
DON BARKER - JUNE 28, 2023 DEPUTATION TO CITY COUNCIL

Petition to Reject The Redevelopment of 4099 Erin Mills Parkway

Don Barker
On behalf of the
4099 Erin Mills Parkway Redevelopment Opposition Group

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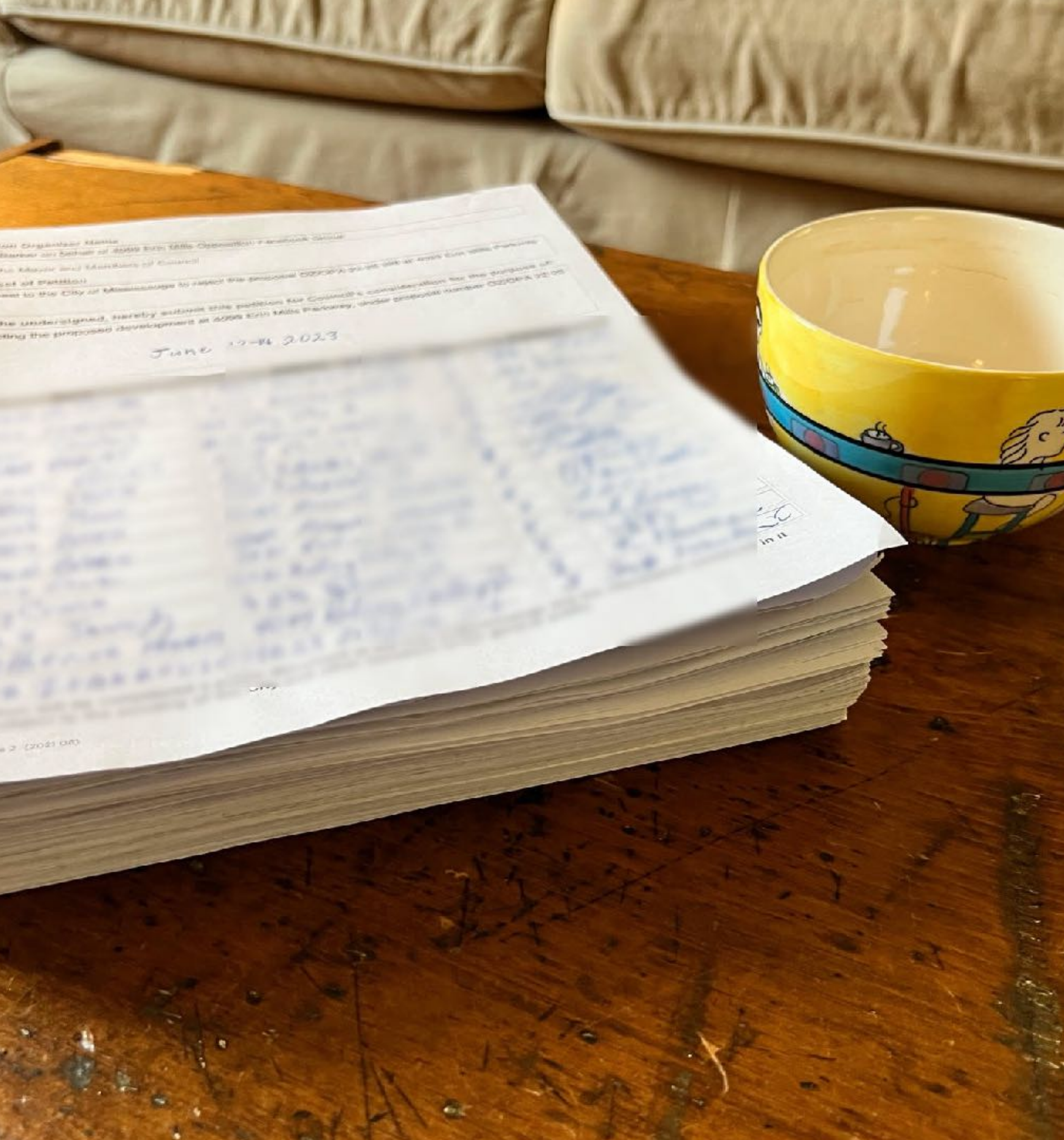
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The 4099 Erin Mills Parkway Redevelopment Opposition Group

4099 EMP Opposition Group

- 696 Facebook Members
 - Plus newsletter email distribution to 200 members, some overlap with Facebook members
 - Members from
 - Sawmill Valley
 - Arbour Green
 - Pheasant Run
 - Bridlepath
 - Burnhamthorpe - Mississauga Road
 - South Millway
 - Erin Mills North of 403
 - Sheridan Homelands
-



