
Planning and Development Committee

Date: May 11, 2026
Time: 1:30 PM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
and Online Video Conference

Members

Mayor Carolyn Parrish	Chair
Councillor Alvin Tedjo	Ward 2, Vice-Chair
Councillor Stephen Dasko	Ward 1
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Natalie Hart	Ward 5
Councillor Joe Horneck	Ward 6
Councillor Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Martin Reid	Ward 9
Councillor Sue McFadden	Ward 10
Councillor Brad Butt	Ward 11

To Request to Speak on Agenda Items - Advance registration is required to make a Deputation please email Ani Grigoryan, Legislative Coordinator at deputations.presentations@mississauga.ca or call 905-615-3200 ext. 8437 no later than **Friday, May 8, 2026 before 12:00PM.**

Comments submitted will be considered as public information and entered into the public record.

Please note the Planning and Development Committee meeting will be streamed and a video will be posted afterwards. Link to live stream: <https://www.mississauga.ca/council/council-activities/council-and-committee-videos/live-council-and-committee-videos/>

Contact

Ani Grigoryan, Legislative Coordinator

905-615-3200 ext. 8437

Email ani.grigoryan@mississauga.ca

Find it Online

<http://www.mississauga.ca/portal/cityhall/councilcommittees>

An asterisk (*) symbol indicates an Item that has been either Revised or Added

PUBLIC MEETING STATEMENT: In accordance with the Ontario Planning Act, only the applicant or owner of land affected by the planning applications, a specified person or a public body, and the Minister may appeal. If you do not make a verbal submission to the Committee or Council, or make a written submission prior to City Council making a decision on the proposal, you will not be entitled to appeal the decision of the City of Mississauga to the Ontario Land Tribunal (OLT), and may not be added as a party to the hearing of an appeal before the OLT.

Send written submissions or request notification of future meetings to:

Mississauga City Council Att: Development Assistant
c/o Planning and Building Department – 6th Floor
300 City Centre Drive, Mississauga, ON, L5B 3C1
Or Email: application.info@mississauga.ca

1. **CALL TO ORDER**

2. **INDIGENOUS LAND STATEMENT**

"We acknowledge the lands which constitute the present-day City of Mississauga as being part of the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation, The Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations. We recognize these peoples and their ancestors as peoples who inhabited these lands since time immemorial. The City of Mississauga is home to many global Indigenous Peoples.

As a municipality, the City of Mississauga is actively working towards reconciliation by confronting our past and our present, providing space for Indigenous peoples within their territory, to recognize and uphold their Treaty Rights and to support Indigenous Peoples. We formally recognize the Anishinaabe origins of our name and continue to make Mississauga a safe space for all Indigenous peoples."

3. **APPROVAL OF AGENDA**

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS MEETING**

5.1 Planning and Development Committee Draft Minutes - April 20, 2026

6. **MATTERS TO BE CONSIDERED**

6.1 INFORMATION REPORT (ALL WARDS)

Neighbourhood Commercial: Solutions at Home
File: BL.09-NBR (All Wards)

6.2 PUBLIC MEETING RECOMMENDATION REPORT (ALL WARDS)

Mississauga Official Plan 2051 (MOP 2051) – Provincial Modifications and “Housekeeping” Amendments

6.3 INFORMATION REPORT (ALL WARDS)

2025 Growth Monitoring Report

6.4 INFORMATION REPORT (ALL WARDS)

2025 Employment Survey Report

7. **ADJOURNMENT**

City of Mississauga
Corporate Report



<p>Date: April 22, 2026</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's files: BL.09-NBR (All Wards)</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: May 11, 2026</p>

Subject

INFORMATION REPORT (ALL WARDS)

Neighbourhood Commercial: Solutions at Home

File: BL.09-NBR (All Wards)

Recommendation

That Planning and Development Committee provide direction on the five categories outlined in the report dated April 22, 2026, entitled "Neighbourhood Commercial: Solutions at Home", from the Commissioner of Planning and Building, as follows:

- a. Neighbourhood Retail
- b. Neighbourhood Restaurants
- c. Resident Physicians, Dentists, Drugless Practitioners, or Health Professionals
- d. Home-Based Food Businesses (Home Catering)
- e. Home Occupations

And to direct staff to initiate a public engagement program and once input has been received and all issues identified, to provide recommendations on Zoning By-law changes to permit commercial uses in neighbourhoods.

Executive Summary

- Council has directed staff to investigate the possibility and implications of introducing commercial elements into Mississauga's neighbourhoods, including retail uses.
- Staff have identified five categories to introduce non-residential uses within a neighbourhood setting. These include: 1) Neighbourhood Retail 2) Neighbourhood Restaurants; 3) Resident Physicians, Dentists, Drugless Practitioners, or Health Professionals; 4) Home-Based Food Businesses (Home Catering); and 5) Home Occupations.

- The Alcohol and Gaming Commission of Ontario (AGCO) is responsible for licensing and regulating cannabis and alcohol sales. The City is not in a position to restrict cannabis retail stores or bars from operating on sites where a retail store and restaurant are permitted.
- Staff are seeking direction from Committee to scope the parameters of the study and public engagement.

Background

To support the daily needs of both current and future residents, it is important that goods and services are conveniently located. This helps create more vibrant communities and helps residents who do not have a vehicle to access amenities.

The City's new Official Plan, Mississauga Official Plan (MOP) 2051 describes the City's vision for the future with policies that guide land-use and city building decisions. MOP 2051 generally allows for neighbourhood retail, with policy 9.4.2 stating:

Retail uses may be permitted within Neighbourhoods to provide for a convenient access for the local residents. Character Area policies or local area plans will identify appropriate locations and types of uses.

There was some confusion at the MOP Public Meetings that this policy meant that retail uses would be permitted as-of-right in neighbourhoods, but this is not the case. MOP 2051 recognizes that in order to permit these uses, land use compatibility with neighbouring residents must be demonstrated. This means issues such as noise, parking, delivery, location, scale and massing must be considered. There are two methods in which this can be achieved – through a site-specific rezoning application, where context, land uses and regulations can be evaluated; or the development of city-wide zoning regulations that create the framework that can be applied to all neighbourhoods.

On April 2, 2025, Council approved a motion directing staff to investigate the possibility of introducing city-wide zoning regulations to permit commercial uses in neighbourhoods (Appendix 1).

The purpose of this report is to summarize the background research and analysis completed by staff in its initial review of this direction, and to provide options for the upcoming study. However, prior to proceeding with detailed analysis and the development of proposed amendments, staff are seeking direction from Committee in scoping the parameters of the study. Once scoped, a comprehensive public engagement program will be initiated and once input has been received and all issues identified, staff will be in a position to present recommendations at a future Planning and Development Committee meeting. The focus of any future amendments will be to balance a flexible, city-wide regulatory environment through as-of-right zoning permissions, while also mitigating any potential incompatibilities with neighbourhoods.

Comments

Neighbourhood Commercial Overview

Most post-WWII, suburban subdivisions were specifically designed for motor vehicles and to be serviced by retail commercial strips or shopping malls along major arterial roads. Neighbourhoods contained smaller convenience commercial plazas that assisted in the daily needs of residents, but with the growth of residential real estate prices there has been increasing pressure to convert these to residential uses in recent years.

There are multiple benefits to introducing commercial amenities into residential areas. Compact, well-connected neighbourhoods reduce car dependency and promote walkability, helping to cut carbon pollution. Businesses being embedded into neighbourhoods also creates a sense of community, and street activation increases perception of security. In addition, allowing homeowners to operate a small business provides an affordable entry-point for entrepreneurs, placing residents in a better position to leverage one of their largest investments. This is increasingly important in an era of economic uncertainty and where younger generations are spending a higher percentage of income on housing and are more open to entrepreneurship and secondary incomes.

However, as MOP 2051 points out, consideration must be given to mitigating any resulting adverse impacts. As such, any regulatory framework should look to govern such elements as:

- Amount and location of parking and loading spaces;
- Minimizing use-specific nuisances such as noise and smells;
- Optimizing site configuration, including such elements as waste storage locations and hardscaping;
- Managing on-site and nearby traffic; and
- Maintaining an appropriate distance from sensitive land uses.

Possible Options for Further Study

Staff have identified five categories for potential implementation of as-of-right zoning permissions:

- Neighbourhood Retail
- Neighbourhood Restaurants
- Resident Physicians, Dentists, Drugless Practitioners, or Health Professionals
- Home-Based Food Businesses (Home Catering)
- Home Occupations

As Neighbourhood Retail and Neighbourhood Restaurants present similar constraints in their operation, staff have grouped them together.

The first four of these categories are not currently contemplated by the Zoning By-law and would therefore require city-wide amendments to permit the uses. The fifth (home occupations) is currently permitted; however, additional regulations could be adopted to provide increased flexibility for homeowners, as well as better serve the communities in which they are located.

1) Neighbourhood Retail/Restaurants

Neighbourhood retail/restaurants can be considered as a small-scale, non-destination business situated within a residential structure with the two uses either intermixing, or the retail element serving as a stand-alone commercial use. These sites have a physical form that fits with the local context and are intended to provide amenities within walking distance of nearby residents. Examples include a small convenience store, grocery store, or café.

An important issue to note is that while a zoning framework can mitigate adverse impacts of retail stores and restaurants, certain restrictions are limited due to the Provincial jurisdiction of the Alcohol and Gaming Commission of Ontario (AGCO). The retail sale of cannabis is governed by the *Cannabis Licence Act, 2018*. Under the Act, municipalities: “may not create a licensing system respecting the sale of cannabis, nor pass a by-law that distinguishes land or building use for cannabis from any other kinds of use.” The City is therefore not in a position to restrict cannabis retail stores from operating on sites where a retail store is permitted, including residentially-zoned properties.

Similarly, convenience and grocery stores within Ontario are permitted to sell alcohol for consumption off-site, provided they acquire a license from the AGCO. The only way to eliminate neighbourhood alcohol and/or cannabis sales is by maintaining the current prohibition on retail stores within residential zones.

Also, a bar, or any other business focused on the service of alcohol for on-site consumption, is not a defined term within the Zoning By-law. The Zoning By-law’s definition of “restaurant” encompasses businesses that serve food, which includes alcoholic beverages. Should a restaurant, or café be permitted, the City would not have the legal authority to prohibit the owner from applying for a liquor licence. The only way to eliminate a bar within a neighbourhood is by maintaining the current prohibition on restaurants within residential zones.

Should Committee direct staff to investigate permissions for neighbourhood retail/restaurants, the following regulations could be explored:

- Retain the Building Envelope: To ensure commercial uses fit within neighbourhoods, building envelopes should remain consistent with adjacent dwellings.
- Neighbourhood Location: Limit commercial permissions to corner sites, and/or properties adjacent to existing non-residential uses, such as schools and parks, which are often larger in size and act as community nodes within neighbourhoods.
- Maximum Size: To ensure commercial uses remain appropriately scaled, a maximum size of the associated retail gross floor area may be appropriate.

- Transit Accessibility: Permit commercial permissions along streets serviced by public transit, and/or are located on specified designated right-of-way widths (e.g. major and minor collectors).
- Structural Location: It may be appropriate to regulate the retail component to the main floor of a residence or specifically prohibit it within accessory structures.
- Street-Specific Regulations: allow for commercial permissions along specified arterial streets (e.g. Cawthra Rd., Dixie Rd., etc.). The increased capacity associated with residential arterials would lessen traffic-related concerns related to neighbourhood businesses. Additionally, such uses would benefit from the increased visibility associated with these locations.

2) Resident Physicians, Dentists, Drugless Practitioners, or Health Professionals

The Resident Physician, Dentist, Drugless Practitioner, or Health Professional is a land use comprised of medically licenced specialists of various disciplines who operate their practice out of a portion of their residential structure. Examples include a small office for a doctor, physiotherapist or chiropractor.

Historically, this use was permitted within all detached dwellings, provided they were located upon lots with a frontage of 15 m (49 ft.), or greater. In 2019, this use was removed due to concerns that such sites often evolved into larger clinics, effectively introducing commercial elements into residential neighbourhoods. With these larger facilities came parking and traffic issues on local roads.

The concerns identified in 2019 still exist; however, they may be addressed through a re-evaluation of how such a use is contemplated. Historically, these sites were mandated to be primarily residential in nature. However, this is fundamentally at odds with the reality of how such businesses function. A contemporary approach may be in permitting some manner of commercial regulations (specifically as it pertains to parking areas) but being more selective with regards to where such sites can locate – essentially granting these properties more commercial freedoms, but being more sensitive to their location and sizing requirements.

Should Committee direct staff to investigate permissions for resident physicians, dentists, drugless practitioners or health professionals, the following regulations could be investigated:

- Retain the Building Envelope: To ensure commercial uses fit within neighbourhoods, building envelopes should remain consistent with adjacent dwellings.
- Property Size Regulations: Limit commercial permissions to properties with a generous lot frontage and area to accommodate an appropriate parking area.
- Employee Maximums: To ensure commercial uses do not evolve into full medical clinics, maximum number of employees can be investigated.
- Transit Accessibility: Permit the uses along streets serviced by public transit, and/or locations on specified designated right-of-way widths (e.g. major collectors).
- Parking: Establish a suitable parking rate.

- Maximum Size: To ensure commercial uses remain appropriately scaled, a maximum of the associated gross floor area may be appropriate.

3) Home-Based Food Businesses (Home Catering)

Home-based food businesses or home catering are service-based businesses operated out of a residential structure, in which meals are prepared, cooked, and often stored, for customer pick-up, delivery, or both. An example is a food-preparation service where catered meals are delivered to clients.

The Zoning By-law does not permit this use in residential zones. However, other regulatory barriers exist. Peel Public Health has jurisdictional authority to ensure that any food produced for commercial sale remains fit for human consumption. Therefore, the same legislative documents (Ontario Regulation 493 and the *Health Protection and Promotion Act*), as well as the same associated standards which govern restaurants also apply to home catering. This often means that to obtain compliance, a portion of the residential structure must be converted into a commercial kitchen, which entails a significant financial investment. The homeowner would also be required to apply for a Change of Occupancy Permit (to commercial kitchen), as well as apply for a Business Licence.

Possible consequences of implementation include: the generation of unwanted smells from food preparation should incorrect, or insufficient, venting be used; lineups for non-delivery catering; and general increased pedestrian and vehicular traffic. Additionally, a resident might misconstrue that by being permitted by the Zoning By-law, no further approval is required and not pursue any of the other internal/external regulatory requirements.

Should Committee direct staff to investigate permissions for home-based food businesses, the following regulations could be investigated:

- Property Size Regulations: Limit commercial permissions to properties with a generous lot frontage to ensure suitable setbacks from neighbouring properties can be achieved.
- Retain the Building Envelope: To ensure commercial uses fit within neighbourhoods, building envelopes should remain consistent with adjacent dwellings.
- Maximum Size: To ensure commercial uses remain appropriately scaled, a maximum size of the associated commercial gross floor area may be appropriate.
- Parking: Establish a suitable parking rate.
- Employee Maximums: To ensure the commercial use remains appropriately scaled, a maximum number of employees should be considered.

4) Home Occupations

Home occupations are micro-scaled businesses or professional services operated from a portion of a residential dwelling. These businesses are intended to be secondary to the primary residential use. Examples include a homeowner operating a tutoring or music instruction business from their residence.

