

# Request for Delegation

FOR OFFICE USE ONLY

MEETING DATE YYYY/MM/DD 2022/04/28	MEETING NAME Regional Council
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Attention: Regional Clerk  
Regional Municipality of Peel  
10 Peel Centre Drive, Suite A  
Brampton, ON L6T 4B9  
Phone: 905-791-7800 ext. 4582  
E-mail: [council@peelregion.ca](mailto:council@peelregion.ca)

DATE SUBMITTED YYYY/MM/DD 2022/04/25
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NAME OF INDIVIDUAL(S) <b>Christine Fang-Denissov</b>
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POSITION(S)/TITLE(S) <b>Partner</b>
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NAME OF ORGANIZATION(S) <b>Urban Strategies Inc.</b>
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E-MAIL <b>cfang@urbanstrategies.com</b>	TELEPHONE NUMBER <b>(416) 340-9004</b>	EXTENSION <b>257</b>
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REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) <b>regarding a request for employment conversions to allow for mixed-use transit-supportive development at SmartCentres Meadowvale (3015, 3017, 3021, 3025, 3029, 3031, 3035, 3041, 3055, 3110, 3120, 3126, 3130, 3136, 3140, 3150, 3155, &amp; 3160 Argentia Road), 1100 Burnhamthorpe Road West (1100, 1140 &amp; 1170 Burnhamthorpe Road West) and 780 Burnhamthorpe Road West (720 &amp; 780 Burnhamthorpe Road West).</b>
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A formal presentation will accompany my delegation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Presentation format: <input type="checkbox"/> PowerPoint File (.ppt) <input checked="" type="checkbox"/> Adobe File or Equivalent (.pdf) <input type="checkbox"/> Picture File (.jpg) <input type="checkbox"/> Video File (.avi,.mpg) <input type="checkbox"/> Other <input type="text"/>
Additional printed information/materials will be distributed with my delegation : <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Attached

<p><b>Note:</b> Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk's Division at <b>least ten (10) business days prior</b> to the meeting date so that it can be included with the agenda package. <b>In accordance with Procedure By-law 56-2019, as amended, delegates appearing before <u>Regional Council</u> or <u>Committee</u> are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides).</b></p> <p>Delegates should make every effort to ensure their presentation material is prepared in an <a href="#">accessible format</a>.</p> <p>Once the above information is received in the Clerk's Division, you will be contacted by Legislative Services staff to confirm your placement on the appropriate agenda.</p>
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<p align="center"><b>Notice with Respect to the Collection of Personal Information</b> (Municipal Freedom of Information and Protection of Privacy Act)</p> <p>Personal information contained on this form is authorized under Section 5.4 of the Region of Peel Procedure By-law 56-2019, as amended, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Regional Council or a Committee of Council. The Delegation Request Form will be published in its entirety with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the <i>Municipal Act, 2001</i>, as amended. Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. All Regional Council meetings are audio broadcast via the internet and will be posted and available for viewing subsequent to those meetings. Questions about collection may be directed to the Manager of Legislative Services, 10 Peel Centre Drive, Suite A, 5th floor, Brampton, ON L6T 4B9, (905) 791-7800 ext. 4462.</p>
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Please save the form to your personal device, then complete and submit via email attachment to [council@peelregion.ca](mailto:council@peelregion.ca)

