

WHAT WE HEARD REPORT

Employment Sites Review Community Meetings

Site 1 - April 4, 2023

Sites 2 & 3 - April 11, 2023

Prepared by:

City Planning Strategies Division
Planning and Building Department
September 2023

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Introduction

In 2022, Region of Peel staff were directed by Regional Council to work with the City of Mississauga to evaluate three employment sites for residential uses as a part of a mixed use redevelopment. The City held community meetings in April 2023 to explain the purpose of the review, discuss the City's actions and timeline, and gather feedback.

The first virtual community meeting was held on April 4, 2023, and focused on Site 1, located in the Meadowvale Business Park, which is in Ward 9. This virtual community meeting had 179 attendees. The second virtual community meeting for Sites 2 and 3 was held on April 11, 2023, in Ward 6 and had 37 attendees. Policy Planner Christian Binette, from City Planning Strategies, presented for twenty minutes, followed by a one-hour facilitated Q&A session. Representatives from the City of Mississauga planning department, Region of Peel, and SmartCentres (the landowner of the three sites) were available to answer questions about the review. A separate virtual meeting was held with industry and the business community on April 3, 2023.



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

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

What We Heard

Summary of Feedback

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

Figure 2: Ways participants could ask questions/comment during the community meeting

Throughout the presentation and during the question-and-answer period, comments were posed both via phone and through the online chat. In total, there were 50 questions and 71 comments. Official staff responses to questions asked by attendees have been summarized and grouped thematically according to the general intent of the discussion, but not in a verbatim manner.

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

PURPOSE OF THE STUDY

Q:

Could you elaborate on the rationale for reviewing the employment sites for potential conversion changes?

The City of Mississauga, in partnership with the Region of Peel, is evaluating the appropriateness of converting three employment sites to allow for sensitive uses, including residential development.

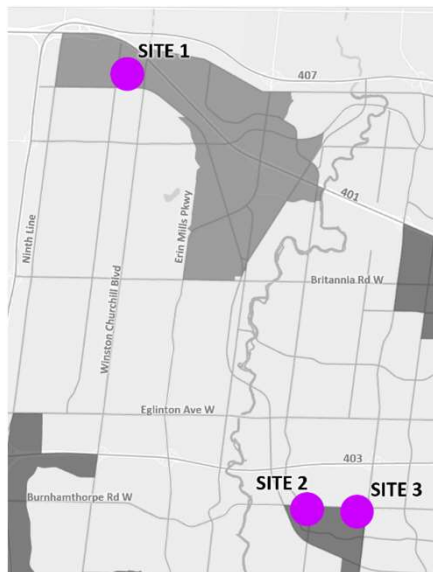


Figure 3: Location of Sites 1, 2, and 3 within Mississauga

We need to align with provincial, regional and city policies. They have Plans that provide criteria.

Policies and Plans

The study will consider the following criteria

1. Potential impacts to existing industry and businesses
2. Role of the site in the Employment Area
3. Need for the conversion
4. Overall impacts on infrastructure

Employment areas provide land for diverse employment uses to meet current and future needs. Certain types of employment use, including industrial operations, benefit from separation from residential use. These employment activities contribute significantly to the city's economic base.

At the same time, the province has found that it needs 1.5 million more homes over the next ten years, and there is pressure to build more homes in Mississauga.

Regional Council directed staff to evaluate these three sites to determine if residential uses would be appropriate. Commercial sites such as the three SmartCentres sites are found in Mississauga's employment areas and can help act as a buffer between heavy employment uses and residential areas nearby.

TRAFFIC

Q:

Will there be plans to improve traffic and address safety concerns in the study areas, specifically at busy intersections such as 10th Line and Argentia Road, if residential uses are allowed on the three sites?

As part of the study, a transportation assessment is being undertaken. The results of the study will help inform recommendations on next steps for the future of the sites. If residential conversions are recommended for one or all of the sites, further planning work will be undertaken, which would consider improving access and connectivity to the surrounding retail, commercial, and residential neighbourhoods. Various modes of transportation, including cycling and walking, would also be considered part of that work.

