



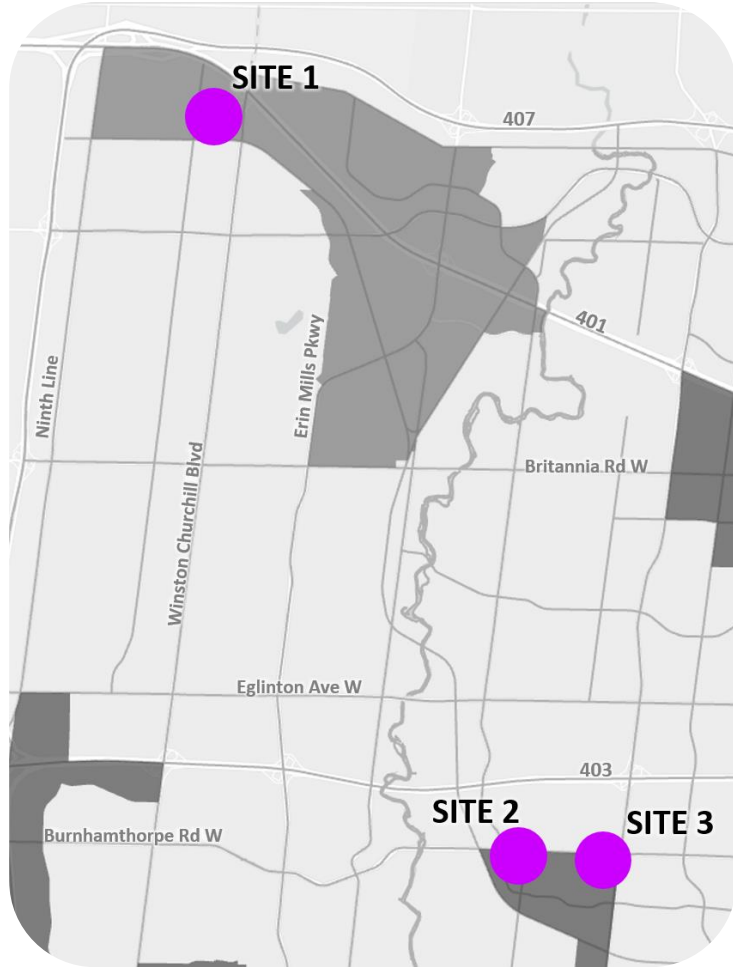
Employment Sites Review

SmartCentres Mixed Use Proposals
Planning and Development Committee
November 13, 2023



- SmartCentres is requesting changes to allow for a broader mix of uses including residential
- The changes that are being requested are to the Region of Peel Official Plan
- Approval of these changes would be a first step in a longer planning process

