

July 21, 2025

Hon. Rob Flack
Minister of Municipal Affairs and Housing
777 Bay St., 17th floor
Toronto, ON M7A 2J3

**Re: Comments on Mississauga Official Plan – Proposed Special Site Policies
for SmartCentres Meadowvale and 1100 Burnhamthorpe Rd.**

Dear Mr. Flack,

Urban Strategies Inc. (“USI”, or “we”) are planners representing SmartCentres. We are reaching out with comments on the City of Mississauga’s recently-adopted Official Plan, specifically with regard to proposed special site policies in the new Official Plan (the “New OP”), for the following sites located in the City of Mississauga:

- **Site 1:** 3155 Argentia Road (SmartCentres Meadowvale)
- **Site 2:** 1100 Burnhamthorpe Road

For reference, Sites 1 and 2 are not within delineated PMTSAs. As such, Inclusionary Zoning does not currently apply.

Overview

In 2023, the City of Mississauga, in partnership with the Region of Peel, completed a review on the appropriateness of converting Sites 1 and 2 from employment sites (the “Employment Sites Review Study” or “ESR Study”) to allow for a broader mix of uses, including residential. The findings of the study were documented in a report to Planning and Development Committee in November 2023, which supported the conversion of Sites 1 and 2 to permit non-employment uses, subject to a number of conditions.

To implement the conversion, the City’s Official Plan Review team made a series of revisions in the New Official Plan (the “New OP”). While we are supportive of this overall direction, we have some notable concerns with the policies, as they relate to the requirement of affordable housing.

The New OP would require any redevelopment to set aside **10% of the residential gross floor area (GFA)** as affordable rental housing for a **period of 25 years**. While SmartCentres is committed to the delivery of a mix of housing types and tenures on these sites, the specific policies present numerous challenges.

Contrary to Provincial Planning Directives

Based on our legal interpretation of the Planning Act, Official Plans may only impose affordable housing requirements through the mechanism of Inclusionary Zoning (IZ). While municipalities are permitted to encourage the development of affordable housing, **mandating affordable housing through site-specific Official Plan policies outside of PMTSAs and in the absence of an IZ framework is inconsistent with the Planning Act.** The Act does not authorize municipalities to impose binding affordability requirements outside of a formal IZ by-law.

These site-specific policies also conflict with recent provincial legislation. **Bill 17 (Protect Ontario by Building Faster and Smarter Act, 2025) introduced a cap on IZ** that applies within Protected Major Transit Station Areas (PMTSAs), limiting them to 5% of total residential units or floor area, with a maximum affordability period of 25 years. The City’s proposed special site policies clearly exceed these limits.

Unsubstantiated Quantum and Scope

The boundaries of the future PMTSA in this area have not yet been established. Imposing affordable housing requirements across the entirety of both sites at this stage is unreasonable, as the final delineation of the PMTSA may limit the applicability of IZ policies to only certain portions of the properties.

Furthermore, the **proposed affordability targets—both in terms of quantum (10%) and tenure (rental) —have not been studied** or justified by any market analysis or economic viability perspective. Implementing such requirements without this foundational evidence risks undermining development feasibility.

Anomalous Policy Approach in MOP

The application of these site-specific housing requirements to the two SmartCentres sites is also an anomalous approach within the New Mississauga Official Plan. **These sites are not located within designated IZ areas, yet they are the only locations in the City where specific affordable housing standards and tenures have been imposed outside the IZ framework.** In contrast, the broader New Official Plan encourages affordable housing citywide but does not mandate it outside PMTSAs or IZ areas.

¹ As of 2025, the affordable housing requirements in IZ-3A and IZ-3B areas is 5% for ownership and 2.5% for rental. Affordable rental units must remain affordable for 30 years. Ownership units must remain affordable for 99 years.

² The table below describes how the New OP encourages affordable housing for other sites outside of IZ:

Hurontario NHD	Special Site 59 (Policy 17.59.10)	“A development master plan will be required to... provide a range of housing types and affordable housing.”
Lakeview NHD	Special Site 180 (Policy 17.180.3.2)	“Provide housing that consists of a mix of types and tenure and contributes to the supply of affordable housing.”
Central Erin Mills, Malton, Meadowvale, Rathwood-Applewood, Sheridan and South Common Growth Nodes	(Policy 14.2.1.5.2).	Draft policies indicate that while affordable housing for low income households will be encouraged, “It is recognized that affordable housing provision is subject to landowners being able to secure access to adequate funding and collaboration with the appropriate agencies”

Based on the considerations outlined above, we believe that the special policies for the SmartCentres sites should be amended.

Request

In light of the above, we request that the Minister exercise their authority to require amendments to the site-specific policies as outlined below, to ensure they are aligned with the Planning Act, recent provincial legislation and the City's broader planning framework:

Site 1: SmartCentres Meadowvale

~~17.178.5 Prior to the delineation of the Lisgar GO MTSA, development proposing residential uses is required to set aside a minimum 10% of residential gross floor area (GFA) as affordable rental housing units~~

~~17.178.6 Affordable rental housing units will be required to be maintained at affordable rents for a minimum period of 25 years calculated from the date of first occupancy~~

17.178.2 Residential and sensitive land uses will not be permitted until such time that a local area review and city-initiated official plan amendment has been adopted that includes:

- m. Policies requiring the provision of affordable housing in accordance with the City's inclusionary zoning policies, if they apply to the lands; and,
- n. Policies encouraging the provision of affordable housing if the City's inclusionary zoning policies do not apply to the lands.

Site 2: 1100 Burnhamthorpe

~~17.179.9 Prior to the delineation of the Erindale GO MTSA, development proposing residential uses is required to set aside a minimum 10% of residential gross floor area (GFA) as affordable rental housing units~~

~~17.179.10 Affordable rental housing units will be required to be maintained at affordable rents for a minimum period of 25 years calculated from the date of first occupancy~~

17.179.2 Development will, among other matters:

- d. Provide affordable housing in accordance with the City's inclusionary zoning policies, if they apply to the lands; and,
- e. Be encouraged to provide affordable housing if the City's inclusionary zoning policies do not apply to the lands.

In Conclusion

These sites present excellent opportunities to introduce a mix of uses and deliver much-needed new housing. However, unless the current affordable housing policies are removed, the viability of redeveloping these lands will remain significantly constrained.

We greatly appreciate your consideration of this request during your review of the Mississauga Official Plan 2051.

Thank you for your consideration.



Christine Fang-Denissov
Partner

URBAN STRATEGIES INC.

CC:

Victoria McCrum, SmartCentres
Brendan Flowers, SmartCentres