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Phone: (905) 615-3200 ext. 5556

Email: [eplanbuild.info@mississauga.ca](mailto:eplanbuild.info@mississauga.ca)

RSS: <http://feeds.feedburner.com/MississaugaData>

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# MISSISSAUGA

## REDEVELOPMENT SUCCESSES

### BROWNFIELDS



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# BROWNFIELDS REDEVELOPMENT SUCCESSES

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# BROWNFIELDS REDEVELOPMENT SUCCESSES

## Introduction

Greenfields to  
Brownfields in  
Mississauga

### Introduction

The disposition of brownfield sites is an emerging issue in many older cities. Generally, brownfields are characterized as older industrial sites that are either vacant, underutilized, or have uses that may no longer be appropriate for the site. Due to changes in markets, the manufacturing process or business decisions of the original occupants, the sites are often no longer viable for their original use. Brownfield sites may also be contaminated or perceived to be contaminated, thereby decreasing their desirability to prospective purchasers. As Mississauga matures and builds out the last of its greenfields, brownfields will become a major component of future development. In view of this, the Planning and Building Department has undertaken a review of some of the successful redevelopment brownfield sites, shown on Exhibit 1, to underscore the value of these lands as potential assets in the community.

With some assistance, brownfield sites represent redevelopment opportunities. Some sites may require aggressive redevelopment such as building demolition and rezoning, while others may simply require cosmetic improvements and zoning incentives to encourage adaptive re-use. The benefits to redevelopment may include:

- increased tax base;
- avoids the possibility of orphaned sites;
- better utilization of land and infrastructure, effectively increasing revenue from existing resources;
- more compatible use of sites;
- remediation of contaminated sites;
- projects that are more consistent with current development standards;
- reduced potential for older sites to become areas of urban blight; and,
- additional employment opportunities.

# BROWNFIELDS REDEVELOPMENT SUCCESSES

## Introduction

Despite being a newer city, Mississauga has seen the successful redevelopment of a number of brownfield sites.

The City has been integral to the successful redevelopment of a number of brownfield sites in Mississauga.

### Mississauga's Experience

Despite being a relatively new city, except for some heritage areas, Mississauga is reaching maturity. In a report titled "A Review of Long Term Employment Land Needs", May 1997, Hemson Consulting stated, "Mississauga is planned to fully develop out to its boundaries, so there is little opportunity to increase the supply of employment lands."

As the development of greenfield areas depletes the supply of developable land, the importance of infilling and recycling brownfield areas will increase. The City has been integral to the successful redevelopment of a number of brownfield sites in Mississauga, including: two quarry sites, one in Streetsville and one in Cooksville; a former postal sorting facility and an auto wrecking yard in the Lakeview District; a former industrial site in historic Streetsville for residential use; the former Mercury Marine site in the Dixie District which redeveloped for retail uses, the former St. Lawrence Starch lands in Port Credit, and the former Imperial Oil tank farm property in Clarkson-Lorne Park. To date, the City of Mississauga has been receptive to brownfields redevelopment, resulting in the successful reuse of former industrial and commercial sites.

Although this report does not provide a complete list of all redeveloped brownfield sites, the fourteen sites highlighted in this report (shown on Exhibit 1) total 210 hectares (515 ac.). Relatively speaking, compared to other municipalities in Ontario, these are some of the largest brownfield redevelopment sites in the Province.

Other sites have had initial interest for redevelopment which has not come to fruition, and some have had interim non-industrial uses approved through the Committee of Adjustment. Typically, these uses range from specialized recreational facilities like indoor paintball, automobile detailing businesses and warehouse uses with retail components greater in size than is permitted under the zoning by-law.

# BROWNFIELDS REDEVELOPMENT SUCCESSES

## Introduction

Brownfields represent significant redevelopment opportunities, but also pose unique challenges.

### Challenges

While the benefits of developing brownfields are significant, many of these sites provide unique challenges to the land owner. Not the least of these is the potential for contamination. A number of the sites featured here faced site remediation. Some of the sites were remediated under the Pre-1996 Clean-up Guidelines receiving clearance from the Ministry of the Environment (MOE). Others have undergone clean-up under the "Guidelines for Use at Potentially Contaminated Sites". The methods of remediation also varied depending on the nature of the contamination. All sites have been cleaned up to the MOE guidelines of the day. Except for former fly-ash pits, there has been less interest in using some of the alternative clean-up approaches such as "Site Specific Risk Assessment" (SSRA) or the "Stratified Approach".