The Petition

Purpose of Our Petition

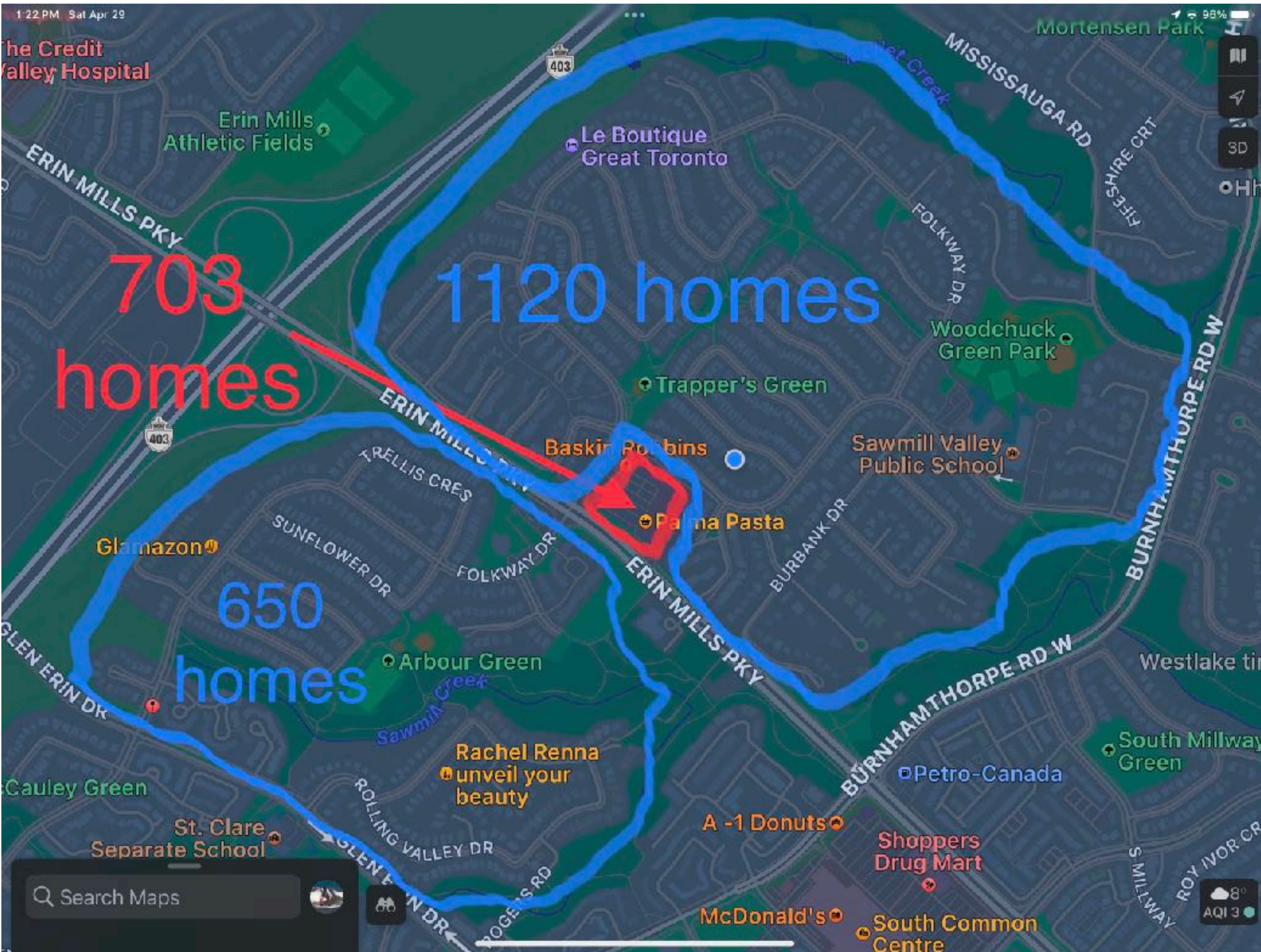
A development proposal has been filed with the City of Mississauga to redevelop the plaza at 4099 Erin Mills Parkway, known familiarly as the Iqbal plaza. It is proposal number OZ/OPA 22-25 W8. The proposal includes 5 towers of 6, 6, 6, 8 and 10 storeys, plus seven 16-unit 4-storey stacked townhouse blocks. In all, over 700 housing units are planned. The plan calls for the removal of the grocery store, and reducing the overall retail space by about 90%

The proposed development of the property at 4099 Erin Mills Parkway will result in an unreasonable density increase, traffic problems on neighbourhood streets, overflow parking on local streets, dangers to pedestrians and school children from the increased traffic, difficulties for emergency vehicles navigating the increased traffic, shadows and wind tunnelling that will diminish the enjoyment of personal property, a strain being placed on the capacity of Trapper's Green park, a loss of retail that brings vital benefits to the local residents, a loss of walkability to the current shops and services at the plaza, no gain in affordable housing, 18 small businesses lost and people's livelihoods severely impacted, and no improvement in the quality and livability of our neighbourhood.

Note: The City has corrected the information to the towers being 6,7,7,8 and 11 storeys. Our petition was written before this correction was made.

Reasons for community's opposition

Unreasonable
density
increase



Reasons for community's opposition

**Unreasonable
density
increase**

Subject site is NOT in an area planned by the City for greater densification:

- Urban Growth Centre (adjacent to the \$5 billion LRT corridor) 81,300 units***
- Major Transit Station Areas (Dundas Corridor and Eglinton East) 97,500 units***
- Reimagining the Mall (Erin Mills Town Centre, South Common Mall, Sheridan Centre) 18,000 units***
- Lakeview and Uptown Nodes 27,200 units***

The subject site is in a “Neighbourhood” and as such is planned for, at most, “gentle densification”: semi’s, townhouses, plexes, garden suites and garage conversions; clearly not buildings in excess of 4 storeys.

Source: Growing Mississauga - An Action Plan for New Housing

Reasons for community's opposition

Traffic problems on neighbourhood streets

Source: May 29 Deputations to the
Planning & Development Committee

Erin Mills and Folkway is already at 90% capacity, and is rated "F" (worst possible grade) for congestion and queuing

The site has three entrance exits, none of which have, or are even allowed to have, signals or stop signs

One entrance/exit to residential street with poor sight lines due to road curve and 15-hour parked cars

Traffic peak times will shift from retail hours of late morning & weekends, to commuter hours of Monday-Friday morning and evening rush hours. Traffic volumes from the development's 700-900 cars will now ADD to the current resident's traffic volumes

Reasons for community's opposition

**Overflow parking
on local streets**

The proposed parking supply is ... less than the requirements of Zoning By-law

Parking spaces will be sold separately from housing units, providing a financial incentive to park off-site on local streets.