# REGION OF PEEL OFFICIAL PLAN REVIEW

## SMARTCENTRES

### REGIONAL COUNCIL

April 28, 2022



1100 Burnhamthorpe

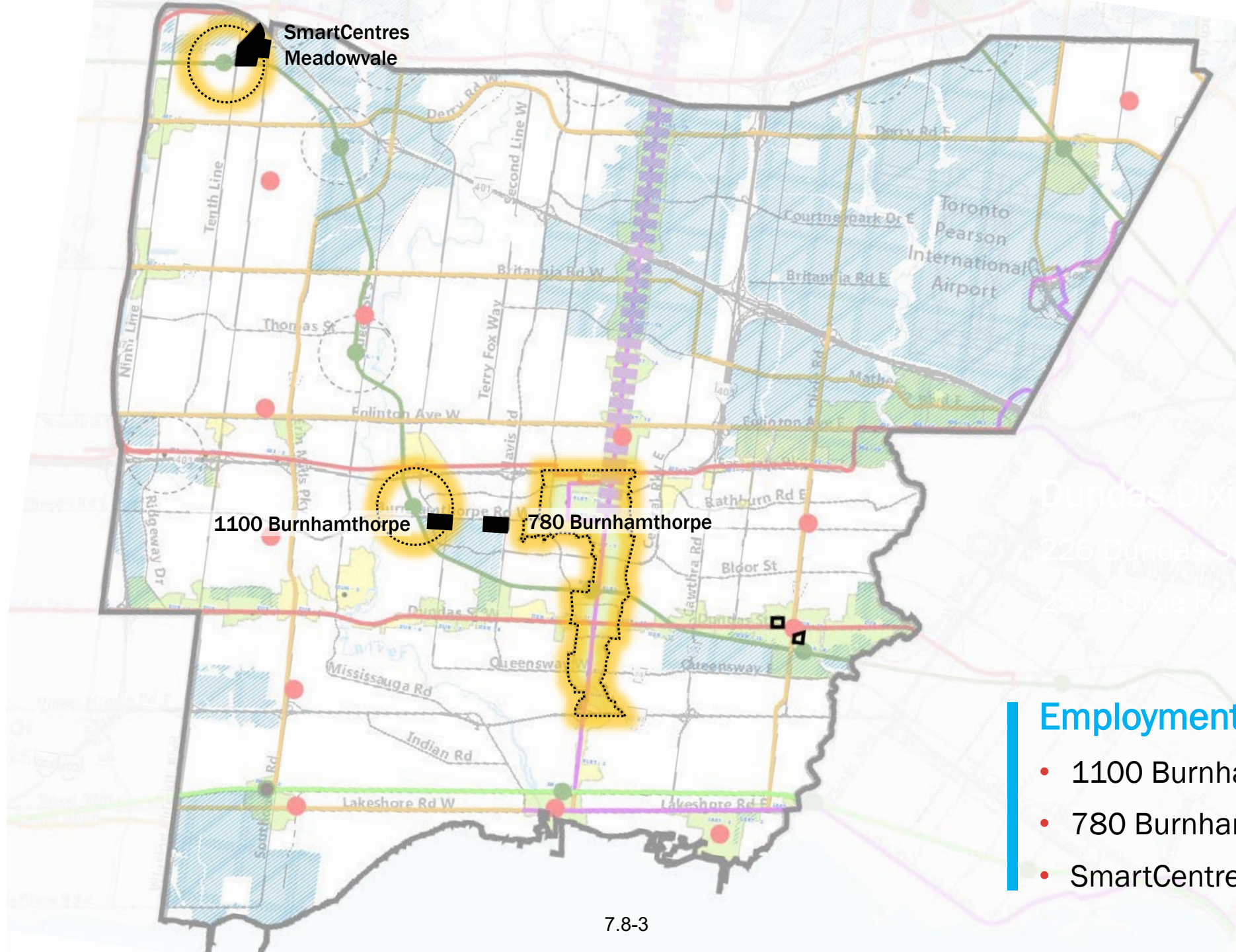


780 Burnhamthorpe



SmartCentres Meadowvale





SmartCentres  
Meadowvale

1100 Burnhamthorpe

780 Burnhamthorpe

## Employment Sites

- 1100 Burnhamthorpe Road
- 780 Burnhamthorpe Road
- SmartCentres Meadowvale



# The Sites are Strategically Located

Sites are within (or close to) strategic growth areas, and have excellent access to transit

