



15, 19, 23 and 27 Pearl Street

Presenter

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Presentation Content

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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.



Geothermal & ESG

1. LOWER EMISSIONS:

- ▶ Geothermal reduces carbon footprint and supports Mississauga's climate goals.

2. ENERGY EFFICIENCY:

- ▶ Enhanced efficiency in heating/cooling, reducing operational costs and energy consumption.

3. ESG COMMITMENT:

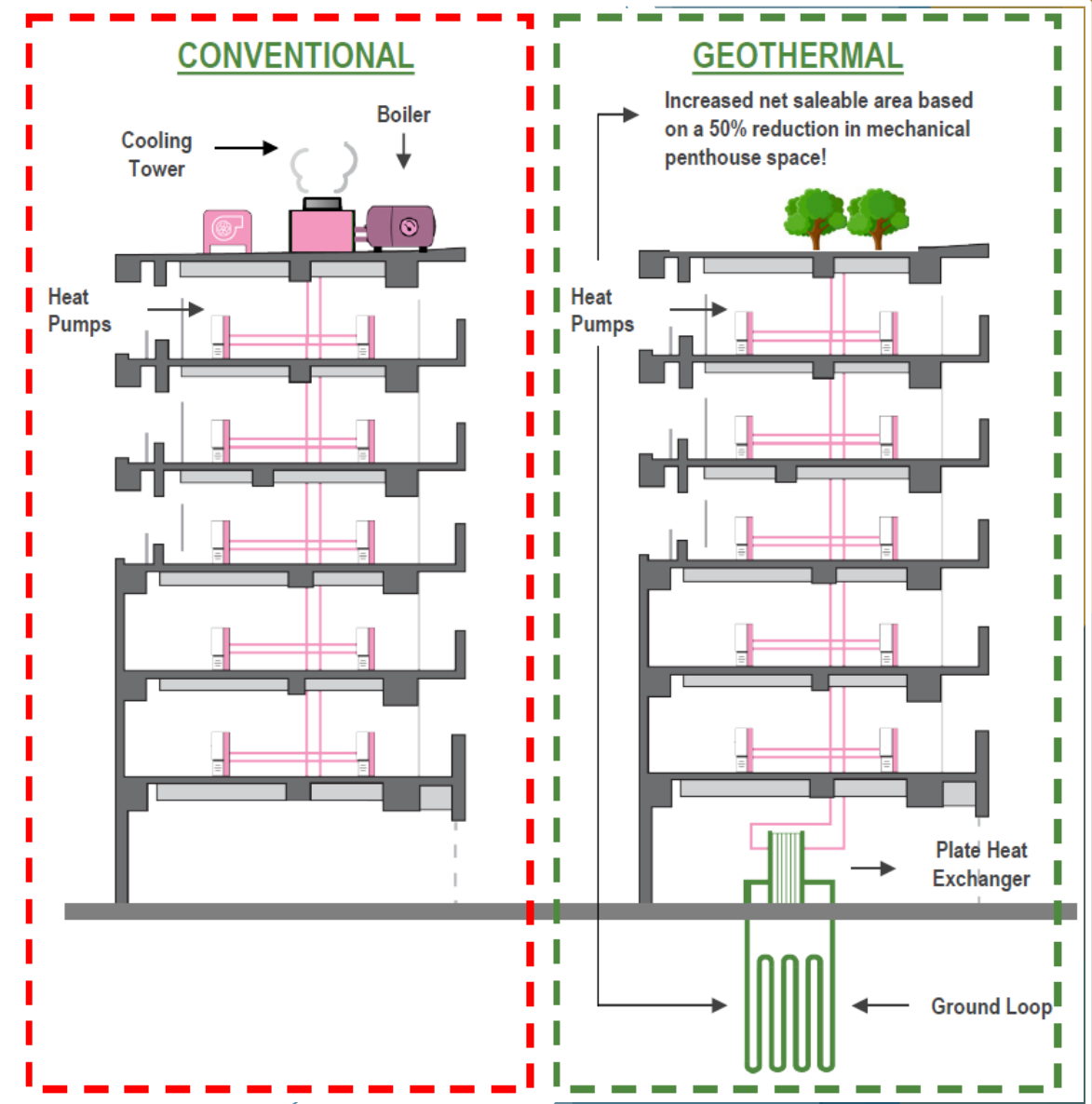
- ▶ Demonstrates environmental, social, and governance responsibility, attracting investors and stakeholders.