Source: BA Group Traffic Impact Study;
Mark Bozzo, Queenscorp

Reasons for community's opposition

**Shadows and
wind (and noise)
will diminish the
enjoyment of
personal property**

The Shadow Study reveals three issues raised by the City about shadows affecting neighbouring homes

The Wind Study reveals some areas of the site will not be comfortable for sitting or standing in the winter

The Noise Study reveals Type D and Type C noise warnings will become a condition of sale, lease or purchase for many units

Sources: Michael Franzolini ; Turner-Fleischer Shadow Study Analysis; Gradient Wind Pedestrian Level Wind Study; Gradient Wind Noise Feasibility Study

Reasons for community's opposition

A loss of retail that brings vital benefits to local residents

A loss of walkability to the current shops and services

The commercial square footage is dropping from 66,000 square feet to 8,355 square feet

The closure of the shops for 3-4 years during the demolition, excavation and construction will chase away the existing tenants

The Market Retail Study insultingly suggests that equivalent retail is available nearby. None of the alternatives are within walking distance for the current, locally-served community

Sources: Mark Bozzo (April 13 meeting); Turner-Fleischer Floor 1 diagram; Urban Metrics Retail Market Study

Reasons for community's opposition

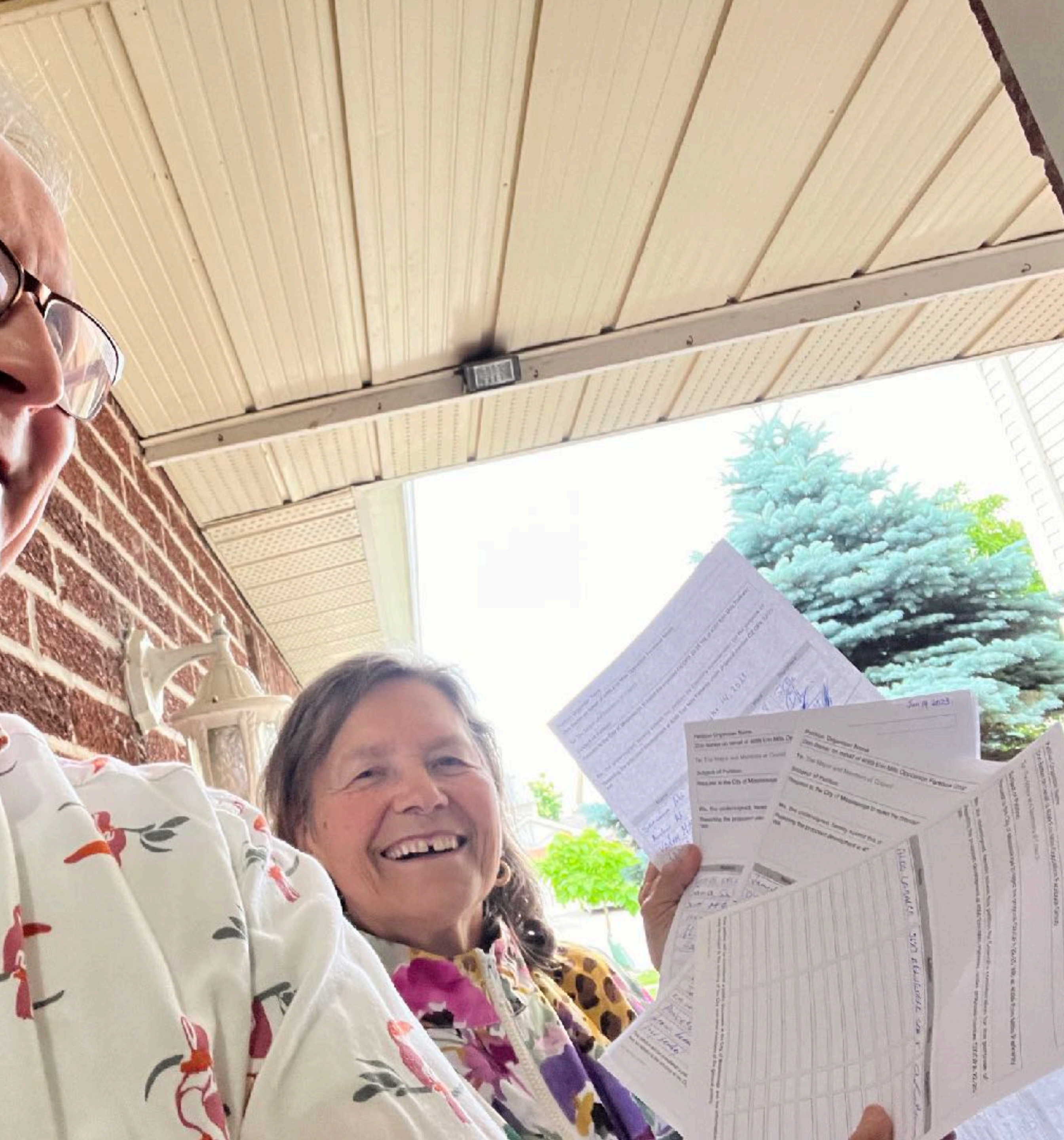
**No gain in
affordable
housing**

The Housing study boasts about the “concentration of one-bedroom units”, which is 55% of the units . The small number of larger unit sizes does not adequately address the housing needs of families.

“The intent is to market these units at market prices”

“...Queenscorp may consider providing a financial contribution, off-site units or land dedication in lieu of providing affordable housing units”