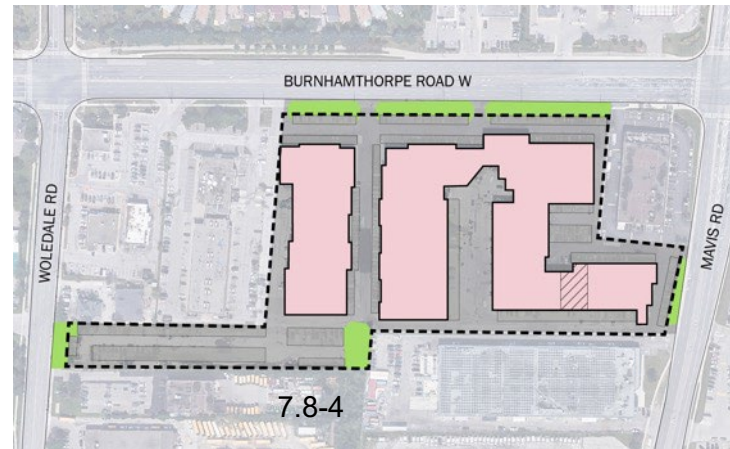
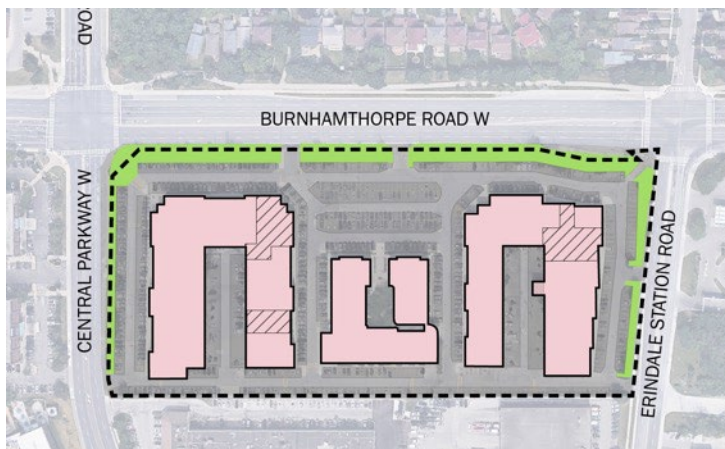
1100 Burnhamthorpe



780 Burnhamthorpe

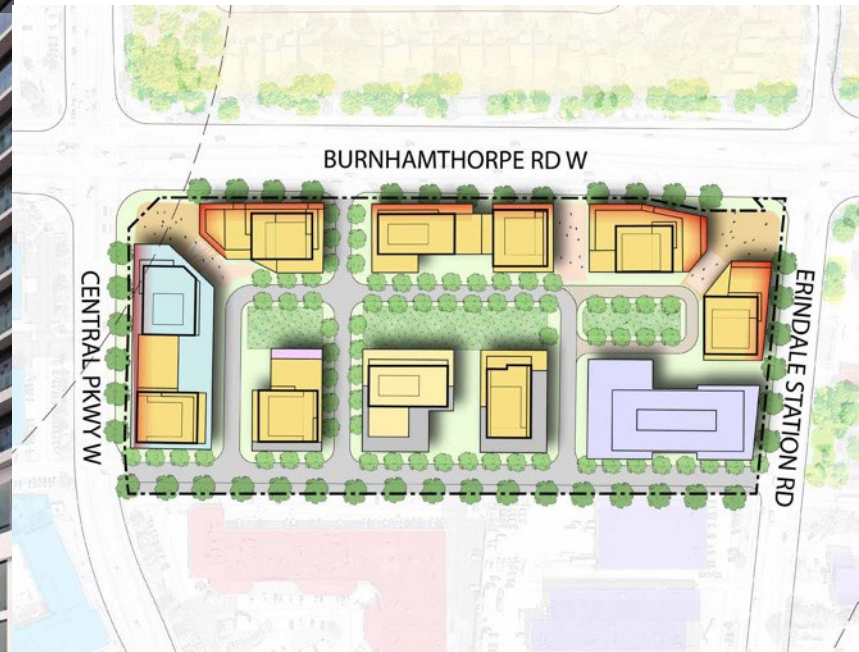


SC Meadowvale





# 1100 BURNHAMTHORPE – 4.6 HECTARES



- Site Boundary
- High-Rise Residential
- Mid-Rise Residential
- Low-Rise Residential
- Office
- Other Employment
- Community
- Retail At-Grade