Land Use Review of Three SmartCentres Sites



Site 1

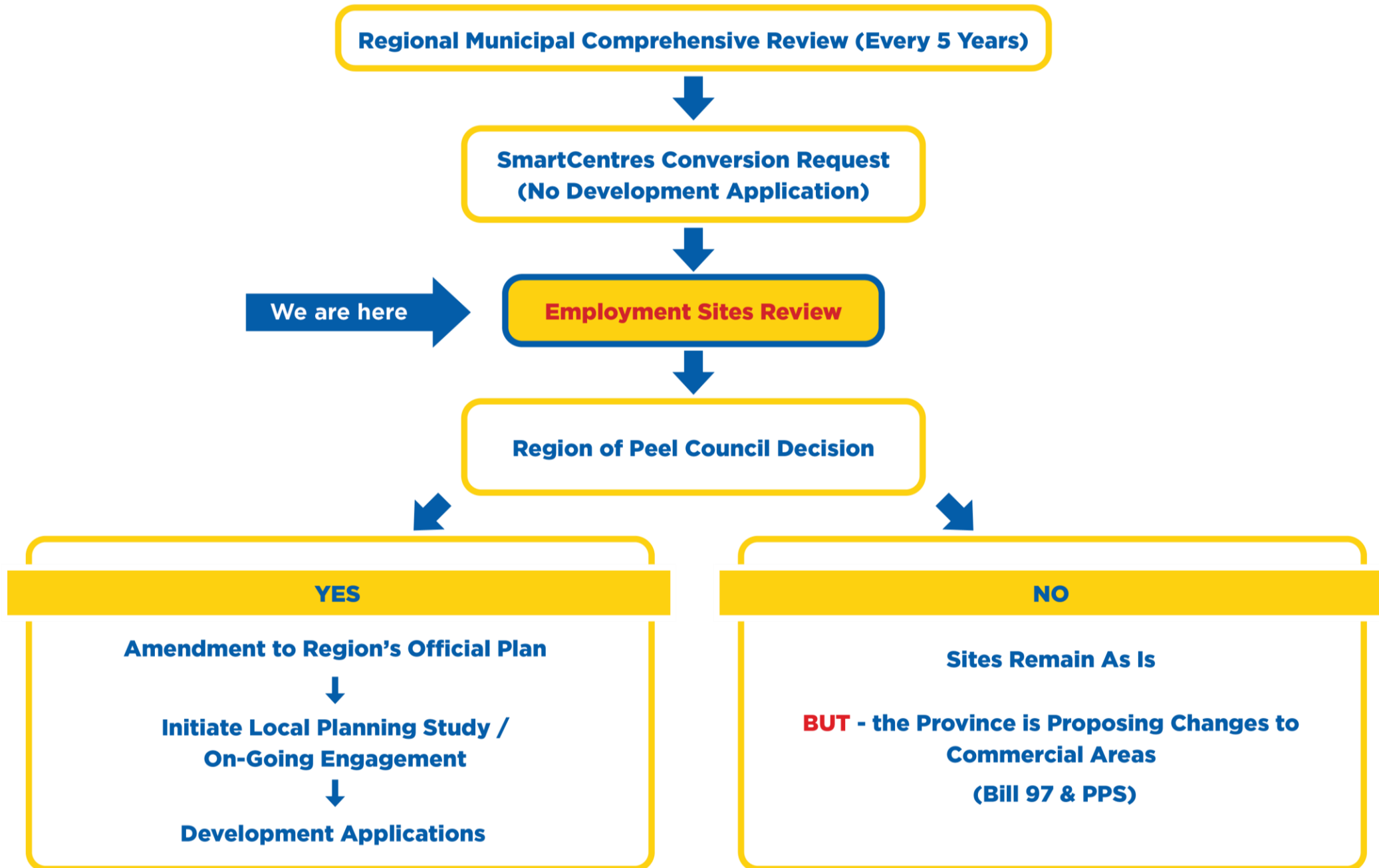


Site 2



Site 3







Uses in Employment Areas

- Heavier employment uses such as manufacturing and warehousing
- Lighter employment uses such as office
- Commercial and retail uses in select locations



Uses in Community Areas

- Sensitive land uses such as residential and schools
- Lighter employment uses such as office
- Commercial and retail uses
- Uses can be mixed on a site or in a building

LAND USE

Determine if residential uses are compatible with existing industries

- Site 1: Sensitive land uses are feasible on requested portion
- Site 2: Sensitive land uses may be feasible on western portion
- Site 3 & Site 2 eastern portion: Impacts from industries

MARKET STUDY

Evaluate the need for the employment conversion

- Site 1: Meadowvale Business Park is healthy and continues to attract growth
- Sites 2 and 3: Mavis-Erindale Employment Area is also healthy and continues to attract growth

