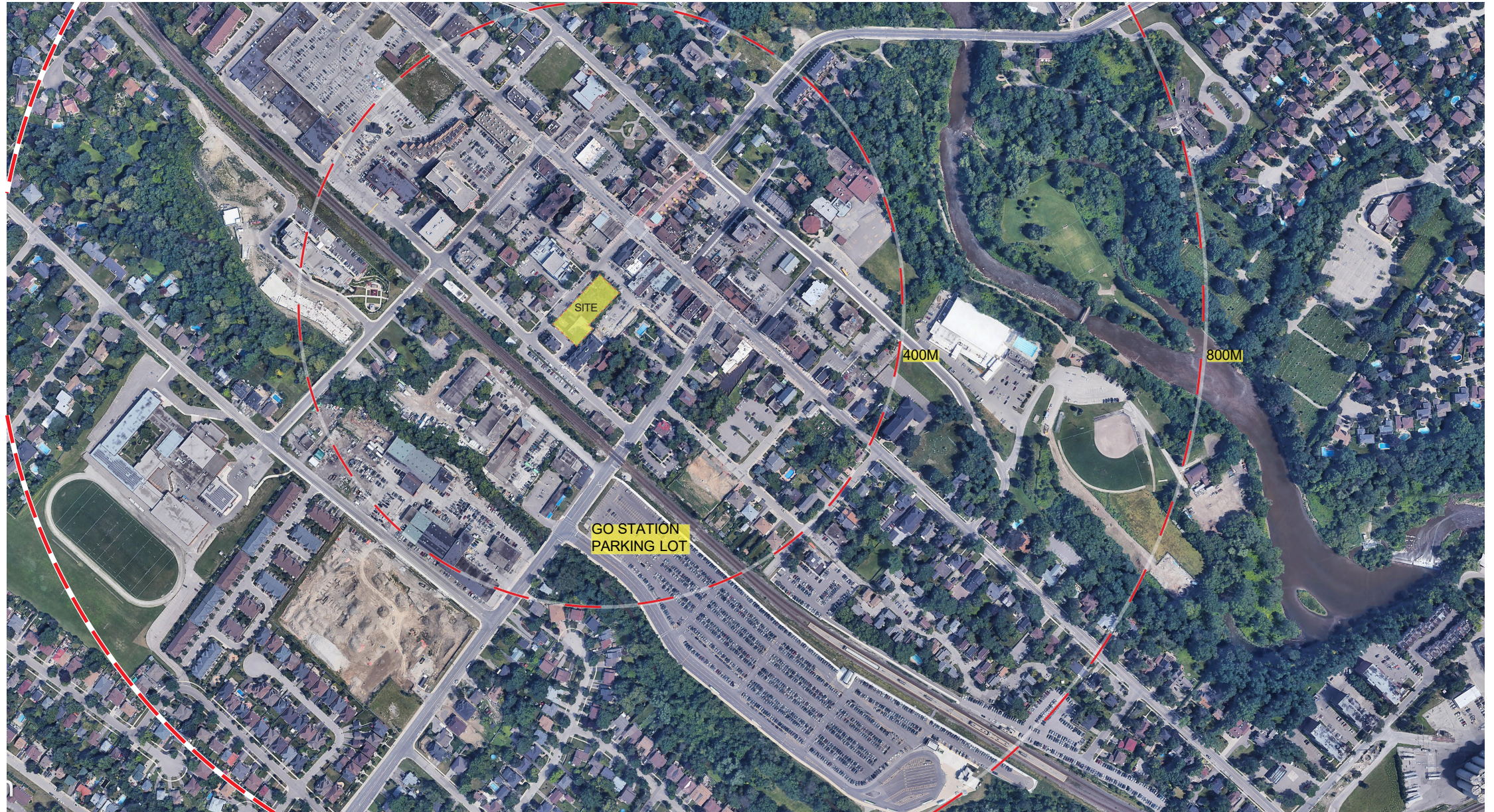


1000 DUNDAS

Requests For 1000 & 1024 Dundas Street East Site

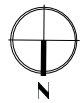
- Removal from Dixie Employment Area in conformity with new Region of Peel Official Plan;
- Change from Mixed Use to Residential High-Rise designation;
- Exemption from maximum building height;
- Confirmation of 42 metre width for Dundas Street East;
- Permit grade changes, as well as noise walls;
- Permit new tree planting and existing tree removal;
- Delete policy regarding city led land use compatibility study; and
- There should be no **protected** maximum building heights at Major Transit Station Areas. Any height limits should **not be protected** from appeal.

