

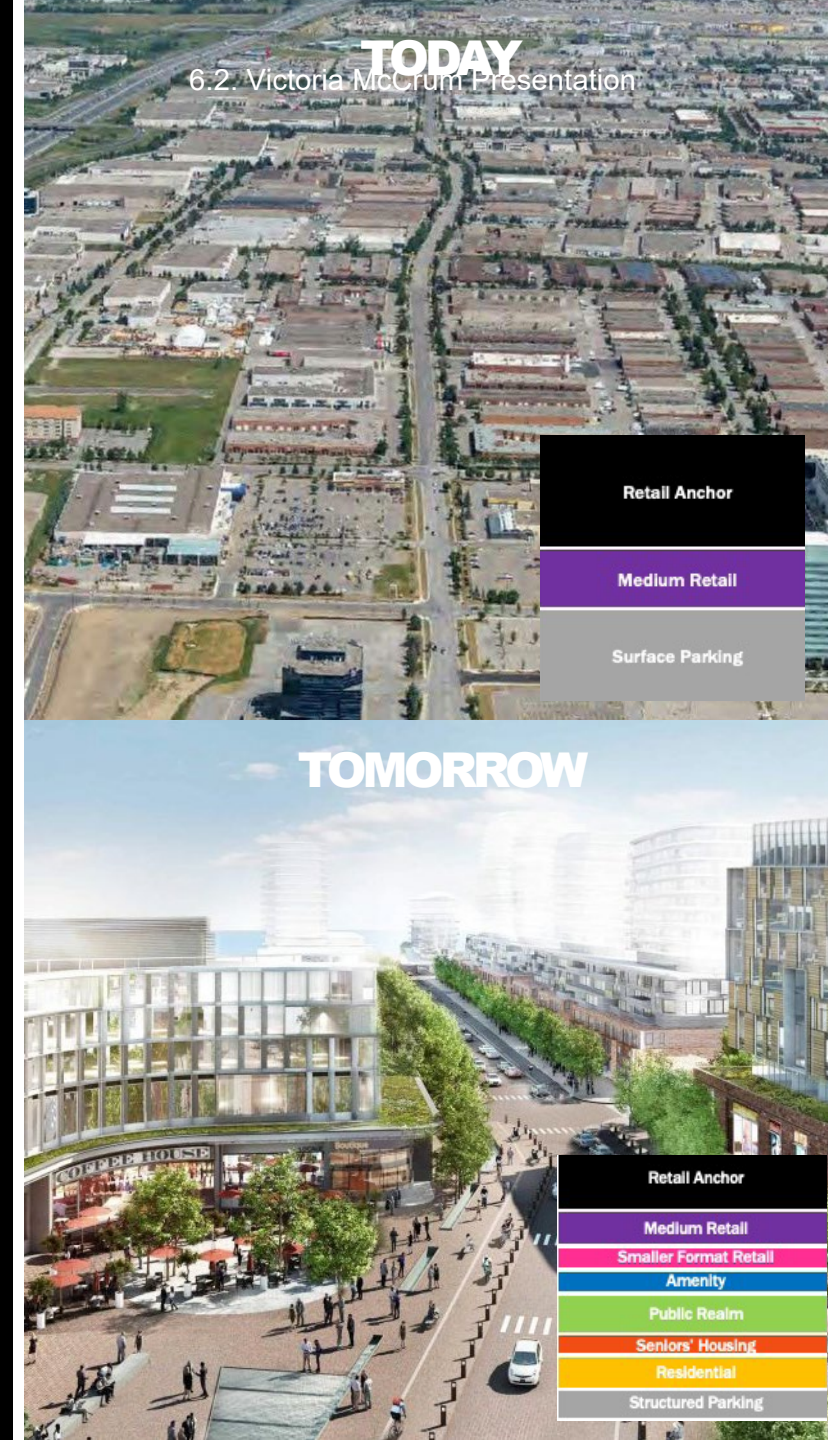
EMPLOYMENT SITES REVIEW.

PLANNING & DEVELOPMENT COMMITTEE PRESENTATION

WORKING TOGETHER IN MISSISSAUGA

NOVEMBER 13, 2023

**SMARTCENTRES IS
SEEKING TO CHANGE
THE SITES' LAND USE
DESIGNATION FROM
EMPLOYMENT
COMMERCIAL TO
MIXED USE.**



FROM SHOPPING CENTRES...

SmartCentres was founded over 30 years ago, on the belief that all Canadians deserve access to affordable retail. We have since grown to:

\$11.9B

IN ASSETS

3,500

ACRES OF LAND

188

PROPERTIES ACROSS
ALL PROVINCES

34.8M

SF OF BUILT
SPACE

98.1%

OCCUPANCY
RATE



...CITY CENTRES

SmartCentres is diversifying by transforming its land use; developing masterplans for every property in the portfolio.