Currently, home occupations are permitted within all detached dwellings, subject to regulations designed to mitigate potential impacts on adjacent properties. Some of these existing regulations include:

- Limiting the permitted businesses to tutoring, music instruction, artist and artisan, or office uses;
- Establishing a maximum gross floor area of a home occupation to 25%, to a maximum of 50 m² (538 sq.ft.);
- Restricting the home occupation use to be exclusively within the primary dwelling;
- Prohibiting external employees; and,
- Limiting the number of potential on-site clients at any given time to two.

Moving forward, amendments to create additional flexibility for the homeowner can be considered. Should Committee see merit in this approach, additional permissions could include:

- Add additional micro-scale uses (e.g. barbershop, florist, etc.)
- Allowing for a small number of employees
- Permitting operation in accessory buildings (e.g. an accountant working out of a converted shed)
- Increase maximum gross floor area
- Remove maximum for on-site clients

As home occupations are currently permitted by the Zoning By-law, amendments would allow more residents to operate a business out of their home, as well as provide a more affordable entry-point for prospective small-business owners.

Engagement and Consultation

Staff plan to initiate a city-wide community engagement process, including a comprehensive communications strategy (specialized website, social media, etc.), before hosting the statutory public meeting and presenting recommendations to Planning and Development Committee.

Financial Impact

There are no financial impacts resulting from the recommendations in this report.

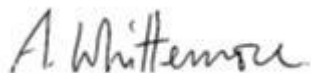
Conclusion

A re-evaluation of the traditional nature of suburban neighbourhoods is currently underway with gentle density and newer, progressive planning policies. Providing a city-wide policy environment that is more supportive of local amenities and community organizations is an important step in supporting greater liveability and should be further investigated.

Staff are seeking feedback from Committee on the proposed approach, with received comments being considered and included in a recommendation report to Planning and Development Committee.

Attachments

Appendix 1: Resolution No. 0077-2025



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Roberto Vertolli, Planner



MISSISSAUGA

RESOLUTION NO.: 0077-2025

Date: April 2, 2025 w2

Moved by: [Signature] w2

Seconded by: Chris Fontecia w3

WHEREAS Council approved the Mississauga Official Plan 2051, including Policy 9.4.2 which states "Retail uses may be permitted within neighbourhoods to provide commercial uses convenient to the local residents. Charter Area policies or local area plans will identify appropriate locations and types of uses";

AND WHEREAS Council has committed to creating complete neighbourhoods, which includes walkable access to commercial such as grocery or convenience stores, food services, and other local shops; uses

And WHEREAS the majority of single family homes and neighbourhoods have a walkability score defining them as car-dependent, neighbourhood commercial would promote car-free travel, promoting environmentally sustainable living, in addition to health and wellness; uses

AND WHEREAS the introduction of commercial and services in residential neighbourhoods can help create opportunities to build places for residents to congregate and engage with their fellow neighbours creating stronger communities; uses

AND WHEREAS many residents already operate non-permitted businesses within their homes and should be brought into compliance within the city's licensing and business framework;

AND WHEREAS more information is needed to determine the scale and scope of neighbourhood commercial; uses

THEREFORE BE IT RESOLVED THAT:

1. Staff shall undertake a study with public consultation on neighbourhood commercial uses to determine its feasibility in appropriate neighbourhoods, define appropriate small scale commercial uses and services, excluding cannabis and which zones this would apply to; and
2. Staff shall bring back an information report to the Planning and Development Committee, and provide options for direction for city-initiated official plan and zoning by-law amendments to facilitate appropriate neighbourhood commercial uses;
3. This work will be complete before the end of this term of Council.



RESOLUTION NO.: 0077-2025

Date: April 2, 2025

Moved by: [Signature]

Seconded by: Chris Fonseca

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor C. Parrish				
Councillor S. Dasko	✓			
Councillor A. Tedjo	✓			
Councillor C. Fonseca	✓			
Councillor J. Kovac	✓			
Councillor N. Hart	✓			
Councillor J. Horneck	✓			
Councillor D. Damerla	✓			
Councillor M. Mahoney	✓			
Councillor M. Reid	✓			
Councillor S. McFadden			✓	
Councillor B. Butt	✓			

Carried
[Signature]
Mayor

City of Mississauga
Corporate Report



<p>Date: April 22, 2026</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's files: CD.02-MIS</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: May 11, 2026</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (ALL WARDS) – Mississauga Official Plan 2051 (MOP 2051) – Provincial Modifications and “Housekeeping” Amendments

Recommendation

That the proposed amendments to Mississauga Official Plan 2051 (MOP 2051), as detailed in the report dated April 22, 2026 from the Commissioner of Planning and Building be approved in accordance with the following:

1. That the necessary official plan amendment by-laws in substantial conformance with Appendix 3 and Appendix 4 be enacted at a future City Council Meeting.
2. That notwithstanding planning protocol, the report regarding proposed amendments to MOP 2051 be considered both the public meeting and combined information and recommendation report.

Executive Summary

- Mississauga Official Plan 2051 (MOP 2051) was adopted by Council on April 16, 2025, and subsequently submitted to the Ministry of Municipal Affairs and Housing (MMAH) for review and approval. It was approved on March 24, 2026.
- MMAH approval of MOP 2051 included 44 modifications. These modifications mainly relate to:
 - Conformity with provincial priorities and policies.
 - Increases to heights in select areas along the Hurontario LRT and Dundas Corridors.
 - Deferral of ministerial decision as it relates to 1403–1425 Dundas Street East which is in a Special Policy Area (for flooding).

- A consolidation of MOP 2051 which includes the above-noted 44 modifications has been completed.
- During MOP 2051 review by MMAH, 19 amendments to the in-force Mississauga Official Plan (MOP) were completed. These amendments included Council approved development applications and Ontario Land Tribunal decisions. These amendments now need to be transitioned into MOP 2051 through this report and implementing by-laws that will go to Council.
- Additionally, revisions to MOP 2051 were identified as necessary to ensure development on “Mixed Use Limited” designated lands along Dundas Street results in mixed use complete communities by integrating “Mixed Use” policies.

Background

Mississauga Official Plan 2051 (MOP 2051) outlines a comprehensive land use policy framework to guide growth and development within the City to the year 2051. MOP 2051 includes policies that: establish growth management; provide for a wide range of housing and transportation options; plans for infrastructure and servicing; protects the natural heritage system and water resources; and other matters. MOP 2051 aligns with the City’s vision, plans and strategies and implements many of the recommendations of the Mayor’s Housing Task Force report.

MOP 2051 was adopted by Council on April 16, 2025, and subsequently submitted to the Ministry of Municipal Affairs and housing (MMAH) for review and approval. It was approved on March 24, 2026 with 44 modifications (see Appendix 1). These modifications, which can be found in Appendix 2, aim to align MOP 2051 with provincial priorities and policies.

Comments

MOP 2051 Ministerial Modifications

Overall, the number and extent of provincial modifications are relatively limited considering the new Official Plan’s substantial policy scope. The 44 modifications address these 3 main areas:

1. Provincial priorities, directions and plans:

The majority of modifications seek to align MOP 2051 with various provincial policy directions through the following:

- Changes to environmental policies to align with recent provincial changes related to municipal green building and development standards (e.g. using “encourage” instead of “will”).
- Modifications to affordable housing and inclusionary zoning to implement recently updated regulations or to soften requirements for below-market and affordable housing.

- Stronger study area policies for the future Highway 413 and the Greater Toronto Area Transmission Corridor (along the northwestern City boundary).
- Increased protection of hospital helipad flight paths (e.g. new height maximum for the Hospital Growth Node and added requirements for future development to consult with Trillium Health Partners).

2. Height Increases:

Height increases from a maximum of 25 storeys to a maximum of 35 storeys were made for 3 properties in Protected Major Transit Station Areas (PMTSA) along the Hurontario LRT and Dundas BRT Corridors. The affected properties are: 2300 Confederation Parkway, 2170 Sherobee Road and 189 Dundas Street West. These changes were made to schedules 8F and 8L as shown in Appendix 2.

3. A decision deferral:

A decision on the Official Plan as it applies to the lands at 1403–1425 Dundas Street East has been withheld and will be made at a future date (Appendix 1). These lands are currently within the provincially designated Dixie-Dundas Special Purpose Area (SPA), which is an area in the flood plain. Site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses and address the potential for development.

An Environmental Assessment study and preliminary design for the Dixie-Dundas SPA were both completed in 2024. Detailed design work, land acquisition and early construction work including utility relocations are currently underway with the intent to improve flooding conditions. Primary construction works are anticipated to begin in 2027.

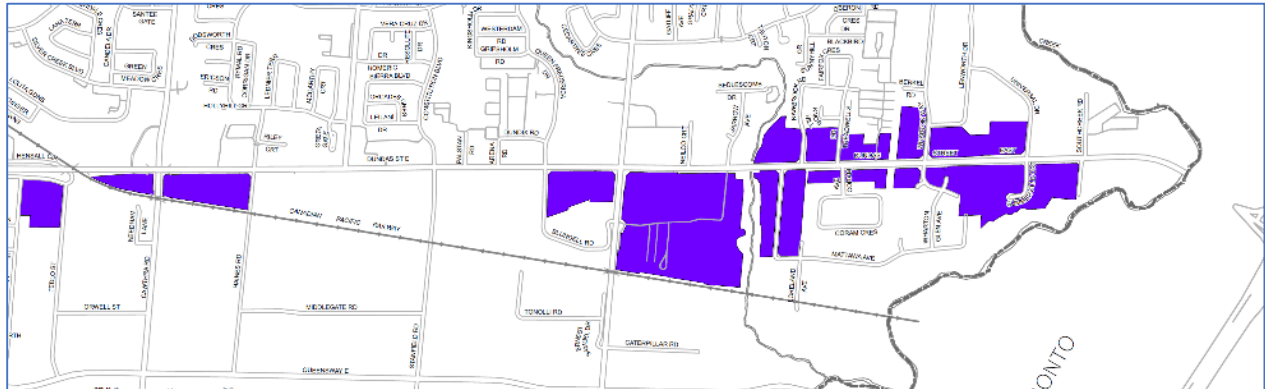
MOP 2051 Developer-Initiated Amendments

Between MOP 2051 adoption by Council on April 16, 2025, and ministerial approval on March 24, 2026, 19 amendments representing development applications and Ontario Land Tribunal (OLT) decisions were finalized. These Council-approved applications and OLT decisions were intended to amend the then in-force official plan, Mississauga Official Plan. However, since MOP 2051 has become the new in-force official plan, it is necessary to transition these amendments into MOP 2051 via a “technical” omnibus amendment package. The list of these amendments (policies and corresponding maps) is found in Appendix 3.

MOP 2051 City-Initiated Amendment

Updates to “Mixed Use Limited” Policies

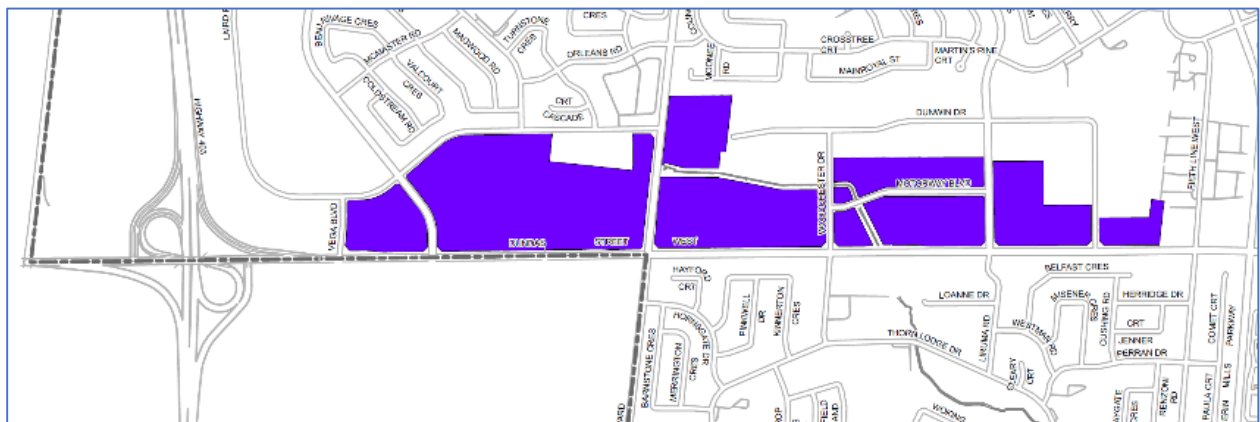
Mixed Use Limited designated lands are located exclusively along Dundas Street and are part of the Dundas Street Intensification Corridor. These lands are shown in purple in the following maps.



 Mixed Use Limited

Lands designated Mixed Use Limited, Located along:

- 1- **Above:** Dundas St. E, between Southcreek Rd and Hansall St.
- 2- **Left:** Dundas St. W., between Mavis Rd. and Wolfdale Rd.
- 3- **Below:** Dundas St. W, between Fifth Line West and Vega Blvd.



As part of the Dundas Street Intensification Corridor, these lands are envisioned to transform over time into a dynamic, urban, mixed-use corridor with multiple options for mobility including walking, cycling, and rapid transit.

These lands were identified for future mixed-use development that may permit sensitive uses (including residential) once compatibility requirements with existing industry have been achieved. The list of permitted uses for Mixed Use and Mixed Use Limited lands are the same –

the only difference is that land use compatibility must be demonstrated first when sensitive uses are proposed on Mixed Use Limited lands.

In order to guide future development of Mixed Use Limited designated lands, an amendment is proposed to clarify that the Mixed-Use policies apply to these lands should sensitive uses be deemed to be appropriate. This proposed amendment is found in Appendix 4.

Financial Impact

There are no financial impacts resulting from the recommendations in this report.

Conclusion

MOP 2051 represents the result of a fulsome and detailed city-wide land use study supported by a strong engagement strategy. Its approval by the Minister with a limited number of changes speaks to the strength of its policies and their alignment with provincial priorities.

The proposed “housekeeping” amendments will further complete MOP 2051 by integrating development applications and OLT decisions finalized during its review by MMAH, and clarifying the Mixed Use Limited policies of the Plan. These proposed amendments may still undergo modifications to address numbering, grammatical errors and other minor corrections as part of final formatting for future Council approval.

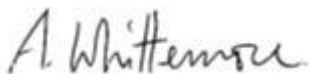
Attachments

Appendix 1: MOP2051 MMAH Notice of Decision

Appendix 2: MOP2051 MMAH Modifications

Appendix 3: MOPA and OLT Amendments List

Appendix 4: Mixed Use Limited Amendment



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Amina Menkad, Planner

File No.: By-law 0069-2025
Municipality: City of Mississauga
Subject Lands: All lands within the City of Mississauga

Date of Decision: March 24, 2026
Date of Notice: March 24, 2026

NOTICE OF DECISION

With respect to an Official Plan
Subsection 17(34) of the *Planning Act*

A decision was made on the date noted above to modify and approve, the City of Mississauga Official Plan 2051, as adopted by By-law 0069-2025, subject to forty-four (44) modifications.

Purpose and Effect of the Official Plan

The approval of the City of Mississauga Official Plan 2051 as modified, repeals and replaces the in-effect official plan that was adopted by the City in 2002 and approved by Region of Peel in 2003, including all amendments thereto.