4. LONG-TERM SAVINGS:

- ▶ Reduced utility costs benefit residents, improving affordability and overall satisfaction.

5. COMMUNITY RESILIENCE:

- ▶ Geothermal enhances local energy security and resilience, supporting a sustainable future for Mississauga.





15, 19, 23 and 27 Pearl Street Site





SITE AXONOMETRIC



15, 19, 23 and 27 Pearl Street Site

Streetsville Village Square





15-27 Pearl St
Mississauga, ON

QUEEN STREET SOUTH PHOTOS

15 Pearl Street



19 Pearl Street



23 Pearl Street



27 Pearl Street



City of Mississauga Heritage Consultant's Findings:

- ▶ In terms of heritage integrity they ranked four properties as follows:

Address	Rank
15 Pearl Street	Poor
19 Pearl Street	Fair
23 Pearl Street	Fair
27 Pearl Street	Poor

City's heritage consultant report on page 79 supports the type of elegant contemporary architecture which we will be proposing for 15, 19, 23 and 27 Pearl Street as follows:

- ▶ "The HCD study area includes some contemporary developments which include features which attempt to mimic heritage designs. This goes against best practice which discourages new development from attempting to replicate designs in such a way that confuses new buildings with authentic heritage resources.
- ▶ Elegant contemporary new designs, and new materials can and should be embraced in any Heritage Conservation District provided that it is compatible with the area and adjacent heritage resources. Contemporary architectural styles enable a continuation of architectural styles over time and embrace change.
- ▶ It also avoids any confusion between authentic 19th century designs and contemporary development and the creation of false "village" character."

Benefits of proposed purpose-built rental apartment building for Streetsville Conservation District:

- ▶ the people occupying the proposed apartment units on this site would likely support the existing businesses on the surrounding properties, including those fronting onto Queen Street South;
- ▶ increasing the resident population in proximity to the Streetsville Village Square shall increase the utilization of this existing public square and the patronage of the programs offered within it;
- ▶ the building shall help enclose Streetsville Village Square and serve as a landmark;
- ▶ street trees shall be planted and a new municipal sidewalk would be built on the south side of Pearl Street;
- ▶ the City requires additional purpose-built rental apartment units to achieve the housing targets within the Region of Peel Official Plan;
- ▶ this site is within walking distance of the Streetsville GO Train Station and Schedule F-1 of the Region of Peel Official Plan designates the Metrolinx Milton GO Train Line as “GO Rail Line- 15 Minute Two Way All Day” service in the future; and
- ▶ the policy in Section 3.4.3 of the new draft City of Mississauga indicates the future development shall be directed to Strategic Growth Areas such as this site.