“An infrastructure analysis is part of the study and will help us to understand possible impacts on existing and planned hard and soft infrastructure, such as traffic.” – City staff

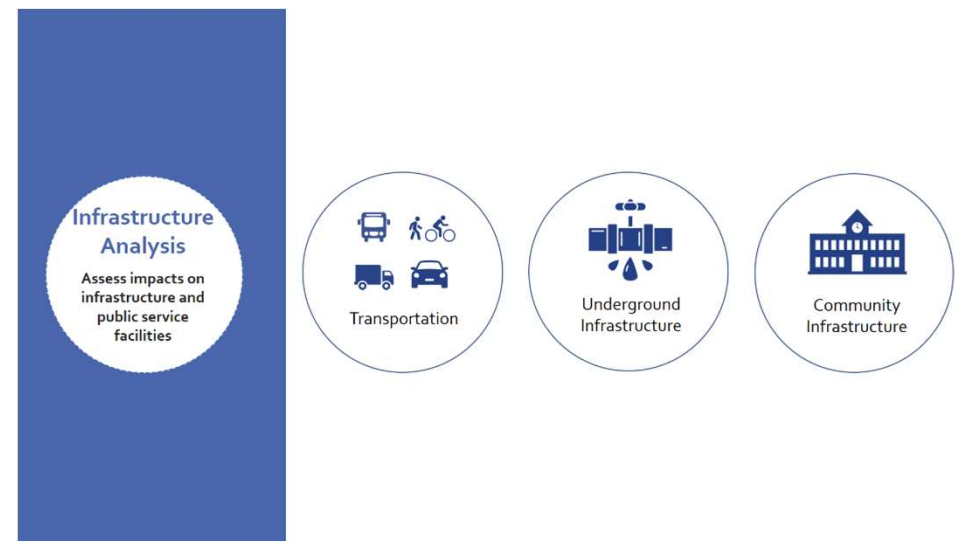


Figure 4: Different components considered in the Infrastructure Analysis

FUTURE RESIDENTIAL DEVELOPMENT

Q:

What potential housing options are being considered for the employment area? Would future development include high-rise condos, rental apartments, and townhouses? What is the planned density for the sites?

The planned density of these sites is yet to be finalized and would be part of the future planning process should a site be recommended for removal from Mississauga's employment areas. This planning process would build on the work currently being undertaken to evaluate infrastructure capacity and would consider the surrounding planning context and public feedback to inform an appropriate level of density. The expectation would be that redevelopment would provide a diversity of housing options.

"The expectation would be that redevelopment would provide a diversity of housing options." – City staff

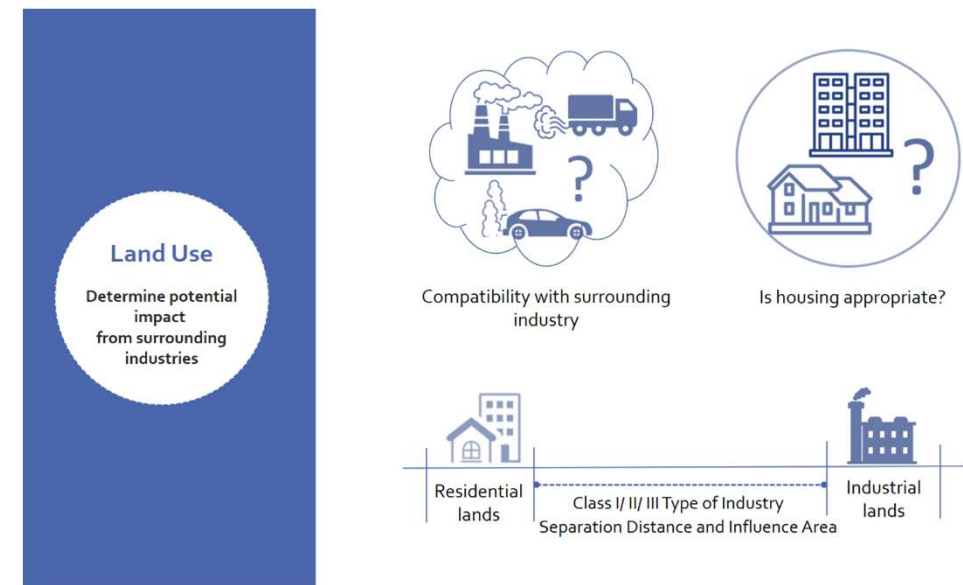


Figure 5: How land use compatibility will be determined during the study

AFFORDABLE HOUSING

Q:

How is the City considering the underutilization of the well-connected sites in the suburban neighbourhoods of the area? Specifically in terms of their connectivity to Mississauga City Centre and Toronto. Will consideration be given to developing multi-use, low-to moderate-income housing, specifically suggesting 4-6-storey apartments with commercial units occupying the lower floors?

