

# Ward 10 Community Meeting | Ridgeway Plaza

Hosted by Councillor Sue McFadden



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# Tonight's Community Meeting



- Welcome — Councillor McFadden
- Presentation 1: Peel Regional Police — Superintendent Joshua Colley
- Presentation 2: Municipal Law Enforcement — Geoff Howell
- Presentation 3: Planning & Building — Trista James
- Question & Answer – facilitated by David Raakman
- Closing – Councillor McFadden



# Welcome!

Opening Remarks from your host:  
Councillor Sue McFadden

Councillor  
**Sue McFadden**  
Mississauga **WARD 10**





# Ward 10 Ridgeway Plaza Community Meeting

March 11, 2026

# Role of By-law Enforcement

## Our Purpose



Keep communities safe and healthy



Maintain community standards



Ensure compliance to our by-laws

## How We Do It



Visible, proactive presence



Respond to the community + investigate



Educate first, enforce when needed

# By-law Enforcement Roles

## By-law Compliance & Enforcement (BCE)

### Nuisance Gatherings

- Public disturbances and enforce **Nuisance Gathering By-law**

### Noise Complaints

- Noise by-law enforcement

### Fireworks Enforcement

- Fireworks licensing and use

### Business Licensing

- Business licensing by-law enforcement



## Property Standards Investigations & Enforcement (PSIE)

### Garbage & Debris

- Waste removal

### Property Standards

- Maintenance and safety

### Zoning Violations

- Land use and zoning

### Committee of Adjustment

- Zoning and site plans

# Parking Enforcement

## Primary Focus

- Ensuring safe movement for pedestrians and vehicles
- Maintaining clear access for emergency services
- Facilitating smooth traffic flow around busy areas



## Key Enforcement Areas

- Parking offences on public streets surrounding Ridgeway Plaza
- Obstructions impacting safety or access
- Fire route parking violations
- Accessible parking enforcement

# Enforcement Tools & Actions

## Enforcement Tools



Warnings and Compliance Orders



Administrative Penalty System (APS)



Court Charges

## Enforcement Actions

- By-law enforcement uses a graduated approach, education first, escalating to penalties or charges when needed to promote compliance, deter repeat issues and protect public safety.



Examples of Violations Addressed by APS	Penalty Amounts
Own or operate a restaurant without a licence	\$125.00
Owner fail to display licence	\$125.00
Park vehicle in a prohibited area	\$85.00
Parking on a designated fire route	\$225.00

The background features a large white triangle on the left side, which is partially overlaid by a dark blue triangle from the top right. The bottom right corner is filled with a light blue triangle, and a medium blue triangle overlaps the bottom edge of the white triangle.

# Planning & Building

Zoning Actions and Expectations

# Ridgeway Plaza

Planning & Building became involved in response to **ongoing parking, traffic, and land-use compatibility concerns** in and around Ridgeway Plaza.



# Active and Surrounding Development

**Area E & F (SP 25-40 W8)**

3575 Platinum Dr

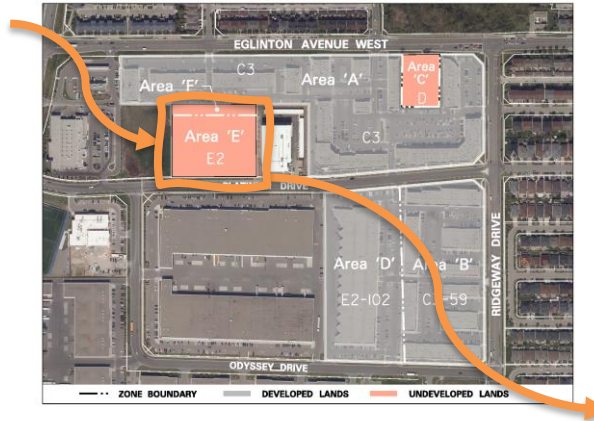
= **Active Site Plan Application**

**Proposed:**

- 4 Commercial buildings
- Permitting mix of uses: restaurant, retail, medical office, office

**Status:**

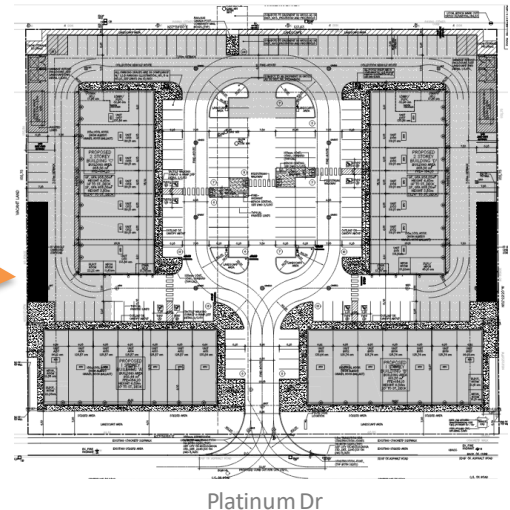
- Under review by staff



**Note:**

- No vehicular connections to surrounding parcels
- Standalone site with surface parking