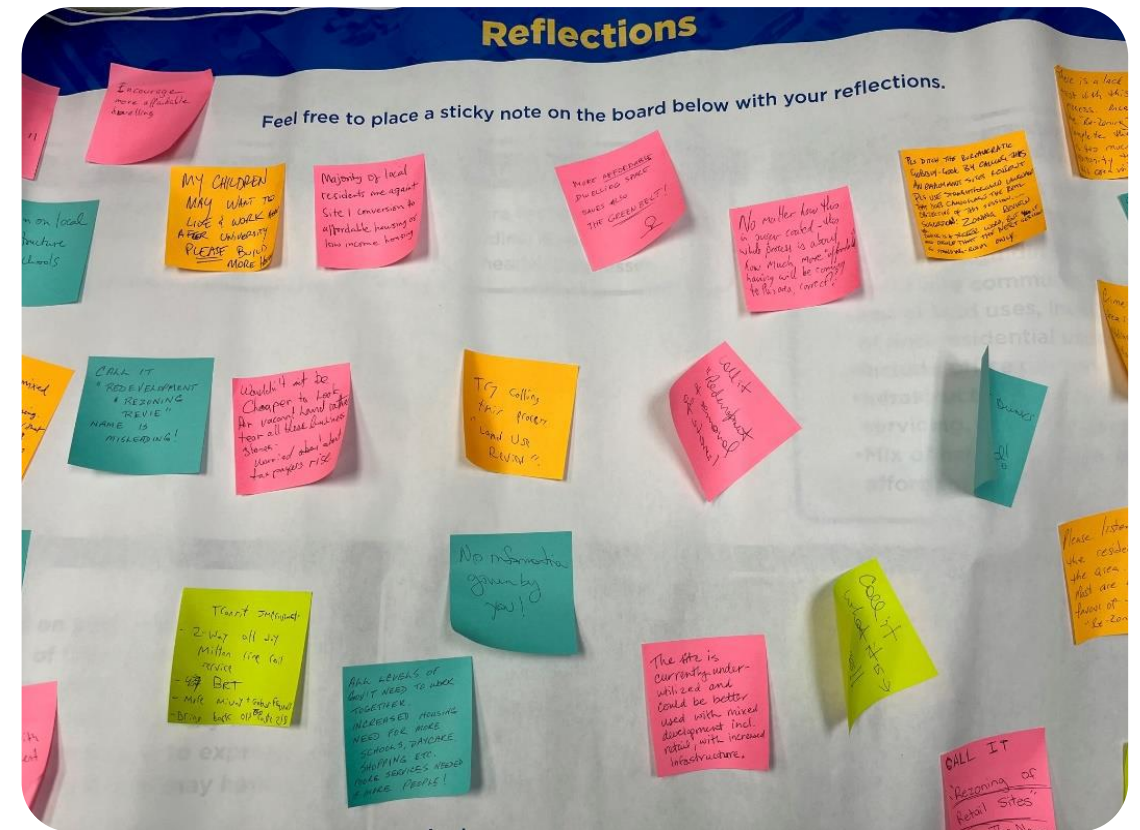
INFRASTRUCTURE CAPACITY REVIEW

Assess impacts on infrastructure and public service facilities

- Sites 1,2 and 3: Would require improvements to infrastructure, including new roads, new parks and upgrades to local water and wastewater infrastructure
- Sites 2 and 3: Would require a new school in the area

What We Heard

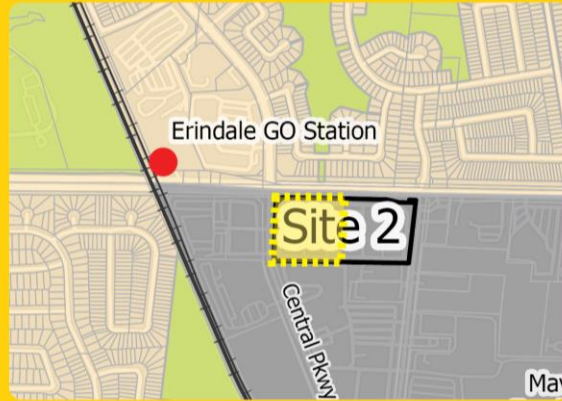
- Project name caused confusion
- Request for more development information
- Alteration of community character
- Concern for business tenants
- Concern for potential loss of retail, services and jobs that the community relies on
- Concern and support for affordable housing
- Concern for traffic congestion
- Support for more transit service
- Concern from industry near Sites 2 and 3 about potential land use compatibility impacts



Findings: Conversion of the requested portion of Site 1 and western portion of Site 2 would generally meet conversion criteria