15, 19 & 23 Pearl Street Site



15-27 Pearl St
Mississauga, ON





15-27 Pearl St
Mississauga, ON

SITE AXONOMETRIC



15-27 Pearl St
Mississauga, ON

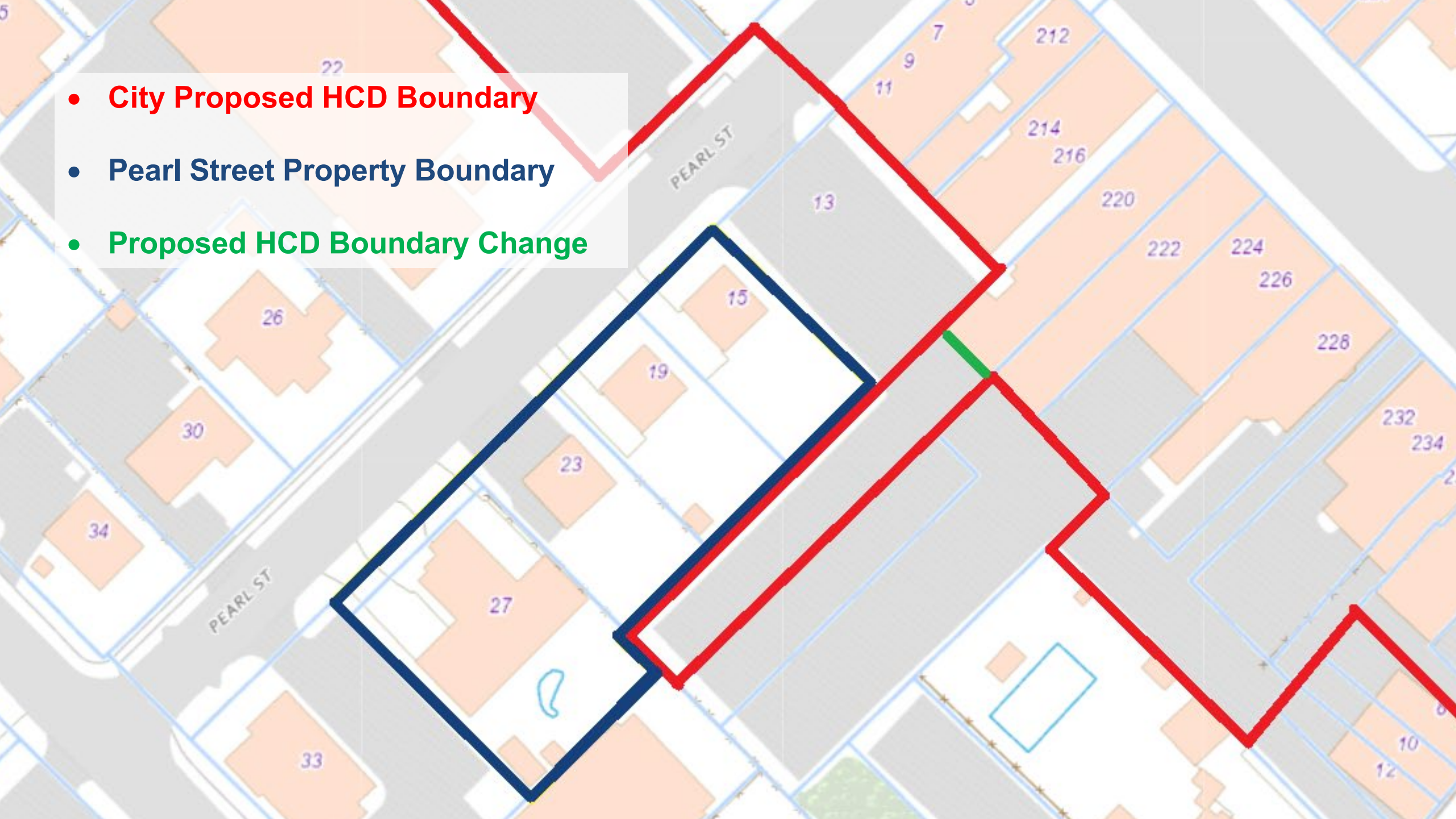
QUEEN ST PHOTOS



15-27 Pearl St
Mississauga, ON

TANNERY ST PHOTOS

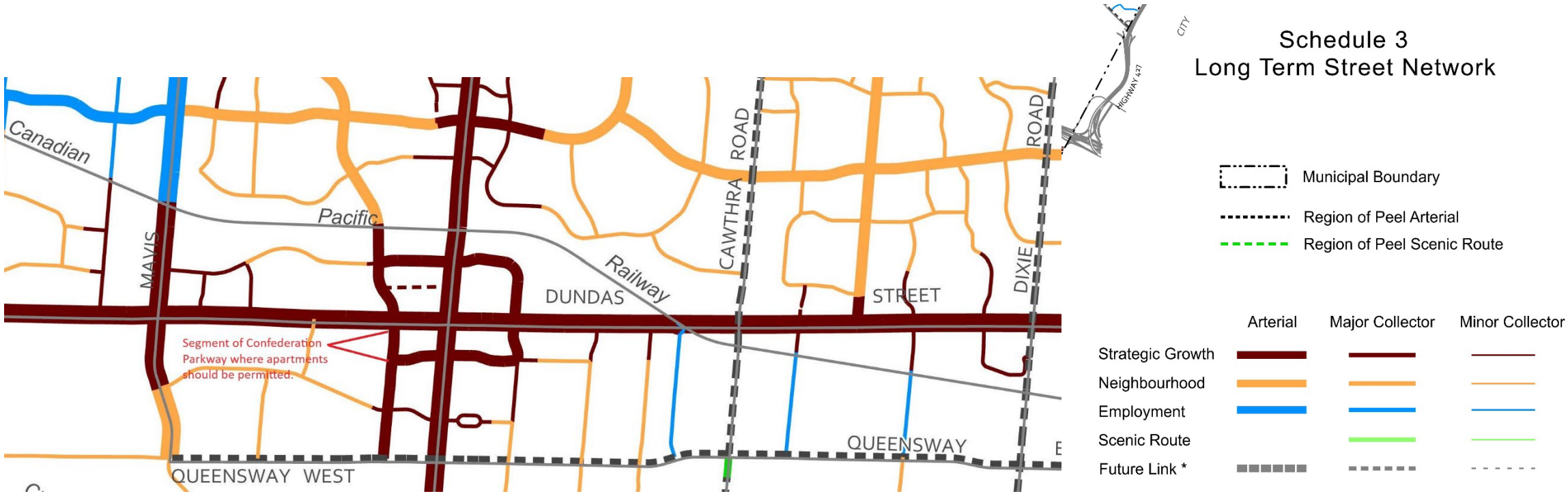
- **City Proposed HCD Boundary**
- **Pearl Street Property Boundary**
- **Proposed HCD Boundary Change**



Requests For 15, 19 and 23 Pearl Street

- Recognition that the existing buildings on this site are not a cultural heritage resource;
- Recognition that the existing buildings on this site do not contribute to the Streetsville's heritage value;
- This site, as well as the adjoining surface parking lot to the south be excluded from Heritage Conservation District;
- Delete policy regarding “intangible” cultural heritage resources;
- Change from Mixed Use to Residential High-Rise designation;
- Permit new tree planting and existing tree removal; and
- No separation between sidewalk and traffic lane.

West Side of Confederation Parkway From Dundas St. W. to King St. W.