## Municipal Addresses:

1100, 1140 & 1170 Burnhamthorpe Road West



# 780 BURNHAMTHORPE – 4.4 HECTARES



- Site Boundary
- High-Rise Residential
- Mid-Rise Residential
- Low-Rise Residential
- Office
- Other Employment
- Community
- Retail At-Grade

**Municipal Addresses:**  
720 & 780 Burnhamthorpe Road West



# MEADOWVALE – 25.6 HECTARES



- Site Boundary
- High-Rise Residential
- Mid-Rise Residential
- Low-Rise Residential
- Office
- Other Employment
- Community
- Retail At-Grade

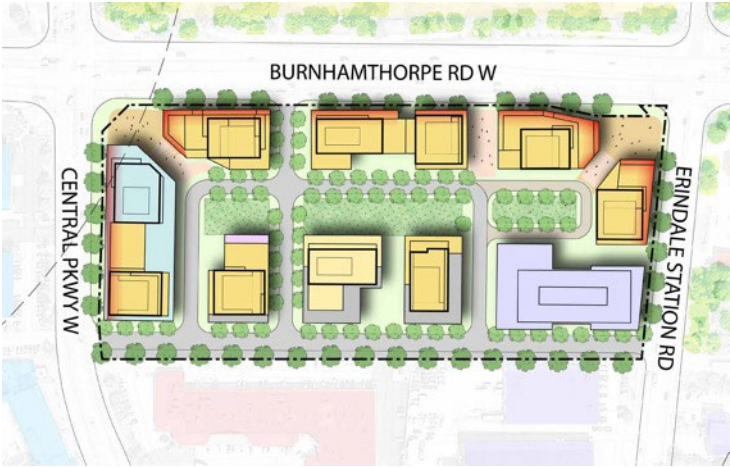
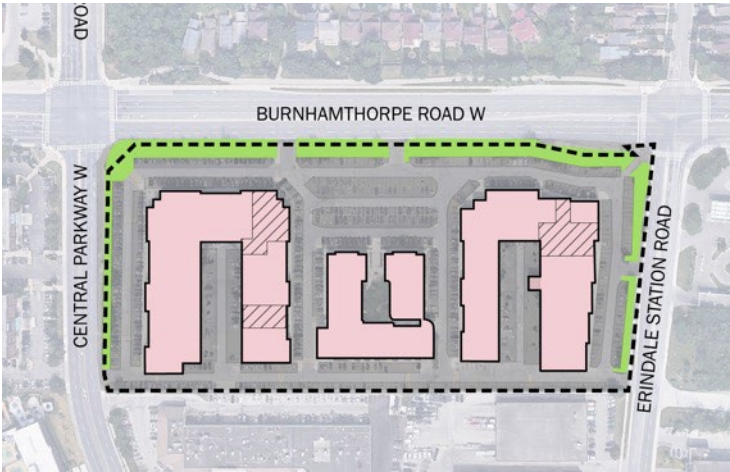
## Municipal Addresses:

3015, 3017, 3021, 3025, 3029, 3031, 3035,  
3041, 3055, 3110, 3120, 3126, 3130, 3136,  
3140, 3150, 3155, & 3160 Argentia Road

