

Welcome to the **Dixie Outlet Mall** **Policy Review**

Community Meeting #3
September 17, 2024



For more information about the project,
please scan the QR code or visit
yoursay.mississauga.ca/dixie



DIXIE
OUTLET MALL

Welcome

Agenda



1

Welcome and Opening Remarks

2

Presentation - Draft recommended policies for Dixie Outlet Mall Policy Review

3

Q & A Session

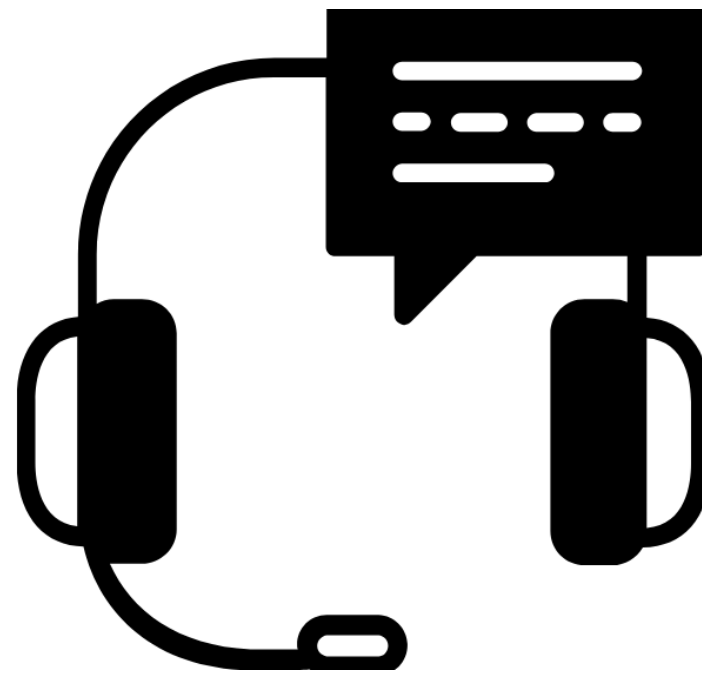
4

Other Items – Update on development application OZ/OPA 22-32

5

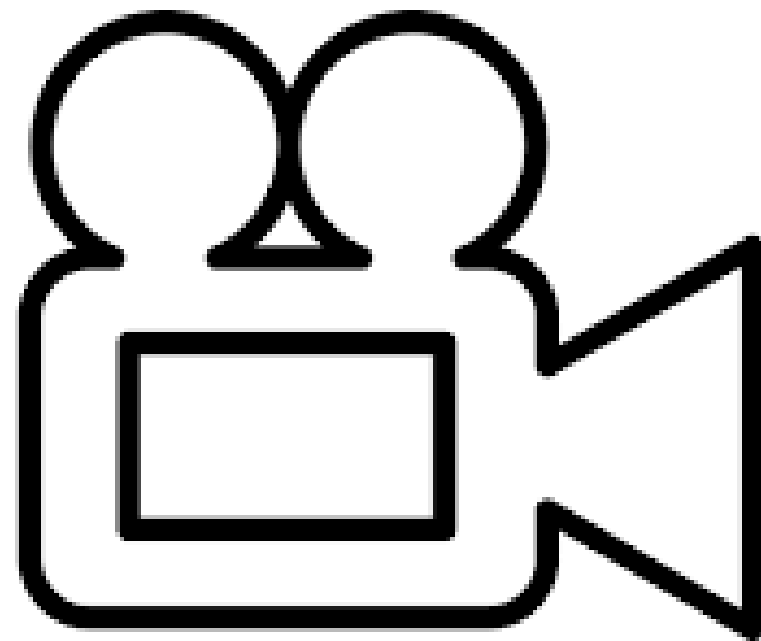
Meeting Wrap Up

Technical Support



**For technical assistance please message in the chat
or call Trista at 905-615-3200 x 5609 or
email Trista.James@Mississauga.ca**

Recorded Session & Closed Captioning

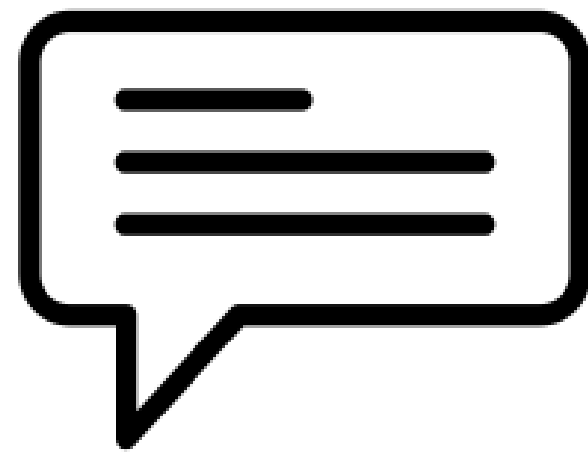


**Today's session is
being recorded.**



**Press the CC icon at the bottom
right of your device to turn on
closed captioning**

Chat with Us



Computer or Mobile
Phone:
Type in the Chat Box to
Everyone



Computer or Mobile
Phone:
Click 'Raise Hand' to
Speak to Everyone



No Computer?
Press *3 to Raise Your
Hand or *6 to Unmute
on Your Phone

Preferred Layout is “Stack” View



Who is in the Room?