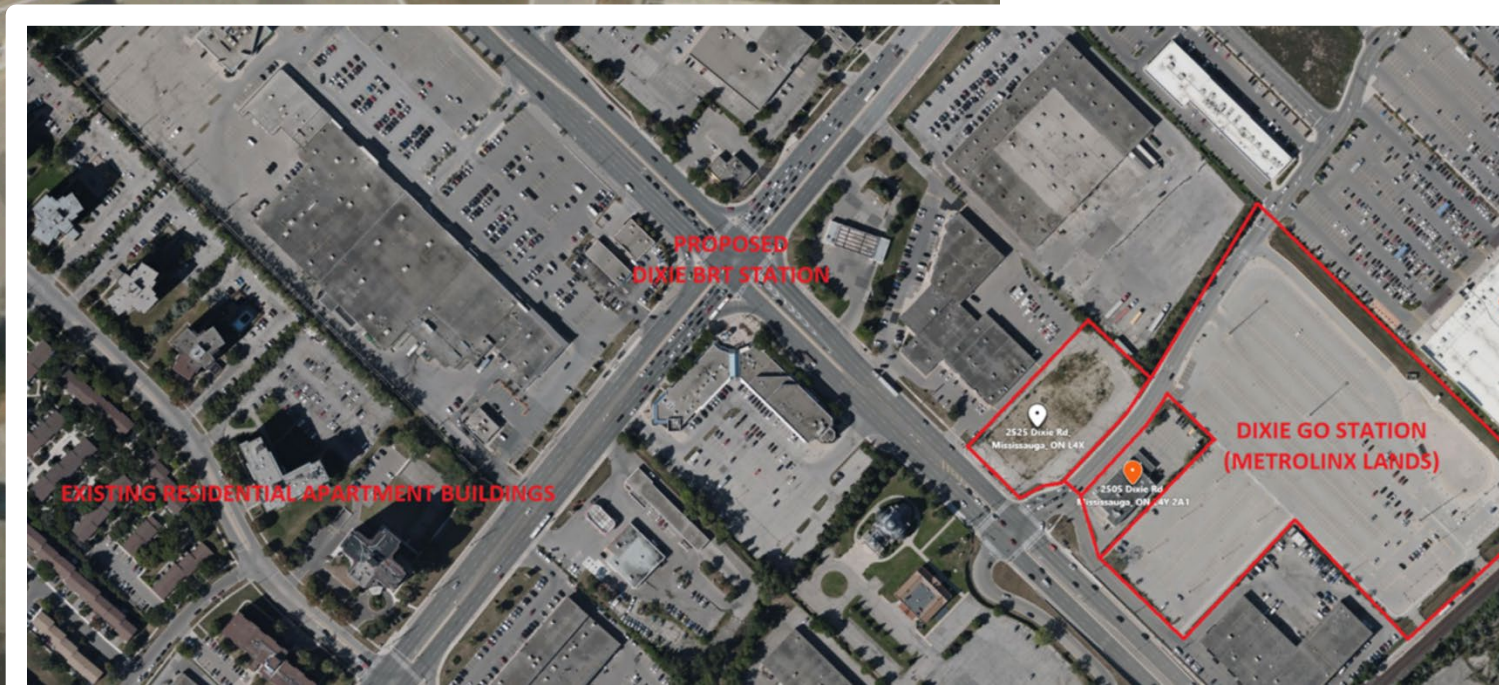