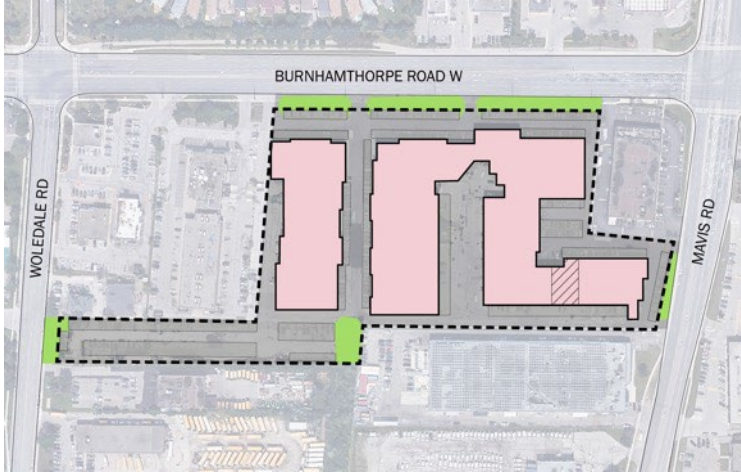


# Visions require conversion

1100 Burnhamthorpe



780 Burnhamthorpe



SC Meadowvale

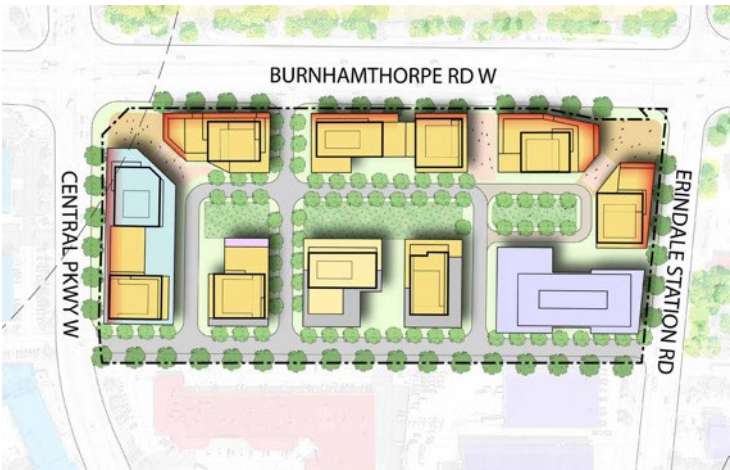




# Redevelopment will more than double non-res GFA

Today 57,852 m<sup>2</sup> non-residential  
Vision 143,343 m<sup>2</sup> non-residential

1100 Burnhamthorpe



780 Burnhamthorpe



SC Meadowvale



Existing Employment GFA		15,862 m <sup>2</sup>	17,718 m <sup>2</sup>	24,272 m <sup>2</sup>	Total 57,852 m <sup>2</sup>
Proposed GFA	Office	19,467 m <sup>2</sup>	0 m <sup>2</sup>	57,327 m <sup>2</sup>	
	Retail	3,459 m <sup>2</sup>	2,367 m <sup>2</sup>	24,293 m <sup>2</sup>	
	Community	954 m <sup>2</sup>	2,630 m <sup>2</sup>	7,140 m <sup>2</sup>	
	Other	9,601 m <sup>2</sup>	16,105 m <sup>2</sup>	0m <sup>2</sup>	
	Total	33,481 m <sup>2</sup>	21,102 m <sup>2</sup>	88,760 m <sup>2</sup>	143,343 m <sup>2</sup>



# Redevelopment will more than double non-res GFA

Today 57,852 m<sup>2</sup> non-residential  
Vision 143,343 m<sup>2</sup> non-residential

1100 Burnhamthorpe



780 Burnhamthorpe



SC Meadowvale



Residential GFA 129,772 m<sup>2</sup>  
Total Units 1,854 units  
Affordable Units 190 units

94,670 m<sup>2</sup>  
1,352 units  
140 units

322,998 m<sup>2</sup>  
4,613 units  
470 units

TOTAL  
547,328 m<sup>2</sup>  
7,819 units  
800 units



# Redevelopment will add amenities

Redevelopment adds a mix of housing types and tenures, and introduces community amenities

1100 Burnhamthorpe



780 Burnhamthorpe



SC Meadowvale



Community Use	954 m <sup>2</sup>
Project Cost	\$1B
DCs	\$123M

2,630 m <sup>2</sup>
\$700M
\$88M

7,140 m <sup>2</sup>	<b>TOTAL</b>
\$2.5B	<b>10,724 m<sup>2</sup></b>
\$308M	<b>\$4.2B</b>
	<b>\$520M</b>



# THANK YOU!