**Planner:** Eleni Mermigas  
905-615-3200 Ext 5731  
Eleni.Mermigas@mississauga.ca



# Active and Surrounding Development

## Area C (OZ 25-15 W8)

3650 Eglinton Ave W

= **Active Rezoning Application**

### Proposed:

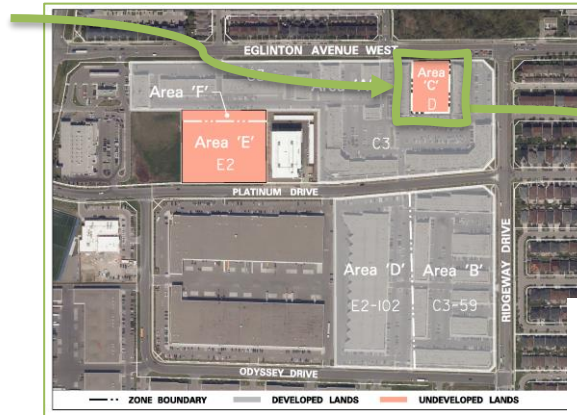
- 2-storey mixed-use
- Permitting: Commercial + office uses

### Status:

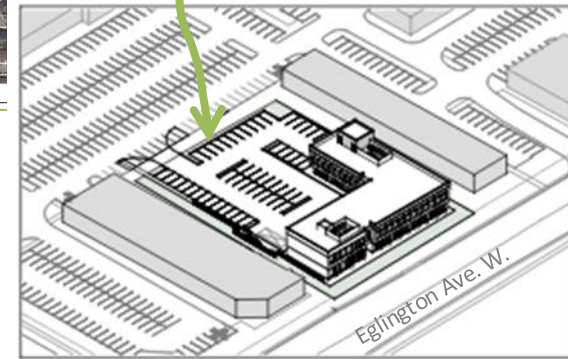
- Awaiting resubmission from applicant to address issues

### Key Issues:

- Site access and parking

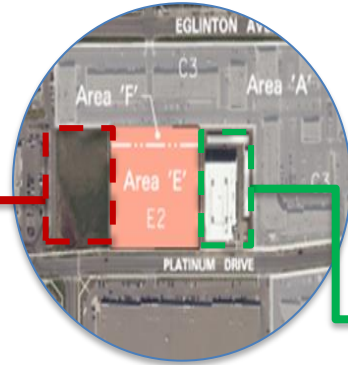


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# Active and Surrounding Development

Proposed Hotel



Storage Facility



- Ridgeway Special Area Zoning does not apply to these sites

## Planned

vs.

## Reality



- Typical mixed retail / office plaza and some employment
- Restaurants permitted (no cap)

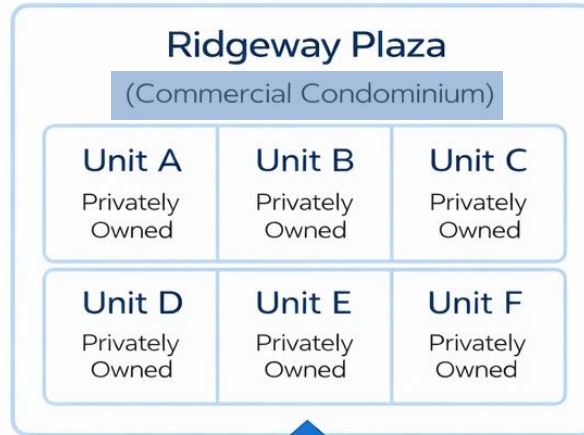
- 115 restaurants
  - 42% of units (North Plaza)
  - 41% of units (South Plaza)
- Peak parking demand = **evenings + weekends**
  - North: 893 / 901 spaces used
  - South: 747 / 749 spaces used
  - Near full capacity

# How the Plaza Is Structured



## City regulates zoning:

- Permitted land uses  
e.g. retail, office, employment
- Maximum building heights
- Required parking rates



## Condo Corp./Owners manage:

- Tenant/leasing decisions
- Site parking operations
- Site circulation and signage
- Internal day to day enforcement