The approved City of Mississauga Official Plan 2051 outlines a comprehensive land use policy framework to guide growth and development within the City to the year 2051 and includes policies that: establish growth management; provide for a wide range of housing options and transportation options; plans for infrastructure and servicing; protects the natural heritage system and water resources; protects the agricultural system; and other matters.

The forty-four (44) modifications to the official plan have been made to address provincial policy direction, changes to upper-tier planning authority, growth management, affordable housing and inclusionary zoning, water and wastewater servicing, the natural heritage system, wetlands, protect hospital flight paths, aggregate extraction and operations, and to ensure that the Highway 413 Focused Analysis Area and the Northwest Greater Toronto Area Transmission Corridor Narrowed Area of Interest are being planned for and protected.

A decision on the Official Plan as it applies to the lands at 1403–1425 Dundas Street East has been withheld and will be made at a future date.

The new official plan applies to all lands within the City of Mississauga.

Decision Final

Pursuant to subsections 17(36.5) and (38.1) of the Planning Act, the decision of the Minister of Municipal Affairs and Housing is final and not subject to appeal. Accordingly, the City of Mississauga Official Plan 2051, as modified and approved by the Minister, came into effect on March 24, 2026.

Other Related Applications: None

Getting Additional Information

Additional information is available on City of Mississauga's website:

<https://yoursay.mississauga.ca/official-plan-review>

Additional information is available during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below.

Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Ontario (MSO-C)
777 Bay Street, 16th Floor Toronto, Ontario, M7A 2J3

DECISION
With respect to the new City of Mississauga Official Plan
Subsection 17(34) of the *Planning Act*

I hereby approve the repeal of the City of Mississauga Official Plan, and all subsequent amendments thereto, pursuant to By-law 2025-0069, insofar as this official plan is in effect, except for the lands identified in Part B of the Decision, with respect to which lands a decision is withheld.

Furthermore, I hereby approve the City of Mississauga Official Plan 2051 adopted by By-law 2025-0069 subject to the modifications set out in Part A, with additions in **bold underline** and deletions in **~~bold strikethrough~~**, except for the lands identified in Part B of the Decision, with respect to which lands a decision is withheld.

PART A - MODIFICATIONS

1. Policy 2.5.6 is modified to state the following:

2.5.6 Mississauga will promote a strong civic identity by ensuring that the urban form and design of the city (e.g. buildings, streets, ***streetscapes***, landscapes, parks, and infrastructure) contribute positively to everyday living in Mississauga. ***Placemaking*** initiatives will be used to support active living and improved public health, comfort and social interaction. Mississauga will **~~implement~~ encourage** green development **~~building~~** standards and technologies to address challenges related to climate change.

2. Policy 4.2.7 is modified to state the following:

4.2.7 Development will be **~~designed~~ encouraged** to assist the City in meeting its environmental sustainability policies, programs and goals such as, greenhouse gas emissions targets, climate change actions, **encouraging** Green Development Standards, tree management and the Tree Protection Bylaws, cycling infrastructure and stormwater initiatives.

3. Policy 4.3.2.7 is modified to state the following:

4.3.2.7 Notwithstanding the policies of this Plan, development and *site alteration* will not be permitted in the following areas:

- a. provincially significant *wetlands* or provincially significant *coastal wetlands*;

b. *habitat of endangered species and threatened species*, except in accordance with provincial and federal requirements; **and**

c. *fish habitat*, except in accordance with provincial and federal requirements; **and**

d. provincially significant woodlands, provincially significant valleylands, provincially significant wildlife habitat, provincially significant areas of natural and scientific interest, and coastal wetlands that are not provincially significant, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

4. Table 5.2. Minimum Required Percentage of Residential Gross Floor Area (GFA) in Ownership Housing to be Affordable Housing' is modified so that it states the following:

IZ Area as Identified on Map 5-1	Affordable Ownership Housing Units	Affordable Rental Housing Units
IZ Area 1	7% <u>5%</u>	3.5%
IZ Area 2	5%	2.5%
IZ Area 3A and IZ Area 3B	4%	2%
IZ Area 4	10% <u>5%</u>	5%

5. Policy 5.3.3.14 is modified to state the following:

5.3.3.14 *Affordable* rental housing units or *affordable* ownership housing units will be required to be maintained at *affordable* rents or prices commencing upon execution of an Inclusionary Zoning Agreement for a minimum period of:

- a. **30** ~~25~~ years calculated from the date of first occupancy of an *affordable* rental housing unit; or
- b. **99** ~~25~~ years calculated from the later of the date of first occupancy or first closing of an *affordable* ownership housing unit.

6. Policy 5.3.3.16 is modified to state the following:

5.3.3.16 The City will receive a portion of the net proceeds from the sale of an *affordable* ownership housing unit in accordance with the following policies:

- a. the City will receive no more than 20 percent of the net proceeds of the sale of an *affordable* ownership housing unit sold during the ~~99~~ **25**-year affordability period, equivalent to no more than 2 percent of the sale price, for administration fees, where proceeds are the difference between the purchase price and the resale price of the *affordable* ownership housing unit; and
- b. the City will receive 50 percent of the net proceeds of the first sale of an *affordable* ownership housing unit at market price after the ~~99~~ **25**-year affordability period, to be reinvested in *affordable* housing, where net proceeds are the difference between the purchase price and the resale price of the *affordable* ownership housing unit, less any legal, administration or real estate commission fees.

7. Policy 8.2.13 is modified to state the following:

8.2.13 Development will ~~have~~ **encourage** restorative net ecological benefits on a site through the practice of sustainable building and site design.

8. Policy 8.6.1.1 is modified to state the following:

8.6.1.1 All buildings ~~designs should be designed~~ **are encouraged** to incorporate innovative green and sustainable technologies including, where appropriate, considerations for alternative and **renewable energy** sources. Where **tall buildings** occur, they are prominent features of the urban form and ~~should be~~ **are encouraged to be well** designed ~~to the highest of standards~~.

9. Policy 8.6.1.21 is modified to state the following:

8.6.1.21 The choice of building materials ~~will~~ **is encouraged to** minimize the risk for bird collisions.

10. Policy 8.6.1.23 is modified to state the following:

8.6.1.23 ~~Encourage B~~**buildings will be designed to designs that** conserve energy, incorporate sustainable material and where appropriate, consider alternative and **renewable energy** sources.

11. Policy 8.6.1.24 is modified to state the following:

8.6.1.24 ~~Encourage B~~**buildings will be designed to designs that** minimize the consumption of water and ~~to~~ utilize **stormwater best management practices**.

12. A new policy 8.6.1.29 is added as follows:

8.6.1.29 No building construction phase equipment for a tall building in the Hospital Growth Centre, including cranes, and hoisting apparatus will be permitted to interfere with the future flight path for the Mississauga Hospital heliport that is planned to be situated at 228.445 m above sea level once the heliport is commissioned and operational, unless any identified risks can be appropriately mitigated to the written satisfaction of Trillium Health Partners.

13. Policy 8.6.3.9 is modified to state the following:

8.6.3.9 Sites will be designed in a manner that ~~conserves energy encourages energy conservation. Energy conservation will be addressed at the development application stage and during the preparation of building and site designs.~~ Buildings ~~should be~~ **are encouraged to be** designed, oriented, constructed and landscaped to minimize interior heat loss and to capture and retain solar heat energy in the winter and to minimize solar heat penetration in the summer.

14. Policy 8.6.3.12c is modified to state the following:

(c) active and passive design measures **will be encouraged** to improve energy efficiency and reduce peak demand such as **considering** building orientation to take advantage of passive solar heating, shading for cooling and natural light and energy efficient exterior cladding and window treatments.

15. Policy 8.6.3.12g is modified to state the following:

(g) **the use of** bird-safe glass treatment **will be encouraged** to minimize the risk for bird collisions and **the use** energy efficient, shielded exterior lighting **will be encouraged** to reduce nighttime glare and light trespass; and

16. The third paragraph to the preamble to 'Section 9.3 – Industry' is modified to state the following:

There is only one quarry remaining in operation in the Southdown Employment Area Character Area and **while known deposits of mineral aggregate resources are protected in accordance with the Provincial Planning Statement, no new or expanding mineral aggregate operations** quarries will **likely not** be permitted. ~~Existing Mineral aggregate operations areas of mineral resources~~ will operate in compliance with **the policies and** legislation of the Provincial Government **including but not limited to the Planning Act, Aggregate Resources Act, Provincial Planning Statement** and **with** the policies of this Plan.

17. Policy 10.2.17.2 is deleted in its entirety:

~~10.2.17.2 Notwithstanding the provisions of the Parkway Belt West Plan, the following uses will not be permitted:~~

~~a. — major power generating facility; and~~

~~b. — b. waste processing stations or waste transfer stations and composting facilities.~~

18. Policy 11.3.2.3 is modified to state the following:

11.3.2.3 The minimum floor space index (FSI) will be achieved over the long term and is a cumulative measure of planned density across the lands within a Protected Major Transit Station Area. ~~Individual development proposals do not need to meet the minimum floor space index (FSI) target.~~

19. Policy 14.2.1.5.1 is modified to state the following:

14.2.1.5.1 Residential development that is permitted by any land use designation will **include encourage**:

20. Policy 14.2.1.5.4 is modified to state the following:

14.2.1.5.4 The below-market housing units described in Policy 14.2.1.5.1 are **encouraged** to be comprised of a mix of both below-market rental and below-market ownership housing when considered across the Node.

21. Policy 14.2.1.5.6 is modified to state the following:

14.2.1.5.6 Any existing below-market rental housing units that are retained under the provisions of the City's Rental Housing Protection By-law will count towards the below market housing unit **requirements direction** described in Policy 14.2.1.5.1.

22. Policy 14.2.6.5.1 is modified to state the following:

14.2.6.5.1 Residential development permitted by any land use designation **will is encouraged** to include:

a. minimum 10 percent of housing units that are below-market for each development application proposing more than 50 residential units within the Meadowvale Growth Node. This **will should** be comprised of units targeted for a range of middle income households.

b. Approximately half of these units **will should** be larger, family-sized dwellings containing more than one bedroom. For the purposes of this section:

23. Policy 14.2.6.5.4 is modified to state the following:

14.2.6.5.4 The below-market housing units described in policy 14.2.6.5.1 **are to should** be comprised of a mix of both below-market rental and below-market ownership housing when considered across the Node. Individual development applications are encouraged wherever possible to include a mix of both below-market rental and below-market ownership housing.

24. Policy 14.2.10.1c is modified to state the following:

c. **encouraging** the provision of a mixture of residential built forms and tenures suitable to a variety of income levels and household types including below-market priced housing;

25. Policy 14.2.10.5.1 is modified to state the following:

14.2.10.5.1 Residential development permitted by any land use designation **will is encouraged** to include:

- a. minimum 10 percent of housing units that are below-market for each development application proposing more than 50 residential units within the Sheridan Growth Node. This **will should** be comprised of units targeted for a range of middle income households; and
- b. Approximately half of these units **will should** be larger, family-sized dwellings containing more than one bedroom. For the purposes of this section:

26. Policy 13.2.10.5.4 is modified to state the following:

~~13~~**14**.2.10.5.4 The below-market housing units described in policy 14.2.10.5.1 **are to should** be comprised of a mix of both below-market rental and below-market ownership housing when considered across the Node. Individual development applications are encouraged wherever possible to include a mix of both below-market rental and below-market ownership housing.

27. Policy 13.6.5.1 is modified to state the following:

13.6.5.1 **All** development proposals **and applications containing a tall building** in **the vicinity of the Hospital Growth Centre of the Mississauga Hospital** will be circulated to Trillium Health Partners (**Mississauga Hospital**) and must demonstrate **through a letter of satisfaction issued by Trillium Health Partners that** new buildings and structures **will comply with policies a. and b. below, and** do not interfere or conflict with the **planned or operational** flight path and the functioning of the Mississauga Hospital heliport **that is planned to be situated at 228.445 m above sea level (ASL)**. This may result in building heights that are lower than maximums otherwise permitted by this Plan. **Additional requirements related to this policy are as follows:**

- a. **New buildings, structures, and associated rooftop mechanical elements within the planned helicopter flightpath area will not exceed the planned elevation of the future Mississauga Hospital heliport, unless an aeronautical review confirms to the satisfaction of Trillium Health Partners that there is no impact to emergency air access and to the safe use of the flight path and access to heliport. These structures and rooftop elements include but are not limited to anything that is erected, built or constructed or is joined together with a fixed**

location on the ground, or attached to something having a fixed location in or on the ground, whether permanent or temporary in nature, such as a wall, parapet, crane, flagpole, antenna or telecommunications equipment, lighting, signage, construction or maintenance equipment, or any other equipment or installation.

- b. **Development approvals require confirmation that no construction phase equipment, including cranes, and hoisting apparatus, will interfere with the future Mississauga Hospital heliport flight path once commissioned and operational, unless any identified risks can be appropriately mitigated to the written satisfaction of Trillium Health Partners.**

28. Policy 14.2.11.1c is modified to state the following:

- c. **encouraging** the provision of a mixture of residential built forms and tenures suitable to a variety of income levels and household types including below-market priced housing;

29. Policy 14.2.11.5.1 is modified to state the following:

14.2.11.5.1 Residential development permitted by any land use designation **will be encouraged to** include:

- a. minimum 10 percent of housing units that are below-market for each development application proposing more than 50 residential units within the South Common Growth Node. This **will should** be comprised of units targeted for a range of middle income households;
- b. Approximately half of these units **will should** be larger, family-sized dwellings containing more than one bedroom. For the purposes of this section;

30. Policy 14.2.11.5.4 is modified to state the following:

14.2.11.5.4 The below-market housing units described in policy 14.2.11.5.1 **are to should** be comprised of a mix of both below-market rental and below-market ownership housing when considered across the Node. Individual development applications are encouraged wherever possible to include a mix of both below-market rental and below-market ownership housing.

31. Policy 15.13.2.20 is modified to state the following:

15.13.2.20 The Highway 413 Focused Analysis Area ('FAA') and the Northwest Greater Toronto Area Transmission Corridor Study Narrowed Area of Interest ('NAI'), **as shown on Schedules 3, 7 and 7A of this Plan,** will be planned for and protected. Development applications within the FAA and NAI will not preclude or predetermine any further planning and/or implementation of the Highway 413 and the Northwest GTA Transmission Corridor Study. Proposed developments within the FAA and NAI that could preclude or negatively affect the use of the FAA and NAI for the purpose(s) for which it was identified will not be permitted. **Development approvals, whether draft or final, shall only be granted where written confirmation is received from the Ministry of Transportation and the Ministry of Energy and Mines that the FAA and NAI no longer apply to the lands subject to the application(s).** The FAA and NAI have been established by Ministry of Transportation, and the Independent Electricity System Operator and the Ministry of Energy and **Electrification Mines**, respectively.

32. Policy 16.2.1.1 is modified to state the following:

16.2.1.1 **Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act,** **within an area of employment,** a land use that is excluded from the list of permitted uses for an **area of employment in subsection 1(1) of the Planning Act,** is authorized to continue, provided the use has been lawfully established on the parcel of land before October 20, 2024.