Other challenges faced were the existing site conditions and regulatory controls. Some of the sites required extensive grading to make the sites suitable for redevelopment, while others required the demolition of buildings on-site adding to the financial cost of development. Other site constraints included; concern for compatibility of the proposed use with existing neighbourhoods, traffic impacts and tree preservation. In all instances, the sites required a rezoning to facilitate the development.

# BROWNFIELDS REDEVELOPMENT SUCCESSES

## Introduction

Common themes emerged including the need for public - private partnerships.

Once redeveloped, these sites may yield amenities for the community & higher taxes for the City.

### Common Themes

Some common themes have emerged from the many successful brownfields redevelopments. One is the need for public-private co-operation. Often, brownfield sites are privately owned, necessitating co-operation between the private interests and the regulatory bodies represented by all levels of government. A second theme is the need for brownfields redevelopment to be seen as an opportunity for economic and environmental revitalization. Not only are many of the redeveloped sites more compatible with the surrounding neighbourhoods than the former uses, but on larger sites the City is able to achieve community amenities such as schools and parks within mature neighbourhoods where these amenities are in demand yet available sites are limited. Also, many of these sites have offered a range of housing choices in areas where the range of supply in terms of form and tenure is also limited. Once redeveloped, these sites often yield higher taxes for the City. A final observation on commonality between projects is the need for community support for the redevelopment. Although the sites may have been home to an incompatible land use, the proposed transition to a new use can cause concern for the neighbourhood. The proponents must be sensitive to the issues of the surrounding community. Communication with the neighbourhood is critical to ensure community buy-in for the new development.

The purpose of this overview is not to comment on the relative success of these projects or provide criticism on any missed opportunities. Rather, it is to identify sites within the city that have undergone redevelopment so that others can gain knowledge from their experiences and draw conclusions regarding what could be successfully replicated elsewhere.



## BROWNFIELDS REDEVELOPMENT SUCCESSES

### Site One: Grand Highland

**Location:**

376 Barondale Dr.

**Site Area:**

11.18 hectares  
(27.6 ac.)

**Developer:**

770781 Ont. Ltd.

**Former Use:**

Fly Ash Disposal

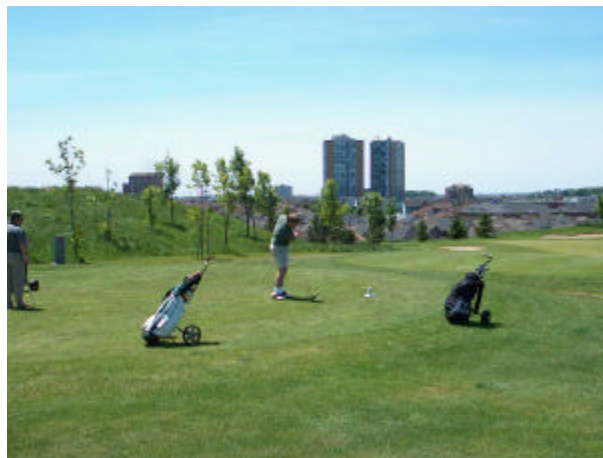
**Remediation:**

Fly Ash - Capped & on-going monitoring

**Year Completed:**

1994

The Grand Highland Golf Club executive par three course is located close to the Mississauga City Centre on the south side of Barondale Drive, west of Kennedy Road. It is the site of a former fly ash disposal site. The golf course provides an amenity to the surrounding residential community, makes use of a property with very limited development opportunities and contributes to the tax base of the City.





## BROWNFIELDS REDEVELOPMENT SUCCESSES

### Site Two: Embee Properties Plaza

#### Location:

980  
Burnhamthorpe Rd. E.

#### Site Area:

0.25 hectares  
(.62 ac.)