Our publicly announced \$16 B transformation program includes:



SMART
LIVING®

Condos | Apartments | Towns |
Seniors' Residences | Hotels



SMART
CENTRES®

Storage | Offices | Retail | Industrial

KPMG

pwc

pwc

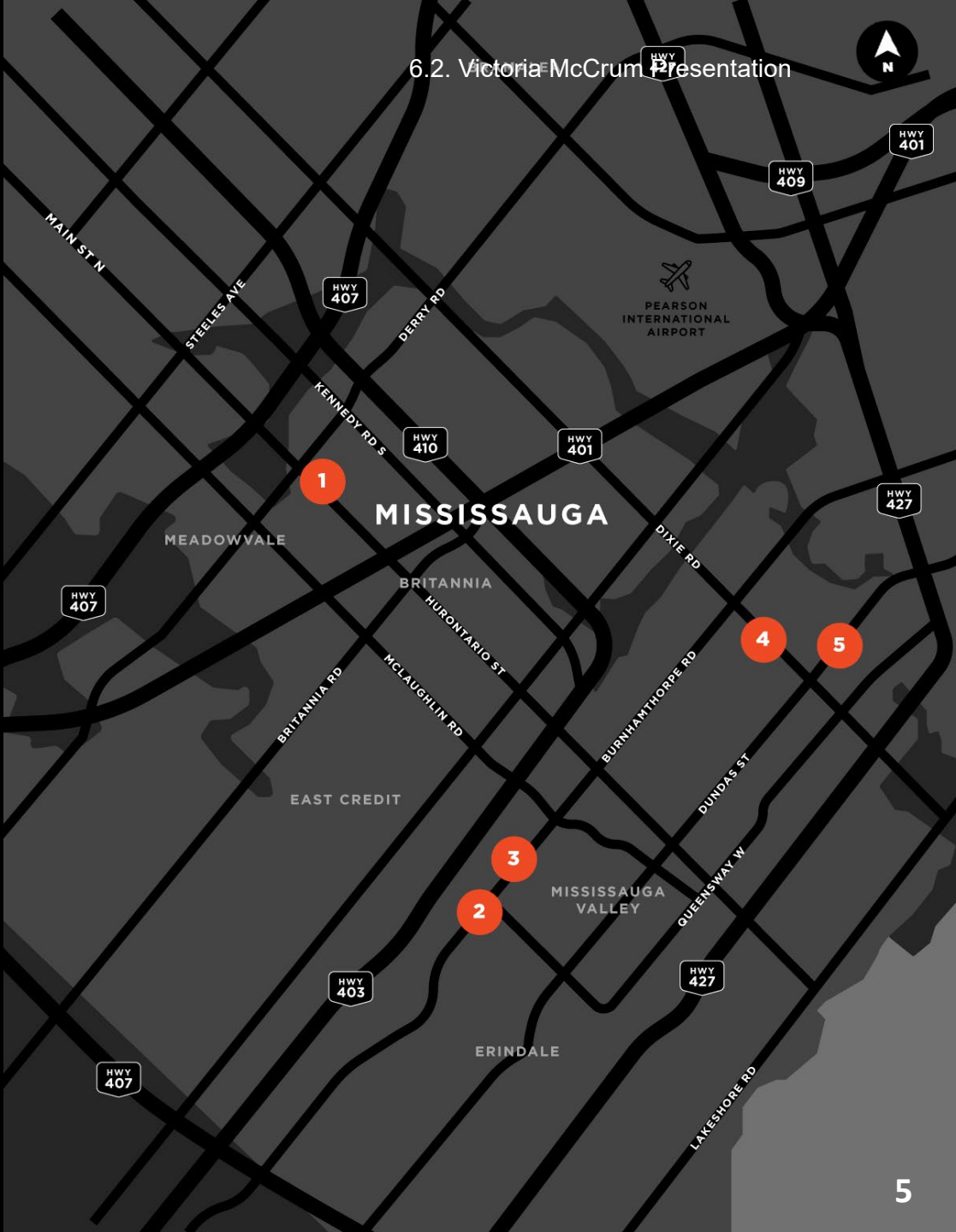
MISSISSAUGA x SMARTCENTRES

We have a strong history of working together in your city.
Our **5 Mississauga and area** properties feature **over 1.91 MSF** of commercial space across **154 acres** of land.

We are proud of our ongoing partnership and are honoured to support your vision to become the most dynamic, sustainable and livable city in North America.

