

3150 & 3155 ARGENTIA RD (MEADOWVALE SHOPPING CENTRE)

Employment Land Conversion Request

Lisgar GO



Community Meeting #2

September 2023

Winston Churchill Blvd
Argentia Road

Tenth Line W



SMARTCENTRES[®]
REAL ESTATE INVESTMENT TRUST

ABOUT SMARTCENTRES

SmartCentres was established more than 30 years ago because we believed that Canadians deserved products they could afford, at convenient times, in stores that were close to home. By fulfilling those needs, SmartCentres has grown and expanded into communities in every province across Canada. SmartCentres has 3,500 acres of land across 189 prime locations coast-to-coast.

Today, Canadians need transit-connected homes with urban amenities. So, SmartCentres is evolving from 'Shopping Centres to City Centres' and SmartLiving has emerged with a \$16 billion transformation plan to enhance Canadian communities.

We are now planning, developing, building, and managing holistic pedestrian-focused communities on these lands, enabling Canadians to live life without compromise.



OPPORTUNITY



SmartCentres has significant strategically located land in Mississauga.

- SmartCentres has land holdings across the City of Mississauga
- Three of these sites are located within Employment Areas - 3155 Argenta Road (Meadowdale), 1100 Burnhamthorpe Road and 780 Burnhamthorpe Road

SmartCentres is exploring mixed-use opportunities on their land holdings



TODAY



Many of SmartCentres' sites are large and occupied by large and medium-sized retail tenants. These uses are typically supported by large surface parking lots.



TOMORROW



Over time, SmartCentres is working to incrementally redevelop sites to create complete and transit-connected communities. The ambition is to retain some of the large and medium retail tenants on site, while introducing a greater variety of uses, including smaller format retail (restaurants, cafes, boutiques), community amenities (daycares, public services), open spaces (parks and plazas), and housing.

SmartCentres was founded over 30 years ago with the belief that Canadians deserved convenient and affordable access to the good they need everyday. Canadians are now increasingly in need transit-connected homes with urban amenities. SmartCentres is exploring opportunities to incorporate a mix of uses across many strategic sites in municipalities across Ontario, including Markham, Vaughan, and Mississauga, as illustrated here, to address this need.

3155 ARGENTIA ROAD



3155 ARGENTIA ROAD

- 12.6 ha (31.1 acres) (36 ha / 88.9 acres total site area)
- Within Planned MTSA (Lisgar GO)
- Entirety of site within 800m of Lisgar GO Station
- Located within Meadowvale Business Park Corporate Centre
- Retail and commercial uses to east, Highway 401 to the north, hydro corridor and logistics / warehouse uses to the west



WHY SMARTCENTRES SUBMITTED A CONVERSION REQUEST

Lands are currently designated employment

The Draft Mississauga Official Plan designates the Sites as Employment Commercial, which prohibits residential uses. To permit a greater mix of uses on the sites, SmartCentres submitted three Employment Conversion Requests.

The conversion of the lands from Employment to Mixed Use would enable SmartCentres to incorporate a mix of uses, including commercial, residential, office and community-oriented uses.



Today, the Sites are used for retail and surface parking.



3155 Argentia Road (Meadowvale)

The Site is occupied by large-format retail uses, with a significant amount of surface parking and vehicular circulation areas covering approximately 77% of the Site area.



1100 Burnhamthorpe Road

The Site is occupied by a retail plaza with small-scale establishments. There is a significant amount of surface parking and vehicular circulation areas, accounting for approximately 66% of the Site area.



780 Burnhamthorpe Road

The Site is occupied by a retail plaza with small-scale establishments. There is a significant amount of surface parking and vehicular circulation areas, accounting for approximately 60% of the Site area.

A mixed use designation would allow the sites to support a greater diversity of uses

PROCESS

Work To Date...

For the past two years, SmartCentres has been studying the potential to convert these three sites. City staff were directed to undertake a review in April 2022, and report back no later than December 2023.



SmartCentres Due Diligence

2021

August 2021 SmartCentres undertakes Due Diligence

A Due Diligence exercise was undertaken to understand the opportunities and considerations for the sites.



April 2021 SmartCentres reviews Region and City Official Plans

SmartCentres undertakes a review of the evolving municipal and regional context

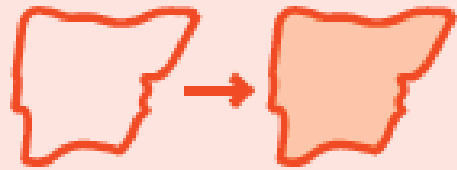


September 2021 SmartCentres assesses the merits for an employment conversion request

It was determined each site meets the tests for conversion (shown to the right).

