



SMARTCENTRES®
REAL ESTATE INVESTMENT TRUST

Employment Conversion Requests

3155 Argentia Rd, 780 & 1100 Burnhamthorpe Rd

Mississauga Planning and Development Committee

November 13, 2023

**URBAN
STRATEGIES
INC .**

Mississauga is growing, evolving, and in need of new housing

The provincial government has set targets to increase the housing supply.

Over the next 10 years its goal is to deliver 1.5 million new units – of which 8%, or 120,000 units, are directed to Mississauga.

24k+

apartment units will need to be constructed to meet 2031 target

60k+

additional apartment units will need to be constructed to meet 2051 target

SmartCentres' has 3 large, and strategically located sites that currently don't permit housing

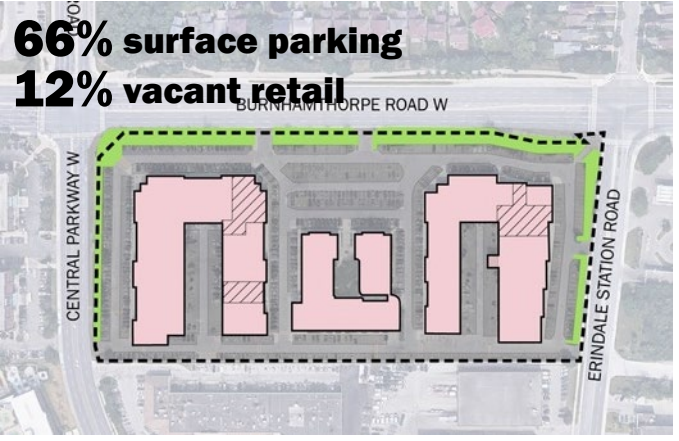
Site 1

SC Meadowvale



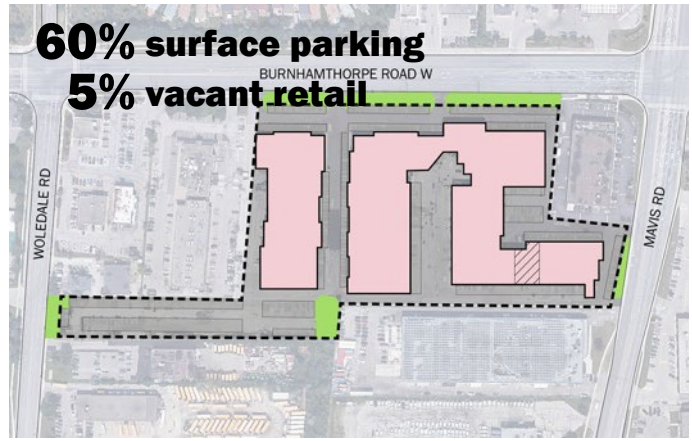
Site 2

1100 Burnhamthorpe



Site 3

780 Burnhamthorpe



SmartCentres submitted an “Employment Conversion Request” to allow future mixed-use opportunities

Current



Retail Anchor

Medium Retail

Surface Parking



Future Potential



Retail Anchor

Medium Retail

Smaller Format Retail

Amenity

Public Realm

Seniors' Housing

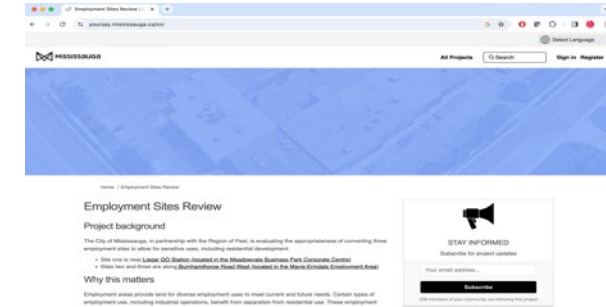
Residential

Structured Parking

In April 2022, Regional Council supported SmartCentres' requests in principal, and directed City Staff to study the merits of conversions further



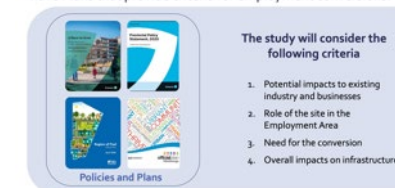
Public Open Houses



City's Website



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



Planning in Mississauga.



