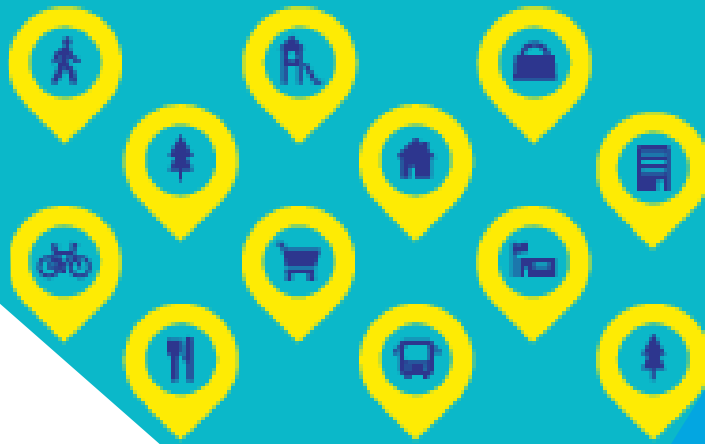


Dixie Outlet Mall Policy Review

Community Meeting: Ideas and Direction

March 28, 2023



Welcome



Agenda

- + Session information
 - + Opening Remarks: Councillor Dasko
 - + Presentation: Dixie Outlet Mall Policy Review
 - + Ideas - Poll
 - + Q&A Session
-
- + Update: Development Application
 - + Q&A Session
 - + Policy Review Next Steps

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**

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Preferred Layout is “Stack” View





Technical Support



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or call Ameena at 905-615-3200 x 4473 or
email Trista.James@Mississauga.ca**

Who is in the room?

Webex Webinar Info Show Menu Bar

16:29

Participants (2)

Slido

Dixie Outlet Mall Policy Review

Who is in the room? 0 8

Can you please type in the space below who you are representing today? You might be a resident, a landowner, a developer, a business owner, a planner for a firm, a student, a representative of a government agency, or an industry representative, or other.

Resident

17

Enter another word (optional)

Send

Voting as Taral Shukla

Erin Senior (she/her) City of Mississauga (Host)

Mute

Slido Participants Chat

Introduction



Ward 1 – Councillor Stephen Dasko



Presenters



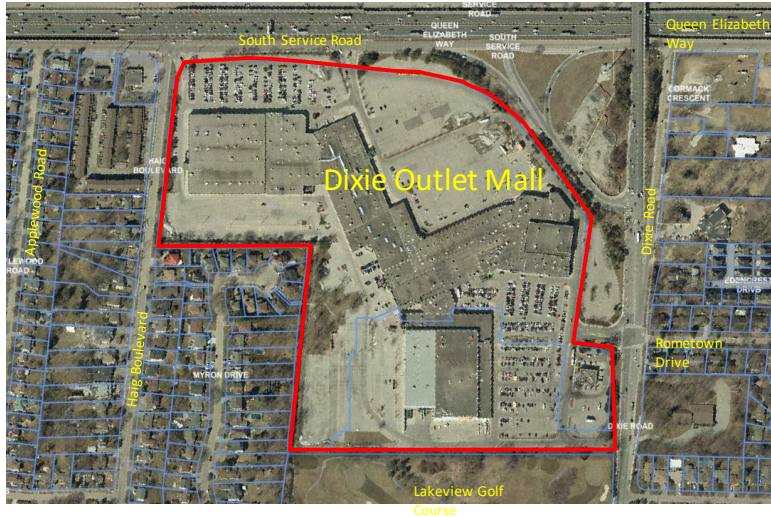
Karin Phuong, Policy Planner
City Planning Strategies



David Ferro, Development Planner
Development and Design



Why are we undertaking this Policy Review?



