

WHAT WE HEARD REPORT

Employment Sites Review (SmartCentres Mixed Use Proposals)

Community Meetings

Site 1 – September 20, 2023

Sites 2 & 3 – September 28, 2023

Prepared by:

City Planning Strategies Division
Planning and Building Department
November 2023

Table of Contents

Introduction	1
Summary of Feedback	2
Top Seven Questions	3
Additional Comments & Next Steps	17

Introduction

In 2022, Regional Council directed the Region of Peel to collaborate with the City of Mississauga in evaluating three employment sites for potential residential, mixed use development. In April 2023, the City held community meetings to explain the purpose of the review, outline the City's actions and timeline, and collect feedback.

During the fall of 2023, the second round of community meetings took place to present an update on the study's findings and share staff's preliminary recommendations. These meetings were held in person for both communities.

On September 20, 2023 a community meeting was held for Site 1, located in Ward 9, from 6 to 8 PM at Hope Church, 7755 Tenth Line W., Mississauga ON. In attendance were City and Region of Peel staff, Councillor Martin Reid as well as representatives from SmartCentres. Approximately 170 residents attended the meeting from Wards 9 and 10. City and Regional staff prepared information boards and presented findings. SmartCentres provided an overview of their vision for the three sites.

On September 28, 2023, a community meeting was held for Sites 2 and 3, located in Ward 6, from 6 to 8 PM at the Great Hall, 300 City Centre Dr., Mississauga ON. Councillor Joe Horneck, and representatives from the City, the Region, and SmartCentres were present to answer questions and present findings. Approximately 35 people attended and participated in the information session.

The focus of this report is on the community meetings held in September 2023.

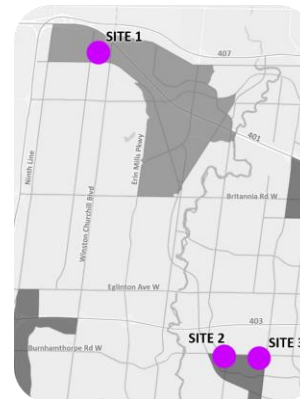


Figure 1: Map of the three sites under consideration for the study.

- Site 1 is near **Lisgar GO Station (located in the Meadowvale Business Park Corporate Centre)**
- Sites 2 and 3 are along **Burnhamthorpe Road West (located in the Mavis-Erindale Employment Area)**

What We Heard

Summary of Feedback



Figure 2: Presentation and participants at the Site 2 & 3 Information session, Sept 28, 2023.

During both meetings, participants had the opportunity to peruse information boards and engage in direct dialogue with staff, SmartCentres representatives and the Ward Councillor. A 20-minute presentation was delivered by City staff that provided an overview of the review, findings and recommendations. Following the presentation, staff facilitated a question and answer session.

For Site 1, due to the high number of attendees, the Q&A extended for approximately two hours. For Sites 2 & 3, the Q&A session lasted approximately 30 minutes. Participants of both engagements also shared their feedback directly by affixing sticky notes to the information boards, talking with staff and representatives, and completing feedback forms.

Staff responses to questions raised by attendees have been summarized and organized thematically based on the general discussion topics, rather than presented verbatim.

Should you require further information, please contact Christian Binette at: christian.binette@mississauga.ca

Top 7 Questions

1

Is there a development application?

No.

2

Why are you reviewing these sites?

Municipalities are required to evaluate their employment areas at least every five years. It is at this time that a property owner can request removal of their site from the Region's Employment Area (called a conversion). Regional Council and City Council directed staff to review these sites in more detail.

3

Who initiated the reviews?

SmartCentres made the requests. Regional and City Councils directed staff to complete the reviews and report back by December 2023.

4

Are you removing all the shops/businesses?

Staff are recommending that any conversion be subject to conditions to retain spaces for businesses.

5

What type of residential are you proposing?

If a conversion is approved, the City will consult on the types of housing that should be built on a site as part of a future planning phase.

6

Will jobs and services be retained?

Staff are recommending conditions so that jobs and services continue to be provided if a site is approved for conversion.

7

How do I have a say?

You can provide comments and feedback by: participating in community/public meetings, sending comments directly to the project leads and/or Regional and City Councils. Your feedback will be taken into account and shared with decision makers.