Sources: Urban Metrics Housing Report



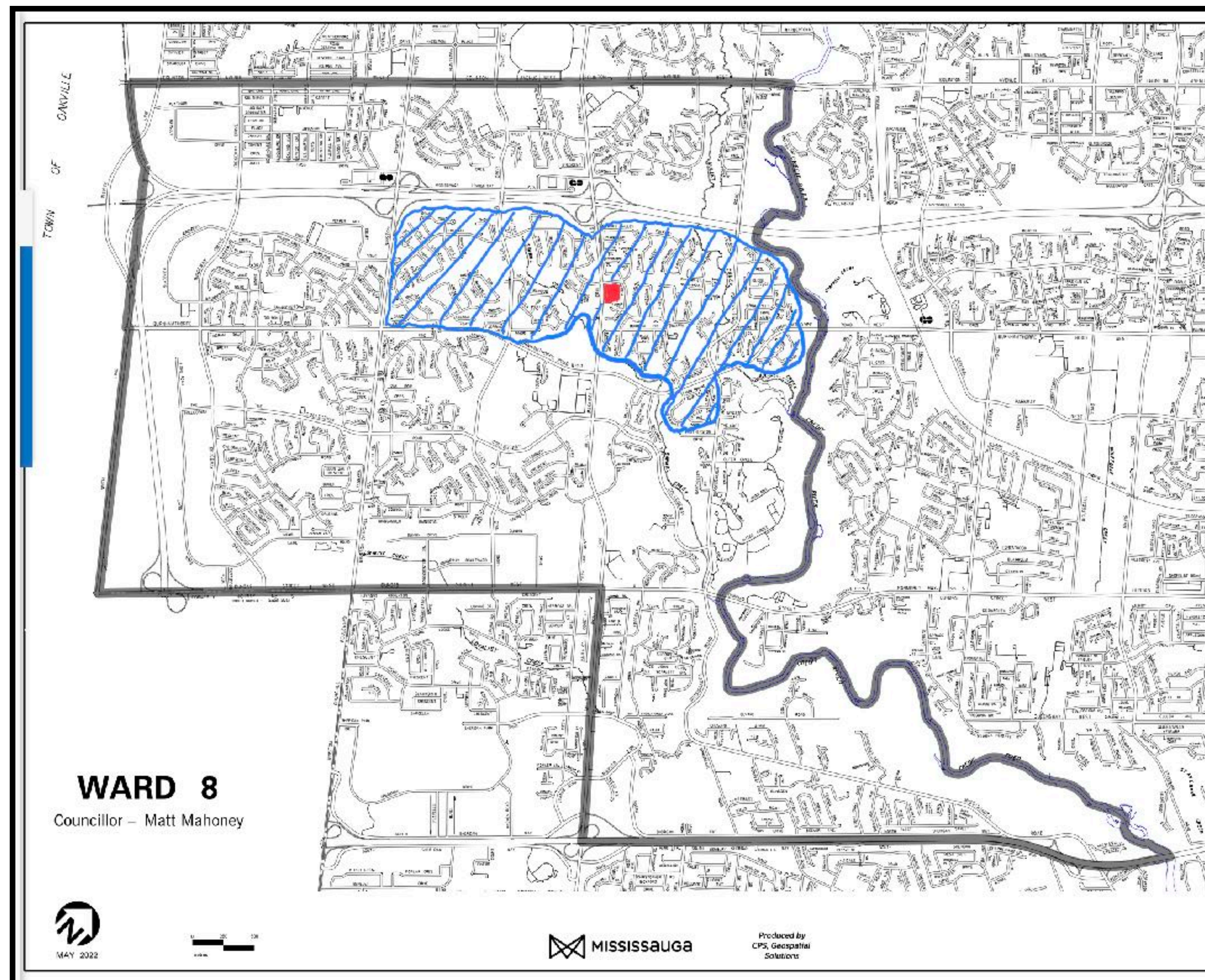
Methods and Geographic Scope of Canvassing

Petition Canvassing

- 37 volunteer canvassers
 - Several weeks in May, June
 - Area of about 3200 potential homes
 - Many residents did not answer their door (about $\frac{1}{3}$)
 - Estimated homes that did answer the door or respond otherwise: 2200
 - Anecdotal evidence from canvassers suggest about 5% of homes that answered the door wanted more info or refused to sign
 - Mississauga residents, 18 and older
 - Multiple signatures per household allowed
-