1. Interest by property owner to redevelopment the site. Owner has submitted a development application in December 2022
2. City Council motion in February 2023 directing staff to prepare an Official Plan Amendment (OPA) for the Dixie Outlet Mall site
3. Provincial direction to accommodate more housing. Identified as one key site to study housing opportunities (Mississauga's Housing Action Plan – Growing Mississauga report to General Committee, February 22, 2023)



Policy Review Objectives



Roads and Pedestrian
Connections



Transit Supportive
Development



Parks



Mix of Land uses

Objectives:

- help guide development
- provide an opportunity for public engagement and comments
- work collaboratively on future planning of the site
- review existing policy permissions to confirm appropriateness
- consider key elements to achieve a complete community: new roads, pedestrian connections, transit supportive development, parks, a mix of land uses, including affordable housing and non-residential uses
- consider heights that are of an appropriate development scale
- result in an Official Plan Amendment



Dixie Outlet Mall Site





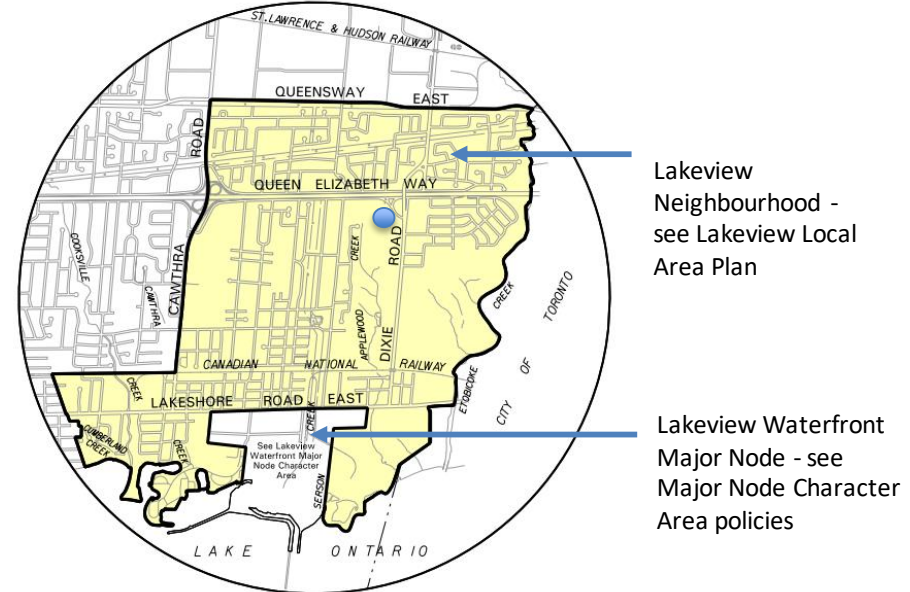
Existing Policy Context – Official Plan



- City's general land use planning policies to guide how land may be used
- City-building that affects how the city grows
- Contains policies that apply city wide or site specific areas
- OPA:
 - a formal document that changes the City's official plan (OP)
 - requires a proposal, public engagement and consideration by council
 - can be initiated by City or property owner
 - policy recommendations from this study will result in an OPA

Existing Policy Context – Local Area Plan

- Dixie Outlet Mall site is located within the Lakeview Neighbourhood
- Currently designated Mixed Use in the OP
- Lakeview Local Area Plan approved in 2015
- Permitted heights of 2 to 4 storeys
- Area Plan must be read in conjunction with the OP
- Contains policies particular to a specific area