The City is working in partnership with the all levels of government, the private sector and non-profit agencies to increase access to affordable housing options. – City staff



Mississauga's Official Plan – which is the primary planning document for the City – has identified strategic areas for growth based on multiple factors including proximity and connectivity to rapid transit, services, and amenities. These areas are needed to help the City achieve its housing targets and support investments in infrastructure and transit.

The Province has identified a province-wide 1.5 million housing target by 2031 (120,000 in Mississauga). The three sites may be able to contribute to that target, but first we need to evaluate the appropriateness of residential uses in these locations and how well placed they are to deliver new housing and complete communities. As a growing concern, affordable housing should be a key element of any future redevelopment, should one or more sites be approved for residential uses.

COMMUNITY SERVICES & AMENITIES

Q:

How will this study address community services being considered for the area, specifically the potential inclusion of new schools? Additionally, are there plans to develop community centres and create more pedestrian-friendly shopping and residential areas?

The land use review will look at the current mix of services and amenities on the site, how they serve the community around them, and how they could be integrated into future redevelopment. In addition, should a site be approved for a wider range of uses, including residential, further planning work will be undertaken that will provide the community with an opportunity to have their say on the future mix of uses for the sites.



“I’m a single parent who works fulltime, I strongly rely on the closeness of the stores that are there.” – Participant’s comment

SMARTCENTRES DEVELOPMENT PLANS

Q:

Are there development plans for these three sites? Can SmartCentres or the City speak to the timeline and how SmartCentres are planning to assist current renters who would like to stay?

No development applications have been submitted for the three sites. In 2022, SmartCentres submitted a request to Peel Regional Council for the employment conversion of the three sites. As part of their request, SmartCentres shared preliminary development concepts. The Region of Peel has the final say on whether any of the three sites can include future residential uses. Should a conversion be approved, a future planning study will be undertaken with the community before redevelopment can proceed.

Next Steps on Employment Sites Review



Figure 6: Study timeline

If you are a current tenant of one of the three SmartCentres sites, please contact them with any questions you may have.

SmartCentres contact information:

Victoria McCrum

- Telephone: (905) 326-6400, ext. 7530
- Email: VMcCrum@smartcentres.com

INDUSTRIAL USES

Q:

How are the other industries near these sites, such as Fielding Chemical, being considered as part of this study?

Mississauga has a diverse employment base that is a historic strength for the City. Certain uses such as industrial or manufacturing facilities benefit from separation with residential areas, and their needs should be considered.

A consultant has been retained to complete a land use compatibility study for the area surrounding the three sites. The purpose of this study will be to better understand the potential impacts to nearby businesses if sensitive land uses are permitted on any of the three sites. Meetings with industry have also been arranged to hear their perspectives on the proposed employment conversion.

The Province has minimum separation distance guidelines between heavier employment uses and residential uses to mitigate impacts. Allowing residential on these sites may impact the future operations of those businesses if they now fall within that minimum range. In particular, the study will consider air, noise, odour and vibration impacts from those businesses.

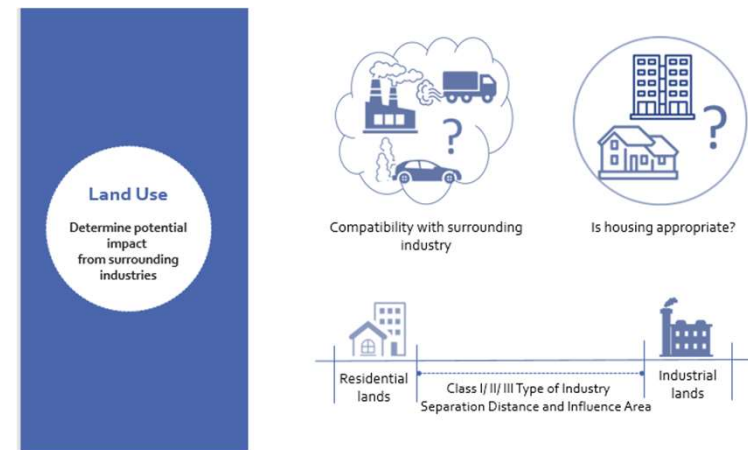


Figure 7: The Province has minimum separation distance guidelines between heavier employment uses and residential uses to mitigate impacts