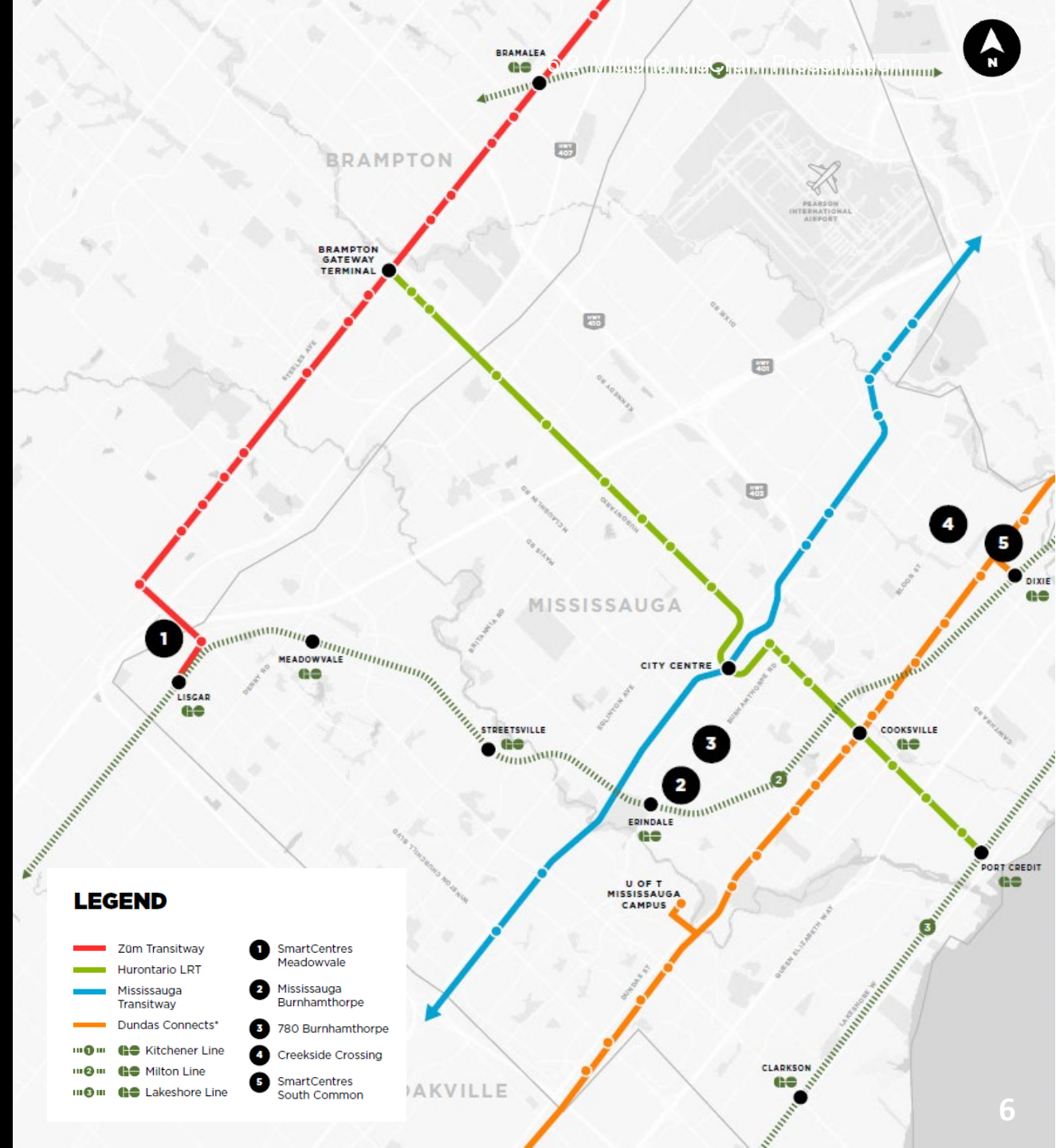
● EMPLOYMENT CONVERSION SITES ● OTHER PROPERTIES

	PROPERTY NAME	ADDRESS	AC	SF
1	SmartCentres Meadowvale	3155 Argentia Blvd	63.3	810,247
2	Mississauga Burnamthorpe	1100 Burnhamthorpe Rd W	11.4	199,883
3	780 Burnamthorpe	780 Burnhamthorpe Rd W	10.8	184,713
4	Creekside Crossing	1500 Dundas St E	44.8	430,000
5	SmartCentres South Common	2150 Burnhamthorpe Rd W	23.9	292,127



ABOUT THE OPPORTUNITY

- Declining interest in traditional 'big box' retail space.
- Underutilized land and inefficient, car-oriented design.
 - 60-77% of the sites are occupied by parking
- Within 500 m of regional GO Transit.
- Well serviced by local transit.
- Adjacent to established residential communities.
- Low potential for land use computability issues.