The screenshot displays a Webex webinar interface. The main content area shows a blue background with ten yellow location pin icons, each containing a different symbol (person, house, shopping bag, bicycle, shopping cart, factory, tree, house, building, fork and knife, and bus). On the right side, there is a sidebar with sections for 'Participants (2)', 'Panelists (1)' (Heliya Babazadeh-Ole... Host), and 'Attendees (1)'. Below these is a 'Slido' section containing a 'Slido Poll' titled 'Who is in the room?'. The poll has five options: 'Resident', 'Business Owner', 'Agency/Region Staff', 'Land Developer/Consultant', and 'Other'. The current vote count is 0. A 'Send' button is visible below the options. At the bottom of the poll section, it says 'Voting as Anonymous'. The bottom of the Webex window shows a 'Mute' button and other controls.

Meeting Etiquette

As you participate in the meeting, please keep the following in mind:



Be Curious



Be Respectful



Come With an Open Mind



For more information about the project, please scan the QR code.

Introductions



Ward 1 - Councillor Stephen Dasko

Presenters



David Ferro,
Development Planner
Development and Design



Karin Phuong,
Policy Planner
City Planning Strategies

*Additional professionals on the team from the City:
Parks Planning, Transit Planning and Transportation Planning*

Where are We in the Engagement Process?

PROJECT KICK-OFF

**Community Meeting #1
Solicit Ideas and Direction**

March 28, 2023

DRAFT OPA AND
ENGAGEMENT

**Community Meeting #2
Draft Official Plan Policies
for Feedback**

January 29, 2024

**Information Report at
Planning and Development
Committee (PDC) – Revised
Policies for Feedback**

June 25, 2024

**We are
here**

**Community Meeting #3
Further Refinements on
Draft Policies for Feedback**

September 17, 2024

FINAL POLICY
RECOMMENDATIONS

**Implementation through
Mississauga Official Plan
Review – Community Meeting
and Report to PDC**

Early 2025

What We've Heard So Far

"No more than 15 storeys max,
with 2 & 3 bedrooms for families
with mixed affordability"

"...It's very important to include retail,
offices and other services in the mix. This
would help support the growing
community"

"The redeveloped site must
accommodate [a bus terminal] plus
account for growth in ridership"

"Just let the free market decide"

"No issue with Street A
connection to Haig but traffic
volumes have to be managed
and street to be pedestrian
friendly"

"Keep density as
low as possible"

"Low rise would be great but may
not be feasible and may not
address housing need"

"Restrict the access to
Haig Blvd. to foot and
cycle traffic"

Additional building height beyond
15 should be considered, without
an amendment to the Official Plan

Flexibility should be provided in the
draft policies by revising "will" to
"should" or "encourage"

"No to affordable housing"

"Restore natural
habitat along
Applewood Creek"

Continued engagement
with the Indigenous
communities

"We need a
grocery store"

"...At least 10%
affordable units"

"All draft recommended
policies as summarized
seem reasonable"

"...how can [the City's] plans prevent
an MZO from happening..."

"...family focused housing.
15-22 storeys seem
reasonable"

