

4.7 REIMAGINING THE MALL - (ALL WARDS)

Reimagining the Mall - Official Plan Amendment Implementation

In response to Councillor Starr's inquiry regarding defining size of site, transitioning projections to smaller nodes, and where does the City of Mississauga rank in comparison to other areas in Canada and the United States, Ben Phillips, Manager, Official Plan Amendment Review, advised that one of the key elements is that it be in an existing intensification area, with infrastructure and access to transit. Mr. Phillips further advised that there are planning policies in place to give direction of the next stage of development. Mr. Phillips explained that the sites went through detailed demonstration plans showing the type, unit numbers and populations and that they all work within the 15 storey height limit, with the exception of Erin Mills, and that they want to be proactive on affordable housing. Mr. Phillips further explained that the City of Mississauga is on the leading edge, in comparison to other municipalities, and that no other municipalities have similar malls. Jason Bevan, Director, City Planning and Strategies provided numbers on the scale of growth for one node.

Councillor Saito noted that applications are starting to come forward for reimagining the mall lands and she looking forward to getting policies approved. Councillor Saito noted that one of the issues identified by residents was the lack of walkability to transit stations. Councillor Saito suggested that when developing the residential buildings at Erin Mills Town Centre and Meadowvale Town Centre, that the policy require, the developer create a safe pedestrian pathway to the mall, and that the City should look at reduced parking requirements if the space is required to create a safe pedestrian pathway.

In response to Councillor Saito's inquiry regarding defining mid-rise level and why it's being proposed, Mr. Phillips advised that they will be reviewing the definition before the final recommendation report and explained the rationale for defining mid-rise levels that would be applied city wide.

Councillor Fonseca sought clarification on the use of the wording "may be required" and "will be required". Mr. Phillips advised that staff will review and adjust the wording as required.

Councillor Fonseca shared community feedback regarding Section 37. Mr. Jason Bevan, Director, City Planning Strategies, noted that regulation on what will be replacing Section 37 and whether there will be an opportunity to utilize funds for infrastructure that is currently funded under Section 37, is unknown at this time.

In response to Councillor Fonseca's inquiry regarding road connectivity along Dixie Road, and the vehicle movement of goods, Mr. Phillips, advised that he has reached out to the Region and will follow up on their conversation and will provide her with an update.

Councillor Fonseca, commented on the information she learned from her visit to the Shops at Don Mills regarding prices for rental units and office spaces, and noted that the prices for comparable units outside of the Mall were significantly lower.

In response to Councillor Ras' inquiry regarding reduced parking standards as an incentive to encourage development of affordable housing; Mr. Whittemore explained that the requirement is the inclusionary zoning policy and noted it applies only to major transit station areas (MTSAA) and that the OPA is going to require that 20% be affordable housing. Mr. Phillips explained that they will be reviewing the parking standards.

In response to Councillor Ras' inquiry regarding transit's study, Lin Rogers, Manager, Transportation Projects advised that an impact assessment will be conducted and reviewed to ensure that all the aspects of the Transit Master Plan and OPA are being met.

In response to Councillor Ras' inquiry regarding achieving environmental sustainability, Mr. Phillips advised that at the first initial consultation meetings with the developer, policies will be presented and that they will be encouraged right from application submission that there will be expectations.

In response to Councillor Parrish's inquiry regarding maintaining the existing percentage of retail, Mr. Phillips advised that there is a requirement to maintain the existing GFA of retail; there may be an opportunity to consider a slight variation.

Councillor Mahoney commented on the participation of the community, the proactive approach of staff with the community and the Councillor, and inquired whether there are plans to expand transit. Lin Rogers, Manager, Transportation Projects advised that MiWay is reviewing their service plan and long range expansion plans, and advised that once information is available, staff will reach out to update the Councillor.

Mayor Crombie commented on the change in retail and looking at repurposing our malls, and noted that there are still concerns regarding affordable housing and density.

Councillor Damerla left at 8:18 PM

The following persons spoke:

1. Jae Truesdell, Director Corporate Affairs, Smart Centre expressed appreciation for the City's efforts in revitalizing key sites throughout the city, and looking forward to working with the City on addressing some of the issues of concern as outlined in their letter to the Committee.
2. Jim Levac, Partner, Glen Schnarr and Associates, on behalf of Dunpar Developments and Morguard Corporation, spoke regarding some outstanding issues, which are outlined in the letters submitted to the Committee. Levac would like the opportunity to continue discussions with the staff to address the issues and present site and phase plans for Sheridan Mall.
3. Ed Clements, Resident, expressed concern regarding the impact of more development in the Erin Mills area, as there has been an increase of traffic and would like to know how the City is addressing increased exhaust and water sewage issues, as well as Mr. Clements inquired about the definition of Tactical Urbanism.

In response to Mr. Clement's inquiries Mr. Whittemore advised that staff are considering undertaking a broader study along Eglinton Avenue, and explained Tactical Urbanism and noted that there was an engagement event at City Hall where residents and business owners could see what a new street concept would look like.

Councillor Saito would like the opportunity to sit with Councillor's Mahoney, Councillor Carlson and staff regarding safety concerns for pedestrian and vehicles in the area of Credit Valley Hospital and Erin Mills.

Approved (Councillor K. Ras)

RECOMMENDATION PDC-0010-2020

1. That the report titled "Reimagining the Mall - Official Plan Amendment Implementation" dated January 10, 2020 from the Commissioner of Planning and Building, be received for information.
2. That the submissions made at the public meeting held on February 3, 2020 to consider the report titled "Reimagining the Mall - Official Plan Amendment Implementation" dated January 10, 2020, from the Commissioner of Planning and Building, be received.
3. That three oral submissions be received.

YES (10): Mayor Crombie, Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor M. Mahoney, Councillor Carolyn Parrish, Councillor Saito, and Councillor G. Carlson

ABSENT (2): Councillor D. Damerla, and Councillor S. McFadden

5. ADJOURNMENT – (Councillor R. Starr) 8:30 PM