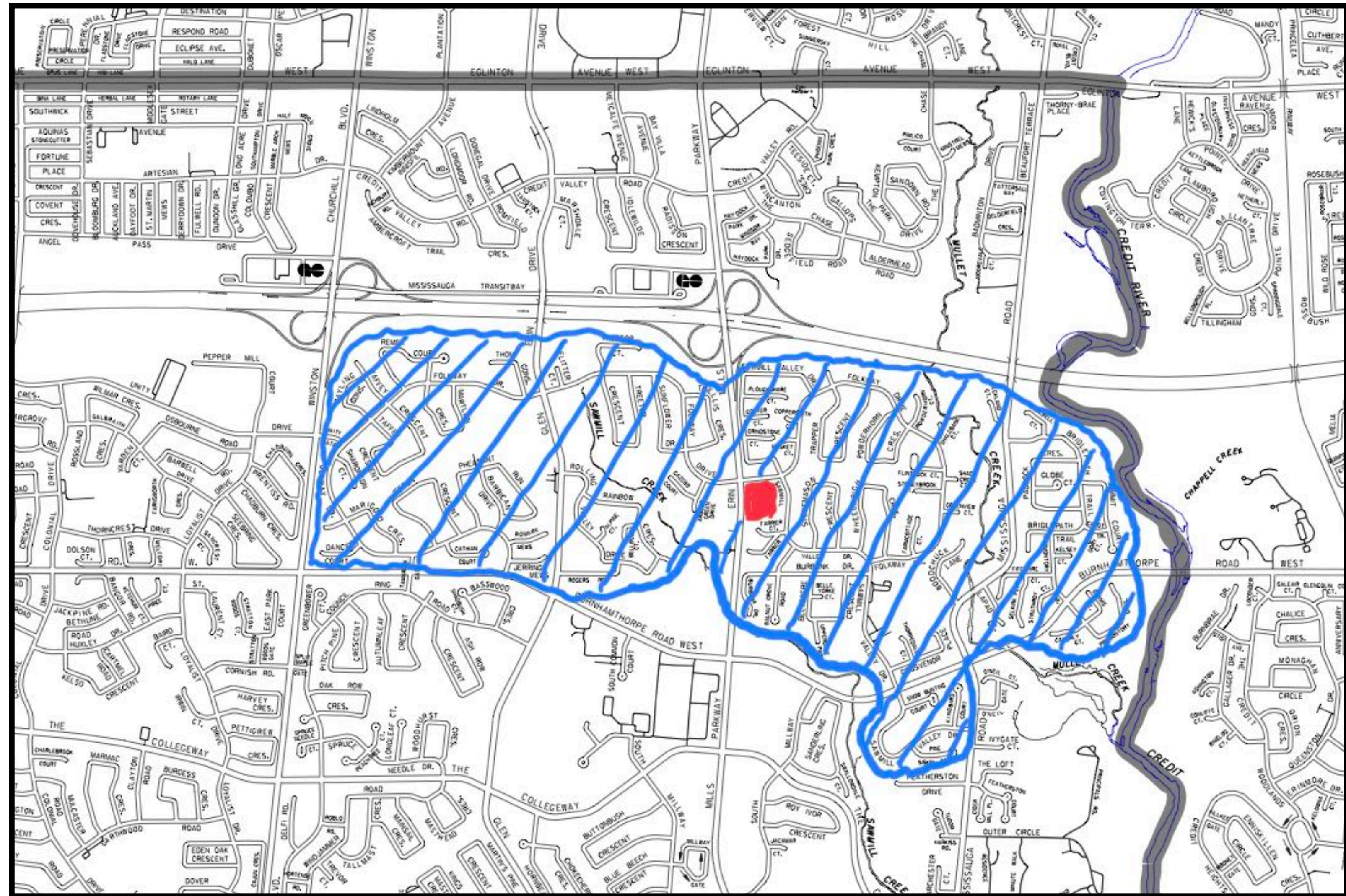
Areas Canvassed

- Sawmill Valley
- Arbour Green
- Pheasant Run
- Bridlepath
- Part of
Burnhamthorpe -
Mississauga Road
- About 3200
potential homes



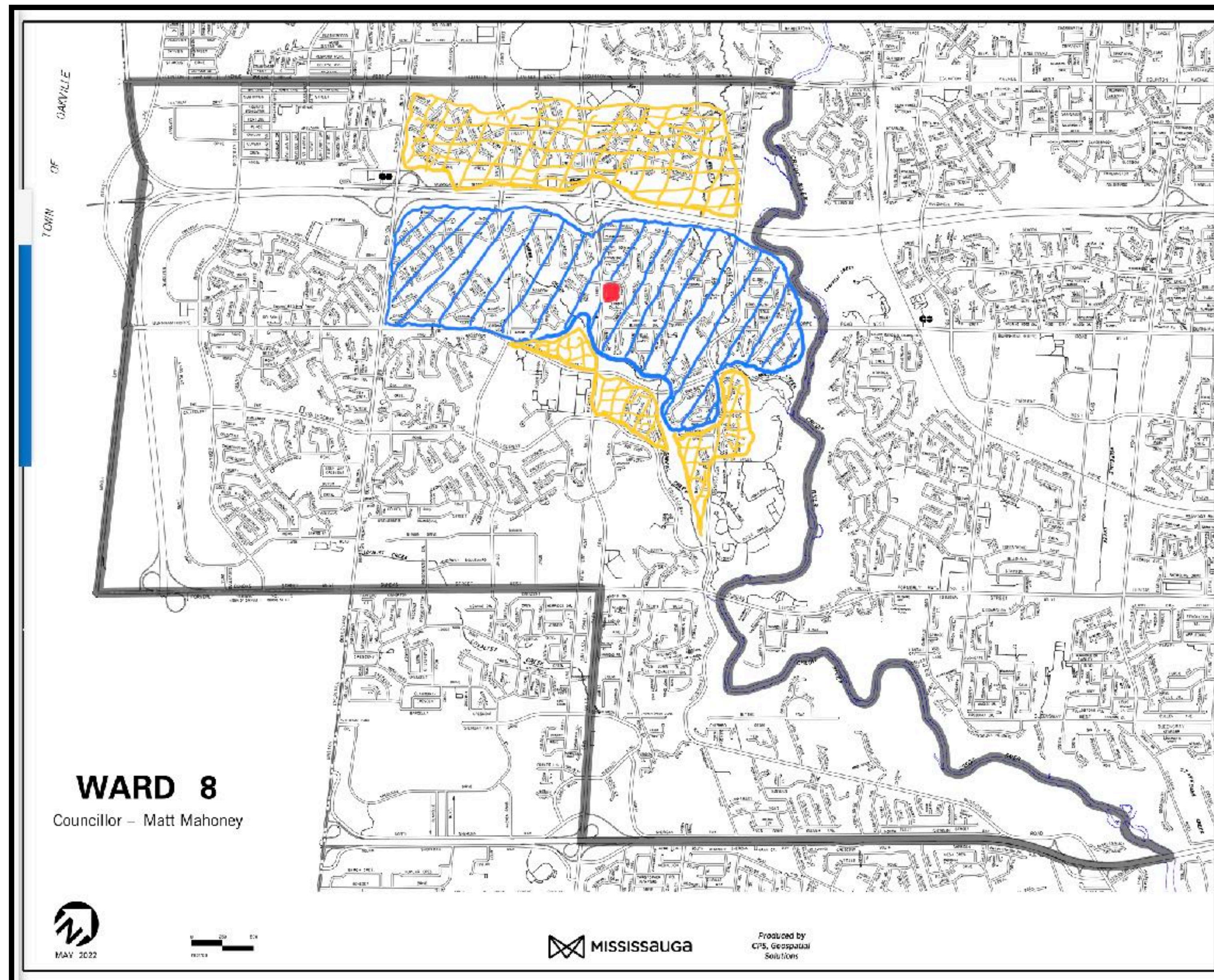
Areas Canvassed (detail)

- Sawmill Valley
- Arbour Green
- Pheasant Run
- Bridlepath
- Part of Burnhamthorpe
- Mississauga Road
- About 3200 potential
homes