33. A new policy 16.13.2.2 is inserted, which states the following:

16.13.2.2 The Highway 413 Focused Analysis Area ('FAA') and the Northwest Greater Toronto Area Transmission Corridor Study Narrowed Area of Interest ('NAI'), as shown on Schedules 3, 7 and 7A of this Plan, will be planned for and protected. Development applications within the FAA and NAI will not preclude or predetermine any further planning and/or implementation of the Highway 413 and the Northwest GTA Transmission Corridor Study. Proposed developments within the FAA and NAI that could preclude or negatively affect the use of the FAA and NAI for the purpose(s) for which it was identified will not be permitted. Development approvals, whether draft or final, shall only be granted where written confirmation is received from the Ministry of Transportation and the Ministry of Energy and Mines that the FAA and NAI no longer apply to the lands subject to the application(s). The FAA and NAI have been established by Ministry of

Transportation, and the Independent Electricity System Operator and the Ministry of Energy and Mines, respectively.

34. Policy 17.177.2 is modified to state the following:

17.177.2 Notwithstanding the policies of this Plan, an apartment dwelling with a maximum height of **235** storeys and a maximum **floor space index (FSI)** of 3.8 will be permitted.

35. Policy 17.178.5 is modified to state the following:

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

36. Policy 17.178.6 is modified to state the following:

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

37. Policy 17.179.9 is modified to state the following:

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

38. Policy 16.179.10 is modified to state the following:

~~167.~~ 179.10 *Affordable* rental housing units will be **required encouraged** to be maintained at *affordable* rents for a minimum period of 25 years calculated from the date of first occupancy."

39. Policy 18.4.7 is modified to state the following:

18.4.7 To achieve the City's environmental sustainability goals, development **may be required, will be encouraged** to include, but not be limited to, the following:

40. The 'Provincial Policy Terms' table within the Glossary is modified to include the following terms:

- Agri-food network
- Agricultural system
- Deposits of mineral aggregate resources
- Urban agriculture

41. 'Schedule 2: Natural System' and 'Map 4-1: Areas of Natural and Scientific Interest (ANSI)' are modified as follows:

To remove "Cawthra Woods" as a regionally and provincially significant Area of Natural and Scientific Interest.

42. The following text description and label on 'Schedule 3: Long Term Street Network', 'Schedule 7: Land Use Designations', and 'Schedule 7A: Land Use Designations' are modified to state the following:

Proposed Highway 413 Northwest GTA Transmission Corridor Study
Narrowed Area of Interest **(NAI) (NWGTA) Transmission Corridor Study.**

43. Replace Schedule 8l with Appendix A, to increase maximum height (in storeys) of 2300 Confederation Parkway and 2170 Sherobee Road from "3 to 25" to "3 to 35".

44. Replace Schedule 8f with Appendix B, to increase maximum height (in storeys) of 189 Dundas Street West from "3 to 25" to "3 to 35".

PART B – A decision is withheld on the following lands:

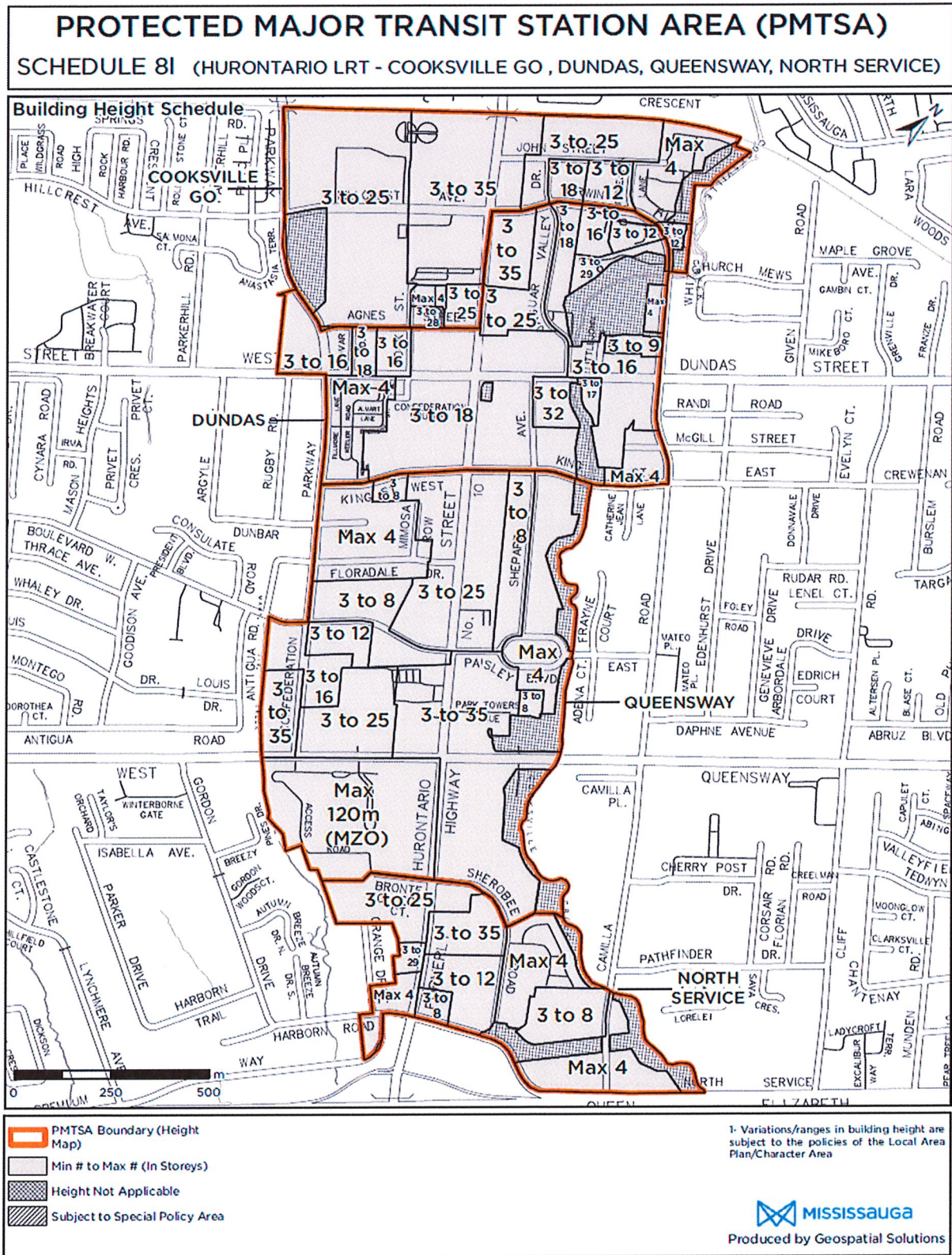
1. The lands municipally known as 1403 and 1425 Dundas Street East, in the City of Mississauga, Region of Peel.

Dated at Toronto this 27th day of MARCH 2026.



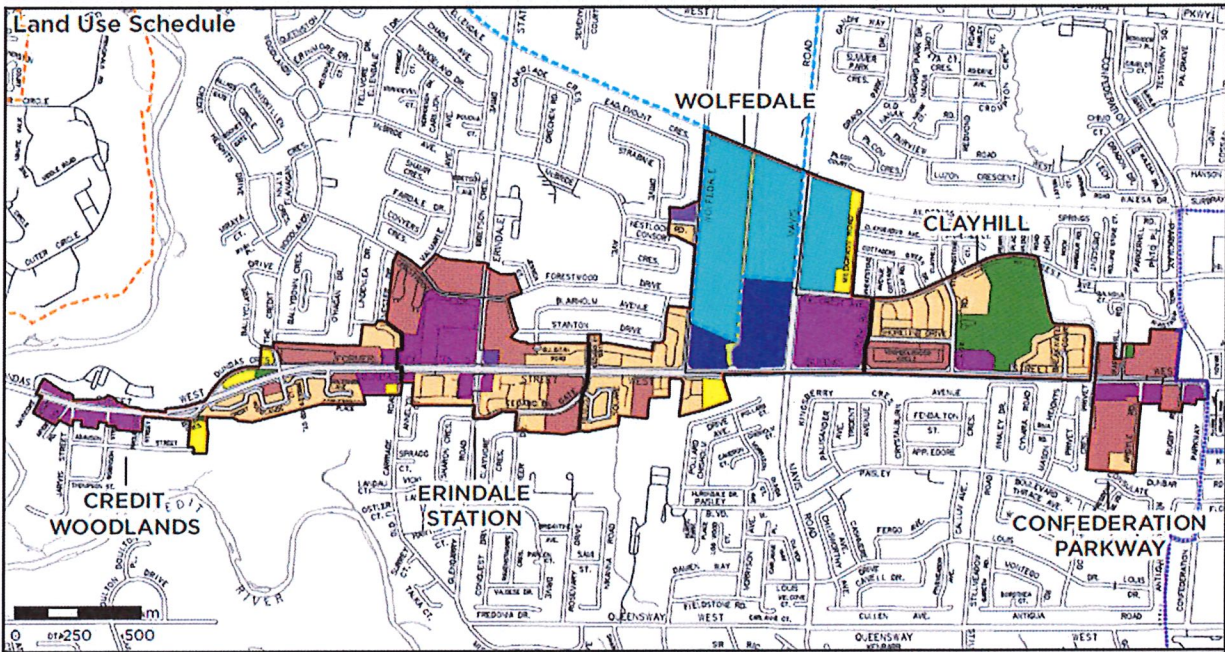
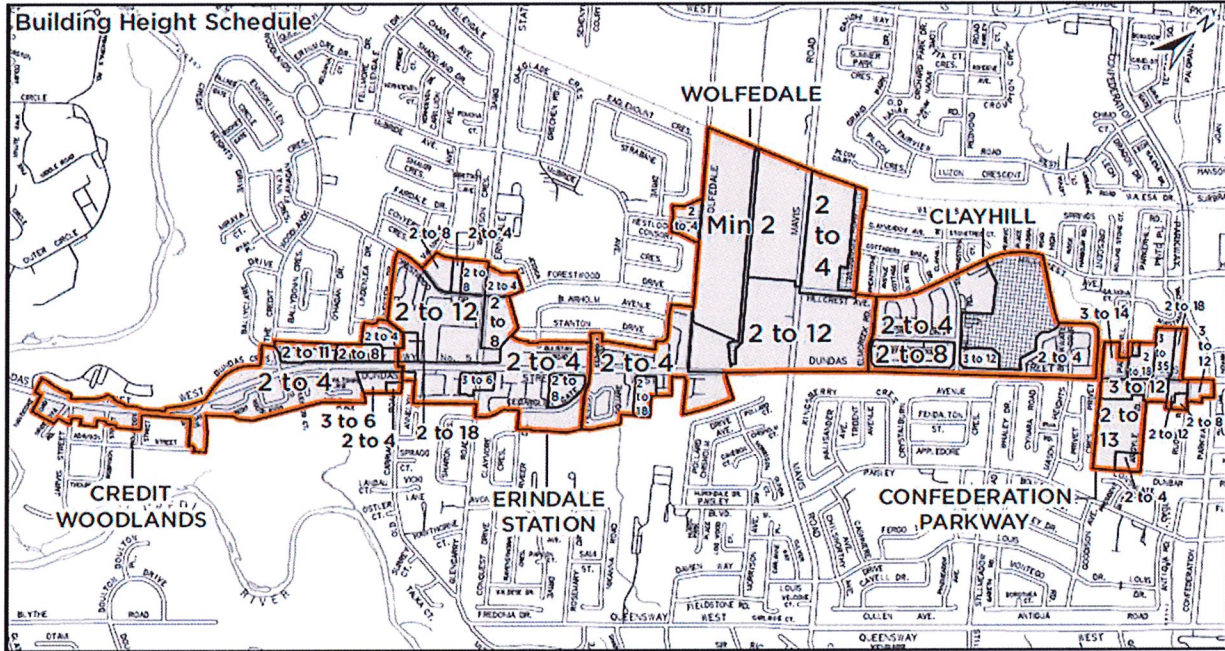
Sean Fraser
Assistant Deputy Minister
Municipal Housing and Operations Division
Ministry of Municipal Affairs and Housing

Appendix A



Appendix B

PROTECTED MAJOR TRANSIT STATION AREA (PMTSA)
SCHEDULE 8f (DUNDAS BRT- CREDIT WOODLANDS, ERINDALE STATION, WOLFEDALE, CONFEDERATION PARKWAY, CLAYHILL)



PMTSA Boundary (Height Map)	Business Employment	Low Rise II	Employment Area	1- Variations/ranges in building height are subject to the policies of the Local Area Plan/Character Area
PMTSA Boundary (Land Use Map)	Convenience Commercial	Mixed Use Limited	Growth Centre	
Min # to Max # (In Storeys)	Greenlands	Public Open Space	Special Purpose Area	
Height Not Applicable	High Rise	Private Open Space		
	Low Rise I	Utility		

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Produced by Geospatial Solutions

March 2026
V - 1.00

List of Approved Mississauga Official Plan (MOP) Amendments and Ontario Land Tribunal Decisions (OLT) to be implemented in Mississauga Official Plan 2051 (MOP 2051)

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
1	189 (PDC March 3, 2025)	895 to 1052 Mississauga Heights Drive/BL.09-RES	Chapter 17, Special Sites of MOP2051, is hereby amended by deleting the following policy: 17.90.2.i. the lots fronting on Mississauga Heights Drive will be required to have a minimum frontage of 30 m and a minimum area of 1,400 m ² .	None
2	194 (PDC Jan 15, 2025)	7211 and 7233 Airport Road/OZ-OPA 18-8 W5	Schedule 2, Natural System of MOP2051, is hereby amended by changing the boundaries of the Significant Natural Areas and Natural Green Spaces, as shown on Map "2.1" of this Amendment.	<p>Natural Heritage System:</p> <ul style="list-style-type: none"> Significant Natural Areas and Natural Green Spaces Special Management Areas Linkages Residential Woodlands Urban River Valley Provincially Significant Wetlands Other Wetlands and Waterbodies Watercourse including Permanent and Intermittent Streams Areas of Natural and Scientific Interest-Provincial Significance Areas of Natural and Scientific Interest-Regional Significance <p>Natural Hazards:</p> <ul style="list-style-type: none"> Natural Hazards Two Zone Floodplain Regulations Special Policy Area Floodplain <p>AREA OF AMENDMENT</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Blank map information (e.g. roads, highways, railways, watercourses, including any roads or bodies of water outside the city boundaries, is shown for information purposes only. 2. The boundaries of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location. <p>0 15 30 60 metres</p> <p>MAP "2.1" Part of Schedule 2 Natural System of Mississauga Official Plan</p> <p>MISSISSAUGA</p> <p>1:\cadd\Projects\268083 MOPA 1 Updates for MOP2051_CPA\ArcGIS\MOP2051_Schedule2\Schedule2.aprx</p>

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>Schedules 7 and 7D, Land Use Designations of MOP2051, are hereby amended by changing the land use designation of the subject lands from Residential Low-Rise I to Residential Mid-Rise and Greenlands, as shown on Map "2.2" of this Amendment.</p>	
<p>3</p>	<p>196 (OLT-23-001297)</p>	<p>900 and 904 Mississauga Heights Drive/ OZ OPA 22-1 W7</p>	<p>Site 90 (Erindale Neighbourhood) of MOP2051, is hereby amended by</p> <ul style="list-style-type: none"> - Deleting the Special Site 90 map and replacing it with the following: MAP 3.1 - Adding policy 17.90.1.i The lands identified as Area A will permit detached dwellings on a common element (CEC) road. 	<p>Map 3.1</p>