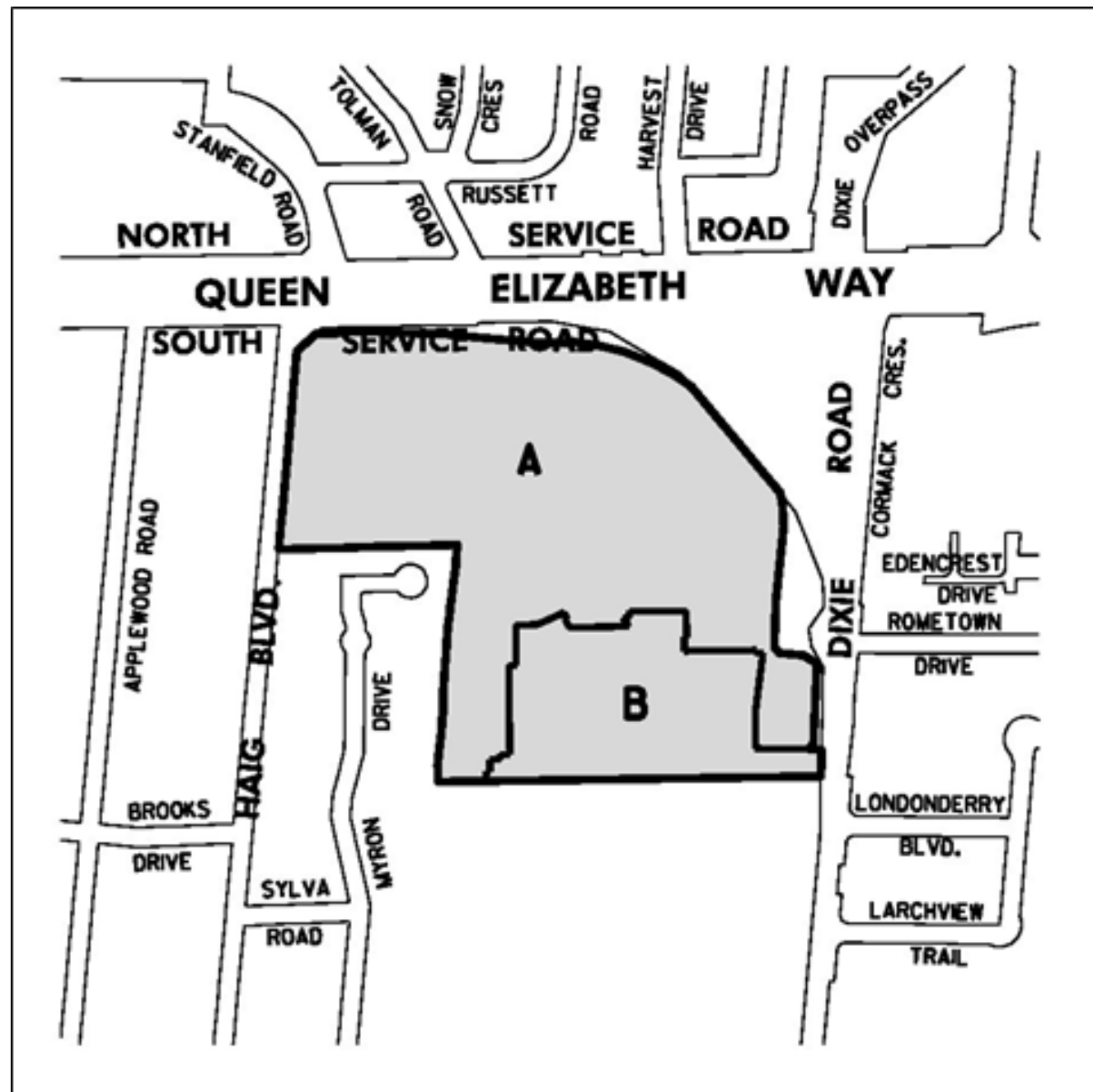
"Large increase in density
necessitates increases expansion of
transit, community services, health
services, etc..."

"...concerns regarding traffic flow, parking
facilities, MiWay public transit accessibility [].
The Lakeview development will have a
significant impact on Dixie Road"

Please visit www.yoursay.mississauga.ca/dixie
to access the "What We Heard" report.



Summary of Draft Recommended Policy Changes*



The lands identified as Special Site 14 are located on the southwest corner of South Service Road and Dixie Road.

- Minor adjustments to the boundaries of Area A and Area B may be made without an amendment to the Plan

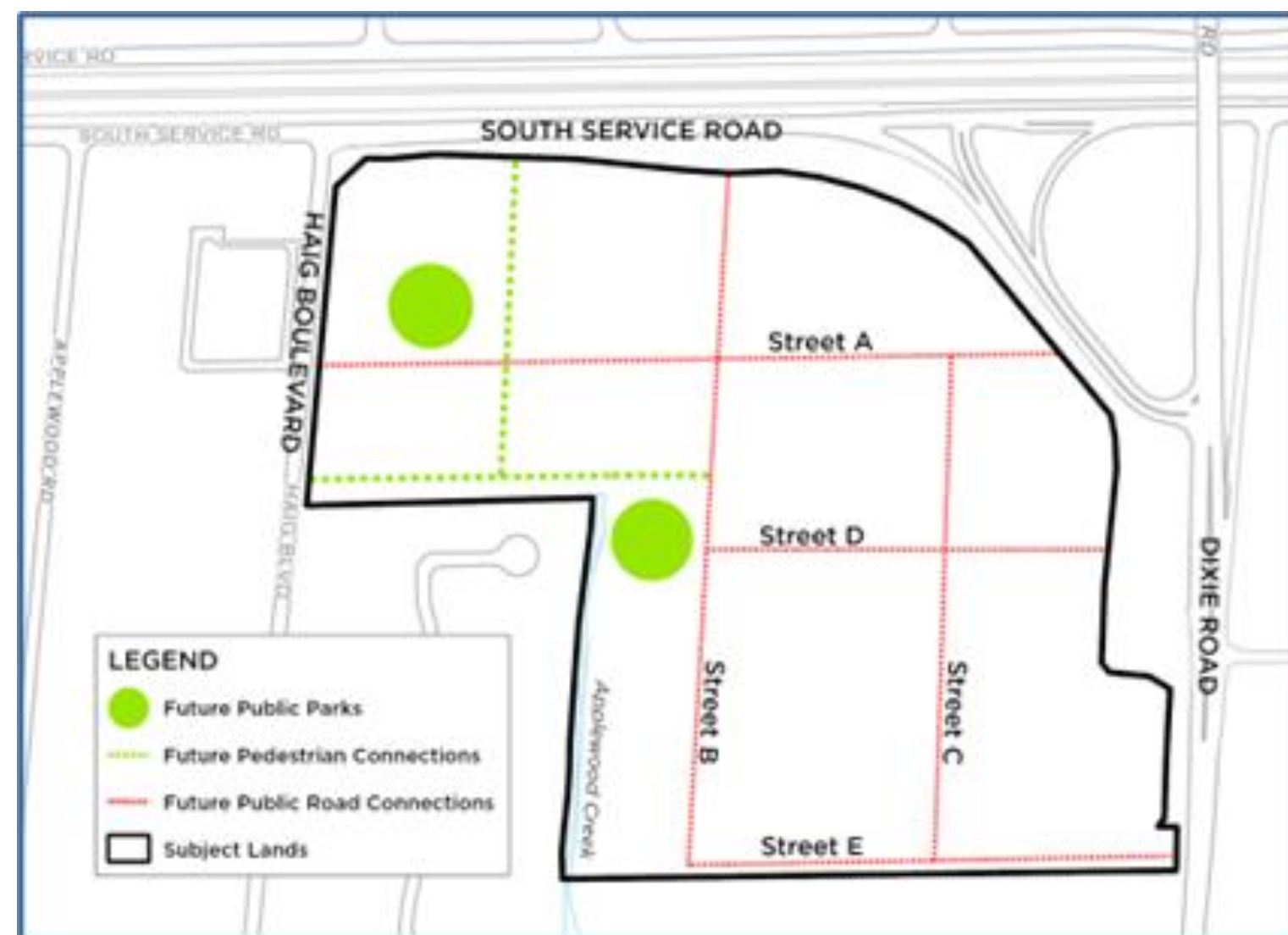
New Special Site 14 - Mississauga Official Plan, Lakeview Local Area Plan

