

Item 6.2 INFORMATION AND RECOMMENDATION REPORT (WARDS 6 AND 9)

I ask That Committee Please Consider the Opportunity Costs

A decorative light blue triangle is located in the bottom right corner of the slide.

Background

Mississauga:

- Is facing a housing affordability crisis
- Has almost no more greenfield land for development
- Cannot expand the urban boundary
- Must follow provincial land use and housing policies
- Will be taking on significant infrastructure costs beyond Jan 1, 2025, with dissolution of the Region of Peel

What We Know:

Mississauga:

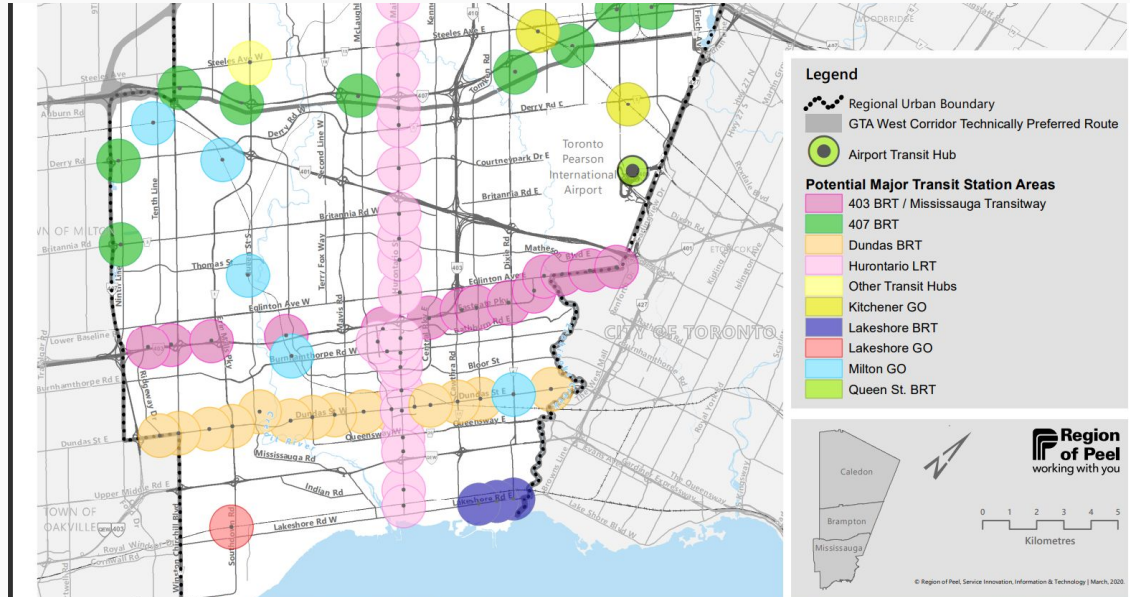
- Needs to build more housing, especially affordable housing
- Has to use existing land (greyfield and brownfield), which may be zoned for employment
- Understands that dense and greyfield (already serviced) land will likely have lower infrastructure and servicing costs
- May direct future development to 60+ Major Transit Station Areas

We have an advantage other cities dream of

More than Sixty(!) Major Transit Station Areas

- 19 LRT Stations
- 20 BRT Stations
- 14 Transitway Stations
- 9 GO Stations

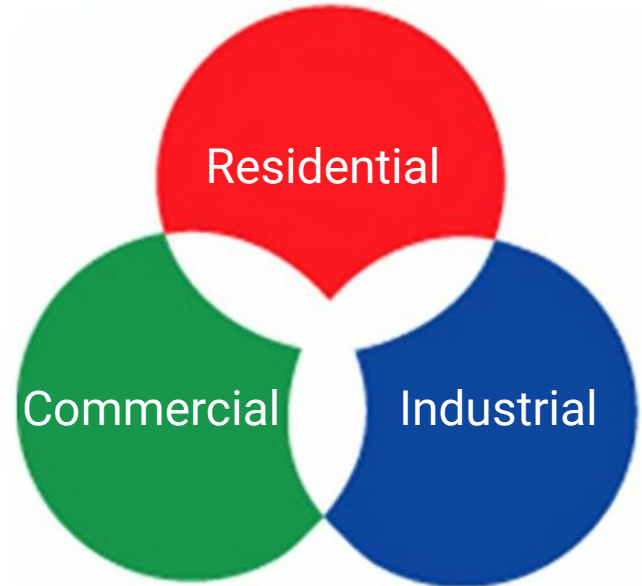
...just for now!