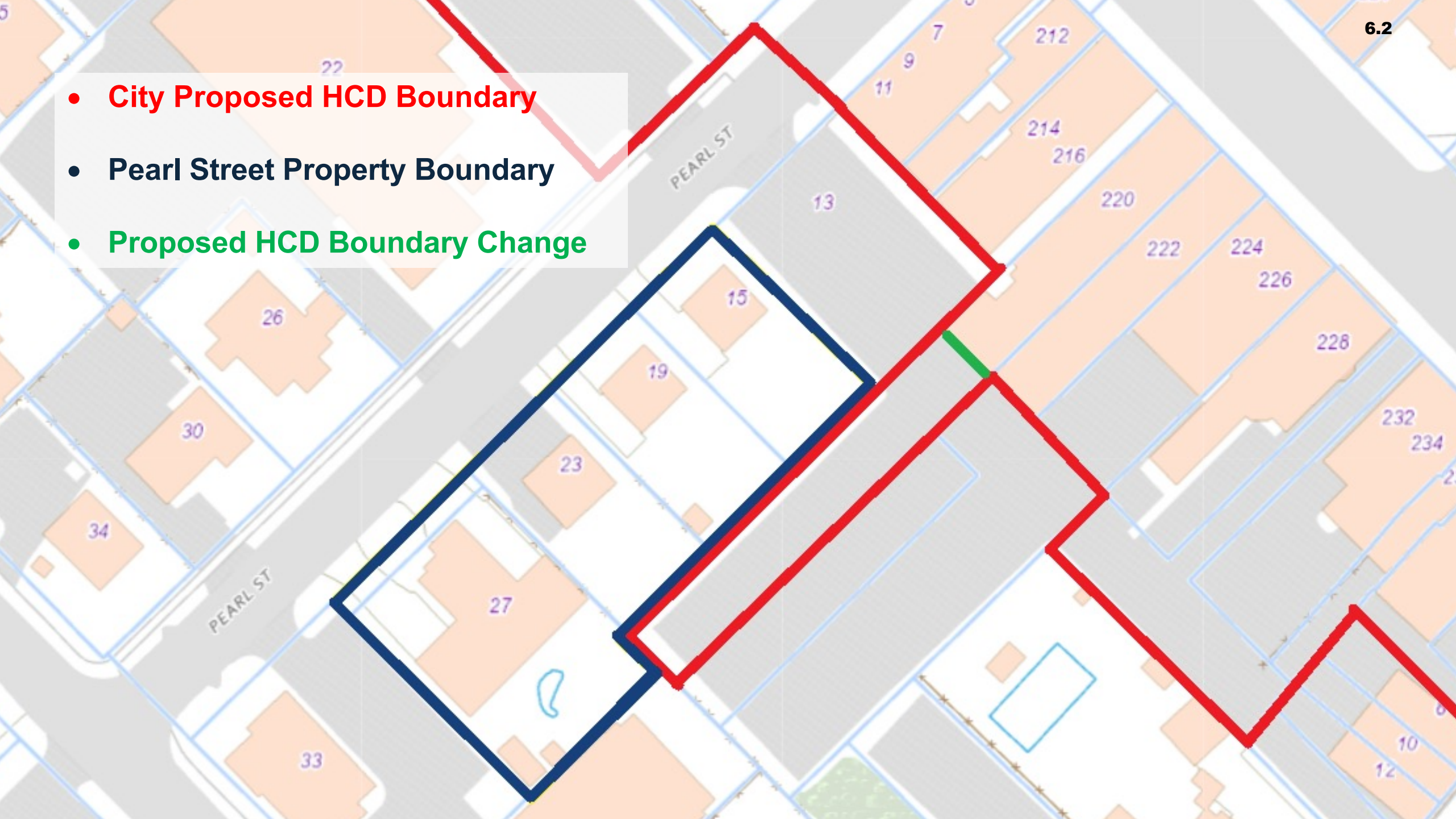
Existing Parking Lot located to the South of 15,19 and 23 Pearl Street



Ahmed Group's Heritage Consultant Owen Scott found that:

- ▶ existing buildings at 15, 19, 23 and 27 Pearl Street do not represent cultural heritage resources because they do not meet enough the evaluation criteria in Paragraphs 1 to 9 of subsection 1 (2) of Ontario Regulation 569/22 pursuant to the Heritage Act;
- ▶ existing buildings at 15, 19, 23 and 27 Pearl Street do not positively contribute to the Streetsville Conservation District; and
- ▶ is inappropriate to include the existing paved municipally operated paved parking lot located to the south of 15, 19, 23 and 27 Pearl Street within the Streetsville Conservation District and is suggesting the boundary change shown on the next slide for the Streetsville Conservation District.

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



Concerns with City of Mississauga Heritage Consultant's findings:

- ▶ City's consultant found that the four properties at 15, 19, 23 and 27 Pearl Street meet some evaluation criteria in Paragraphs 1 to 9 of Ontario Regulation 569/22 whereas Owen Scott's is of the opinion that these four properties at 15, 19, 23 and 27 Pearl Street do not enough of these criteria to qualify as cultural heritage resources.
- ▶ Their evaluation identifies the existing buildings at 15, 19, 23 and 27 Pearl Street as positively contributing to the Streetsville Heritage Conservation District whereas Owen Scott's Cultural Heritage Evaluation Report concludes that these buildings do not represent a cultural heritage resources and do not contribute to the Streetsville Heritage Conservation District.
- ▶ The inclusion of the municipally operated paved surface parking lot located to the south of existing buildings at 15, 19, 23 and 27 Pearl Street within the proposed Heritage Conservation District.

Ahmed Group is requesting that the Heritage Advisory Committee to reject the following City of Mississauga Heritage Consultant's findings:

- ▶ that the existing buildings at 15, 19, 23 and 27 Pearl Street represent cultural heritage resources;
- ▶ that the existing buildings at 15, 19, 23 and 27 Pearl Street positively contribute to the Streetsville Conservation District; and
- ▶ inclusion of the existing paved municipally operated paved parking lot located to the south of 15, 19, and 23 Pearl Street within the Streetsville Conservation District.

Thank you for considering this request.

Questions?