Setting Key Guiding Principles:

1. **High quality public realm** – vibrant, comfortable, enjoyable and accessible
2. **Mix of housing** – types and tenure
3. **Heights and densities** – appropriate scale, greatest heights and densities located adjacent to transit terminal and the north area of the site
4. **Complete community** - compact, walkable, transit-supportive with a mix of uses
5. **Naturalized green corridor** – protect and enhance Applewood Creek
6. **Transportation network** – facilitates transit, vehicles, cycling and pedestrian connections

*The red text identifies key policy changes from January to September 2024

Summary of Draft Recommended Policy Changes*



The figure above illustrates the conceptual location of new public parks, future pedestrian connections and public roads.

Providing Parks and Protecting Naturalized Areas

- Park design that is accessible and contiguous
- Support opportunities to protect and enhance Applewood Creek

*The red text identifies key policy changes from January to September 2024

Summary of Draft Recommended Policy Changes*



~~Ensuring Open and Accessible Privately Owned Public Spaces (POPS)*~~

- ~~• Designed and maintained in accordance with City standards~~
- ~~• Remain open and accessible~~
- ~~• Size, extent and design subject to the satisfaction of the City~~

* POPs policy is referred to in another section of the Official Plan and does not need to be repeated here

*The red text identifies key policy changes from January to September 2024

Summary of Draft Recommended Policy Changes*

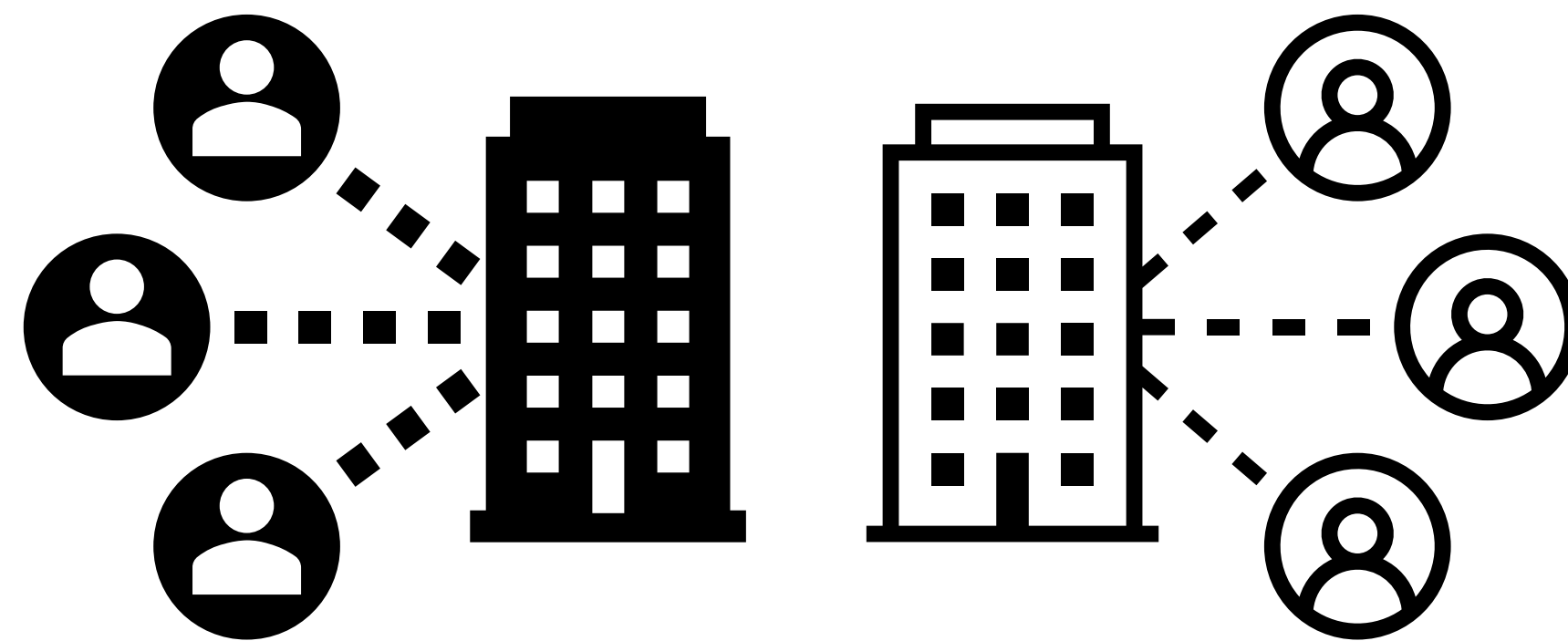
Providing Transit and Community Infrastructure