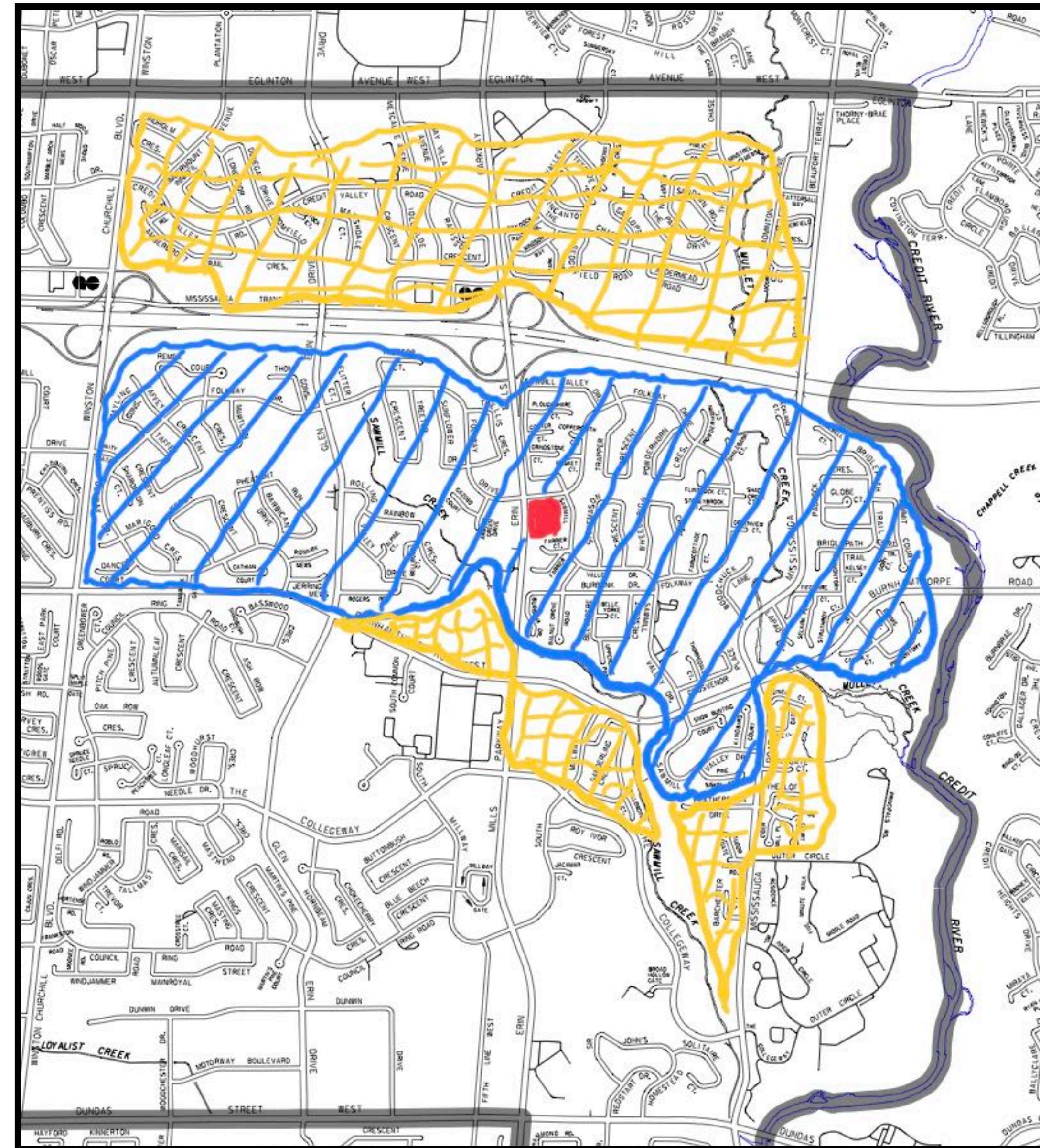
Neighbouring Areas **NOT** Canvassed

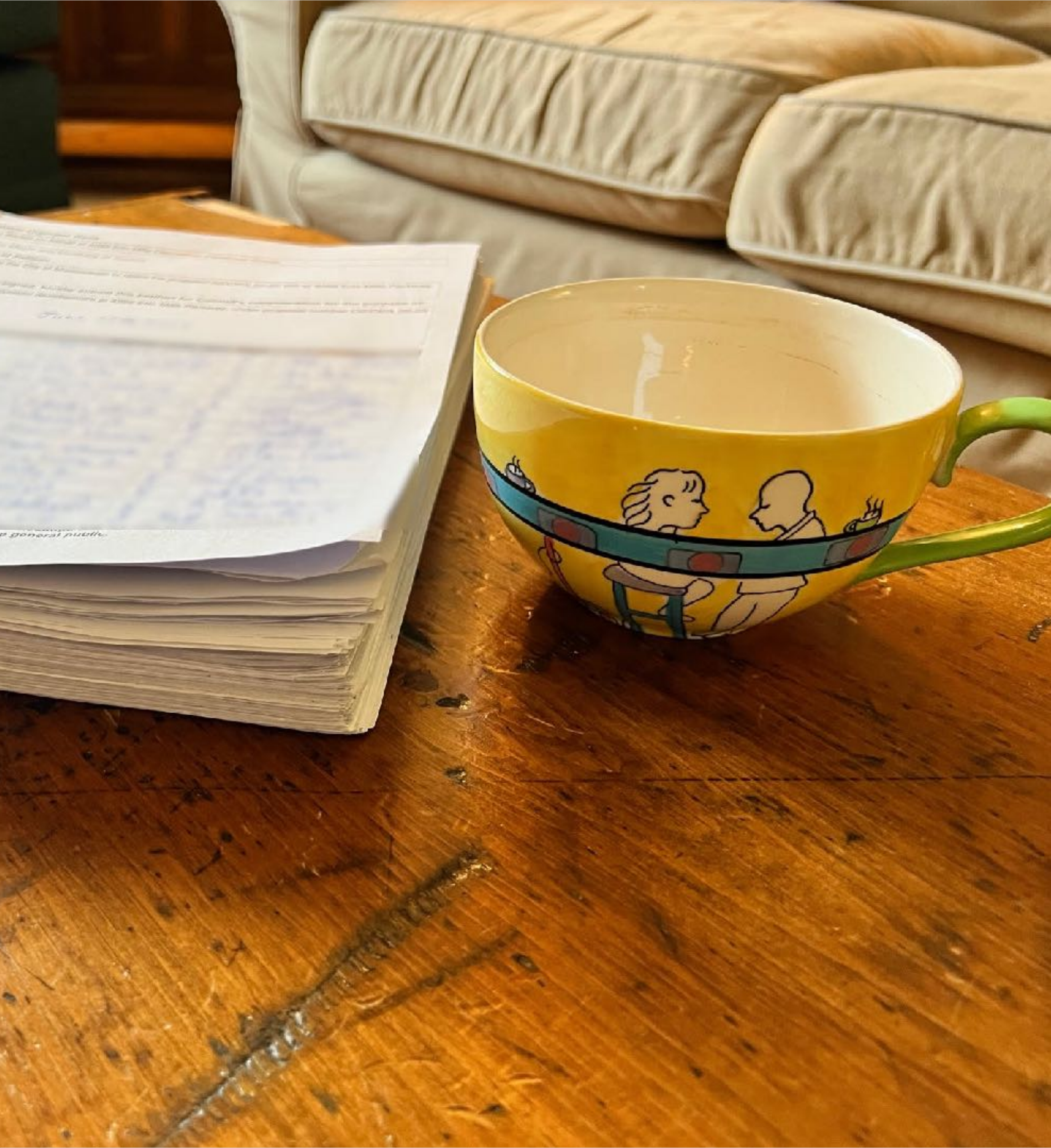
- North of 403
- South Common Community Node Eagle Ridge, Burnhamthorpe Townhomes)
- South Millway
- Southern part of Burnhamthorpe - Mississauga Road
- Sheridan Homelands