#### Developer:

Embee Properties  
(Marie Baker)

#### Former Use:

Gasoline Dispensing  
& auto service

#### Remediation:

MOE Interim Guide-  
lines Aug. 1993

#### Year Completed:

2001

The Embee Properties plaza is a multi-unit 750 sq.m. (8,073 sq.ft.) retail commercial development located at the Southeast corner of Burnhamthorpe Road East and Tomken Road. The project is a compatible extension of the adjacent mixed retail/residential use. From 1969 to 1994, the property operated as a gasoline dispensing and automobile service station. A site investigation, assessment and clean-up was completed in 1994.



## BROWNFIELDS REDEVELOPMENT SUCCESSES

### Site Three: Coventry Lane

**Location:**

1566  
Clarkson Rd.

**Site Area:**

1.04 hectares  
(2.57 ac.)

**Developer:**

Tiffany Developments

**Former Use:**

Fruit Market & Garden  
Centre

**Remediation:**

Cleaned up to  
residential\parkland  
criteria

**Year Completed:**

1999

The Coventry Lane project is a 7 cluster, 28 unit condominium townhouse development located at the Southwest corner of Clarkson Road and Christopher Road, two blocks south of the QEW. This attractive residential project provides for a wider variety of dwelling types while reflecting the residential nature of the surrounding community. Since 1956, the property operated as the Cavan Fruit Market and Garden Centre.



## BROWNFIELDS REDEVELOPMENT SUCCESSES

### Site Four: The West Village

#### Location:

Southeast of Cawthra Rd. and Atwater Rd.

#### Site Area:

14.7 hectares  
(36.32 ac.)

#### Developer:

Korgold  
Developments Ltd.

#### Former Use:

Postal Sorting Station

#### Remediation:

MOE Decommissioning Guidelines

#### Year Completed:

Final phases under construction

The West Village is a phased mixed-use development located on the site of a former postal sorting facility. This large site is within an older established community along the main CN Rail line. The approved project included medium and high density residential, open space and retail commercial uses. Since construction began in 1995, 281 street townhouses, 242 apartment units in 2 buildings, and a 1.9 ha (4.7 ac) Community Park have been constructed. Site restoration included the removal of asbestos from the former industrial buildings prior to demolition, PCB removal and storage, and the removal of contaminated soil.



## BROWNFIELDS REDEVELOPMENT SUCCESSES

### Site Five: The Garden Homes

**Location:**

1405 Lorne Park Rd.

**Site Area:**

1.97 hectares  
(4.87 ac.)

**Developer:**

James Lucas  
Properties Ltd.

**Former Use:**

Greenhouse/Nursery

**Remediation:**

Clean-up to MOE  
Guidelines

**Year Completed:**

1998

The Garden Homes of Lorne Park is a 24 unit condominium bungalow development on a private road. The site is located on the east side of Lorne Park Road, south of Indian Road and abutting a hydro right-of-way. The project provides an alternative tenure bungalow arrangement within a mature community of larger detached dwellings. The Hofland Greenhouse and nursery operated at this location since 1940.





## BROWNFIELDS REDEVELOPMENT SUCCESSES

### Site Six: Credit Landing

**Location:**

250 Lakeshore Rd. W.

**Site Area:**

3.48 hectares  
(8.6 ac.)

**Developer:**

PenEquity  
Management

**Former Use:**

Oil Refinery Offices &  
Marketing Terminal

**Remediation:**

Cleaned up to  
comm.\ind. standards  
MOE Decommission-  
ing Guidelines

**Year Completed:**

1994

The Credit Landing Shopping Centre is an 8,382 sq.m. (90,226 sq.ft.) neighbourhood shopping centre located on Lakeshore Road West, west of Mississauga Road. Site remediation required extensive study resulting in soil and groundwater testing and monitoring, and the removal and treatment of contaminated soil. The project provided an expansion to commercial opportunities within a mature area to serve southcentral Mississauga.



## BROWNFIELDS REDEVELOPMENT SUCCESSES

### Site Seven: Mentor College

**Location:**

56 Cayuga Ave.

**Site Area:**

0.77 hectares  
(1.90 ac.)