Municipal Comprehensive Review

Mississauga:

- Has to protect employment lands
- Has to find the balance of compatibility between commercial, residential and industrial zoning
- Has to adjust for changing economic & demographic trends



What Staff Say (MCR Report):

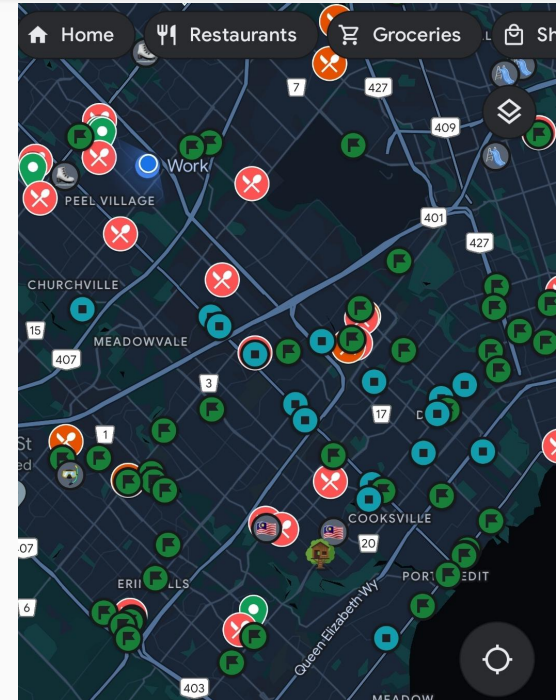
Mississauga:

- Needs to protect employment lands
- Doesn't need these sites to meet provincial housing commitment
- Site 1 (Lisgar) - residential development on a portion
- Site 2 (Erindale Station-Creditview) - residential on west side
- Site 3 (Wolfedale-Mavis) - residential to remain prohibited

Consider what is ahead for Mississauga

Economic trends that promote local businesses, creating vibrant culture and local jobs

- Work From Home/Remote work
- Mixed-Use Development (TOCs)
- Experiential consumer culture & Influencer-driven marketing
- At right - Mississauga restaurant & business recommendations



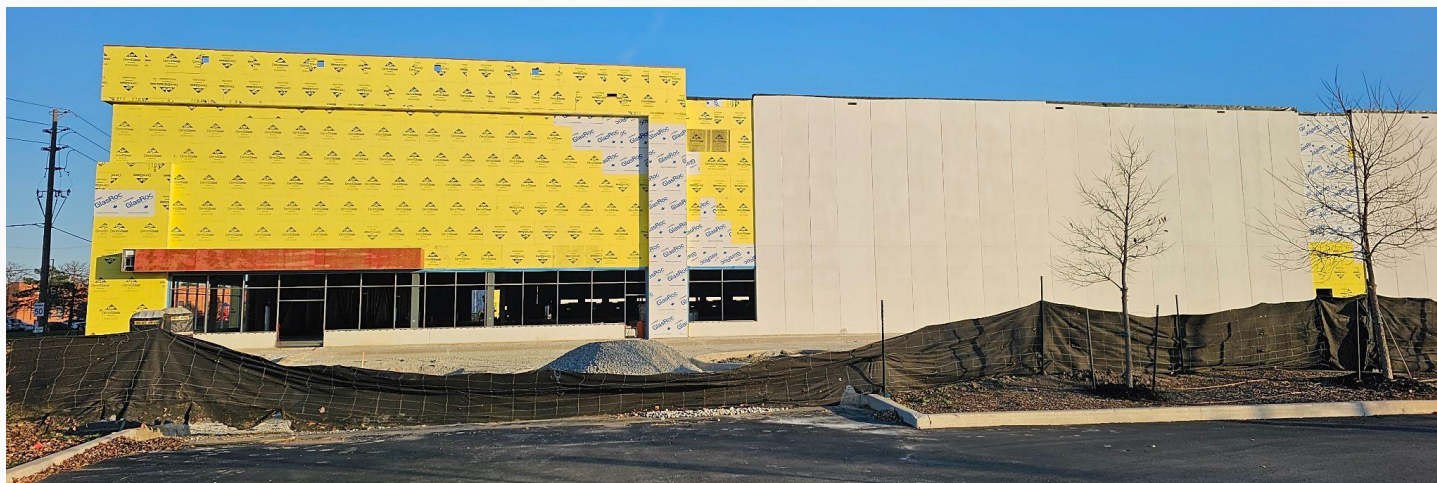
Consider what is ahead for Mississauga

Employment trends that discourage local businesses

- Dropshipification of retail + automation
- At right - industrial warehouse in a non-ideal site →



32 bays



Blank
walls

Conclusion: Mississauga has to be more proactive about planning...



...or risk missing opportunities to benefit from these trends

Action: Please receive the report,
thoughtfully

Thank you!

Moaz Ahmad, Ward 6