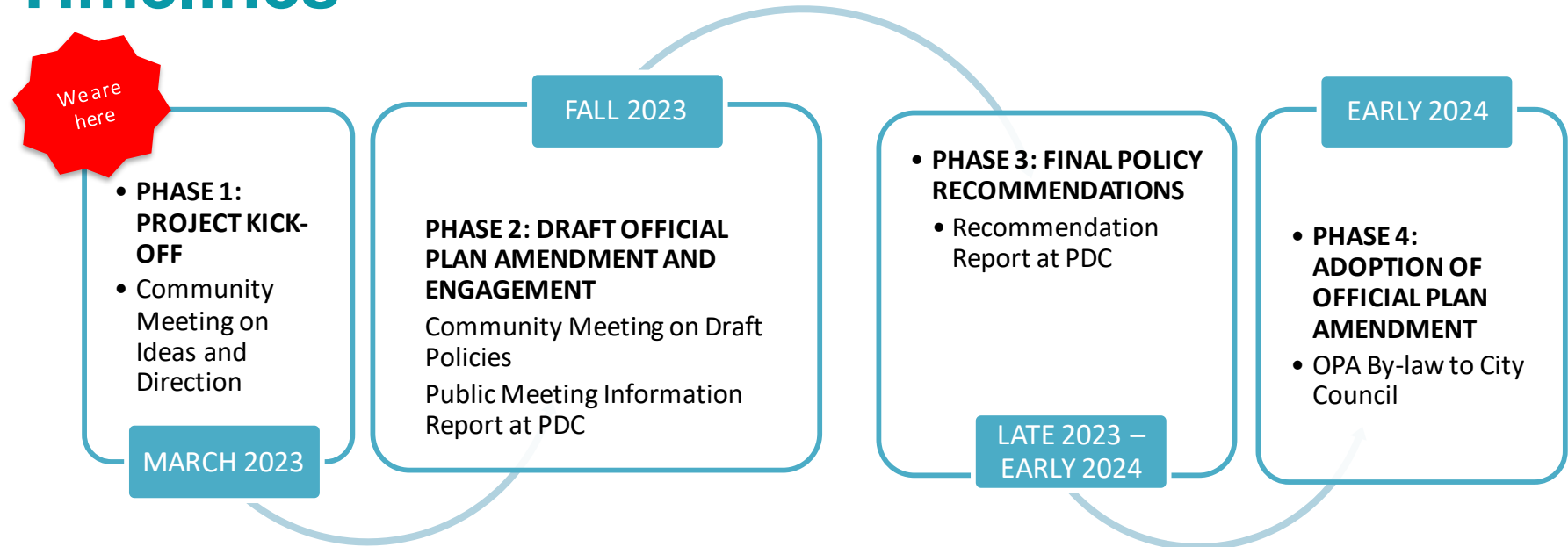


Study Components





Dixie Outlet Mall Policy Review Process and Timelines





Let's have a conversation about what this site could look like

yoursay.mississauga.ca/dixie



MOVEMENT



USES



**PARKS AND
OPEN SPACES**



**BUILDING TYPES
AND HEIGHTS**

Complete Community Ideas

The screenshot displays a Webex webinar interface. On the left, a circular video feed shows Erin Senior, identified as the host from the City of Mississauga. The main area on the right is a Slido poll titled "Dixie Outlet Mall Policy Review". The poll shows a word cloud of responses: "wood", "trees", "rocks", "water", "sea shells", "leaves", "sticks", "hands", "sand", and "coconuts". The poll is currently being voted on by Taral Shukla. The interface includes a "Mute" button and a "Send" button at the bottom.

Webex Webinar Info Show Menu Bar

17:41

Participants (2)

Slido

Dixie Outlet Mall Policy Review

wood hands leaves sticks trees sand water rocks sea shells coconuts

Cancel Send

Voting as Taral Shukla

Mute

Slido Participants Chat



Ideas - Movement

***What we heard so far on...**

How can we improve movement through the site and connections to existing neighbourhoods?

Cycling:

- Cycling paths that connect to the City's existing system
- Need for safe/protected bike lanes
- Remove bike lanes on Dixie Rd.

Cars and Parking:

- Ensure adequate parking
- Limited parking for residents to avoid negative effects of car parking, shortage and traffic
- Side roads should be kept clear of parked cars
- Create non-car dependent development

Pedestrian Connections:

- Clearable and connecting pedestrian walkways
- Pedestrian access and safety
- Pedestrian access from west side of Haig Blvd; access to North Service Rd to the plaza
- Pedestrian cobblestone paving

Transit:

- Improve transit
- More MiWay buses to accommodate additional people
- Add new lines to e.g., Kipling Station and Square One (Dixie is already crowded)
- More frequent transit to Dixie GO, Dundas BRT and Long Branch
- Redevelopment must accommodate bus terminus

Traffic and Roads:

- Limit traffic, lower speed limit and ease congestion
- Need for a road
- Widen Dixie Rd. to 4 lanes
- Close adjacent streets to South Service Rd or Lakeshore Rd to reduce high volume for new highway access or buildings



Ideas - Uses

***What we heard so far on...**

How important is it to include retail, office buildings, and other services into the new development?