- ~~Requirement for community infrastructure will be identified and reviewed~~
- ~~Development may be required to contribute land to provide community infrastructure~~
- Additional transit and community infrastructure may be identified as development occurs. Priority should be given to – a fire station, paramedic station, school(s), expanded transit terminal
- School facility confirmed through development application review
- Encourage partnership and collaboration for community needs that could integrate a community infrastructure use within a building with other uses

*The red text identifies key policy changes from January to September 2024

Summary of Draft Recommended Policy Changes*



Housing for More People

- Permit all forms of residential dwellings and stand-alone residential buildings
- ~~Provide gradual transition in built form~~
- Development with residential uses to incorporate a variety of housing types and tenure
- ~~Provide affordable housing, which may include rental housing~~
- Provide below-market housing and pursue financial incentives in collaboration with the City and Region

*The red text identifies key policy changes from January to September 2024

Summary of Draft Recommended Policy Changes*



Providing Non-residential Uses

- Alterations and minor expansions to existing uses and stand-alone non-residential buildings will be permitted
- ~~Allow for additional uses — banquet halls, conference centres and major office~~
- Provide a concentration and mix of non-residential uses and jobs
- Require a minimum of 15,000 sq.m. of non-residential gross floor area, **excluding community infrastructure uses** (Area A - 11,000 sq.m.; Area B - 4,000 sq.m.)

*The red text identifies key policy changes from January to September 2024

Summary of Draft Recommended Policy Changes*

Creating a Desirable Urban Form



- Height limit of 2 to 15 storeys
- Additional building height of 3 storeys may be considered without an amendment to this Plan in key areas and subject to criteria:
 - Generally 10% of total residential units for larger family-sized dwelling units (more than 2 bedrooms)
 - Minimize visual impact, overall massing, shadowing, wind and overlook

*The red text identifies key policy changes from January to September 2024

Summary of Draft Recommended Policy Changes*

Creating a Desirable Urban Form



- Development will:
 - Provide appropriate transition of scale to lower building height **and varying built forms**
 - **Promote natural light, sky view and minimize shadow and visual impact**
- Maximum residential FSI of **2.4** across the entire site, **inclusive of public streets and parkland**
- Increases to density subject to adequacy of community infrastructure and servicing

*The **red text** identifies key policy changes from January to September 2024

Summary of Draft Recommended Policy Changes*

Objectives to Proposed Street Network:



Promoting city building by connecting communities with a fine-grained street network