Q:

IMPACT TO BUSINESSES

Q:

How are business going to be impacted by the draft recommendations in the review?

As part of the review process, the City conducted a high-level market analysis aimed at gauging the health of the business and industry landscape near the three SmartCentres sites. The findings indicate that these areas are healthy.

The assessment found that businesses and jobs are growing around each site, contributing to the local economy. The findings reinforce the significance of these areas as places for employment.

Staff acknowledge that these sites provide access to local services and jobs, and is recommending that regional approval of a conversion be subject to conditions that would help retain commercial uses.

SmartCentres has shared their contact information, which can be found on the following page. If you are a current leaseholder and have any questions please contact SmartCentres.



Figure 4: Businesses on Sites 1, 2, and 3

DEVELOPMENT PROPOSAL

Q:

How can we get more information on SmartCentres proposals?

During the community meetings, we heard frequent reference to SmartCentres development plans. At this time, SmartCentres has not submitted development applications for any of the three sites.

Typically, employment conversion reviews are a high-level exercise that are technical in nature and are not based on development scenarios. The community expressed frustration with the lack of information on how a site would redevelop in the future, should a conversion be approved.

If a conversion is approved, the City will ensure that there is further engagement as part of a subsequent step in the planning process prior to any residential, mixed use development.

For any further information on SmartCentre's vision for the sites, please contact Victoria McCrum at vmccrum@smartcentres.com or 905-326-6400 x7530

SmartCentres Developments



Figure 5: Concept images of SmartCentres' Vaughan Northwest.



Figure 6: Concept images of SmartCentres' Oakville North

HOUSING TYPES

Q:

Will the conversions include a diverse range of housing types to accommodate a broad demographic, including youth, seniors, and individuals who are currently unable to afford housing?

In Mississauga, the availability of housing that is affordable to a wide range of people is diminishing.

City Council has recognized the need for affordable housing targeted to middle income households like those who earn between ~ \$58,000 to \$108,000. Professionals like teachers, nurses, retail staff and warehouse workers, struggle to afford market housing, but earn too much to qualify for housing assistance. If conversion is approved, the city would look to secure a mix of housing options by type, tenure and affordability through a future planning process.

To learn more about how Mississauga is addressing housing affordability, please read our housing strategy and action plan [here](#).

Deeply affordable housing is provided by the Region of Peel and currently there is no proposal for deeply affordable housing on the sites.



Making Room for the Middle:

A Housing Strategy for Mississauga



October 2017

MISSISSAUGA

Figure 7: Making Room for the Middle: A Housing Strategy for Mississauga.

TRANSIT

Q:

How will the city ensure that there is adequate transit infrastructure and services to accommodate growth?

The City of Mississauga regularly assesses the demand for transit services and ridership. When warranted, staff recommend enhanced services to meet the needs of residents.

Staff have evaluated the availability of existing and planned infrastructure as part of this review. This has helped establish the need for improvements to the transportation network, including the possible phasing of development to align with improved transit service (e.g. introduction of two-way, all-day GO service along the Milton line).

Should a conversion of a site be approved, further planning work would be undertaken to identify transportation challenges, phasing strategies and recommended transportation improvements.

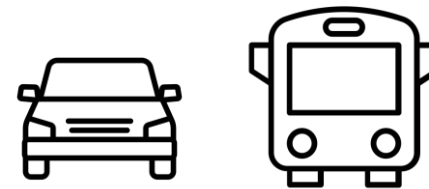
TRAFFIC IMPACT

Q:

How will the City ensure that there won't be overcrowding on the roads if new residential uses are proposed for Sites 1 and 2?

Staff undertook a high level assessment of traffic impacts that identified the need for new and/or expanded roads.

If Regional Council approves a conversion, staff recommend a more detailed evaluation of transportation and traffic impacts. This would be done in consultation with the community through more detailed planning and evaluation of possible development scenarios; and would need to be completed before any development can proceed.



REGION'S ROLE



What will the process for this project be once the Region is dissolved? Is there a chance that timelines could be accelerated?

The Region of Peel is still the approval authority for employment area conversions. When the Region is dissolved, its planning authority will be absorbed by the City. However, we have undertaken the review based on the rules and regulations that are currently in place.

A decision on the conversion and next steps (including timing) will be informed by the decision of Regional Council in December of this year.