Community uses:

- Improve infrastructure - ensure schools, parks, community centre to accommodate increased density

Housing and rooftop:

- Need for housing
- *Also see Ideas on types of buildings*
- Rooftop greenspace

Mixed, non-residential uses

- Access to restaurants, patios, coffee shops, bakeries, boutique type shops, gelato, fast food, grocery store
- Draw people into the neighbourhood but also offer amenities that support people that are based within the neighbourhood
- Retail, office and services for increased population growth
- Primarily residential and retail, some office space
- Extremely important that it is a mix of uses i.e., 50% retail, 25% residential and 25% other
- Too many new residential units in one area will destroy the neighbourhood feel of the area
- Ground level retail and green space
- Low intensity commercial

Office:

- Office buildings would be great to mix in if the buildings are mid-rise
- No office buildings
- Keep office space to a minimum in order to have living space

Other:

- Let the free market decide; allow builders to build what they will lose money if they build something people don't want

*Ideas gathered from "Share your ideas"
yoursay.mississauga.ca/dixie



Ideas – Parks and Open Spaces

*What we heard so far on...

What is important for future parks and public spaces on the site?

Green Space and Trees:

- Green space is necessary in this area
- Greater density necessitates green space
- Green space as places for residents to gather outdoors
- Community should be built around green spaces
- More trees to help combat noise pollution

Parks:

- Accessible parks for children, wheelchairs and other needs
- Adult exercise equipment
- Dog parks
- Need for covered seating areas
- No concrete jungles

Natural Areas:

- Restore and enhance habitat along Applewood Creek by removing the parking lot and adapting the natural area to support our ecosystem and biodiversity

Golf Courses:

- Use nearby golf courses for public parks and housing

*Ideas gathered from "Share your ideas" yoursay.mississauga.ca/dixie



Ideas – Building Types and Heights

*What we heard so far on...

What types of buildings should be on the site and how tall should they be?

Low density residential:

- Too many high-rise condos being built
- Massive buildings do not fit in
- Need for ground based/low rise residential, family oriented housing
- Build triplexes or sixplexes as they are compatible with single family dwellings

4 to 5 storeys:

- 4 or 5 storeys of housing

10 to 15 storeys:

- Low to mid-rise housing no more than 10 storeys
- Anything higher than 10 storeys would feel totally out of place
- Max 10 to 12 storeys
- Max height should be 10 to 15 storeys. Anything higher would be out of place and detrimental to the neighbourhood
- Nothing less than 10 storeys

Max 15 storeys:

- Residential mid-rise and high-rise
- Max of 15 storeys with 2 and 3 bedrooms for families with mixed affordability
- Up to 15 floors with multi-family units (townhouses, walkups)

Tall Buildings and 15 to 22 storeys:

- 15 to 22 storeys
- Let the builders decide; new tall buildings will create a lot of homes and jobs

Unit types and affordable units:

- Mixed use units and units with up to 3 to 4 bedrooms for larger families
- At least 10% affordable units
- No affordable housing

*Ideas gathered from “Share your ideas” yoursay.mississauga.ca/dixie



Community Discussion



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Concurrent Review - Development Application

Ongoing

Review of Development
Application OZ/OPA 22-32,
1250 South Service Road

May 8, 2023

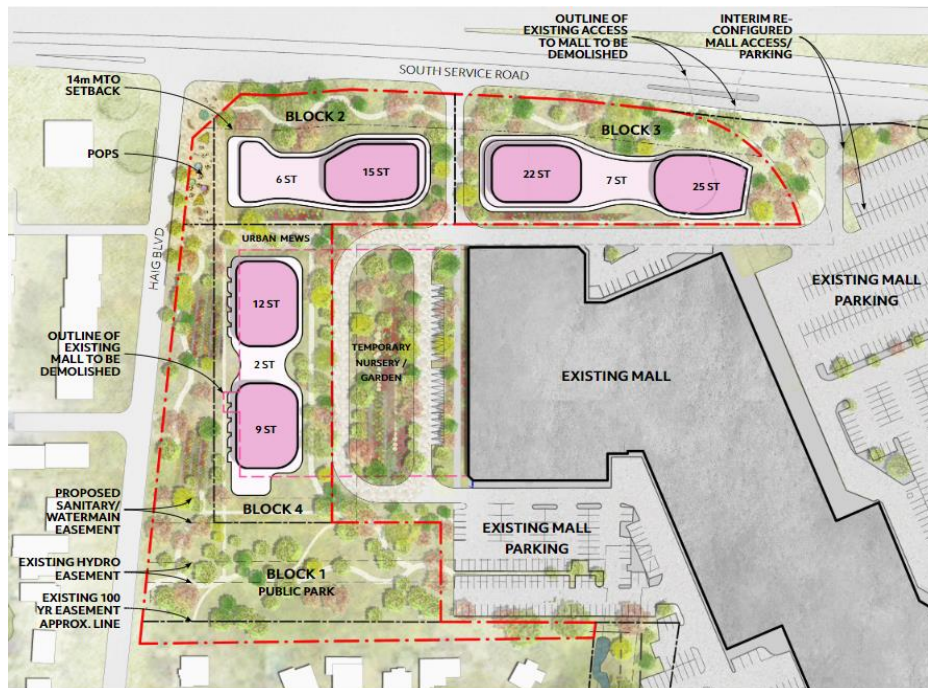
Public Meeting and Information
Report to Mississauga Planning
and Development Committee