Next Steps on Employment Sites Review



City's presentation materials

Today, City staff are reporting that residential uses on sites 1 and 2 can be supported with conditions

Site 1

SC Meadowvale



- Supports conversion*
- Directs initiation of a master planning exercise

Site 2

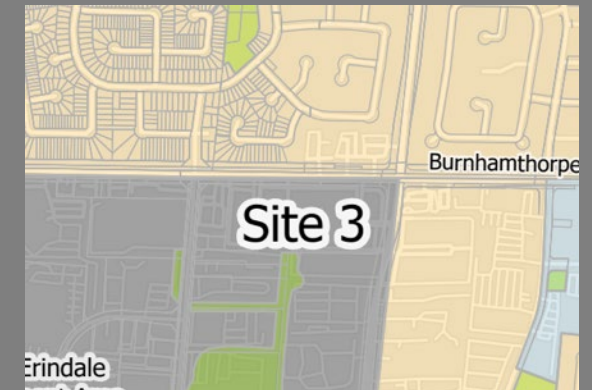
1100 Burnhamthorpe



- Supports partial conversion
- Directs initiation of a master planning exercise

Site 3

780 Burnhamthorpe



- Conversion not supported

* Conversion of lands fronting Argentea Road

We generally support the recommendations and conditions, with some revisions.

The nature of our revisions seek to:

- **Direct the outcomes of this study to City of Mississauga Staff**, who are in the midst of updating the local Official Plan, given the changing planning responsibilities of upper-tier municipalities in Ontario
- **Set a timeline for the master planning process** for the sites be initiated in a timely manner, if conversion is approved.
- Delinking redevelopment of the lands with **GO transit investments**.

6.2 - Christine Fang-Denissov Presentation

Recommendation

1. That the report titled "Employment Sites Review (SmartCentres Mixed Use Proposals): Findings and Next Steps" dated October 25, 2023, from the Commissioner of Planning and Building, and associated findings and recommendations, be received and forwarded to the Region of Peel for their consideration.
2. Given the dissolution of Peel Region on January 1, 2023, and Bill 23 (which will remove the Region's role in land-use planning decisions), the report titled "Employment Sites Review (SmartCentres Mixed Use Proposals): Findings and Next Steps" dated October 25, 2023, from the Commissioner of Planning and Building, and associated findings and recommendations, be forwarded to:
 - a) The City of Mississauga's Official Plan Review team for their consideration as the City's New Official Plan is finalized; and
 - b) Mississauga City Council when the final consolidated Official Plan is being consideration for adoption.
3. That any approval of the requested employment conversion for Site 1 and Site 2 be subject to the conditions outlined in the report titled "Employment Sites Review (SmartCentres Mixed Use Proposals): Findings and Next Steps" dated October 25, 2023, from the Commissioner of Planning and Building.
4. Direct City of Mississauga staff to initiate a master planning process before Q2 2024 with SmartCentres that addresses:
 - Public engagement and public input
 - A vision and set of guiding principles for how the site should redevelop
 - Site organization including:
 - Mobility strategy (e.g. streets, pedestrian connections, cycling infrastructure)
 - Location and type of parks and open spaces
 - Mix and location of land uses
 - Appropriate built form and buildings heights
 - Potential locations for community infrastructure
 - ~~Infrastructure and service capacity~~
 - Development phasing strategy (including minimizing disruption to existing tenants)

Conditions

Site 1 - Proposed Conditions

For the area of conversion requested by SmartCentres for Site 1, staff recommend the following conditions for a conversion:

1. That any future redevelopment ~~maintain~~ replace the existing non-residential gross floor area, with the exact amount and use (e.g. retail, commercial, and/or office) to be determined through the master plan process.
2. That any future redevelopment ~~provide~~ a variety of housing options by type, tenure and affordability.
3. That any future redevelopment ~~integrate~~ an affordable housing component that is for a term not less than 25 years.
4. ~~Phasing of development that aligns with improvements to GO transit service along the Milton Line.~~
5. That any future residential or mixed-use redevelopment be guided by the outcomes of the Master Plan process.