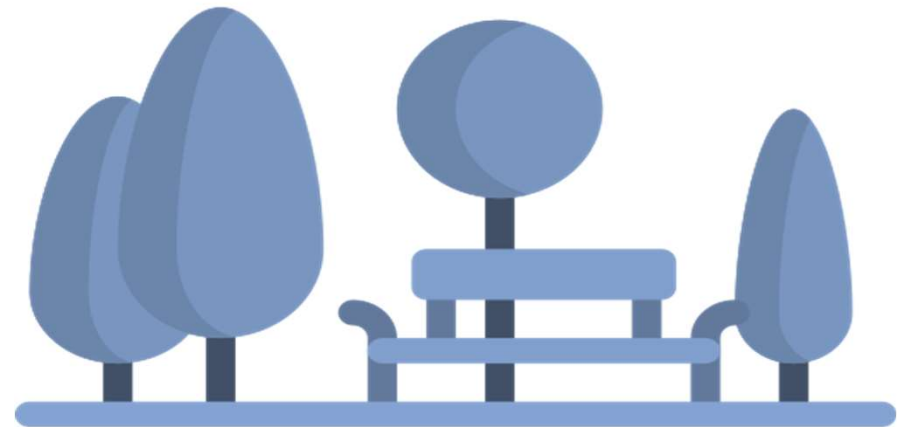
PARKS AND GREEN SPACES

Q:

Will new parks be considered for these areas if the sites are redeveloped? Is there a possibility to consider developing a park under the hydro corridor to near the Meadowvale business park?

The study is evaluating the proximity of the three sites to nearby existing and planned parkland, and the potential need to expand access to park space should residential uses be approved. If a site is approved for conversion, the location and design of new parks will be a key part of the planning process, focusing on optimizing community spaces, enhancing green infrastructure, and promoting recreational opportunities in line with the current and future needs of the community. There will be an opportunity for the public to provide their input as part of this process.

“If a site is approved for conversion, the location and design of new parks will be a key part of the planning process” – City staff



TRANSIT

Q:

Transit in the area is infrequent and slow, will there be additional GO train serves and buses added if residential uses are permitted at these sites?

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

Staff are evaluating the availability of existing and planned infrastructure, including existing transit such as the Milton GO line, as part of this review. This will help inform recommendations on next steps.



JOBS

Q:

As part of this study will the City be looking into the impact on employment (jobs) if residential uses are permitted?

The Province and the Region have several criteria that must be evaluated when considering the removal of lands from an employment area. Through this review, staff are evaluating whether the three sites are needed to meet employment forecasts and whether the jobs located on the site can be replaced as part of a future redevelopment should residential uses be approved. This includes evaluating the types of businesses and jobs on each site, their compatibility with residential uses, and how access to jobs can be maintained or improved.

Additional Comments & Next Steps

ADDITIONAL COMMENTS

In addition to questions, comments were made regarding a multitude of topics. Some remarks addressed land use in general, and others commented on the need to preserve the existing retail in these areas. There were general concerns about the addition of tall residential buildings to the area and how they might impact existing residential areas, such as traffic, noise, and congestion. Generally, people agreed on the need to make the area more walkable, create cycling paths, activate the large parking lots, and beautify the public realm.

There were also concerns shared about preserving employment lands in the city to ensure that there will be opportunities to grow Mississauga. In particular, industries located near Sites 2 and 3 expressed concern that having residential uses in closer proximity to their operations may impact their future viability.

NEXT STEPS

The proposed timelines for the project are outlined below.

Phase 1: The City and the Region are working together to evaluate the three sites. A study approach and process have been developed for this phase, which includes engaging with the public to gather input before drafting recommendations.

Phase 2: In-depth evaluations of each site will be conducted based on the study components. The findings will be synthesized and presented to the community during a second round of engagement. Recommendations for next steps will also be provided. We anticipate presenting this to the community in the fall of 2023.

Phase 3: Further refinement of the recommendations will take place. The findings and draft recommendations will be presented to Mississauga Council for their consideration and then forwarded to Regional Staff.

Final Phase: Region of Peel Staff will present their recommendations on next steps to Regional Council. Subsequently, 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



MISSISSAUGA