

December 11, 2023

Via Email: [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca)

Mississauga City Council  
Att: Development Assistant c/o Planning and Building Department  
6th Floor 300 City Centre Drive  
Mississauga, ON, L5B 3C1

Dear Mayor and Members of Council:

**RE: 2225 Erin Mills Parkway – OPA and ZBLA Applications**

We are the planning consultants for Metro Ontario Inc. (“Metro”), the operator of the Metro supermarket at the Sheridan Centre located at 2225 Erin Mills Parkway. Metro has operated its supermarket at the Sheridan Centre since 1999. As you are aware, supermarkets play an important role in retail land use planning due to their vital service to the community’s daily and weekly shopping needs and patterns.

We have been monitoring the Official Plan and Zoning By-law Amendment applications by Dunpar Homes (“Dunpar”) for the Sheridan Centre mall lands, as well as the City’s Reimagining the Mall policy initiatives. This correspondence is being provided to set out Metro’s initial concerns with the current development applications:

- ‘Building A’ is proposed in front of the Metro store and would replace the existing surface parking area which serves the Metro store and its customers. Sufficient and convenient parking areas for customers are vital to the function of supermarkets in a suburban context. With the proposed location of ‘Building A’, there is a concern as to how parking for the Metro customers will be handled. Underground parking for supermarkets is challenging with significant customer resistance.
- An 11-storey building is proposed (Phase 3) abutting the rear of the Metro store where Metro’s current truck loading area is situated. The details of this are a concern to Metro, as the functioning of loading areas are a vital component of supermarkets, which receive numerous deliveries per day/week. It is unclear how Metro’s loading area will be replaced, modified and relocated in the masterplan. Furthermore, Metro has concerns



with any proposed shared loading areas with other proposed buildings, as unfettered scheduling of deliveries and supplies is critical to the store's operations.

- As garbage trucks and delivery trucks (many of which have refrigeration units) will frequently be accessing the Metro store's loading area, noise concerns for residential units close to the loading area must be satisfactorily addressed in such a way as to not hinder the store's operations.
- As per the submitted plans, an existing ingress access point into the mall lands from Lincoln Green Way is to be removed. This access point is located on the (northwest) side of the Metro store and offers an additional ingress point for the mall lands. Removing this access point while infilling and intensifying the lands creates traffic and site circulation concerns for Metro customers and for store deliveries.
- 'Building A' is proposed approximately 38m from the front (southwest) of the Metro store. The location of proposed 'Building A' (as well as other proposed buildings adjacent to Erin Mills parkway as part of future development phases of the masterplan) would represent obstruction of sightlines to the Metro store, which presently enjoys direct exposure from Erin Mills Parkway. The loss of such exposure for a store that draws from a large area is a concern.
- The submitted plans show a landscaped area abutting the front of the Metro store, which seemingly also removes an existing sidewalk. It is unclear through review of submitted plans how pedestrian access to the Metro store will be implemented.

As the development applications as well as the Reimagining the Mall draft policies (under appeal) are an evolving matter, we reserve the right to provide further comments.

Should you have any questions, please feel free to contact me at (416)-364-5926.

Sincerely,

**The Lakeshore Group**

Mike Cidylo, MES, MCIP, RPP  
Planner