Next Steps on Employment Sites Review

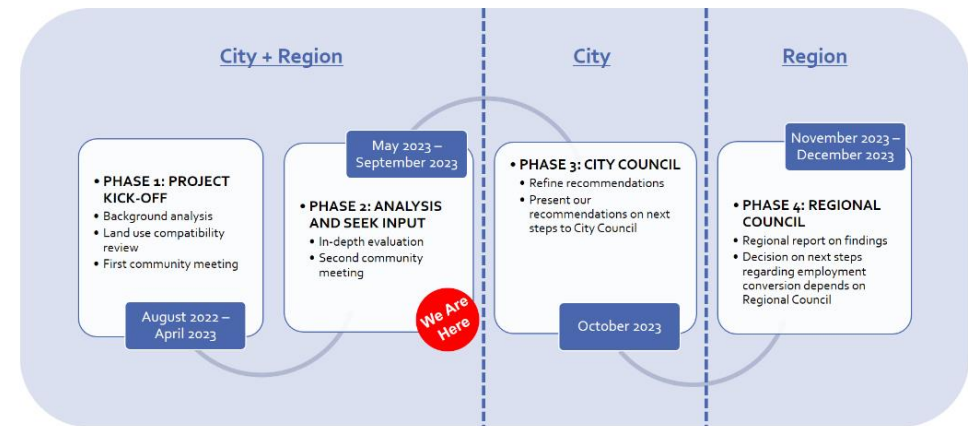


Figure 8: Study timeline

Staff are planning to present the findings of the review to the Mississauga Planning and Development Committee on November 13, 2023. Regional Council will then make a decision on whether to proceed with an employment conversion of a site on December 7, 2023.

We encourage the public to attend both meetings either in person or online. The public is also welcome to make a deputation. You can learn more about how to participate in Mississauga's Council and Committee meetings [here](#), and Peel Region [here](#).

MINISTERIAL ZONING ORDER

Q:

Is it possible for the Province to intervene in the future and potentially override any municipal decisions through a ministerial zoning order?

The Minister of Municipal Affairs and Housing can use Ministerial Zoning Orders (MZOs) to directly regulate land use anywhere in Ontario. Developers can request an MZO from the Province for a development proposal that would circumvent local planning processes.

In Ontario, the Minister has ultimate planning authority and can make a decision to pass an MZO at any time without consultation. MZO's cannot be appealed to the Ontario Land Tribunal. You can find more information on MZOs [here](#).



Ministry of Municipal Affairs and Housing

Working with local governments and partners across Ontario to build safe and strong urban and rural communities with dynamic local economies, a high quality of life and affordable and suitable homes for everyone.



Figure 9: The Ministry of Municipal Affairs and Housing website front page

CONSULTATION WITH AGENCIES

Q:

What kind of consultation was involved, what services like Police, EMS, Fire, etc. were considered during this study?



As part of the review, internal and external agencies, utility providers and government departments were consulted. Their feedback provided valuable insights on possible infrastructure and service impacts that would result from conversion for each of the three sites. The need for certain improvements was identified – e.g. new parks, expanded or new roads, local improvements to water and wastewater infrastructure, etc.

Should a conversion be approved, we will continue to consult with these groups to help the City better understand how future development may impact the services they deliver to residents and businesses.

Staff consulted with the following agencies as part of this review:

- *Peel District School Board*
- *Ministry of Transportation*
- *Parks, Library, Fire, Police, and Transportation staff at the Region and the City*
- *Utility providers*

PARTIAL CONVERSION

Q:

Why were only Site 1 and half of Site 2 identified for conversion instead of all three?

The City retained GHD Ltd. to conduct a land use compatibility assessment for businesses surrounding each site. This assessment identified that the eastern half of Site 2 and all of Site 3 may be affected by noise, vibration, odour and air quality impacts from nearby industrial uses. The introduction of residential uses in these locations was also found to have a higher likelihood of impacting the operation of those businesses, and the continued viability of the surrounding employment lands.

The assessment found that for Site 1 and the western half of Site 2, the possible introduction of residential uses was more compatible with the surrounding context.

Staff will be recommending that any conversion be subject to conditions to ensure these sites continue to provide jobs, services and amenities for the community.