**Developer:**

Mentor College

**Former Use:**

Industrial - Porcelain  
Enamelling

**Remediation:**

MOE Decommission-  
ing Guidelines

**Year Completed:**

1996

The Mentor College (Primary Division) is a private elementary school building located opposite the CN Rail line on Queen Street East at Cayuga Avenue in old Port Credit. This former industrial building located adjacent to Mentor's secondary campus on Forest Avenue was converted to house classrooms for JK to Grade 4 students, and a gymnasium and offices for Mentor College. This reuse enabled the expansion of the abutting school while providing greater land use compatibility with the nearby residential community.



## BROWNFIELDS REDEVELOPMENT SUCCESSES

### Site Eight: Port Credit Village

**Location:**

Lakeshore Rd. &  
Huronario St.

**Site Area:**

10.47 hectares  
(25.87 ac.)

**Developer:**

Fram Builders Inc.

**Former Use:**

Industrial - Starch  
Products

**Remediation:**

Being cleaned up to  
residential\parkland  
criteria

**Year Completed:**

Under construction

Port Credit Village is the site of the former St. Lawrence Starch plant (since 1889) located on Lakeshore Road at the foot of Hurontario Street. The multi-phase waterfront redevelopment replaces an obsolete industrial operation with a mix of mid-rise apartments, townhouses, street-related “live/work residences”, heritage preservation, and public waterfront parkland enabling greater access to the Lake Ontario waterfront.





# BROWNFIELDS REDEVELOPMENT SUCCESSES

## Site Nine: Watercolours

### Location:

South of Indian Rd.,  
west of  
Mississauga Rd.

### Site Area:

54.6 hectares  
(134.91 ac.)

### Developer:

Mattamy Homes

### Former Use:

Part of Imperial Oil  
refinery holdings

### Remediation:

Cleaned up to  
residential/parkland  
criteria

### Year Completed:

Under construction

The north property of the former Imperial Oil refinery and the Trans-Northern Pipelines Inc. pumping station will provide 395 single detached homes, a school site and parkland. The site represents an excellent example of a site that will be converted from a use that was incompatible with the surrounding community to one that is in keeping with the character of the neighbourhood. It is a good case study in addressing the various obstacles and site constraints to brownfield development including, contamination, rail noise, preservation of environmental features, access and traffic capacity constraints, and concerns regarding land use compatibility in a mature community.



## BROWNFIELDS REDEVELOPMENT SUCCESSES

### Site Ten: Canadian Tire

**Location:**

Dundas Street East,  
east of Stanfield Rd.

**Site Area:**

4.71 hectares  
(11.64 ac.)

**Developer:**

Mercury Marine and  
Canadian Tire

**Former Use:**

Industrial

**Remediation:**

SSRA

**Year Completed:**

1999

The property was used by the Brunswick-Balke Collander Company of Canada for the manufacturing of bowling pins, billiard tables, school furniture and other wood products. From 1971 to 1990, Mercury Marine used the site to assemble and repair outboard motors, and as a service training school for Mercury marine certified mechanics. In 1999, approval was given to construct an 8,180 sq.m. (88,000 sq.ft) Canadian Tire Store including a retail warehouse, automotive service, office and garden centre uses. This site is one of the few brownfield sites within the City that does not have a residential component.



## BROWNFIELDS REDEVELOPMENT SUCCESSES

### Site Eleven: Delco Court

**Location:**

Delco Court, west of  
Ogden Ave.

**Site Area:**

1.02 hectares  
(2.5 ac.)

**Developer:**

Eden Oaks

**Former Use:**

Auto Wrecking

**Remediation:**

MOE Statement of  
Completion issued in  
1997

**Year Completed:**

1997

This infill subdivision consisting of 8 detached dwellings and 18 semi-detached dwellings is located on the north side of Delco Avenue, west of Ogden Avenue in the Lakeview area. It is the former site of Crookes Auto Yard, which operated as an autowreckers yard since 1927. This site demonstrates the ability to convert lands from an incompatible land use to one that is compatible with the surrounding land uses and providing new housing stock within a mature community.



## BROWNFIELDS REDEVELOPMENT SUCCESSES

### Site Twelve: CPC Streetsville

**Location:**

Tannery St.  
west of Queen St.

**Site Area:**

0.35 hectares  
(0.82 ac.)