Creating smaller development blocks



Integrating into existing communities



Having building entrances front onto public streets



Dispersing traffic through multiple routes and access points



Providing access to new amenities, parks and retail



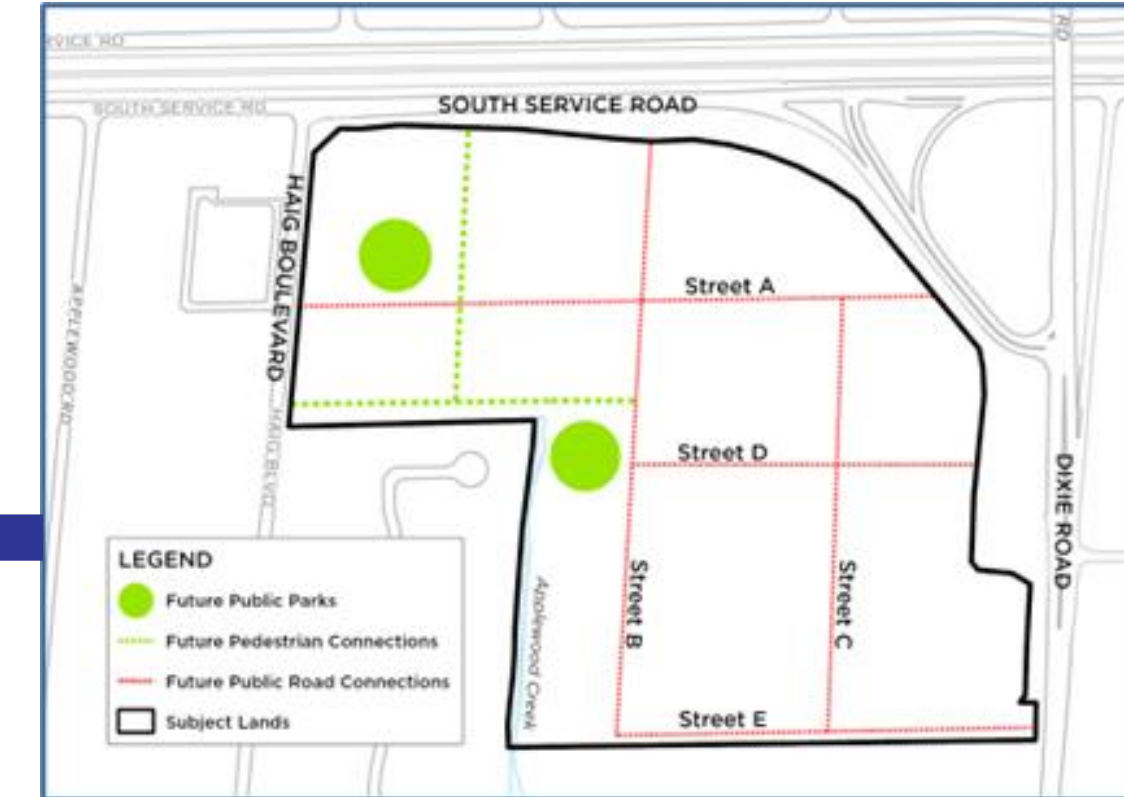
Improving access to transit



Providing for active transportation with multi-modal options



Improving emergency response time



The figure above illustrates the conceptual location of new public parks, future pedestrian connections and public roads.

Providing Transportation Options

- Streets designed as complete streets for all users
- All streets will be public where appropriate
- Enhance transit connections and service improvements – supported with streets that include transit infrastructure
- Expanded transit terminal – may explore alternative locations, location confirmed through development application review process

Summary of Draft Recommended Policy Changes*

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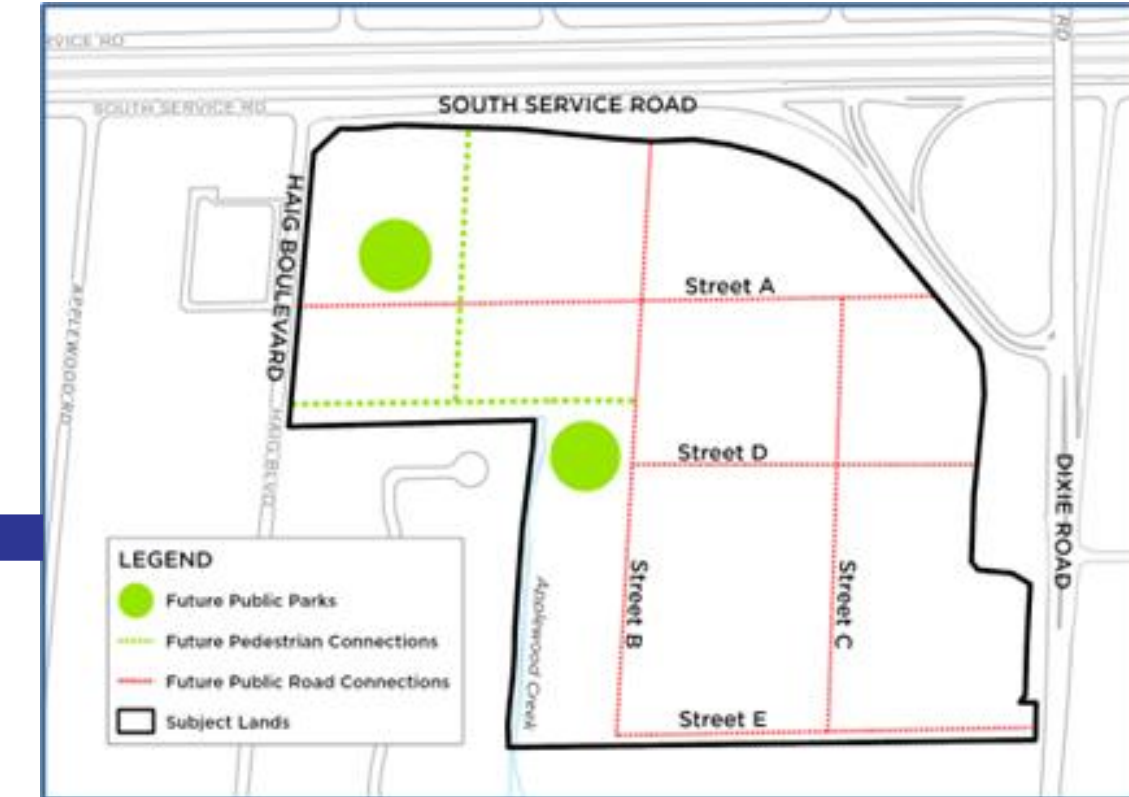
Improving access to transit



Providing for active transportation with multi-modal options



Improving emergency response time



The figure above illustrates the conceptual location of new public parks, future pedestrian connections and public roads.