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>Schedule 2, Natural System of MOP2051, is hereby amended by changing the boundaries of the Significant Natural Areas and Natural Green Spaces, as shown on Map "3.2" of this Amendment.</p>	<p>Natural Heritage System:</p> <ul style="list-style-type: none"> Significant Natural Areas and Natural Green Spaces Special Management Areas Linkages Residential Woodlands Urban River Valley Provincially Significant Wetlands Other Wetlands and Waterbodies Watercourses including Permanent and Intermittent Streams Area of Natural and Scientific Interest: Provincial Significance Area of Natural and Scientific Interest: Regional Significance <p>Natural Hazards:</p> <ul style="list-style-type: none"> Natural Hazards Two Zone Floodplain Regulations Special Policy Area Floodplain AREA OF AMENDMENT <p>Notes:</p> <ol style="list-style-type: none"> Base map information (e.g. roads, highways, railways, watercourses), including any lands or bodies of water outside the delineation, is shown for information purposes only. The limits of the Natural Hazards shown on the Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location. <p>0 20 40 80 metres</p> <p>MAP '3.2' Part of Schedule 2 Natural System of Mississauga Official Plan</p> <p>MISSISSAUGA</p> <p>4/18/2026 breric I:\cadd\Projects\268083 MOPA 1 Updates for MOP2051_CP\ArcGIS\MOP2051_Schedule2\Schedule2_current.aprx</p>

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>Schedules 7 and 7J, Land Use Designations of MOP2051, are hereby amended by changing the land use designation of the subject lands from Residential Low-Rise I and Greenlands to Greenlands and Residential Low-Rise I, as shown on Map "3.3" of this Amendment.</p>	
<p>4</p>	<p>192 (OLT-24-000064)</p>	<p>2225 Erin Mills Parkway/ OZ/OPA 23-4 W8</p>	<p>Chapter 17, Index Map 9- Special Sites of MOP2051, is hereby amended by adding Special Site 189.</p>	<p>None</p>

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>Chapter 17 Special Sites of MOP2051, is hereby amended by adding new special site 189 as follows:</p> <ul style="list-style-type: none"> - Map: 4.1 is added to special site 189 - The following section and policies are added to special site 189 <p>Special Site 189 (Sheridan Growth Node)</p> <p>17.189.1 The lands identified as Special Site 189 are located east of Erin Mills Parkway, south of Lincoln Green Way and north of Fowler Drive.</p> <p>17.189.2 Notwithstanding the policies of this Plan, the following additional policy will apply:</p> <p>a. the lands identified as Area A will have a maximum floor space index (FSI) of 4.5.</p> <p>Schedules 7 and 7I, Land Use Designations of MOP2051, are hereby amended by changing the land use designations of the subject lands from Mixed Use to Residential High-Rise, or portions of the subject lands, as shown on Map “4.2” of this Amendment.</p>	<p>Map 4.1</p> <p>V - 1,000</p> <p>LAND USE DESIGNATIONS</p> <ul style="list-style-type: none"> Residential Low-Rise I Residential Low-Rise II Residential Mid-Rise Residential High-Rise Mixed Use Mixed Use Limited Downtown Mixed Use Downtown Core Mixed Use Major Vehicle Commercial Mixed Employment Office Business Employment Industrial Alcohol Institutional Public Open Space Private Open Space Community Parkway Ball Field Utility <p>BASE MAP INFORMATION</p> <ul style="list-style-type: none"> Heritage Conservation District Area Exception from LRP Controlled Area Water Infrastructure Competition Notice Corridors Natural Resources LMPA Operating Area Boundary Area of Special Purpose <p>STRATEGIC GROWTH AREAS</p> <ul style="list-style-type: none"> Downtown Core Growth Centre Growth Node Employment Area Local Employment Area Special Policy Area Special Purpose Area <p>AREA OF AMENDMENT</p> <p>From: Mixed Use</p> <p>To: Residential High-Rise</p> <p>Notes:</p> <ol style="list-style-type: none"> Major Transit Station Areas are shown on Schedule B and Schedule 8A to 8E. The limits of the Natural Resources shown on this schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location. Base map information (e.g. roads, highways, railways, watercourses), including any built or under construction, is shown for information purposes only. Boundaries and other schedule are existing or under construction and are shown for information purposes only. For future roads refer to Schedule 1, Long Term Street Network. <p>0 30 60 120 metres</p> <p>MAP 4.2 Part of Schedule 7/7I Land Use Designations of Mississauga Official Plan</p> <p>MISSISSAUGA</p> <p>EXISTING LAND USE DESIGNATIONS AMENDED LAND USE DESIGNATIONS</p> <p>4/19/2025 breric I:\cad\Projects\268083 MOPA 1 Updates for MOP2051_CPI\ArcGIS\MOP2051_Schedule7\Schedule7\Schedule7.aprx</p>
5	197	4150 Westminster	Chapter 17, Index Map 11- Special Sites of MOP2051, is hereby amended by adding Special Site 190.	None

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
	(PDC Oct 28, 2024)	Place/ OZ-OPA 24-10 W3	<p>Chapter 17 Special Sites of MOP2051, is hereby amended by adding new special site 190 as follows:</p> <ul style="list-style-type: none"> - Map: 5.1 is added to special site 190 - The following section and policies are added to special site 190 <p>Special Site 190 (Rathwood Neighbourhood)</p> <p>17.190.1 The lands identified as Special Site 190 are located at the northwest corner of Westminster Place and Rathburn Road East.</p> <p>17.190.2 Notwithstanding the policies of the Rathwood Neighbourhood Character Area, a maximum floor space index (FSI) of 1.4 will be permitted.</p> <p>17.190.3 Notwithstanding the policies of the Rathwood Neighbourhood Character Area, a maximum height of eight storeys will be permitted.</p>	
6	<p>201 (PDC May 26, 2025)</p>	<p>1786 Polaris Way (formerly 4601 Mississauga Road)/ OZ-OPA 25-4 W8</p>	<p>Schedules 7 and 7F, Land Use Designations of MOP2051, are hereby amended by changing the land use designations of the subject lands from Residential Low-Rise I to Residential Low-Rise II, as shown on Map "6.1" of this Amendment.</p>	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
7	200 (May 26, 2025)	1148 and 1154 Mona Road/ OZ-OPA 25-2 W1	<p>Chapter 17 Special Sites, Special Site 157 of MOP2051, is hereby amended by deleting Special Site 157 and the following policies:</p> <ul style="list-style-type: none"> 17.157.1 17.157.2 <p>Chapter 17, Index Map 13- Special Sites of MOP2051, is hereby amended by deleting Special Site 157</p>	None
			<p>Schedules 7 and 7M, Land Use Designations of MOP2051, are hereby amended by changing the land use designations of the subject lands from Residential Low-Rise I to Residential Low-Rise II, as shown on Map "7.1" of this Amendment.</p>	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
8	179 (OLT-23-000762)	65 - 71 Agnes Street/ OZ/OPA 22-017 W7	Schedule 8L, PMTSA (Huronario LRT- Cooksville Go, Dundas, Queensway, North Service) of MOP2051, is hereby amended by changing the height limit for the subject land from "3 to 25" to "3 to 29", as shown on Map "8.1" of this Amendment.	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
9	199 (OLT-23-000684)	23, 25, 27, 29 and 31 Helen Street North, 53 Queen Street East and 70 Park Street East/ OZ/OPA 23-3 W1	Schedule 8n, PMTSA (Hurontario LRT- Mineola, Port Credit) of MOP2051, is hereby amended by changing the height limits for the subject lands located north of Park Street East, east of Ann Street and south of Queen Street, from "2 to 15" to "2 to 28" and "2 to 33", as shown on Map "9.1" of this Amendment.	<p>4/24/2025 aeshdav</p> <p>I:\cadd\Projects\268083 MOPA 1 Updates for MOP2051_QP\ArcGIS\Map\2051_Schedule8n\Schedule8n_Elevation\Schedule8n_Elevation1.aprx</p>

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>Chapter 14, Growth Nodes, Map 14-2.7.1: Port Credit Growth Node Character Area Heights , is hereby amended by changing the height limits for the subject lands located north of Park Street East, east of Ann Street and south of Queen Street, from "2 to 15" to "2 to 28" and "2 to 33", as shown on Map "9.2" of this Amendment.</p>	<p>MAP 9.2 Excerpt of Map 14-2.7.1 Port Credit Growth Node Height Limits</p> <p>AREA OF AMENDMENT</p> <ul style="list-style-type: none"> Buildings will include appropriate transition to Lakeshore Road East – Mainstreet Precinct. Buildings will step down to a maximum of 6 storeys along Port Street East. Buildings will step down to a maximum of 3 storeys along Lake Ontario. <p>Notes Height limits represent the minimum and maximum number of storeys permitted. Existing buildings that exceed height limits are permitted. Building heights, as measured in metres, are regulated through the zoning by-law. As a general guide to converting storeys to metres for new high-density residential development: a height of 3.1 metres may be used. Typical non-residential storey heights range between 4 and 10 metres, depending on lobby areas and/or commercial space.</p> <p>EXISTING AMENDED</p>
10	206 (OLT-23-000836)	3575 Kaneff Crescent/ OZ 20/007 W4	<p>Chapter 17, Index Map 10- Special Sites of MOP2051, is hereby amended by adding Special Site 191 (Fairview Growth Centre).</p> <p>Chapter 17 Special Sites of MOP2051, is hereby amended by adding the following:</p> <ul style="list-style-type: none"> - Map: 10.1 is added to special site 191 - The following section and policies are added to special site 191 <p>Special Site 191 (Fairview Growth Centre)</p> <p>17.191.1 The lands identified as Special Site 191 are located on the south side of Kaneff Crescent, east of Obelisk Way and west of Mississauga Valley Boulevard.</p> <p>17.191.2 Notwithstanding the policies of this Plan, a maximum floor space index (FSI) of 12.0 will be permitted.</p>	<p>None</p> <p>Map 10.1</p>

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>Schedule 8k, PMTSA (Hurontario LRT- Fairview) of MOP2051, is hereby amended by changing the height limit for the subject land from "3 to 25" to "3 to 40", as shown on Map "10.2" of this Amendment.</p>	<p>Legend:</p> <ul style="list-style-type: none"> PMTSA Boundary (Height Map) Min # to Max # (In Storeys) Height Not Applicable AREA OF AMENDMENT <p>Note:</p> <p>1- Variations/ranges in building height are subject to the policies of the Local Area Plan/Character Area</p> <p>MAP 10.2 Part of Schedule 8k Protected Major Transit Station Area of Mississauga Official Plan</p> <p>MISSISSAUGA</p>

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
11	186 (September 16, 2024)	5320 Ninth Line; 376 Barondale Drive; lands west of Waldorf Way, abutting a portion of the decommissioned Orangeville-Brampton Railway corridor. / BL.09-CIT	Map 15-13.4: Ninth Line Neighbourhood Character Area Reference Map 'M1', Ninth Line Neighbourhood Character Area, of MOP2051, is hereby amended by changing the land use designation of the subject lands from Greenlands to Public Open Space, as shown on Map "11.1" of this Amendment.	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>Schedules 7 & 7E, Land Use Designations of MOP2051, are hereby amended by changing the land use designation of the subject lands from Greenlands to Public Open Space as shown on Map “11.2” of this Amendment.</p>	

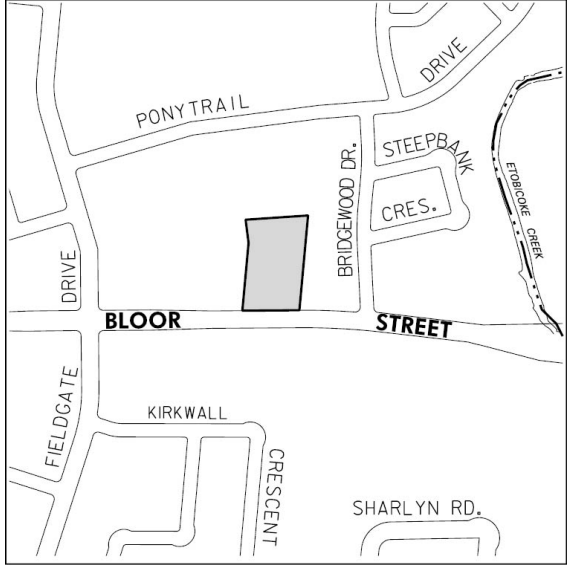
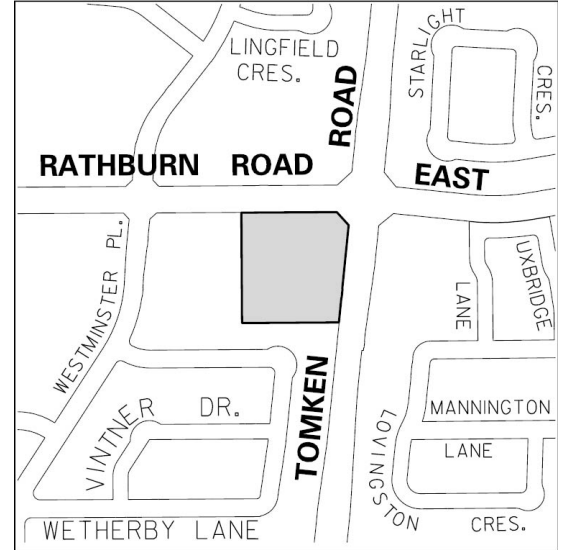
Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>Schedule 2, Natural System of MOP2051, is hereby amended by adding lands to Linkages, as shown on Map “11.3” of this Amendment.</p>	<p>Natural Heritage System:</p> <ul style="list-style-type: none"> Significant Natural Areas and Natural Green Spaces Special Management Areas Linkages Residential Woodlands Urban River Valley Provincially Significant Wetlands Other Wetlands and Waterbodies Watercourse including Permanent and Intermittent Streams Areas of Natural and Scientific Interest - Provincial Significance Areas of Natural and Scientific Interest - Regional Significance <p>Natural Hazards:</p> <ul style="list-style-type: none"> Natural Hazards Two Zone Floodplain Regulations Special Policy Area Floodplain AREA OF AMENDMENT <p>Map 11.3 Part of Schedule 2 Natural System of Mississauga Official Plan</p> <p>MISSISSAUGA</p> <p><small>4/18/2026 breric I:\cadd\Projects\268083 MOPA 1 Updates for MOP2051_CP\ArcGIS\MOP2051_Schedule2\Schedule2_current.aprx</small></p>

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>Schedules 7 & 7G, Land Use Designations of MOP2051, are hereby amended by changing the land use designation of the subject lands from Private Open Space to Public Open Space, as shown on Map "11.4" of this Amendment.</p>	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>Schedules 7 & 7B, Land Use Designations of MOP2051, are hereby amended by changing the land use designation of the subject lands from no designation to Public Open Space, as shown on Map “11.5” of this Amendment.</p>	
12	188 (December 9, 2024)	17 and 19 Ann Street, 84 and 90 High Street	<p>Special Site 160 of MOP2051, is hereby amended by deleting and replacing the second bullet point (ii) in policy 17.160.2 h as follows: ii. Block 2: 250 square metres.</p>	None