**Developer:**

C.P.C. Streetsville Inc.

**Former Use:**

Auto Sales & Service

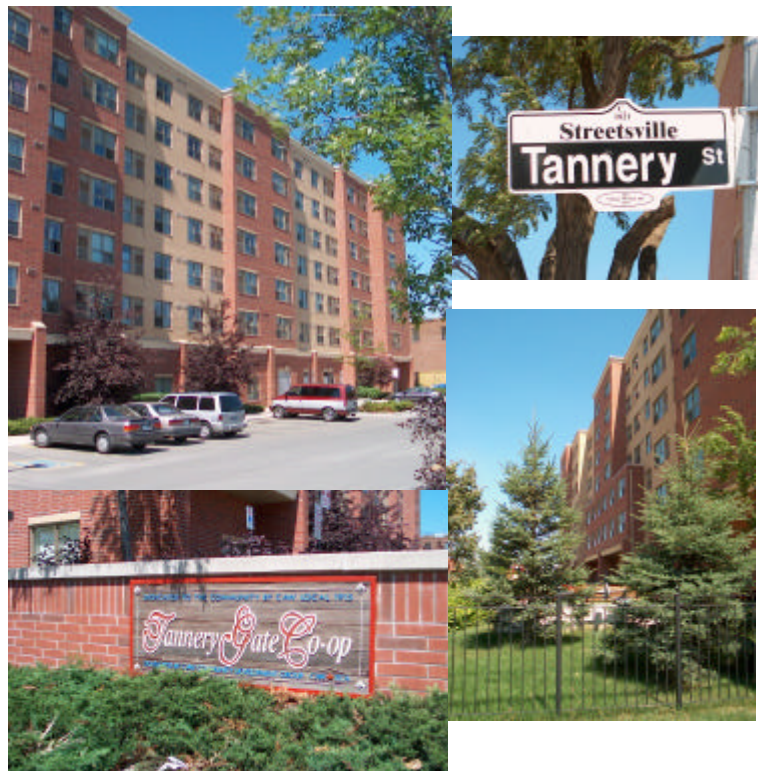
**Remediation:**

MOE Decommissioning Guidelines

**Year Completed:**

1994

CPC Streetsville is a 7 storey, 120 unit mixed family co-op located in the heart of Streetsville. The site was once home to Mills General Motors Sales and Service. The site is part of a larger development area and is complimented on either side by two other redevelopment sites, to the west a senior's apartment building and to the east a mainstreet commercial development. The site provides affordable housing to families within walking distance to commercial uses and transit.





# BROWNFIELDS REDEVELOPMENT SUCCESSES

## Site Thirteen: Cooksville Quarry

### Location:

Dundas St. W.  
and Mavis Rd.

### Site Area:

74 hectares  
(184 ac.)

### Developer:

Jannock Ltd.

### Former Use:

Brickyard

### Remediation:

Full remediation  
except for fly ash  
disposal. Closure  
plan approved by MOE

### Year Completed:

Under construction

Since the early 1900's the lands were used as a licenced quarry and for the manufacturing of building products. From 1981-86 the site was also used for the disposal of coal fly-ash from the Lakeview Generating Station. The former Cooksville Quarry site is now home to a residential subdivision, retail services, a school site and the 10.5 ha. (26 ac.) Brickyard Park providing a diversity of new housing stock, commercial and recreational amenities in a mature community. The site has also sparked interest in developing the industrial area to the west.



## BROWNFIELDS REDEVELOPMENT SUCCESSES

### Site Fourteen: Britannia Hills

**Location:**

West side of Terry Fox Way, south of Britannia Rd.

**Site Area:**

31 hectares  
(76 ac.)