3155 ARGENTIA RD (MEADOWVALE) 12.6 HA



6.2. Victoria McCrum Presentation





1100 BURNHAMTHORPE

4.6 HA



Central Parkway W

Burnhamthorpe Rd W

Erindale Station Rd



780 BURNHAMTHORPE

4.4 HA

URBAN GROWTH CENTRE

Mavis Rd

Burnhamthorpe Rd W

Wolfedale Rd



1.5 km

WHAT WE HEARD ...

I'd like my kids to be able to afford to live close to home.

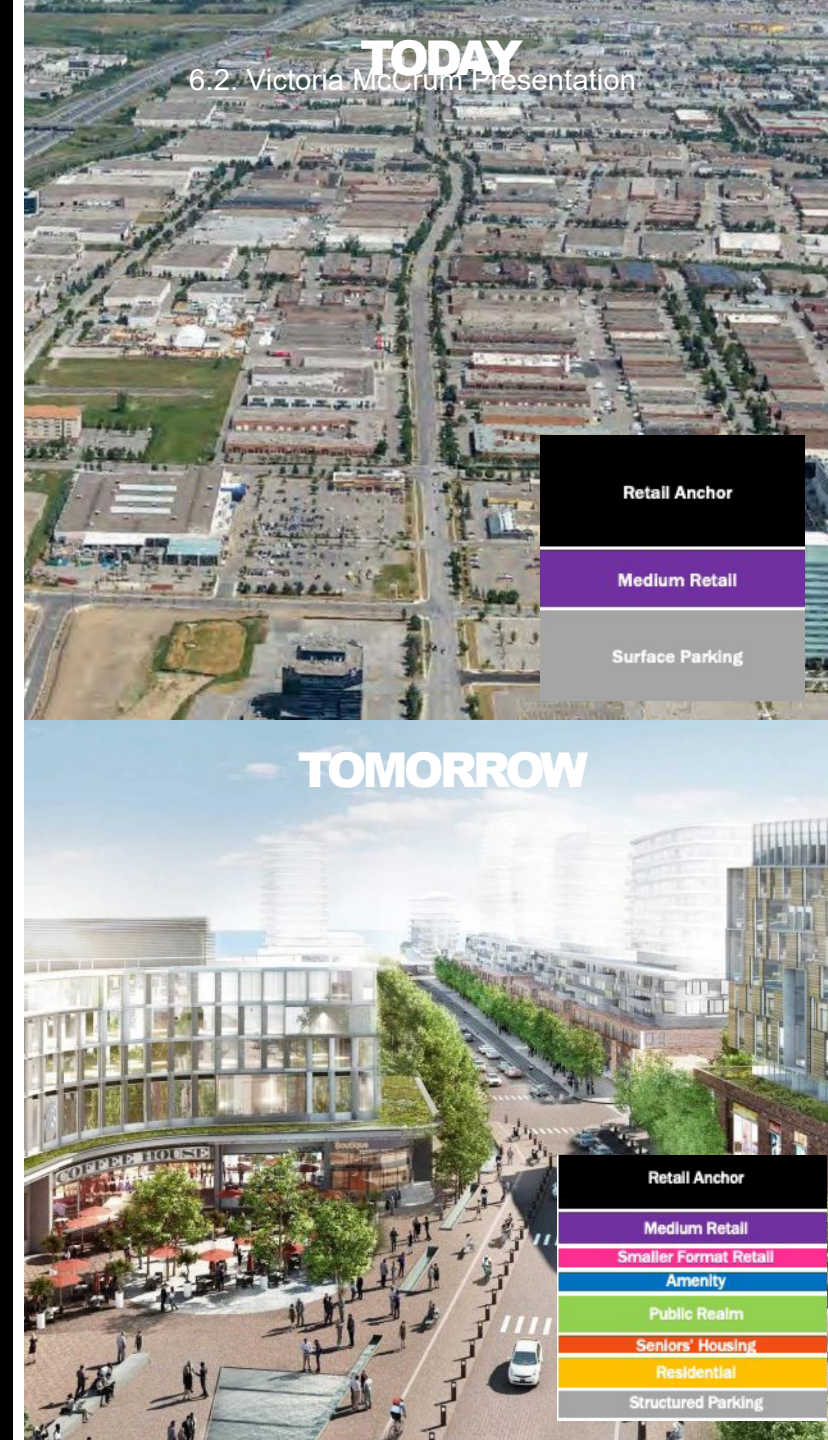
Please don't take away the retailers. We shop here every week.

The shopping centre is an important part of the community.

My child has a part-time job at this plaza. We need to keep the jobs.

I rarely drive and can walk to this plaza. We need accessible shopping.

**THESE SITES CAN
CONTINUE TO DELIVER
COMMUNITY **RETAIL**
WHILE CONTRIBUTING
MUCH NEEDED
HOUSING TO THE CITY
OF MISSISSAUGA.**



THANK YOU.