Development	1	2	3	4	5	6	7	8	9
Employment	Y	Y	Y	Y	Y	Y	Y	Y	Y
Residential	Y	Y	Y	Y	Y	Y	Y	Y	Y
Community	Y	Y	Y	Y	Y	Y	Y	Y	Y





Employment Conversion Study

2021 - 2023

February 2023

Land Use Compatibility Study

SmartCentres conducts a Land Use Compatibility Study to assess whether a mix of uses, including residential, could be accommodated on the three sites.



April 2022

Council directs staff to initiate employment conversion review

City Staff are directed to further study the three sites to assess whether an employment conversion is appropriate.



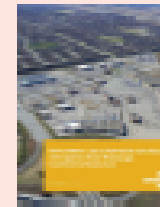
WE ARE HERE!



November 2021

SmartCentres submits employment conversion reports

In November 2021, reports to support a conversion request are submitted for the three SmartCentres sites.



April 2023

Community Engagement 1

September 2023

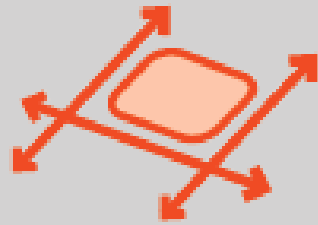
Community Engagement 2

November 2023

Council Recommendation

The Employment Sites Review team will report back to Council with recommendations.

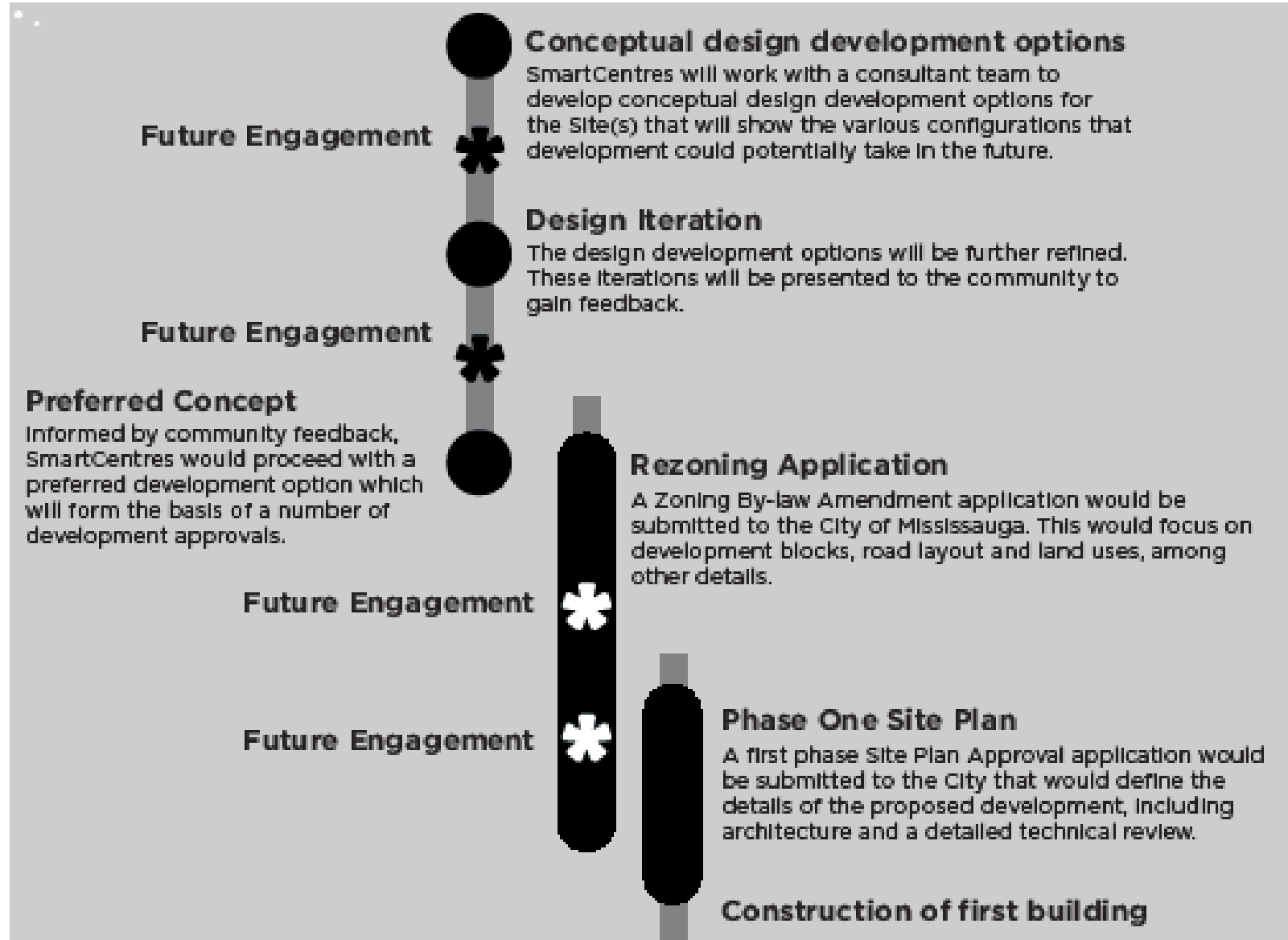
Next Steps...