For more information on the Development Application, please contact:
David Ferro, Development Planner at David.Ferro@mississauga.ca

Development Application

Currently in Process OZ/OPA 22-32



STATISTICS

DEVELOPMENT AREA
 $\pm 25,970 \text{ m}^2 / \pm 279,530 \text{ ft}^2$

GROSS FLOOR AREA
 $\pm 74,400 \text{ m}^2 / \pm 800,000 \text{ ft}^2$ -
 $\pm 85,600 \text{ m}^2 / \pm 900,000 \text{ ft}^2$

FSI
2.86 - 3.22

NUMBER OF UNITS
 $\pm 1,220 - \pm 1,360$

PUBLICLY ACCESSIBLE LANDS
 $\pm 10,370 \text{ m}^2 / \pm 111,620 \text{ ft}^2$

PARKLAND DEDICATION
 $\pm 7,060 \text{ m}^2 / \pm 75,980 \text{ ft}^2$

POPS
 $\pm 400 \text{ m}^2 / \pm 4,340 \text{ ft}^2$

14m MTO SETBACK
 $\pm 2,910 \text{ m}^2 / \pm 31,350 \text{ ft}^2$



Clarification



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Stay Informed and Share Your Ideas

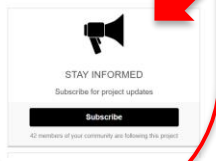


Home / Dixie Outlet Mall Policy Review

Dixie Outlet Mall Policy Review

The City of Mississauga's Planning and Building Department is undertaking a land use review of the Dixie Outlet Mall site to help guide redevelopment. The City's review will focus on key elements to achieve a complete community and set a policy framework to inform an official plan amendment. It will consider opportunities for new roads, pedestrian connections, transit supportive development, parks, a mix of land uses, including affordable housing and non-residential uses. The review will also consider heights that are of an appropriate development scale within the Lakeview neighbourhood area.

The City's review of the lands is occurring simultaneously with a development application that has been submitted to the City in December 2022 by State Asset Management. The owner is proposing to demolish a portion of the mall and build five residential apartments in the northwest portion of the site. The site where the grocery store is located is located at the intersection of Dixie Road and Lakeview Road.



- Subscribe for project updates:
yoursay.mississauga.ca/dixie
- Submit your questions or comments on-line or to

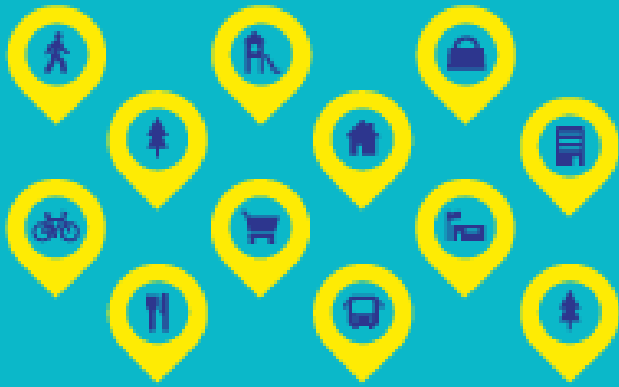
Karin Phuong, Policy Planner:

- 905-615-3200 ext. 3806
- Karin.Phuong@mississauga.ca

Or

David Ferro, Development Planner:

- 905-615-3200 ext. 4554
- David.Ferro@mississauga.ca



Thank you for your participation!