

<b>FOR OFFICE USE ONLY</b>		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: <a href="mailto:council@peelregion.ca">council@peelregion.ca</a>	
MEETING DATE YYYY/MM/DD 2023/12/07	MEETING NAME Regional Council		
DATE SUBMITTED YYYY/MM/DD <b>2023/12/04</b>			
NAME OF INDIVIDUAL(S) <b>Sean Ramitt</b>			
POSITION(S)/TITLE(S) <b>Resident - Ward 10, Mississauga</b>			
NAME OF ORGANIZATION(S)			
E-MAIL [REDACTED]	TELEPHONE NUMBER [REDACTED]	EXTENSION	
INDIVIDUAL(S) OR ORGANIZATION(S) ADDRESS [REDACTED]			
REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) <b>Item 13.3 Phase 2 of the Peel 2051 Municipal Comprehensive Review: Consideration of Potential Employment Area Conversions Results</b>			
A formal presentation will accompany my delegation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Presentation format: <input checked="" type="checkbox"/> PowerPoint File (.ppt) <input 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 checked="" type="checkbox"/> Attached			

Please save the form to your personal device, then complete and submit via email attachment to [council@peelregion.ca](mailto:council@peelregion.ca)

**Note:**

Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk's Division if possible 72 hours prior to the meeting start time. **Delegation requests and/or materials received after 9:30 a.m. on the Wednesday prior to the meeting will not be provided to Members.**

Delegates should make every effort to ensure their presentation material is prepared in an accessible format. 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.

**In accordance with the Region of Peel Procedure By-law, delegates appearing before Regional Council or Committee are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides).** Delegations may only appear once on the same matter within a one-year period, unless a recommendation pertaining to the same matter is included on the agenda within the one-year period and only to provide additional or new information.

**Notice with Respect to the Collection of Personal Information**

*(Municipal Freedom of Information and Protection of Privacy Act)*

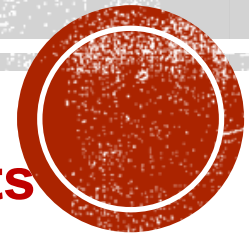
Personal information contained on this form is authorized under Section 4.4 of the Region of Peel Procedure By-law 27-2022, as amended, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Regional Council or a Committee of Council. The completed Delegation Request Form will be redacted and published with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the Municipal Act, 2001, 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 and Committee meetings are live streamed via the internet and meeting videos are 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.

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# THE COUNCIL OF THE REGIONAL MUNICIPALITY OF PEEL

THURSDAY, DECEMBER 7, 2023

**13.3 Phase 2 of the Peel 2051 Municipal Comprehensive Review:  
Consideration of Potential Employment Area Conversions Results**



Sean Ramitt – resident Ward 10, Mississauga since 2002

-- entrepreneur Ward 9, Mississauga since 2004



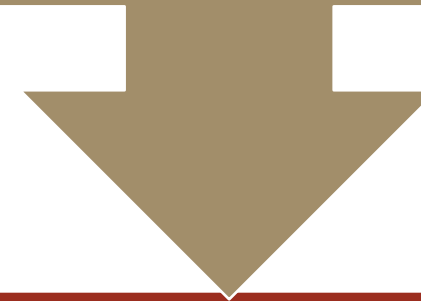
*Alongside other residents of the region and the over 1800 who signed a petition to express opposition to the plan for conversion of Site 1*

*Explain reasons for opposition*

*Factors for consideration moving forward*



Not all retail is moving away from bricks and mortar stores



A recent Deloitte study showed that across the generational spectrum: [What you need to know about retail trends in 2023 \(deloitte.com\)](https://www.deloitte.com/au/en/issues/retail/retail-trends-2023.html)

More affordable  
retail  
establishments

More Health  
based “physical”  
retail





# CHANGING RETAIL

- [The Future Of Retail: What The Stats Say About Retailers In 2023 \(forbes.com\)](#)
- The present trend and future of retail is about offering a blend of online convenience with physical presence for shopping, trying, returning.







# CHANGING RETAIL

- [The Future of Retail: Trends \(businessnewsdaily.com\)](https://www.businessnewsdaily.com)
- Environmentally conscious individuals are seeing that online shopping creates more waste and packaging than going to a retailer to buy your products
- In store experiences are changing (not going away)
- Omnichannel retailing is increasing and necessary.



# RETAIL IN OUR COMMUNITY



We can't just get in and out of retailers without having to wait in line.



We do not often get prime parking spots for many of the retailers in site 1



Businesses who close down often have other reasons to close other than sales moving online.





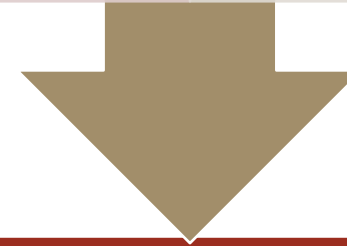


**CURRENT  
GROWTH  
INITIATIVES**

There are already current growth initiatives in the area (Ward 10):

15,000  
additional units

Expansion of 9<sup>th</sup>  
Line lanes



***Current growth initiatives in this area will require additional need for retail in the area AND more employment requirements***



Reduced lanes on Argentia (along the same corridor that the site review) – **how do you support growth?**

Insauga has picked up the story of the communities' opposition.

Lack of progress from Smart Centre to bring in other retailers

- Why not fill extra parking with more retail
- Why not bring in entertainment options (like other competitors are doing in their retail space)
- Lack of tenant engagement (**letters to whoever picks up the mail is not engagement**)



Site 1 “Strong employment and business count growth of 22% and 6.6% respectively between 2012 and 2019”



*Therefore, there is a need for more employment, opportunities for businesses including more retail.*



*...and what will happen when the city’s growth targets are met? There will be a need for even more employment, business count and retail.*



*Any proposal that simply matches the current footprint, will not meet the anticipated growth.*

## **TABLE 2: SUMMARY OF MARKET ANALYSIS FINDINGS**





# WHAT DOES THE COMMUNITY WANT?

*There is no need for conversion of site 1*

1

**More** retail and employment opportunities are required to support current growth

2

Start with community / tenant engagement (today is **not** community or tenant engagement)

3

Community engagement needs to include being a criteria for a recommendation for conversion

4

Urge Council members to reject Site 1 conversion in this current state

*There is more need for retail & employment at site 1*

**THANK YOU FOR YOUR  
THOUGHTFUL  
CONSIDERATION**