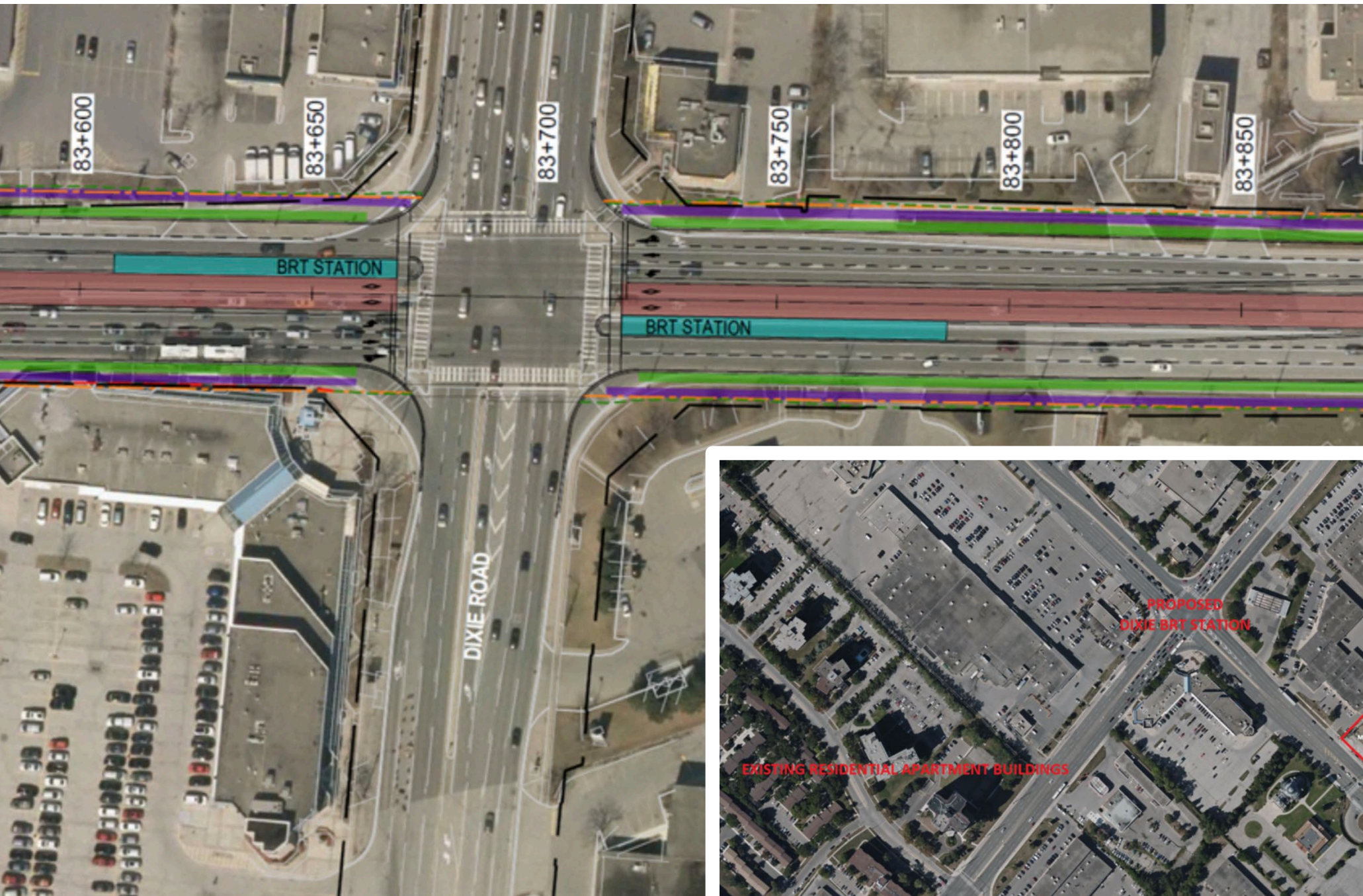


