

Table 3 – Staff Evaluation of Municipal Comprehensive Review (MCR) Conversion Criteria Region of Peel Official Plan Policy 5.8.34			
MCR Criteria	SmartCentres Sites		
	Site 1	Site 2	Site 3
	Site Area: ~25.5 ha. Requested Area of Conversion: ~12.6 ha.	Site Area: ~ 4.6 ha.	Site Area: ~ 4.4 ha.
There is a need for a conversion	<p>Mississauga's Housing Action Plan noted that the land use review may identify opportunities for additional housing on the Site.</p> <p>The Site is not needed to meet residential growth targets as Mississauga Official Plan already identifies areas for residential development and growth that would exceed forecasts.</p> <p>Increased higher order transit service (e.g. improved GO service on the Milton line)</p>	<p>Mississauga's Housing Action Plan noted that the land use review may identify opportunities for additional housing on the Site.</p> <p>The Site is not needed to meet residential growth targets as Mississauga Official Plan already identifies areas for residential development and growth that would exceed forecasts. In addition, the eastern portion of the Site would not meet other MCR criteria for conversion.</p>	<p>Mississauga's Housing Action Plan noted that the land use review may identify opportunities for additional housing on the Site.</p> <p>The Site is not needed to meet residential growth targets as Mississauga Official Plan already identifies areas for residential development and growth that would exceed forecasts; nor is it within 800 metres of a higher order transit station. In addition, the Site</p>

	<p>and/or the delineation of a Major Transit Station Area (MTSA) could provide further consideration for a conversion.</p> <p>The results of the market analysis indicate that Meadowvale Business Park (the location of Site 1) is healthy, and has experienced growth in the number of jobs and businesses. The area contains a concentration of Finance and Life Science sector businesses.</p>	<p>Increased higher order transit service (e.g. improved GO service on the Milton line) and/or the delineation of a Major Transit Station Area (MTSA) could provide further consideration for a conversion.</p> <p>The results of the market analysis has found that the Mavis-Erindale Employment Area (location of Site 2) is healthy and has experienced growth in the number of jobs since 2012. The area contains a concentration of Transportation and Manufacturing sector businesses.</p>	<p>would not meet other MCR criteria for conversion.</p> <p>The results of the market analysis has found that the Mavis-Erindale Employment Area (location of Site 3) is healthy and has experienced growth in the number of jobs since 2012. The area contains a concentration of Transportation and Manufacturing sector businesses.</p>
<p>The lands are not required over the planning horizon for the employment use they were designated</p>	<p>Existing uses could be accommodated in a mixed use development if a conversion is approved on the requested portion of the Site. City staff recommend that the gross floor area of non-residential uses and jobs be maintained as part of any conversion to ensure that the lands continue to provide employment.</p>	<p>Existing uses could be accommodated in a mixed use development if a conversion is approved on the western portion of the Site. City staff recommend that the gross floor area of non-residential uses and jobs be maintained as part of any conversion of the western portion of the Site to ensure that the lands continue to provide employment.</p>	<p>The introduction of sensitive land uses would impact the viability of surrounding employment lands.</p>

<p>The Region and Mississauga will maintain sufficient employment land to meet growth forecasts</p>	<p>The conversion would have minimal impact on overall employment land supply. The Region will address this criteria in more detail as part of their report on conversions.</p>	<p>The conversion would have minimal impact on overall employment land supply. The Region will address this criteria in more detail as part of their report on conversions.</p>	<p>The introduction of sensitive land uses on the site would impact the viability of surrounding employment lands. This may result in a reduced supply of viable employment land within the Mavis-Erindale Employment Area for heavier employment uses that are needed to maintain a strong economy and meet growth forecasts.</p>
<p>The proposed uses do not affect the viability of the Employment Area, and achievement of intensification and density targets, as well as other policies of the Region</p>	<p>The land use review has found that the conversion of the Site would not affect the overall viability of surrounding employment lands.</p> <p>However, a conversion should be subject to conditions that at least maintain the same amount of non-residential gross floor area (GFA). This would help ensure the lands continue to generate jobs, and contribute to Regional and Mississauga employment growth targets.</p>	<p>The land use review has found that the conversion of the western portion of the Site is unlikely to affect the overall viability of surrounding employment lands. However, further analysis of air quality, dust, odour, vibration and noise impacts from surrounding businesses is needed to confirm the appropriate location of residential uses. Conversion of the eastern portion of the Site may impact the viability of employment lands to the east and south of the Site.</p> <p>A conversion of the western portion of the Site should be</p>	<p>The land use review has found that conversion of the Site would impact the viability of surrounding employment lands.</p>

		subject to conditions that at least maintain the same amount of non-residential gross floor area (GFA). This would help ensure the lands continue to generate jobs, and contribute to Regional and Mississauga employment growth targets for sites currently in employment lands.	
There is existing or planned infrastructure and public service facilities to accommodate the proposed uses	<p>Infrastructure exists in the area, but would need to be improved if sensitive land uses are permitted. Analysis of infrastructure has identified the need for local improvements to parks, roads, water and waster infrastructure.</p> <p>Currently, there is limited GO Transit service on the Milton Line, which is close to the Site. The introduction of residential uses may necessitate the need for increased GO service.</p>	Infrastructure exists in the area, but would need to be improved if sensitive land uses are permitted. Analysis of infrastructure has identified the need for improvements to parks, roads, water and waster infrastructure. A new school continues to be needed within the Downtown Core to service new residential development that is being built in the general vicinity.	Infrastructure exists in the area to support current permitted uses, but would need to be improved if sensitive land uses are permitted. Analysis of infrastructure has identified the need for improvements to parks, roads, water and waster infrastructure. A new school continues to be needed within the Downtown Core to service new residential development that is being built in the general vicinity.
The lands do not affect the operations or viability of existing or permitted employment uses on nearby lands	The land use review has found that surrounding employment uses generally exceed Provincial guidelines for separation distances with	The land use review has found that surrounding employment uses generally exceed Provincial guidelines for separation distances with	The land use review found that heavy industry exists in close proximity to the Site, and would not meet Provincial guidelines for separation

	<p>residential and other sensitive land uses, and the likelihood for adverse impacts from nearby businesses is low.</p> <p>The need for further analysis of noise, including possible mitigation, was identified to support residential development.</p>	<p>residential and other sensitive land uses for the western portion of the Site.</p> <p>While the likelihood for adverse impacts from nearby businesses was found to be low, further analysis of air quality, dust, odour, noise and vibration is needed to confirm the appropriate location of residential uses on the western portion of the Site.</p> <p>Residential uses on the eastern portion of the Site was found to have a greater potential to experience adverse effects from nearby industry. This could hinder the ability of industrial operators to continue or expand their operations.</p>	<p>distances with residential and other sensitive land uses. This could hinder the ability of industrial operators to continue or expand their operations.</p> <p>Due to the lack of adequate separation distances, residential uses could experience adverse effects from nearby industry.</p>
Cross-jurisdictional issues have been considered	The Region will address this criteria in more detail as part of their report on conversions.	The Region will address this criteria in more detail as part of their report on conversions.	The Region will address this criteria in more detail as part of their report on conversions.