Sites 1 and 2



Figure 10: Location of Sites 1 and 2

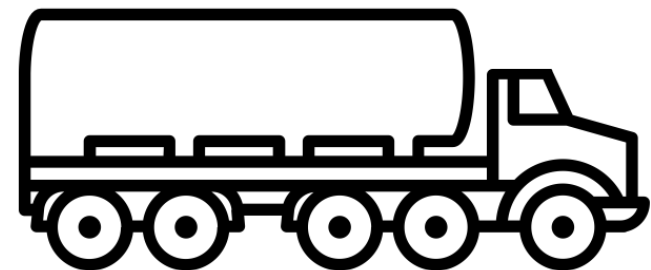
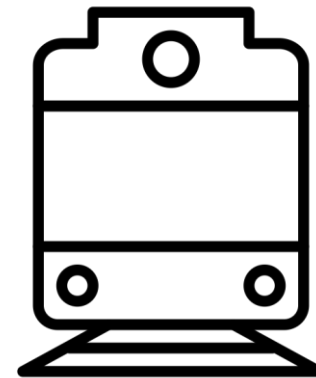
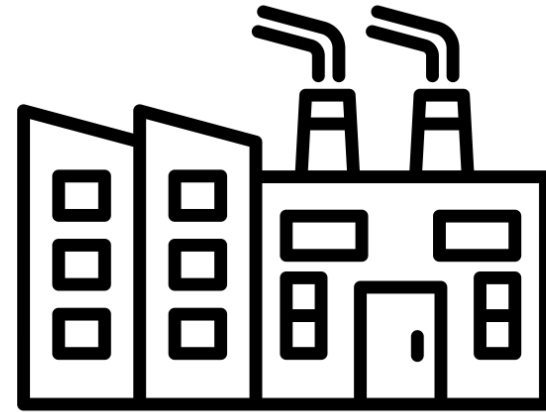
IMPACT ASSESSMENT

Q:

Knowing that there are heavier industrial uses near Sites 2 and 3, would the City consider additional safety measure to protect future residents from potential impacts?

Based on the findings from the land use compatibility study, Site 3 and the eastern portion of Site 2 are not appropriate locations for residential uses.

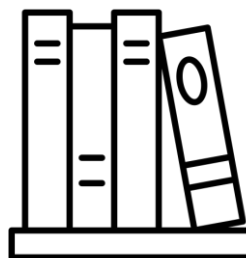
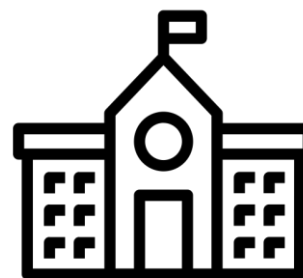
For the western portion of Site 2, future assessments were found to be needed to determine the exact location of residential uses as part of a mixed use development. The assessments would also help determine the appropriate mitigation measures.



COMMUNITY INFRASTRUCTURE

Q:

Will schools, community centers, and recreation facilities be introduced to accommodate the growing population?



The School Boards were consulted as a part of the review process. They did not identify the need for new facilities should a conversion be approved for Site 1. Peel District School Board identified the need for a new school near Sites 2 and 3.

The need for improvements to parks and green space was also identified. If a conversion is approved, further planning work would be undertaken to identify the extent of those improvements, including the possible location of new parks.

Did you know?

Where needed, development helps fund improvements to community infrastructure – including community centres, libraries, recreation facilities, fire stations, and schools – through direct cash contributions, development charges and land contributions.

PARKS AND OPEN SPACES

Q:

Would you add more parks and green spaces to a site if it is approved for conversion?

Yes, the City would require either new parks or the equivalent through cash contributions as part of any development on the sites.

The City recognizes that green and open spaces are an important aspect of a vibrant, complete community and help mitigate the affects of climate change. If conversions were to move forward, the city would engage with the community on the extent and location of parks and open green spaces.

Riverwood Park



Figure 11: Riverwood Park, close to Site 2.