Master Planning + Development Approvals

+ 3 - 5 YEARS

↓ If council recommends land use conversion, a mix of uses will be permitted and a master planning and approvals process will be initiated.





OBJECTIVE 1 CONTINUING TO ACCOMMODATE RETAIL

SmartCentres will continue to prioritize retail uses to support the commercial needs of the community. While the sites currently accommodate larger retail formats, the future redevelopment of the sites presents an opportunity to re-integrate some of the existing larger format uses, while introducing other new retail types. This may include smaller commercial retail units, convenience retail uses, and food and beverage services. Together, the strategy will diversify the retail offerings and meet the evolving needs of the community.



OBJECTIVE 2 SUPPORT A GREATER DIVERSITY OF JOBS

Given the site's proximity to higher-order transit, the sites may be feasible to support other commercial uses, such as offices, health & medical services, or other employment uses. SmartCentres is interested in studying this, with the aim of maintaining or growing the number of jobs on the site, to contribute to Mississauga's employment needs.



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

The Provincial housing target for Mississauga is 120,000 new units over the next 10 years. The SmartCentres sites have tremendous potential to accommodate new residential units in a mixed-use format. The intent is to deliver a range of residential types and unit sizes including medium- and high-density housing types, as well as grade-related units such as townhomes. A mix of market and attainable housing options is also being explored to aid in growing Mississauga's supply of attainable housing.



OBJECTIVE 4 INTRODUCE COMMUNITY USES

To support SmartCentres' vision for complete urban communities, SmartCentres is interested in integrating community uses. Should SmartCentres advance through subsequent approvals processes, SmartCentres will study the community services and facility needs in the area and look for opportunities to contribute to the social infrastructure needed to support the community.



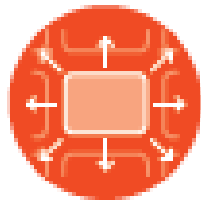
OBJECTIVE 5 INTEGRATE NEW PARKS, OPEN SPACES AND MID-BLOCK CONNECTIONS TO PROMOTE ACTIVE TRANSPORTATION

As the sites evolve, SmartCentres will integrate open spaces as central focal points of the plan. This could take the form of plazas, green spaces, small parkettes, or mid-block connections. This will ensure that those who live or work within or near the sites not only have access to outdoor spaces, new amenities, and safe and comfortable methods to get to and from the site, but also opportunity to gather and build a sense of community.



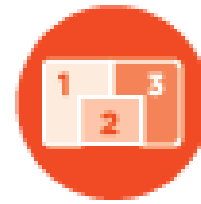
OBJECTIVE 6 TRANSIT ORIENTED

The sites will prioritize active transportation, over the use of the private automobile, to take advantage of the site's proximity to the GO and access to bus routes. The redevelopment plans will integrate wide sidewalks, cycling infrastructure, pedestrian amenities, and other features to make walking, cycling or rolling convenient and comfortable.



OBJECTIVE 7 RESPONDING TO CONTEXT

SmartCentres recognizes that the sites have different edge conditions, ranging from low-rise residential neighbourhoods, commercial buildings, and other employment lands. As plans advance, the sites will respond to each interface and ensure that compatible and complimentary uses and forms of development are integrated in a respectful manner.



OBJECTIVE 8 INCREMENTALLY PHASED

The redevelopment of these sites is a long-term and multi-phased project. SmartCentres will develop a phasing strategy that minimizes disruption to on-site tenants, and adjacent communities. This approach will ensure that the needs of the community do not disappear overnight - new and existing services and amenities will be incorporated into new development incrementally.