- Not done due to limited time and resources



Neighbouring Areas **NOT** Canvassed (Detail)

- North of 403
- South Common Community Node (Eagle Ridge, Burnhamthorpe Townhomes)
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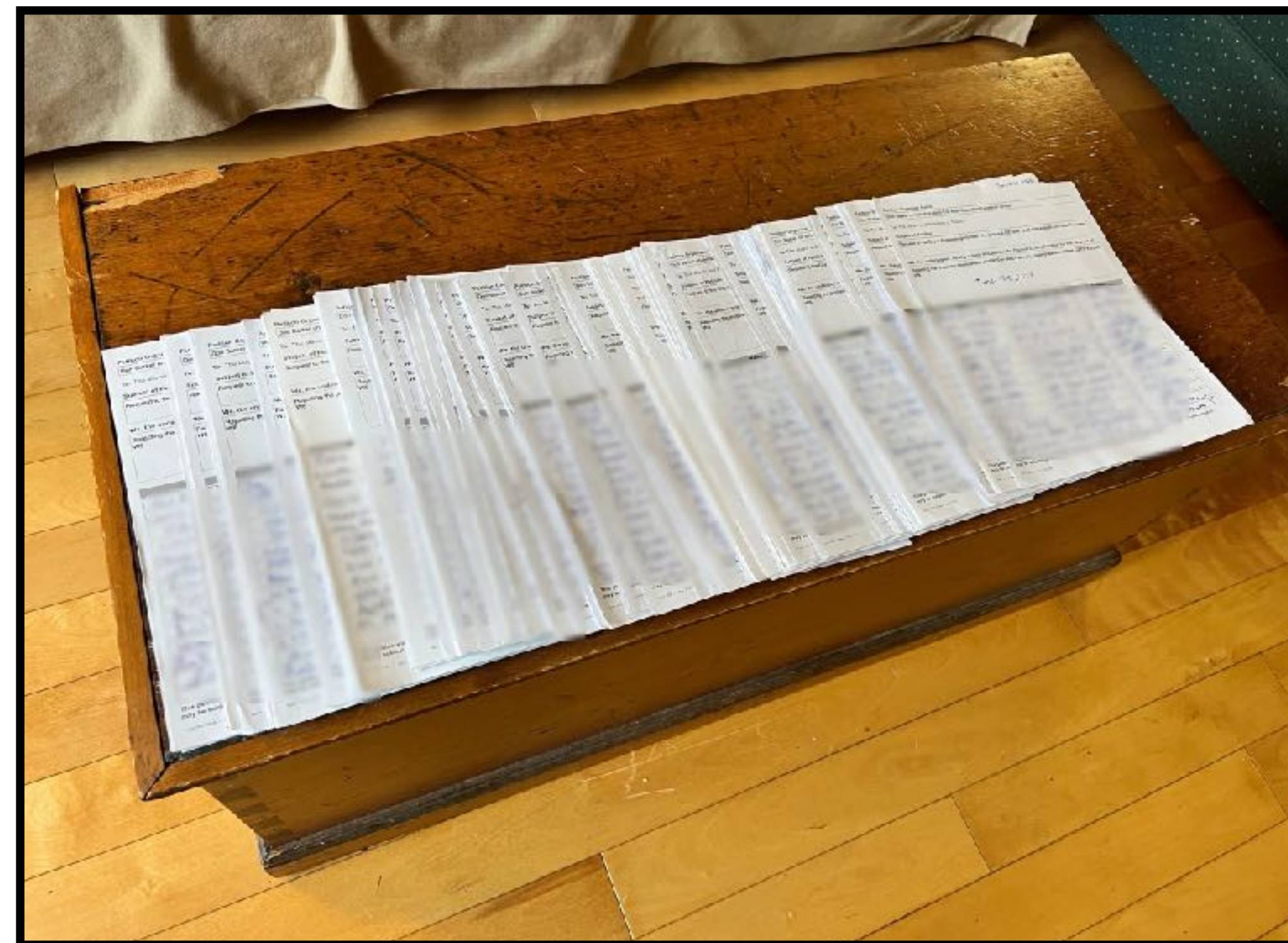