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
		East and 91 Park Street East/ OZ-OPA 22-3 W1	Schedules 7 & 7M, Land Use Designations of MOP2051, is hereby amended by changing the land use designation of the subject lands from Mixed-Use to Public Open Space and Residential High-Rise, and from Residential High-Rise to Public Open Space and Mixed-Use, as shown on Map "12.1" of this Amendment.	<p>MAP '12.1' Part of Schedule 7/7M Land Use Designations of Mississauga Official Plan</p> <p>MISSISSAUGA</p> <p>4/19/2026 breric I:\cadd\Projects\268083 MOP 1 Updates for MOP2051_CPA\ArcGIS\MOP2051_Schedule7\Schedule7\Schedule7.aprx</p>

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>Schedule 80, Protected Major Transit Station Area (PMTSA) (HURONTARIO LRT - MINEOLA, PORT CREDIT) is hereby amended by changing the land use designation of the subject lands from Mixed-Use to Public Open Space and Residential High-Rise, and from Residential High-Rise to Public Open Space and Mixed-Use, as shown on Map "12.2" of this Amendment.</p>	
13	203 (OLT-25-000722)	1646 Dundas Street West/ OPA-OZ 16/009	<p>Special Site 83 (Erindale Neighbourhood) of MOP2051, is hereby amended by:</p> <ul style="list-style-type: none"> - Deleting the Special Site map and replacing it with the Map 13.1 - Amended policy 17.83.2 by adding the following: <p>h. the lands identified as Area A will permit a maximum height of nine storeys</p>	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
14	191 (PDC April 29, 2024)	1785 Bloor Street/ OZ-OPA 22-14 W3	Chapter 17, Index Map 10- Special Sites of MOP2051, is hereby amended by adding Special Site 192 (Fairview Growth Centre).	None
			Chapter 17 Special Sites of MOP2051, is hereby amended by adding the following: <ul style="list-style-type: none"> - Map: 14.1 is added to special site 192 - The following section and policies are added to special site 192 Special Site 192 (Applewood Neighbourhood) <p>17.192.1 The lands identified as Special Site 192 are located north of Bloor Street, west of Bridgewood Drive.</p> <p>17.192.2 Notwithstanding the policies of this Plan, the following additional policies will apply:</p> <ul style="list-style-type: none"> a. one apartment building with a maximum height of 14 storeys will be permitted, in addition to the existing 10 storey apartment building; and the maximum floor space index (FSI) for the entire site shall not exceed 2.5 times the site area.	Map 14.1 
15	190 (November 25, 2024)	4094 Tomken Road and 924 Rathburn Road East./ OZ-OPA 22-28 W3	Chapter 17, Index Map 10- Special Sites of MOP2051, is hereby amended by adding Special Site 193 (Fairview Growth Centre).	None
			Chapter 17 Special Sites of MOP2051, is hereby amended by adding the following: <ul style="list-style-type: none"> - Map: 15.1 is added to special site 193 - The following section and policies are added to special site 193 Special Site 193 (Rathwood Neighbourhood) <p>17.193.1 The lands identified as Special Site 193 are located at the southwest corner of Tomken Road and Rathburn Road East.</p> <p>17.193.2 Notwithstanding the policies of this Plan, a maximum height of 12 storeys and a maximum floor space index (FSI) of 1.9 will be permitted on the subject lands.</p>	Map 15.1 

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes						
16	204 (November 24, 2025)	850-1083 Rangeview Road and 830-1076 Lakeshore Road East South side of Lakeshore Road East, between East Avenue and Jim Tovey Boulevard/ OPA 24-11 W1	<p>Table 7-3: Street Functional Classification – Major Collectors, of Chapter 7, Getting Around Our Communities, of MOP 2051, is hereby amended by deleting row 95 and replacing it with the following:</p> <table border="1" data-bbox="919 455 1818 489"> <tr> <td>95</td> <td>Ogden Ave.</td> <td>South Service Rd.</td> <td>Street 'D'</td> <td>Mississauga</td> <td>20 m</td> </tr> </table>	95	Ogden Ave.	South Service Rd.	Street 'D'	Mississauga	20 m	None
			95	Ogden Ave.	South Service Rd.	Street 'D'	Mississauga	20 m		
			<p>Section 14.2.4.8 Urban Form and Design, sub-section Rangeview Estates Precinct, is hereby amended by adding the following to the preamble:</p> <p>The Rangeview Development Master Plan represents the development master plan for the Rangeview Estates Precinct. Development within this precinct will generally be in keeping with the layout, built form and principles outlined in the Rangeview Development Master Plan. The Rangeview Sustainability Strategy forms part of the endorsed Rangeview Development Master Plan. Development proposals shall incorporate sustainability measures in keeping with the recommendations outlined in the Rangeview Sustainability Strategy in order to ensure that new development implements environmentally responsible practices.</p>	None						
			<p>Section 14.2.4.8 Urban Form and Design, sub-section Precincts, policy 14.2.4.8.7 will be deleted and replaced with the following: Development master plans will identify key locations where taller buildings (9 to 15 storeys) may be considered. These buildings, in addition to tall buildings up to 25 storeys, may be considered at the following locations:</p> <ul style="list-style-type: none"> • in proximity to transit stations on Lakeshore Road East, taller buildings will be located behind a mid-rise building; • along the future enhanced transit route; • along the central north-south park along Ogden Avenue; and • at the northeast corner of East Avenue and Street 'L'. 	None						
<p>Section 14.2.4.8 Urban Form and Design, sub-section Rangeview Estates Precinct, is hereby amended, is hereby amended by deleting Table 1 and replacing it with the following:</p>	None									

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes																												
			<p>Table 1: DISTRIBUTION OF HOUSING AND UNIT TARGETS FOR RANGEVIEW ESTATES</p> <table border="1"> <thead> <tr> <th rowspan="3">Precinct</th> <th rowspan="3">Total Residential Unit</th> <th colspan="6">Built Form</th> </tr> <tr> <th colspan="2">Townhouses (All Types)¹</th> <th colspan="2">Mid-Rise Buildings (5 to 8 storeys)</th> <th colspan="2">Taller Buildings (9 to 15 storeys)²</th> </tr> <tr> <th>Maximum Number of Units</th> <th>% of Townhouses</th> <th>Maximum Number of Units</th> <th>% of Mid-Rises</th> <th>Maximum Number of Units</th> <th>% of Taller Buildings</th> </tr> </thead> <tbody> <tr> <td>Rangeview Estates³</td> <td>5,300</td> <td>700</td> <td>10-15%</td> <td>1,650</td> <td>25-40%</td> <td>3,000</td> <td>45-60%</td> </tr> </tbody> </table> <p>1. Townhouses (all types) and low-rise apartments up to 4 storeys 2. Taller buildings up to 25 storeys may be considered in the Rangeview Estates Precinct in accordance with Policy 13.3.8.3.10. 3. The maximum number of units by built form in Rangeview Estates may be altered by up to 5% provided the overall maximum does not exceed 5,300 units.</p> <p>Section 14.2.4.8, Urban Form and Design, Precincts, of Mississauga Official Plan, is hereby amended by adding the following: 14.2.4.8.8 Taller buildings set back from Lakeshore Road East may be connected to mid-rise buildings fronting Lakeshore Road East, provided they are set back a minimum of 25 metres. 14.2.4.8.9 Buildings fronting onto Lakeshore Road East are to have their street wall setback a minimum of 6 metres from the Lakeshore Road East property line. 14.2.4.8.10 Driveways constructed onto Lakeshore Road East are to be shared, where feasible, and designed for future conversion to pedestrian walkways, with the driveways onto Lakeshore Road East closed once access to Street 'L' is available. 14.2.4.8.11 The Peel District School Board (PDSB) has identified the need for a public school within the Rangeview Estates Precinct. Through the development application review process, the PDSB will advise the City and the landowner whether a school will be required as part of such application. Until such time as the PDSB has satisfied itself that the vertical integration of a school within a mixed use building is a feasible option, PDSB's compact urban school model contemplates a stand-alone school building on an approximate 4 acre site. For the purposes of this policy, the term "mixed use" refers to a building that is designed to provide for a school above which are residential units and counts towards any non-residential requirement of the applicable designation. A school does not count towards the maximum height, except when located adjacent to Lakeshore Road East.</p>	Precinct	Total Residential Unit	Built Form						Townhouses (All Types) ¹		Mid-Rise Buildings (5 to 8 storeys)		Taller Buildings (9 to 15 storeys) ²		Maximum Number of Units	% of Townhouses	Maximum Number of Units	% of Mid-Rises	Maximum Number of Units	% of Taller Buildings	Rangeview Estates ³	5,300	700	10-15%	1,650	25-40%	3,000	45-60%	<p>None</p>
Precinct	Total Residential Unit	Built Form																														
		Townhouses (All Types) ¹				Mid-Rise Buildings (5 to 8 storeys)		Taller Buildings (9 to 15 storeys) ²																								
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Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>14.2.4.8.12 Development within the Rangeview Estates Precinct is encouraged to connect all buildings to a district energy system and/or on-site renewable energy source, if available at costs comparable to other energy sources.</p> <p>Existing policies 14.2.4.8.8 to 14.2.4.8.16 will be renumbered accordingly.</p>	
			<p>14.2.4.10 Land Use Designations, Mixed Use, of Mississauga Official Plan, is hereby amended by adding the following: 14.2.4.10.5 In addition to the Mixed-Use policies of this Plan, the following will apply: a. residential uses shall not be permitted on the ground floor frontage of buildings along Lakeshore Road East between Lakefront Promenade and Jim Tovey Boulevard, with exceptions for: i. residential lobby up to 25% of the front wall; ii. a combination of residential lobby and private amenity space up to 30% of the front wall.</p>	None
			<p>Section 14.2.4.10, Land Use Designations, Contamination and Land Use Compatibility, of Mississauga Official Plan, is hereby amended by numbering the section 14.2.4.11. Section 14.2.4.10, Land Use Designations, Contamination and Land Use Compatibility, of Mississauga Official Plan, is hereby amended by re-numbering policies 14.2.4.10.5 to 14.2.4.10.9 accordingly.</p>	None
			<p>Section 14.2.4.10, Land Use Designations, Planning and Financing Tools, of Mississauga Official Plan, is hereby amended by numbering the section 14.2.4.12. Policy 14.2.4.10.10 is hereby amended as follows: - 14.2.4.12.1 Prior to any residential development applications from a landowner within the Rangeview Estates Precinct being deemed complete, the Rangeview Landowners Group Trustee ("the Trustee") will be required to submit a certificate confirming that the development proponent is a participating landowner and is in good standing with the Rangeview Landowners Group. - Policy 14.2.4.10.11 is hereby amended as follows: 14.2.4.12.2 Prior to final approval of a rezoning application, or removal of a holding provision from the zoning by-law, or registration of a plan of subdivision for any residential development applications, as required, within the Rangeview</p>	None

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>Estates Precinct, the Trustee will be required to submit a certificate confirming that the development proponent is in good standing with the Rangeview Landowners Group and has entered into the required agreements, including the Rangeview Landowners Cost Sharing Agreement, and the Trustee must have signed the Master Development Agreement, required in Policy 14.2.4.12.5 to ensure the orderly and coordinated development in accordance with the Rangeview Development Master Plan.</p> <ul style="list-style-type: none"> - Policy 14.2.4.10.12 is hereby amended as follows: 14.2.4.12.3 In addition to the use of a holding provision set out this Plan, Council may impose a holding provision to require the development proponent to enter into the Rangeview Landowners Cost Sharing Agreement and the Master Development Agreement to ensure implementation of Policy 14.2.4.12.5, and shall not remove the holding provision without confirmation from the Trustee confirming that the development proponent has entered into the Rangeview Landowners Cost Sharing Agreement. <p>Section 14.2.4.10, Land Use Designations, Planning and Financing Tools, of Mississauga Official Plan, is hereby amended by adding the following policies:</p> <ul style="list-style-type: none"> - 14.2.4.12.4 The Rangeview Landowners Cost Sharing Agreement shall be administered by the Trustee and the City shall receive certification from the Trustee confirming the development proponent has satisfied their obligation under the agreement. The Rangeview Landowners Cost Sharing Agreement should address matters including, without limitation, the equitable sharing of costs associated with the conveyance, design and construction of public infrastructure, including City and Regional roads, road improvements, servicing and streetscape works, and community facilities, including parks. - 14.2.4.12.5 The Trustee will enter into a Master Development Agreement, or agreements, on behalf of the Rangeview Landowners Group to ensure the orderly and coordinated development of the Rangeview Estates Precinct in accordance with the Rangeview Development Master Plan. The Master Development Agreement, or agreements, will address matters, 	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>to the satisfaction of the City, the Region and the Rangeview Landowners Group, including:</p> <ul style="list-style-type: none"> a. functional engineering design of public infrastructure including all roads and road widenings, complete streets, intersections, water and wastewater servicing, and necessary interim conditions that outline the staging design of municipal servicing; b. the conveyance of lands for public roads; c. the calculation of parkland requirements and conveyance of parkland in an amount, location and configuration consistent with the Rangeview Development Master Plan; d. the allocation of responsibility between the landowners for the construction of ultimate and interim works, including approval of detailed engineering submissions and posting of required securities; e. the district energy system infrastructure, or other on-site renewable energy source infrastructure, if applicable; f. the timing and/or project milestones triggering the requirements associated with matters a. to e. to the satisfaction of the Rangeview Landowners Group, City and Region; and g. identification of any subsequent agreements, approvals or processes required to implement the matters a. to f. 	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>Schedules 5, Long Term Cycling Routes of MOP2051, is hereby amended as shown on Map "16.1" of this Amendment.</p>	<p>MAP '16.1' Part of Schedule 5 Long Term Cycling Route of Mississauga Official Plan</p> <p>MISSISSAUGA</p>

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>Schedules 6, Designated Right-of-Way Widths of MOP2051, is hereby amended as shown on Map "16.2" of this Amendment.</p>	<p>EXISTING AMENDED</p> <p>4/19/2026 breric</p> <p>I:\cadd\Projects\288083 MOPA-1 Updates for MOP2051_CPArcGIS\MOP2051_Schedule6\Schedule6\Schedule6.aprx</p>

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>Schedules 7 & 7N, Land Use Designations of MOP2051, is hereby amended as shown on Map "16.3" of this Amendment.</p>	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
17	205 (PDC October 27, 2025)	23 Elizabeth Street North and 42-46 Park Street East/ OZ-OPA 25-10 W1	Map 14-2.7.1: Port Credit Growth Node Character Area Heights is hereby amended by changing the height limits, as shown on 17.1 of this Amendment for lands north of Park Street East and east of Elizabeth Street North, from "2 to 15" to "2 to 30"	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>Schedule 8n, PMTSA (HURONTARIO LRT - MINEOLA, PORT CREDIT) of MOP2051, is hereby amended by changing the height limit for the subject land from "2 to 15" to "2 to 30", as shown on Map "17.2" of this Amendment.</p>	
<p>18</p>	<p>208 (OLT-24-001170)</p>	<p>51 & 57 Tannery Street, and 208 Emby Drive/ OPA OZ 24-7 W11</p>	<p>Site 49 (Streetsville Growth Node) of MOP2051, is hereby amended by deleting the Special Site 49 map and replacing it with the following: MAP 18.1</p>	

Change #	MOP Amendment / PDC Date or OLT File #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
			<p>Section 17.49.2, Special Site 49 (Streetsville Growth Node) of MOP2051, is hereby amended by:</p> <ul style="list-style-type: none"> - Deleting policy 17.49.2.b - Deleting policy 17.49.3 and replacing it with: 17.49.3 Redevelopment of Area A and Area B should include provision for a road connecting Thomas Street and Tannery Street west of the railway right-of-way. - deleting policy 17.49.4 and replacing it with the following: 17.49.4 Notwithstanding the policies of this Plan, the lands identified as Area A and Area B will also permit townhouse dwellings not accessory to an apartment building. - Adding the following policies: 17.49.5 Notwithstanding the policies of the Streetsville Growth Node Character Area, an apartment building with a maximum height of 12 storeys will be permitted on the lands identified as Area B. 17.49.6 Notwithstanding the policies of the Streetsville Growth Node Character Area, an apartment building with a maximum density of 3.05 FSI will be permitted on the lands identified as Area B. 	<p>None</p>
<p>19</p>	<p>195 (PDC: September 3, 2025)</p>	<p>5034, 5054, and 5080 Ninth Line, west side of Ninth Line, north of Eglinton Avenue West / OZ/OPA 21-15 W10</p>	<p>Map 15-13.3: Ninth Line Neighbourhood Character Area Height Limits, Section 15.13, Ninth Line Neighbourhood Character Area of Mississauga Official Plan, is hereby amended by adding areas to permit buildings with 3-10 storeys and 3-12 storeys on portions of the lands, as shown in green on Map 19.1 of this amendment.</p>	<p>Map 19.1</p>

Text in black represents existing, in force MOP 2051 policies. Text in blue represents new proposed policies. Changes are in ~~red strikethrough~~.