Providing Transportation Options (continued)

- Provide pedestrian connections to existing and future streets, transit routes/stops, parks and open spaces
- Street **location, configuration**, design and access determined through the development application review process
- **Private streets should be permitted for access to parking, servicing and loading**

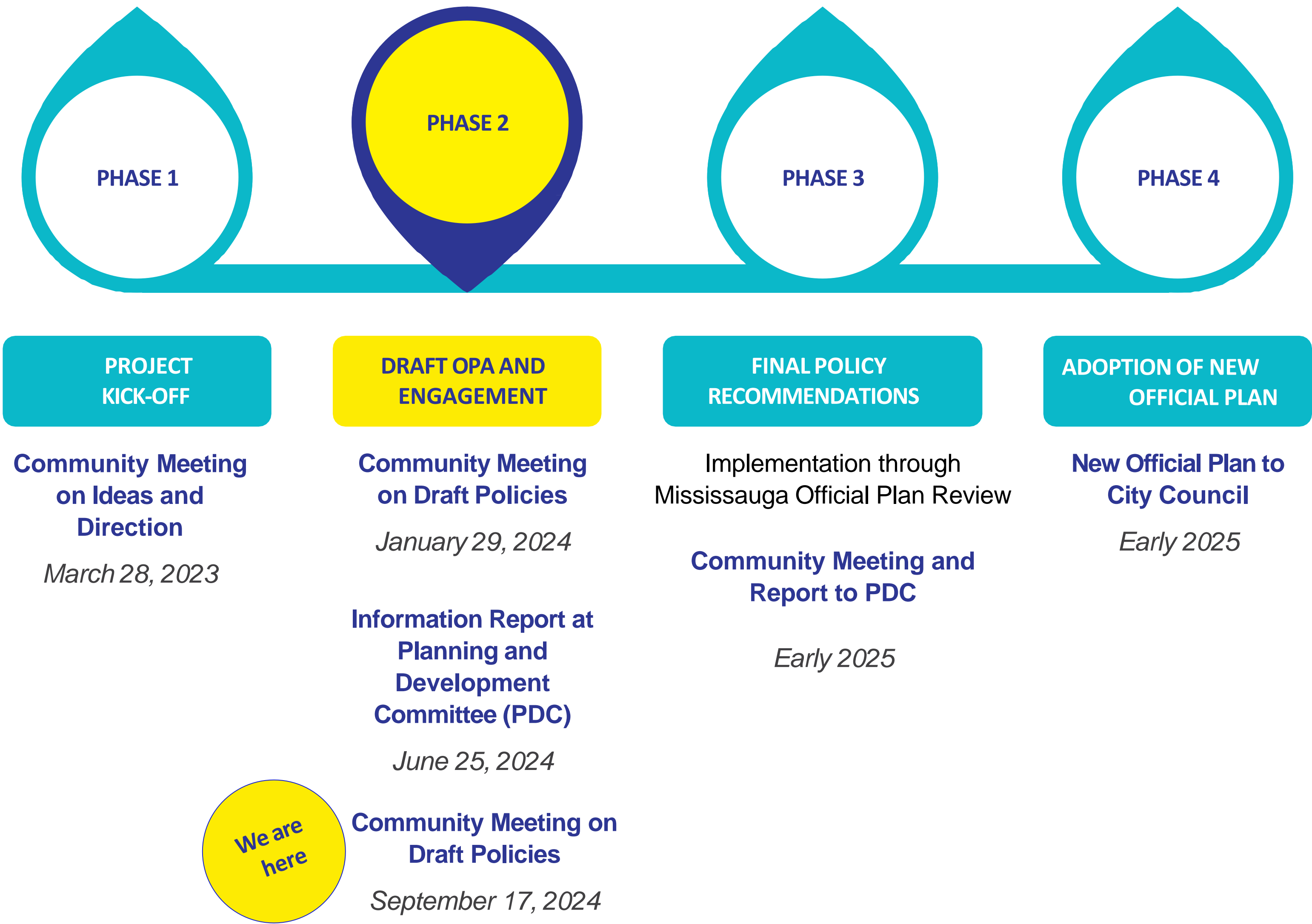
Summary of Draft Recommended Policy Changes*



Implementation

- Require detailed ~~concept~~ **demonstration** plan for each development phase that will identify:
 - e.g., ~~community needs assessment~~, land use and density distribution, public parkland and community infrastructure, building heights and massing, pedestrian and street network, how the non-residential GFA is being met
- Development applications supported by studies:
 - e.g., detailed phasing plan, ~~sun/shadow/wind study~~, ~~transportation impact study~~, ~~vehicle/active transportation circulation plan and street alignment~~
- **Requirements for community infrastructure, transit infrastructure and design of roads in accordance with applicable legislative framework**