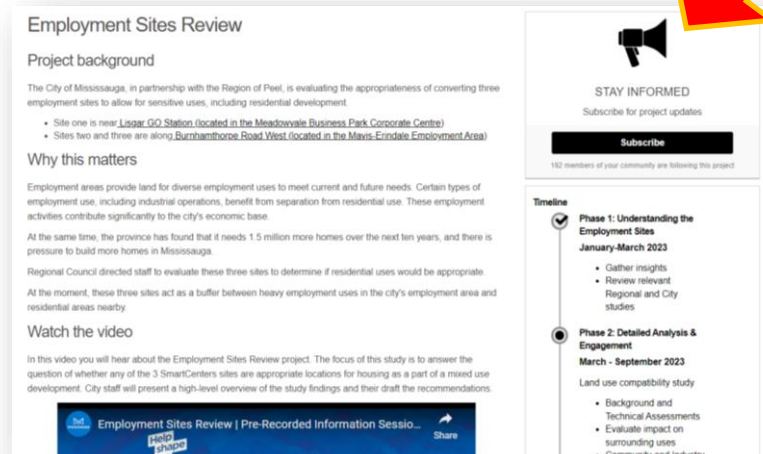
SHARING INFORMATION



How will the City and Region share information about this project in the future? How can others be informed and share their feedback on this project?

Participants expressed a desire for improved notification tactics to better communicate project updates to residents. Several participants mentioned that they first heard about the review from their neighbors or on a social media platform – such as Next Door. We have established a dedicated website [here](#). We encourage all those who are interested in the project to subscribe on the website to receive updates about the project.

If you have any suggestions regarding where you typically find your information or how we can improve our outreach efforts, please do not hesitate to share your thoughts with us at engage@mississauga.ca.



You can find out about what is happening with the project by checking out the following sites:

- [Have Your Say – Employment Sites Review](#)
- [City of Mississauga Instagram](#)
- [City of Mississauga Facebook](#)
- [City of Mississauga LinkedIn](#)
- [City of Mississauga Website](#)

Sign-up for your Ward Councillor's Newsletter

- [Councillor Reid \(Ward 9\) – Site 1](#)
- [Councillor Horneck \(Ward 6\) – Site 2 & 3](#)

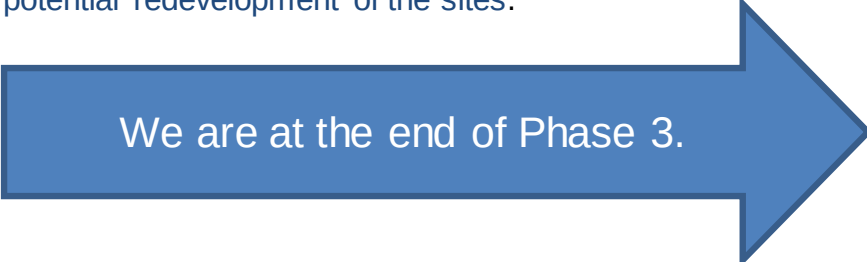
Additional Comments & Next Steps

ADDITIONAL COMMENTS

Additional comments were made during the meeting, with attendees expressing their concerns regarding the potential loss of existing businesses.

Most participants opposed the conversion of Site 1, and concerns were expressed regarding possible high-rise development. Opinions were more mixed for Sites 2 and 3. Some attendees during the engagements favored the redevelopment of the sites if it would result in a broader range of housing options and tenures that allow younger people to remain in the community. Others believed that pursuing apartment rentals near GO Stations made sense.

The importance of maintaining affordable retail options within walking distance of neighbouring communities, introducing more green spaces, and developing family-friendly-sized condominiums was emphasized for any potential redevelopment of the sites.



We are at the end of Phase 3.

PROJECT TIMELINES AND NEXT STEPS

The timelines for Employment Sites Review are outlined below.

Phase 1 – Project Kick-Off: The City and the Region began working together to evaluate the three sites. A study approach and process were developed. The first round of engagements were held in April 2023.

Phase 2 – Analysis and Feedback: In-depth evaluations of each site were conducted based on the study components. The findings were synthesized and presented to the community during a second round of engagements held in October 2023.

Phase 3 – Mississauga City Council: The findings and draft recommendations will be presented to Mississauga Planning and Development Committee on November 13th for their information and then forwarded to Region of Peel.

Final Phase – Regional Council: Region of Peel staff will prepare a report on the findings and next steps for the consideration of Regional Council. On December 7th, Regional Council will make a decision regarding whether to proceed with the removal of one or more of the sites from the Region's Employment Area.



Employment Sites Review

(SmartCentres Mixed Use Proposals)



MISSISSAUGA