# Zoning steps the City took

## 1 ICBL (Sept 2024)

### INTERIM CONTROL BY-LAW

- Temporarily paused certain new uses e.g. restaurants
- Prevented further intensification
- Allowed time to complete detailed study



## 2 Parking Study (Nov 2025)

### COMPREHENSIVE PARKING STUDY

- Independent parking consultant retained
- Two onsite parking surveys conducted
- Detailed occupancy and circulation analysis
- Data-driven recommendations provided

# What the Study Found



## PARKING OPERATING NEAR CAPACITY

- 8 surplus spaces (North)
- 2 surplus spaces (South)
- Some areas at 95-100% occupancy

## RESTAURANTS DRIVE PEAK DEMAND

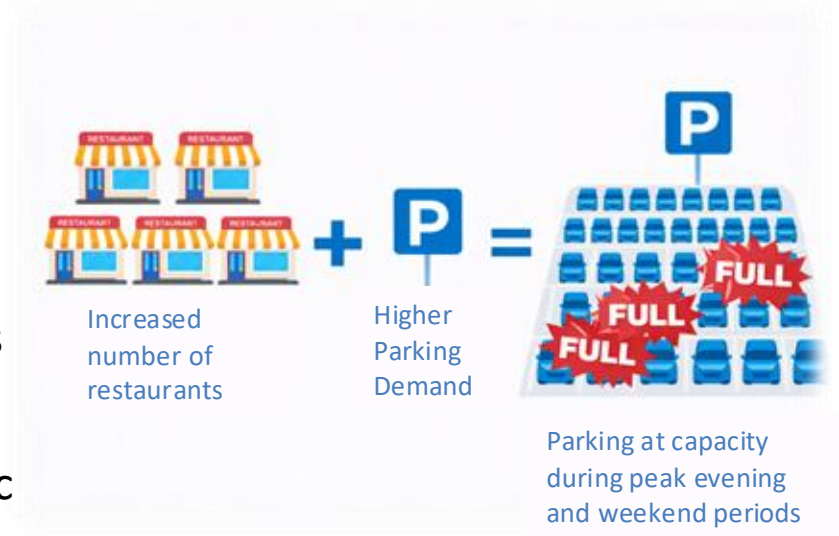
- 115 Restaurants
- Concentrated evening and weekend pressure
- Minimal room for additional restaurant growth

## WHAT THIS MEANT FOR RESIDENTS

- Congestion conflicts
- Circulation conflicts
- Ongoing complaints from surrounding community

# Zoning Approach

- Introduce Ridgeway Special Area Zoning
- Apply coordinated, area-wide regulations
- Focus controls on parking-intensive uses (restaurant-like uses)
- Balance operational relief with economic viability



# Key Proposed Zoning Regulations

1

## RESTAURANT USE LIMITS:

To reduce parking pressure:

- **Existing plazas:**  
Gradual 15% reduction in total restaurant space across the plaza  
*(This applies to the plaza overall — not individual units)*
- **New development:**  
Clear (*equivalent*) cap on the total amount of restaurant space permitted
- **No additional restaurant expansion**  
unless the site is below the approved cap



No additional Restaurant expansion beyond cap

# Key Proposed Zoning Regulations

2

## KEEPING RETAIL AS RETAIL

- Retail stores must operate as retail — not as restaurants
- No new on-site food preparation (e.g., hot bars)



**Goal: Reduce Peak-Time Parking Demand**

*Keep*

Retail Uses from Operating Like Restaurants

# Key Proposed Zoning Regulations

3

## LEGALLY EXISTING USES:

- Legally existing restaurants can continue to operate
- Legally existing retail stores with hot food counters can continue
  - They cannot expand beyond their current size
- No new expansions of these uses will be permitted

# Expected Outcomes

## SHORT TERM

- No immediate closures, unless illegally operating
- No new restaurant expansion beyond cap
- Stronger enforcement clarity

## LONG TERM

- Gradual rebalancing of uses
- Improved parking availability
- Better circulation
- More predictable conditions

# What Residents Can Expect

- Continued monitoring of parking conditions
- Ongoing enforcement of zoning and property standards
- Coordination across Planning, Enforcement, Transportation and Legal departments
- Staff will report back if adjustments are required



# Ward 10 Ridgeway Plaza Community Meeting

March 11, 2026

# Post-meeting questions

- Ward 10 Councillor Sue McFadden
  - [Sue.mcfadden@Mississauga.ca](mailto:Sue.mcfadden@Mississauga.ca)



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