Timeline



Q & A Discussion

Dixie Outlet Mall Policy Review

As you participate in the meeting, please keep the following in mind:



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Come With an Open Mind

Concurrent Review Process for a Development Application within the Dixie Outlet Mall Site

Ongoing

Review of Development Application for a portion of the lands at 1250 South Service Road

2019-2021

In-person meetings and virtual open houses held by Slate Asset Management (Slate)

Dec 2022

Slate submits Development Application to the City

May 2023

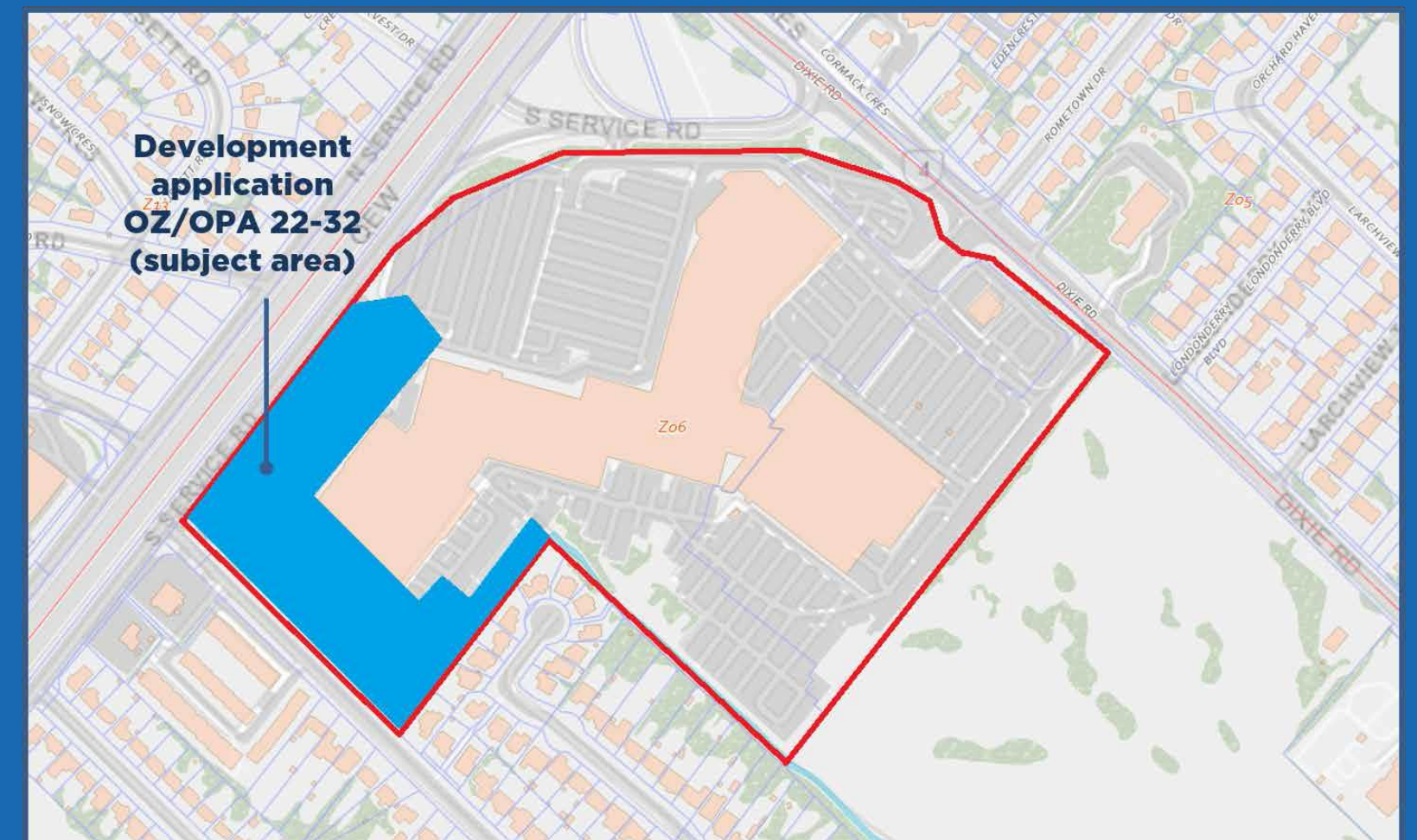
Staff Information Report and formal Public Meeting held at Planning and Development Committee

May 2024

Resubmission made by applicant; updated materials found online

TBD

Resubmission from applicant and Staff Recommendation Report to Planning and Development Committee



For more information on the Development Application:

- Visit the Active Development Applications page at mississauga.ca
- Contact David Ferro, Development Planner at david.ferro@mississauga.ca



Thank You!



Visit the Project Webpage

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Contacts:

Karin Phuong, Policy Planner

905-615-3200 ext. 3806

Karin.Phuong@mississauga.ca

David Ferro, Development Planner

905-615-3200 ext. 4554

David.Ferro@mississauga.ca