



SMARTCENTRES[®]
REAL ESTATE INVESTMENT TRUST

SmartCentres Mixed Use Proposals: Employment Conversion Requests & Draft Policies

Mississauga Planning and Development Committee

September 16, 2023

**URBAN
STRATEGIES
INC**

SmartCentres' long-term vision for its land holdings is to prepare master plans that result in walkable, vibrant, mixed-use communities

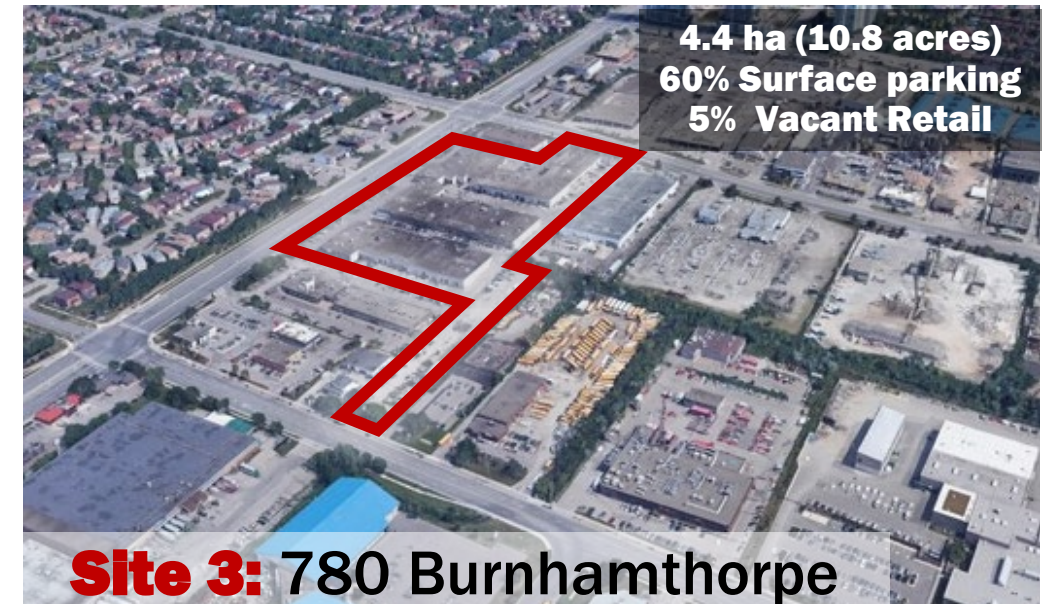
FROM
SHOPPING CENTRES ...



TO
... CITY CENTRES



Since 2021, SmartCentres has been working to allow a broader mix of uses on 3 sites in Mississauga near transit



SmartCentres filed conversion requests envisioning long-term transformation that will be guided by the following 8 principles:



OBJECTIVE 1
CONTINUING TO ACCOMMODATE RETAIL



OBJECTIVE 2
SUPPORT A GREATER DIVERSITY OF JOBS



OBJECTIVE 3
INTEGRATING HOMES TO MEET THE CITY'S IMMEDIATE NEED FOR HOUSING



OBJECTIVE 6
TRANSIT ORIENTED



OBJECTIVE 4
INTRODUCE COMMUNITY USES



OBJECTIVE 5
INTEGRATE NEW PARKS, OPEN SPACES AND MID-BLOCK CONNECTIONS TO PROMOTE ACTIVE TRANSPORTATION



OBJECTIVE 7
RESPONDING TO CONTEXT



OBJECTIVE 8
INCREMENTALLY PHASED

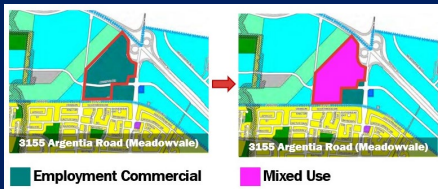
To date, no development applications have been submitted for any of the three sites.

After extensive review and consultation, City Staff support the conversion of 2 of the 3 sites and are recommending policy changes in the Draft OP.

November 2021

SmartCentres submitted employment conversion requests

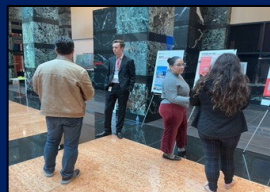
The request was submitted to enable mixed use permissions on the Sites



April 2023

City Staff engaged the community, undertook land use compatibility and market analysis, and tested infrastructure and service capacity

The study included virtual and in person community engagement



November 2023

City found that conversion could be supported on sites 1 and 2, subject to conditions to ensure good planning and respond to community feedback

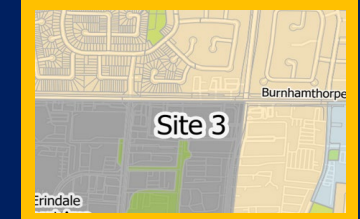
City Staff supported the conversion of two of the sites (with conditions)



- Supports conversion*
- Directs master planning exercise



- Supports partial conversion
- Directs master planning exercise



- Conversion not supported

Today

Staff have proposed policies as part of the new official plan to implement conversion



Proposed policy would remove Sites 1 and 2 from the Employment Area, set out certain conditions, and establish next steps for development.

The Information Report outlines the proposed policy changes and outlines the next steps and expectations for development.

Proposed policies for Site 1 and 2:

- Allows residential uses (with conditions addressing compatibility concerns with adjacent industry.)
- Require replacing non-residential floor space (e.g. retail, commercial)
- Includes affordable housing provisions

For Site 1:

- Policy requires a local area review with public engagement to establish a vision and supporting policy framework as a next step.
- Policies require development to be phased relative to transit enhancement

Next Steps

- **The SmartCentres team is supportive and is committed to continue working with the Official Plan Review and Planning Programs teams. Minor technical revisions have been submitted for consideration.**
- **Master planning and detailed design phases are still forthcoming.**
- **We look forward to continuing to collaborate with City Staff and the community through the master planning process for Site 1.**

Thank you!