**CONVERSION CAN
BE SUPPORTED FOR
REQUESTED AREA**



**CONVERSION CAN
BE SUPPORTED FOR
WESTERN PORTION**



NO CONVERSION

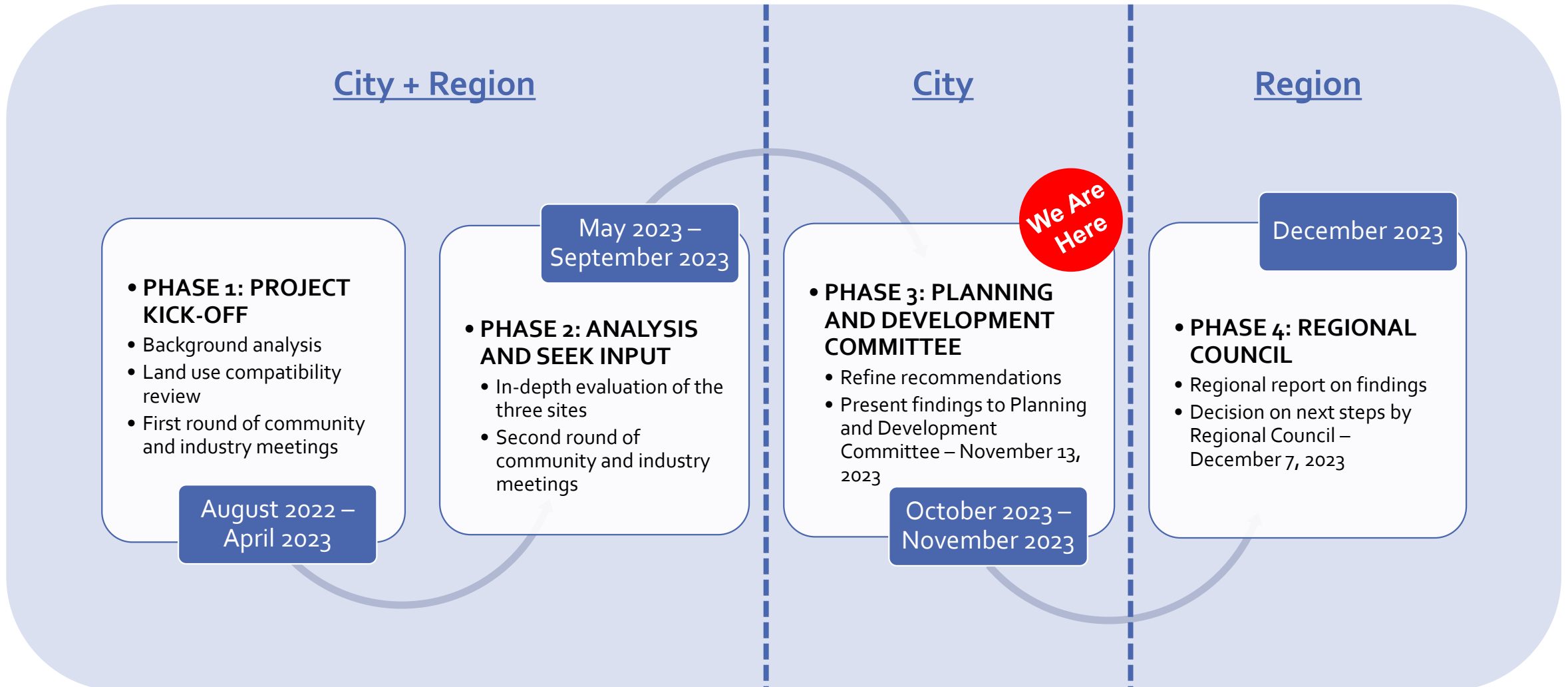
Site 1 Conditions

1. Maintain existing non-residential gross floor area (e.g. commercial)
2. Provide a variety of housing options
3. Integrate an affordable housing component
4. Phasing of development
5. Completion of a Master Plan prior to any mixed use development

Site 2 Conditions

1. Maintain existing non-residential gross floor area (e.g. commercial)
2. Integrate an affordable housing component
3. Require further detailed analysis to confirm location of housing
4. Completion of a Special Site policy review prior to any mixed use development

Next Steps on Employment Sites Review



Employment Sites Review

SmartCentres Mixed Use Proposals

<https://yoursay.mississauga.ca/esr>