Results

Results of Our Petition

- About 3200 *potential* homes
- About $\frac{1}{3}$ did not answer the door
- Primarily door-to-door canvassing
- Some canvassing at clubs, meetings, bake sale, church and other community gatherings
- Three supportive local businesses gathered names and signatures
- 242 pages
- 2876 signatures
- Including signatures from all 11 wards
- 4.9 % of signatures were from outside Ward 8



From an estimated 2200 responding homes

2876

Signatures

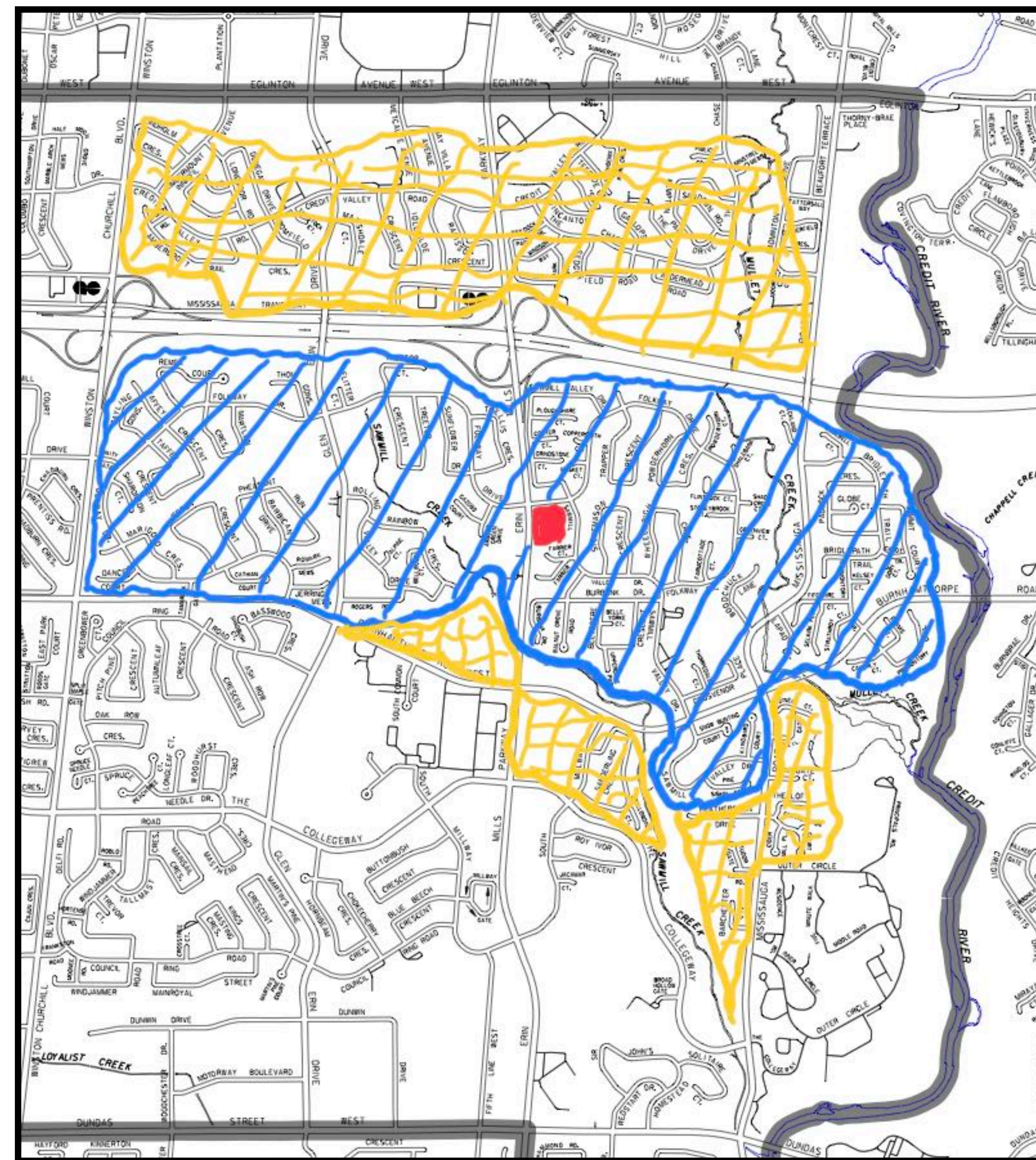
Residents

Constituents

Voters

Wow! 2876!

**Just imagine if
we had the time and
resources
to canvass more of
the neighbourhoods
to the north and
south?**








Some perspective on what 2876 residents represent

Our petition had
2876 signatures

Our provincial MPP eked out winning our riding by
1758 votes

Source: Global News (<https://globalnews.ca/news/8826134/ontario-election-2022-mississauga-erin-mills/>)

Mississauga-Erin Mills ^

49/49 polls reporting	37,217 votes reporting
 Sheref Sabawy PC <i>Incumbent</i>	42.2% 15,694 total votes ✔ Elected
 Imran Mian LIB	37.4% 13,936 total votes
 Farina Hassan NDP	12.1% 4,517 total votes
 Michelle Angkasa GRN	4.3% 1,596 total votes
 Charles Wroblewski NBP	2.6% 979 total votes



Asking Council For...

The 2876 signatories to this petition are

Asking Council For

A rejection of the development proposal

OZ/OPA 22-25 W8

at 4099 Erin Mill Parkway

Thank You