**Developer:**

Region of Peel and  
City of Mississauga

**Former Use:**

Landfill Site

**Remediation:**

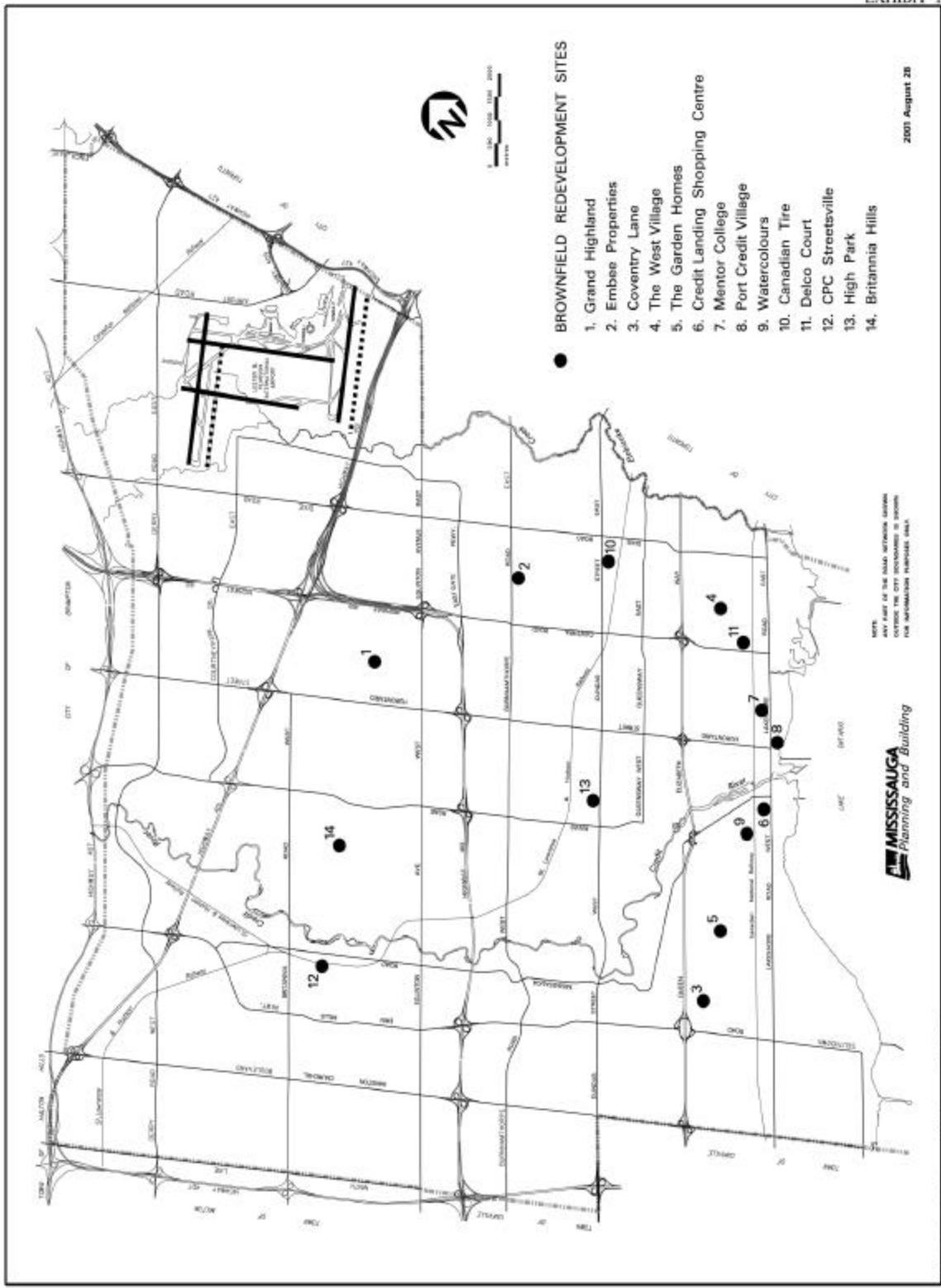
Capped & monitored  
by Region of Peel

**Year Completed:**

1999

A portion of the Britannia Sanitary Landfill Site was transformed into an 18-hole golf course that opened in the spring of 1999. It is owned by the Region of Peel and operated by the City Of Mississauga. It is a Scottish style mid-length course with heights providing spectacular views of the surrounding neighbourhoods. It is an excellent example of two levels of government partnering to create a community asset from a site with limited development potential.









*City of Mississauga  
300 City Centre Drive  
Mississauga, ON  
L5B 3C1*

*Telephone  
(905) 896-5538*

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