Site 2 - Proposed Conditions

For Site 2, staff recommend the following conditions for a conversion:

1. That any future redevelopment ~~maintain~~ replace the existing non-residential gross floor area, with the exact amount and use (e.g. retail, commercial, and/or office) to be determined through the master plan process.
2. That any future redevelopment ~~integrate~~ an affordable housing component that is for a term not less than 25 years.
3. That a land use compatibility study, and an air quality, dust, odour, noise and vibration assessment be undertaken, to confirm the exact location where residential uses on the western portion of the site are appropriate.
4. That any future residential or mixed-use redevelopment be guided by the outcomes of the Master Planning process.

The recommended master plan process has the ability to address feedback



Retail uses are desired in the community



Desire to maintain jobs in the community



Context-sensitive development is desired



Parks and open spaces are important for the community



Community desires to age in place



Desire for multi-modal access to nearby amenities

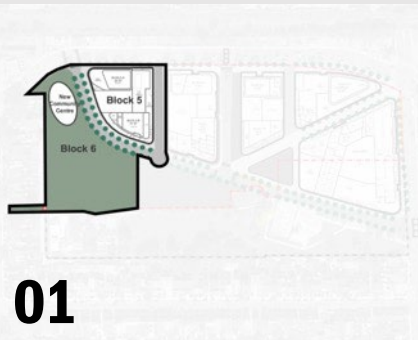


What we have done on other files

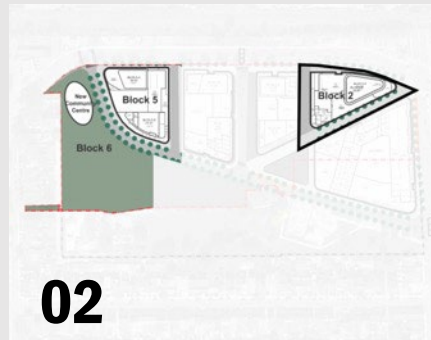
Galleria Mall, Toronto



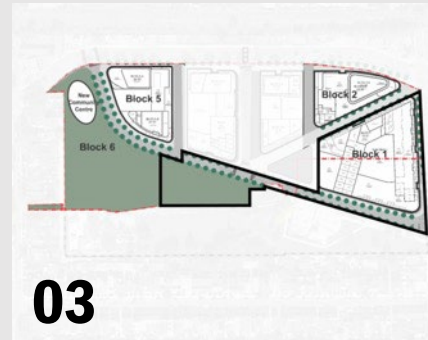
Phasing



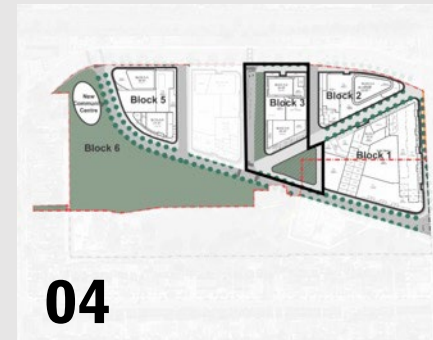
❖ New community centre



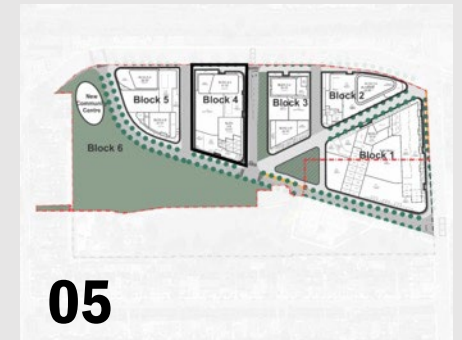
❖ New medium retail



❖ New grocery store
❖ Redevelop existing community centre



❖ Redevelop grocery store



❖ Final phases

Thank you!