* Note: Dashed line corresponds with the above location colours and type widths.

Requests For West Side of Confederation Parkway between Dundas Street West and King Street West

- Recognize the desirability of transit supportive high density apartment development within walking distance of the planned Confederation Parkway Bus Rapid Transit Station;
- Permit apartments on the west side of the Strategic Growth Area Major Collector Road; and
- To permit a maximum building heights at 2560 and 2564 Confederation Parkway which are greater than the width of Confederation Parkway.

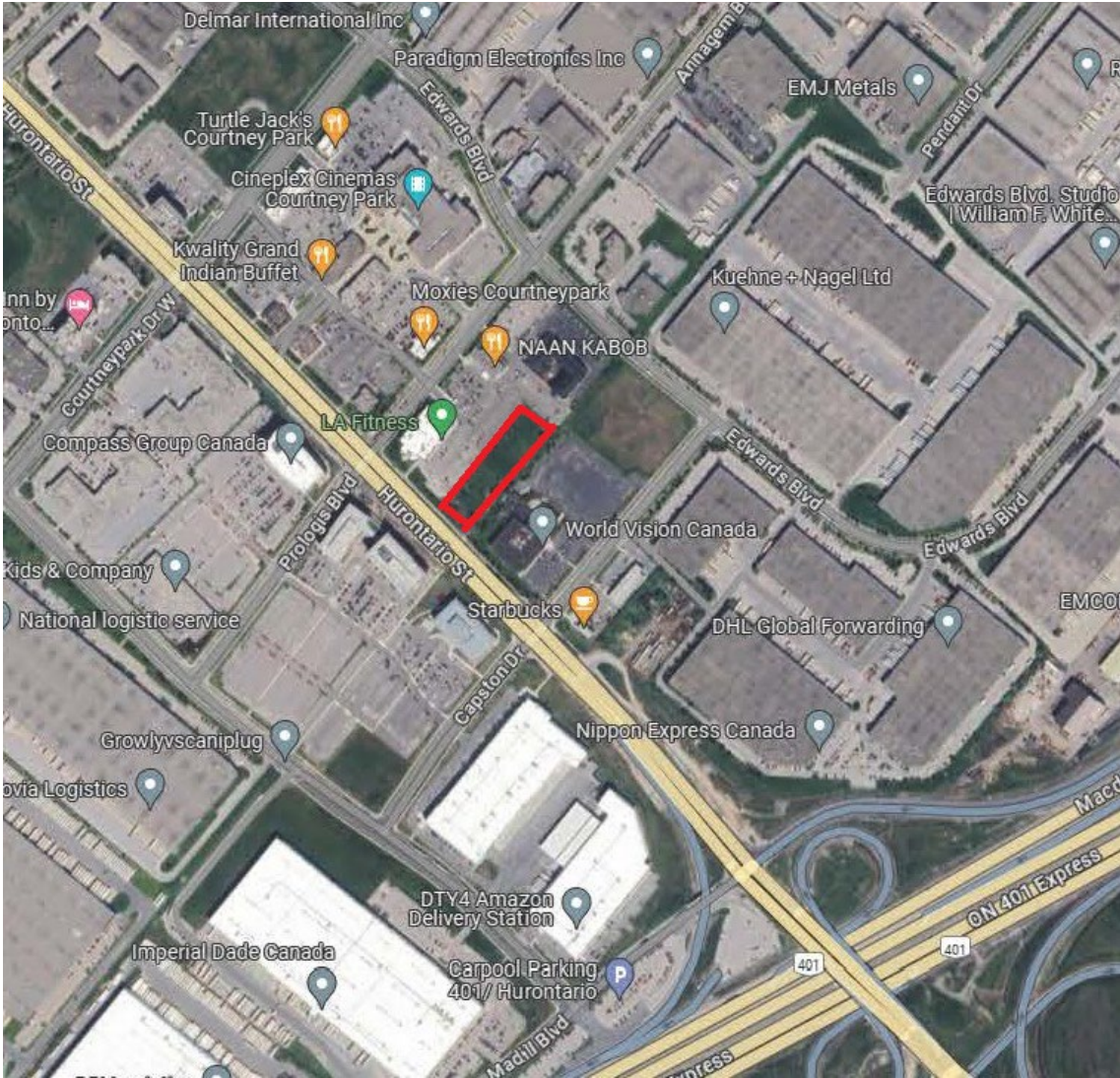
2505 Dixie Road



Requests For 2505 Dixie Road

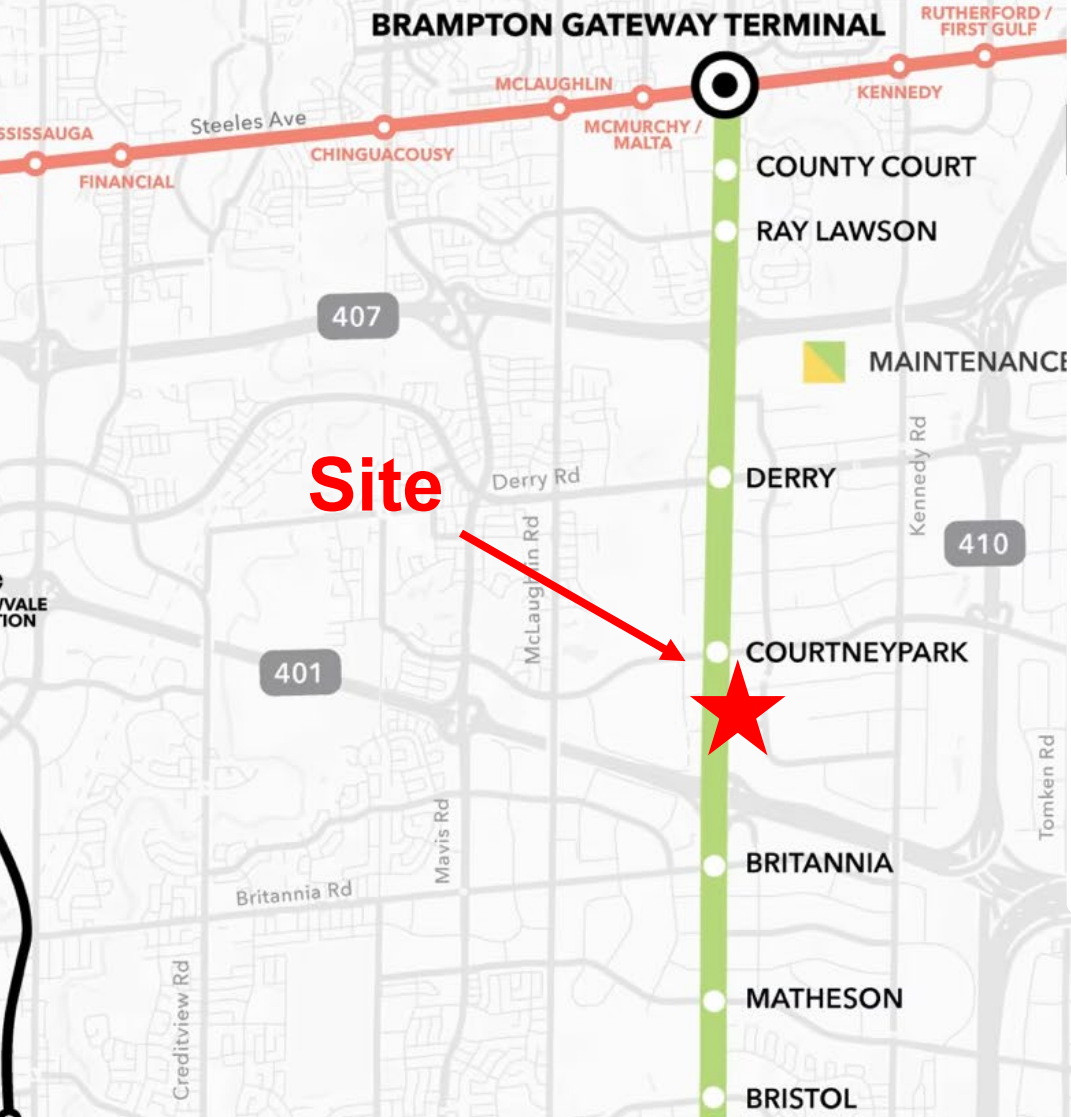
- To permit a maximum building heights at 2505 Dixie Road which are greater than the width of Dixie Road;
- There should be no protected maximum building heights at Major Transit Station Areas. Any height limits should not be protected from appeal.

6405 Hurontario Street



Hazel McCallian LRT

ALSTOM LRV PRODUCTION



Requests For 6405 Hurontario Street

- Permit high density mixed use on this site;
- Permit a range of development densities;
- For interim land uses require a minimum building height of 1 storey rather than 3 storeys;
- Permit new tree planting and existing tree removal;
- For interim land uses there should be flexibility on where the on-site parking spaces are supplied.
- There should be no **protected** maximum building heights at Major Transit Station Areas. Any height limits should **not be protected** from appeal; and
- Removal from Employment Area.



Thank You!

Questions?

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Ahmed Group
contact@ahmed.group