Chapter 10: Policies applicable to Mixed Use Limited Designated Lands

10.2.9 Mixed Use Limited

10.2.9.1 Lands designated Mixed Use Limited will permit all uses within the Mixed Use Designation, except sensitive land uses including residential.

10.2.9.2 The following additional uses will be permitted:

- a. banquet hall;
- b. media broadcast and communication facilities;
- c. commercial school, except for a truck driving school;
- d. conference centre; and
- e. entertainment, recreation and sports facilities.

10.2.9.3 Notwithstanding the policies of this Plan, existing drive-through facilities will be permitted as they existed on the day these policies come into effect.

10.2.9.4 Residential uses and other sensitive land uses may be permitted without amendment to this Plan where the use:

- a. is appropriate in accordance with the policies of this Plan;
 - b. is appropriately designed, buffered and/or separated from Employment Areas and/or major facilities;
 - c. is not impacted by adverse effects from air, vibration, noise, dust, odour and other fugitive emissions;
 - d. does not pose a risk to public health and safety;
 - e. prevents or mitigates negative impacts and minimizes the risk of complaints;
 - f. has regard for City land requirements relating to hazard land identified through flood mitigation studies;
 - g. does not compromise the ability of existing nearby employment uses to comply with environmental approvals, registrations, legislations, regulations and guidelines;
- and

h. permits adjacent Employment Areas to be developed for their intended purpose.

10.2.9.5 The introduction of sensitive land uses, such as residential, should not negatively impact the continued viability of existing nearby businesses and industries.

10.2.9.6 Lands designated Mixed Use Limited where sensitive land uses, such as residential, have been permitted in keeping with 10.2.9.4 and 10.2.9.5 are subject to the Mixed Use designation policies.

10.2.9.67 Development on lands within a floodplain, will not be permitted prior to the completion of City-initiated flood studies and the construction of recommended mitigation measures where necessary.

10.2.9.78 A holding provision may be placed on lands where the ultimate desired use of the lands is specified but development cannot proceed until conditions set out in this Plan, or in an implementing by-law, are satisfied.

10.2.9.89 Conditions to be met prior to the removal of a holding provision, include but are not limited to the following:

- a. acceptance of compatibility assessments, as identified by the City;
- b. acceptance of flood mitigation recommendations; and
- c. all flood remedial works are complete and deemed functional to the satisfaction of the City, conservation authority, the Province and other regulatory bodies.

<p>Date: April 22, 2026</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's files: CD. 15-GRO</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: May 11, 2026</p>

Subject

INFORMATION REPORT (ALL WARDS)

2025 Growth Monitoring Report

Recommendation

That the report dated April 22, 2026, from the Commissioner of Planning and Building, titled 2025 Growth Monitoring Report, be received for information.

Executive Summary

- This report analyzes residential and non-residential development trends to support informed, data-driven decision making by Council, City of Mississauga (“City”) staff, and the public.
- Overall, growth is occurring in alignment with the Official Plan. High-density, mixed-use development is concentrated in designated growth areas, while additional residential units (ARUs) and infilling existing apartment sites expand housing options in Mississauga’s Neighbourhoods.
- Over the past five years, Mississauga experienced a period of accelerated housing starts followed by a period of low activity. In general, the five-year average is in line with the growth forecast.
- Given current market conditions, City staff expect new housing activity to be below the five-year average in the short term; however, City and senior government policies and incentives aim to increase housing construction in the short to medium term.
- Employment Areas are integral to Mississauga’s economic health, concentrating 80% of non-residential development growth.
- Moving forward, City staff will report annually on trends based on the recently approved new Official Plan (MOP 2051), supported by ongoing collection, refinement, and publication of City-managed data.

Background

The City of Mississauga (“City”) assumed planning responsibilities from the Region of Peel (“Region”) on July 1, 2024. Planning responsibilities include managing and monitoring where and how growth occurs, including the establishment of growth forecasts. The Region continues to be responsible for water and wastewater services which is a key determinant of where new development can occur. The Region and the City have been directed to plan for growth in accordance with the growth forecast (Scenario 1) received by Regional Council on December 12, 2024^{1,2}.

To effectively take on planning responsibilities and monitor the impact of the Official Plan, the City relies on accurate, comprehensive, and up-to-date data. City staff maintain multiple complex datasets which help to understand the impact of planning and development policies and programs and inform adjustments, where appropriate.

The analysis in this report is based on datasets managed by the City, including the monthly Housing Update. This data is publicly accessible and available as downloadable datasets and interactive dashboards on the City Planning Data Hub: <https://city-planning-data-hub-1-mississauga.hub.arcgis.com/>. Data published by Canada Mortgage and Housing Corporation (“CMHC”) also informs this report.

Comments

The purpose of this report is to provide an overview of residential and non-residential growth and proposed development in Mississauga for 2025, with contextual analysis over the past five and ten years to support data-driven decision-making by Council, City staff, and the public.

Data presented in this report is current to December 31, 2025. Additional information is available in Appendix 1, titled “2025 Growth Monitoring Report”, and Appendix 2, titled “2025 End-of-Year Housing Update”, attached to this report.

Key findings are presented below:

¹ Region of Peel. *Council Agenda Item 13.1 – Regional Growth Forecasts Update 2024*, December 12, 2024. <https://pub-peelregion.escribemeetings.com/Meeting.aspx?Id=8262d847-4a95-4c1a-9fd5-49a096b20b92&Agenda=PostAgenda&lang=English&Item=37&Tab=attachments>

² Region of Peel. *Council Agenda Item 13.2 – Supplementary Growth Forecast Information*, December 12, 2024. <https://pub-peelregion.escribemeetings.com/Meeting.aspx?Id=8262d847-4a95-4c1a-9fd5-49a096b20b92&Agenda=PostAgenda&lang=English&Item=38&Tab=attachments>

Over the past five years in Mississauga:



Building permits issued for **20,000** dwelling units city-wide



Almost **3,400** building permits issued for ARUs



Building permits issued for **1 million square meters** of non-residential GFA in Employment Areas



66% of new dwelling units were in areas **targeted for growth**

Growth is occurring as directed in the Official Plan

Development data confirms the effectiveness of the Official Plan's City Structure – a hierarchy guiding growth and development in Mississauga.

In the past five years, building permits were issued for over 20,000 units. Over 66% of these units were in areas targeted for growth, referred to as strategic growth areas (SGAs). At the same time, additional residential units (ARUs) played a growing role in expanding new housing supply in Mississauga's Neighbourhoods. Despite challenges in the housing market, the number of building permits issued for ARUs has been increasing year over year, totaling 3,400 new ARUs in the past five years.

There are approximately 67,600 new residential units in the development pipeline, meaning they are part of development applications currently under review by the City. Almost three quarters of units in the development pipeline are also in SGAs, suggesting future development will continue to align with growth priorities in the Official Plan.

Mississauga has lands zoned with as-of-right permissions, where a building permit has not yet been applied for, to support the development of over 86,500 units. Now that the new Official Plan (MOP 2051) has been approved by the Province, the City will update zoning permissions in Major Transit Station Areas (MTSAs). This will result in the addition of thousands of residential units with as-of-right permissions for development in higher density areas.

New housing development is occurring despite challenging market conditions

Despite challenges in the housing market, Mississauga's housing delivery remains broadly aligned with the long-term growth forecast.

Mississauga's growth forecast projects for the addition of almost 100,000 homes, to facilitate a total population of just under one million residents and 600,000 jobs by 2051. To meet the growth forecast, an average of 3,300 new units need to be added annually. Over the past five years, 3,278 new units were added to the housing stock annually, indicating general alignment with the growth forecast.

Since 2024, however, there has been a significant slow-down in new residential construction and it is expected this trend will continue for a few more years, making it more challenging to stay on track with the growth forecast in the short term. The City, through MOP 2051 and the Mayor's Housing Task Force, and senior levels of government have developed new land use policies, financial incentives and cost-reducing solutions to boost housing market construction. With these strategies, residential development is expected to proceed in line with the growth forecast to 2051.

Non-residential development supports employment and business opportunities

Continued investment in Employment Areas and Corporate Centres helps maintain access to local jobs and services, balancing housing growth with employment opportunities.

In the last five years, the City issued building permits for more than 1.2 million square meters of new non-residential gross floor area (GFA). More than 80% of new non-residential development has occurred within Employment Areas and Corporate Centres, translating to almost one million square meters of non-residential GFA. Based on the development pipeline, another 1.2 million square meters of non-residential GFA could be developed in the forthcoming years.

This trend is anticipated to continue, as almost 75% of new non-residential GFA in the development pipeline is also in Employment Areas and Corporate Centres, reinforcing their role as key areas for business and economic activity, particularly industrial uses not permitted elsewhere in the city.

Financial Impact

There are no financial impacts resulting from the recommendation in this report. It should be noted the City has assumed the Region's former planning functions without any budgetary impacts to date.

Conclusion

The analysis of residential and non-residential growth and development trends in Mississauga confirms the following:

- Mississauga has sufficient lands with the appropriate permissions to accommodate the growth forecast (Scenario 1) to 2051 and beyond.

- Growth is happening where planned and directed in the Official Plan, particularly in the Downtowns and MTSAs.
- ARUs and infill projects continue to expand housing options in Neighbourhoods.
- Non-residential development continues to grow, particularly in Employment Areas and Corporate Centres.

Despite uncertain economic conditions and a slowdown in the residential construction sector across Ontario, it is anticipated Mississauga will continue to grow to 2051 as market conditions improve.

Next Steps

Transparent growth management relies on the collection, maintenance, and publication of data in a clear manner. To monitor the growth forecast (Scenario 1), and fulfill legislated responsibilities as the planning authority, City staff will undertake the following actions:

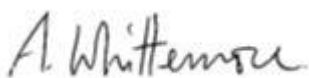
- Continue to work with the Region, the City of Brampton and the Town of Caledon to manage growth and deliver infrastructure and services.
- Enhance the consistency and quality of planning and development data to improve how information is published and shared.
- Conduct Mississauga-led updates to the growth forecast once 2026 Census data is made available (expected 2028).

City staff anticipate subsequent reports will be published on an annual or bi-annual basis.

Attachments

Appendix 1: 2025 Growth Monitoring Report

Appendix 2: 2025 End-of-Year Housing Update



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Nadia Dowhaniuk, Planner, City Planning Strategies



City of Mississauga

2025 Growth Monitoring Report

An overview of growth and development trends in
Mississauga

May 2026

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The 2025 Growth Monitoring Report highlights notable growth and development outcomes in Mississauga and how recent growth compares to historical trends. The purpose of this report is to present data and analysis for the Mayor and Members of Council, City of Mississauga (the “City”) staff, and the public to engage in transparent, data-driven decision-making. Data is current to December 31, 2025.

To explore the data in this report in more detail, visit the City Planning Data Hub at <https://city-planning-data-hub-1-mississauga.hub.arcgis.com/pages/development>



MISSISSAUGA

Highlights of the 2025 Growth Monitoring Report

Over the past five years in Mississauga:



Building permits issued for **20,000** dwelling units city-wide



Almost **3,400** building permits issued for ARUs



Building permits issued for **1 million square meters** of non-residential GFA in Employment Areas



66% of new dwelling units were in areas **targeted for growth**

New housing development is occurring despite challenging market conditions

Mississauga is planning for the addition of almost 100,000 homes, to facilitate a total population of just under one million residents by 2051. To meet the growth forecast, **3,300 new units** need to be added to the housing stock annually.

Since 2024 there has been a significant slowdown in new residential construction. It is expected this trend will continue over the next few years. Despite this challenge, housing delivery is aligned with the long-term growth forecast, with approximately **3,278 new units** added annually on average over the past five years.

Growth and development are occurring as directed in the Official Plan

Development data confirms the effectiveness of the Official Plan's City Structure – a hierarchy guiding growth and development in Mississauga.

In the past five years, building permits were issued for over 20,000 residential units, and over **66%** were for new homes in areas planned to grow (referred as strategic growth areas (SGAs)).

There are approximately **67,600 new units** as part of development applications under review by the City in the development pipeline. Almost **three quarters** of the proposed units are also in SGAs, indicating continued alignment with the Official Plan.

Resulting from previous rezoning processes, Mississauga has lands to support the development of over **86,500 units** where a building permit has not been applied for.

Major Transit Station Areas (MTSAs) are the primary location for high-density, mixed-use development

Between 2021 and 2025, **82% of new apartment units** with an issued building permit were in Mississauga's MTSAs. This translates to **approximately 12,100 units** permitted to begin construction in areas targeted for growth within walking distance from a rapid transit stop.

Looking forward, **70% of new units** and **50% of non-residential gross floor area (GFA)** in the development pipeline are in the City's MTSAs, meaning over **47,000 new units** and **634,000 square metres of non-residential GFA** could be approved for development in these priority areas.

Additional residential units (ARUs) expand housing options in Neighbourhoods

ARUs have played a growing role in expanding new housing supply in Mississauga's Neighbourhoods. Despite challenges in the housing market, the number of building permits issued for ARUs has been increasing year over year, totaling **3,400 new ARUs** in the past five years.

Employment Areas play an important role in Mississauga's economic health

New non-residential development is primarily occurring in Mississauga's Employment Areas, including Corporate Centres, reaffirming their importance as places of business and economic activity.

Between 2021 and 2025, **almost one million square metres** of newly approved non-residential GFA has been in Employment Areas and Corporate Centres. Additionally, **almost 75% of new non-residential GFA in the development pipeline is also in these areas**, translating to about 933,700 square metres of potential new non-residential development that could be approved in the near future.

Trends based on recent development and alignment with growth forecasts

The City is responsible for monitoring growth. It uses data to track Mississauga's progress against the growth forecast and to plan growth-related infrastructure in the short- and long-term.

Despite short-term slowdown, growth is expected to proceed in line with the long-term forecast

Even with a short-term slow-down in residential construction, Mississauga remains on track with long-term growth forecasts. Planning and investment decisions should continue to be guided by the growth forecast.

Mississauga’s Official Plan¹ directs growth and development in Mississauga based on a **City Structure**. Growth forecasts support implementation of the City Structure by indicating where growth is expected. Mississauga’s latest growth forecasts were received by Regional Council on December 12, 2024². Mississauga is forecast to grow to almost one million people by 2051, according to the base scenario, referred to as Scenario 1 (**Figure 1**).

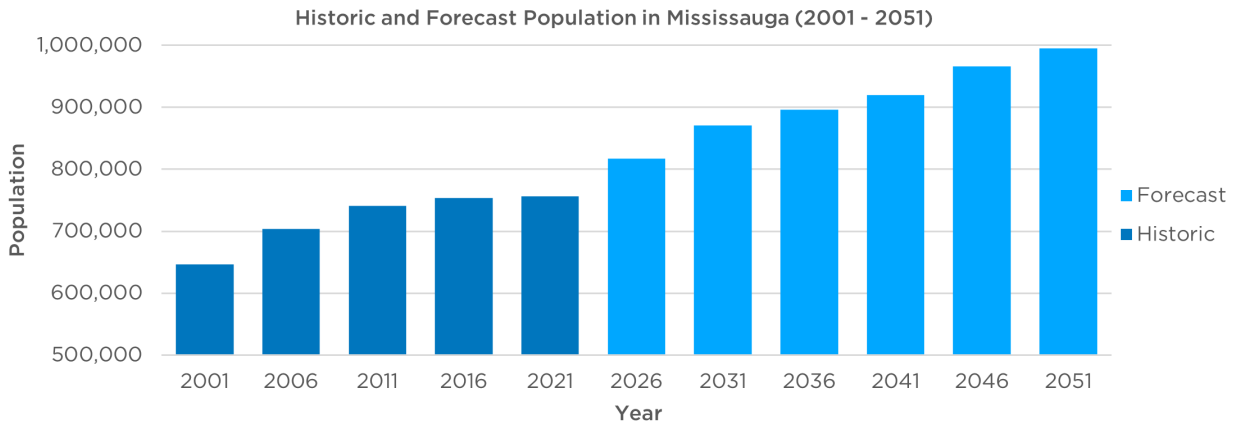


Figure 1: Historic and forecasted population in Mississauga shows the city’s population is forecast to increase to nearly one million people by 2051, an increase of almost 250,000 residents from the 2021 Census

While the City Structure can accommodate this growth and more, actual population and housing growth may vary in the short-term based on market and economic conditions, immigration policy, and demographic shifts.

The city’s population decreased slightly between the 2016 and 2021 Census period, to 756,100 people. However, this does not reflect long-term historic population trends as on average, Mississauga grew by 4% between each Census period from 2001 to 2021. Even though city-wide totals declined slightly in the last Census period, mainly caused by population decrease in some of the low-density neighbourhoods, some other areas of the city gained population, such as in the Downtowns and other growth areas.

Mississauga is forecast to add almost 100,000 units or households to the 2021 housing stock, averaging about 3,300 units per year. **Table 1** shows on average **3,278** new units have been added annually over the past five years. This demonstrates recent development activity remains broadly consistent with the long-term growth forecast, despite year-to-year volatility.

¹ The data was evaluated based on the previous Mississauga Official Plan, which was in-effect at the time of report writing. MOP 2051, the new Official Plan, was adopted by Council on April 16, 2025 and approved by the Ministry of Municipal Affairs and Housing on March 24, 2026.

² Region of Peel. *Council Agenda Item 13.1 – Regional Growth Forecasts Update 2024*, December 12, 2024. <https://pub-peelregion.escrimemeetings.com/Meeting.aspx?Id=8262d847-4a95-4c1a-9fd5-49a096b20b92&Agenda=PostAgenda&lang=English&Item=37&Tab=attachments>

Post 2026, it may be difficult to meet the growth forecasts in the short-term as new housing construction may be deferred to the later years in the forecasting period. The City, through the new Official Plan (MOP 2051) and the Mayor’s Housing Task Force, and senior levels of government have developed new land use policies, financial incentives, and cost-reducing process improvement solutions to boost housing construction. With these strategies, residential development is expected to proceed in line with the growth forecast in the medium term and to 2051.

Table 1: Key housing statistics compared to the 2051 household growth forecast

Housing Statistics	2021	2022	2023	2024	2025	Yearly Average
Building Permits	5,441	6,488	3,668	2,619	1,943	4,032
Starts + Conversions	4,300	5,133	3,086	3,496	2,557	3,714
Completions + Conversions	3,566	1,839	3,777	2,887	4,321	3,278
Growth Forecast (30-year household average)						3,298

Source: CMHC Housing Market Information Portal, City of Mississauga Issued Building Permits

Residential construction remains sensitive to market conditions

Recent declines in issued building permits and housing starts signal housing supply is slowing down. This reinforces the need to monitor market indicators and remove barriers that affect project viability.

Issued building permits, starts, and completions represent successive stages of housing delivery. Together, these datasets show how plans translate into real homes. An issued building permit for a high-rise building may not be counted as a housing start for several years, until excavation and building foundations are completed and underground construction reaches the ground level. Similarly, a completion may be counted several years after the “start”, depending on the complexity of the project.

After the City issues a building permit, several other factors influence when a building is constructed. **Figure 2** shows the relationship between these key milestones, and **Figure 3** uses City and Canada Mortgage and Housing Corporation (CMHC) data to illustrate how an issued building permit in 2021, for example, is likely to translate to a completion several years later (e.g., 2024 or 2025) when construction is completed.



Figure 2: The process from building permit issuance, to housing start and completion can take anywhere from two to five years depending on the size of the development being constructed

As shown in **Figure 3**, issuance of residential building permits and new housing starts have declined from peak years in 2021 and 2022. Several factors contributed to a reduction in the construction of new housing. CMHC³ reports access to capital and an overflow in the resale market continue to hinder housing starts. Meanwhile, market demand for new homes is lower because new units are unaffordable for most buyers, yet developers struggle to modify prices due to increased costs, including development charges. Together, these factors continue to contribute to a shortage of new housing construction.

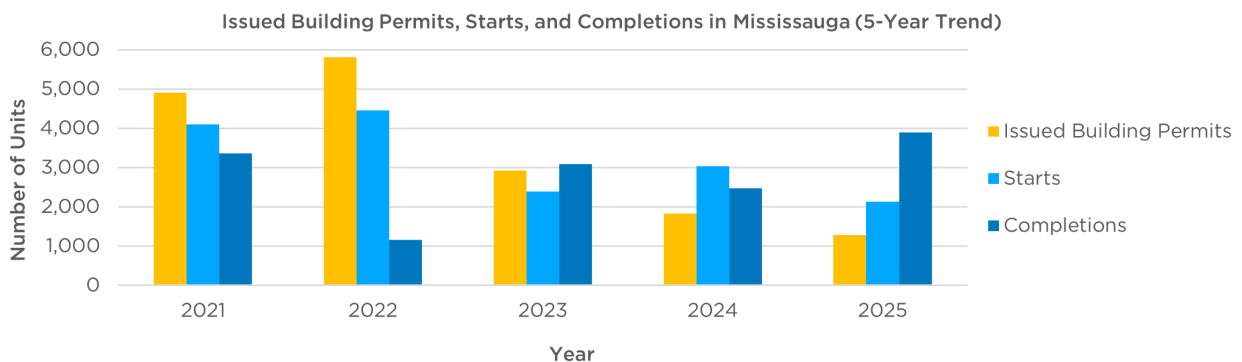


Figure 3: 5-year issued building permit, start, and completion trends in Mississauga illustrate how an issued building permit in 2021, for example, likely translates to a completion several years later when construction is completed

CMHC anticipates housing starts will continue to be below average in 2026 in Ontario. It is expected that post 2026 will be difficult to meet growth forecasts throughout most of the province, including in Mississauga. Market intelligence suggests housing will be delivered under better market conditions towards the end of the decade. With recent funding and policy changes announced by the Provincial and Federal governments aimed to incentivize housing starts, and as market conditions

³ Canada Mortgage and Housing Corporation (CMHC). *Housing Market Outlook 2026*, 2026. <https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/market-reports/housing-market/housing-market-outlook>

improve, residential development is expected to proceed in line with the growth forecast to 2051.

Existing inventory supports efforts to increase the supply of family-sized homes

Mississauga’s apartment stock highlights the need for family-sized homes, especially two and three-bedroom options as the city continues to grow.

The City maintains a Multi-Unit Residential Inventory that is updated annually. The inventory indicates three quarters of multi-residential homes in Mississauga are apartments (all tenures) while one quarter are ground-related (e.g., townhouses). Almost 70% of apartments are bachelor, one- or two-bedroom units (**Figure 4**).

The existing multi-residential housing stock shows a predominance of smaller units, designed for smaller households. This illustrates the need for more apartments with enough bedrooms to accommodate growing families, particularly as the city becomes increasingly built out.

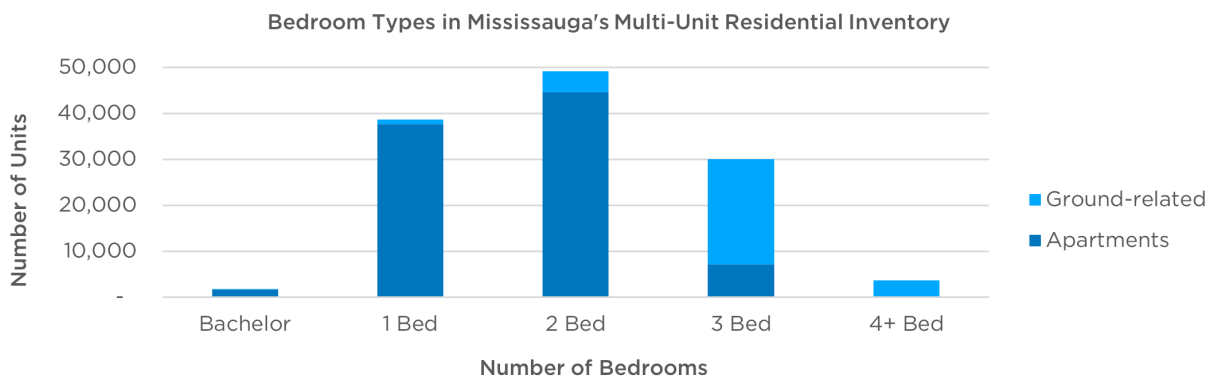


Figure 4: Mississauga’s multi-unit residential inventory is primarily comprised of apartment units with one or two bedrooms

New rental units are contributing essential housing supply

New purpose-built rental units are now an important driver of housing delivery in Mississauga, helping to sustain new supply as condo starts soften.

As reported by CMHC for the Greater Toronto Area, 2025 marked a significant year in new purpose-built rental housing construction as these units comprised almost **40% of all housing starts in Mississauga**¹. In comparison, over the past ten years, only 9% of new units in Mississauga were built for the rental market (**Figure 5**).

While total housing starts are expected to decline in 2026 because of lower condominium starts, CMHC anticipates strong rental construction will partially offset this drop. Financial and other incentives provided by the City and the Region of Peel

as well as tax reductions by the senior levels of government are anticipated to contribute to the supply of purpose-built rental housing in Mississauga.

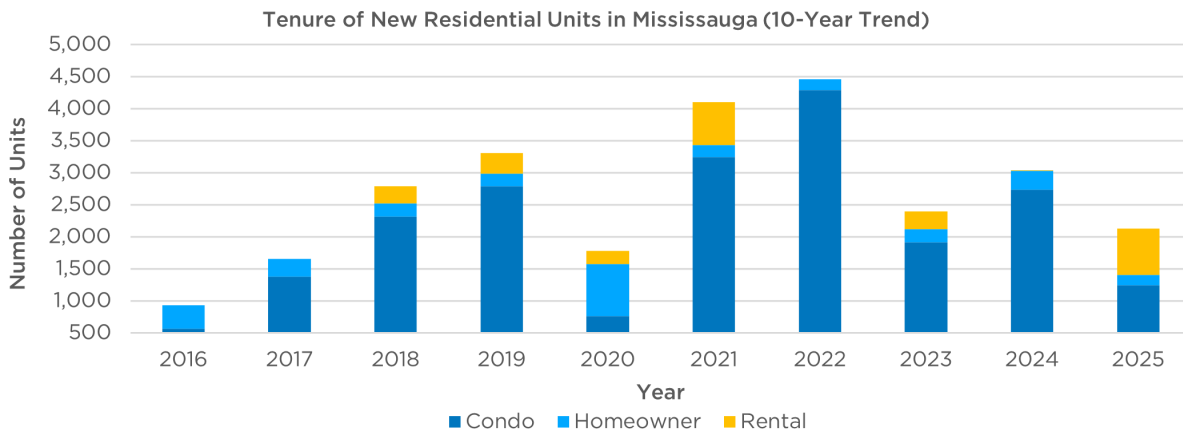


Figure 5: 10-year trends in housing starts by tenure show homeowner and condo units have comprised the greatest portion of new housing stock

Trends based on issued building permits

Trends based on issued building permits provide an early indicator of where new development and construction activity is expected to begin.

The analysis demonstrates the importance of the Official Plan in delivering new housing across Mississauga, particularly in areas planned to accommodate higher densities.

Mississauga’s City Structure plays a key role in the delivery of new housing

The Official Plan is actively shaping how Mississauga is growing. Most new units are being delivered in areas intended for higher-density growth

Mississauga’s Official Plan defines a land use framework to determine where population and employment growth will be directed, call the City Structure. Some elements of the City Structure are planned to be the focus for growth and development, called **strategic growth areas (SGAs)** while other areas such as Neighbourhoods will accommodate some development, but are not the primary focus for high-density growth.

Over the past five years, a large share of new units were approved in SGAs, particularly new apartment units. **Figure 6** shows that **60% of new apartment units were approved in Mississauga's Downtowns alone between 2021 and 2025**, reinforcing the importance of these mixed-use, transit-oriented areas in delivering new housing.

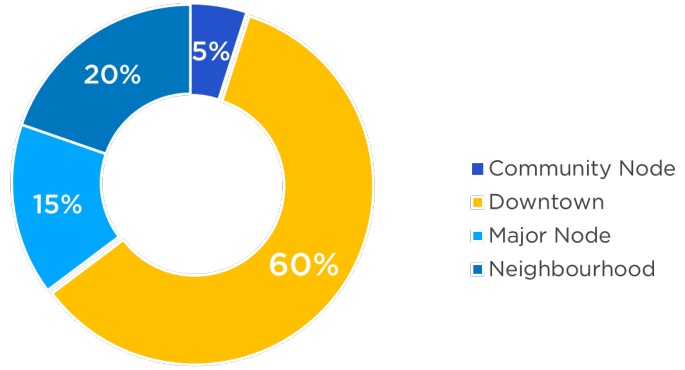


Figure 6: New apartment units with building permit issued by City Structure element between 2021 and 2025 show 60% of new apartment units are in the Downtowns

Looking at longer term trends, since 2014, the City issued building permits for almost 37,000 new units. **Figure 7** shows the distribution of all issued building permits since 2014, including the location and concentration of units. This map shows that while a greater number of individual permits have been issued for low-density developments in Neighbourhoods – such as additional residential units (ARUs) – the highest concentration of new residential units is within areas targeted for growth, including SGAs.

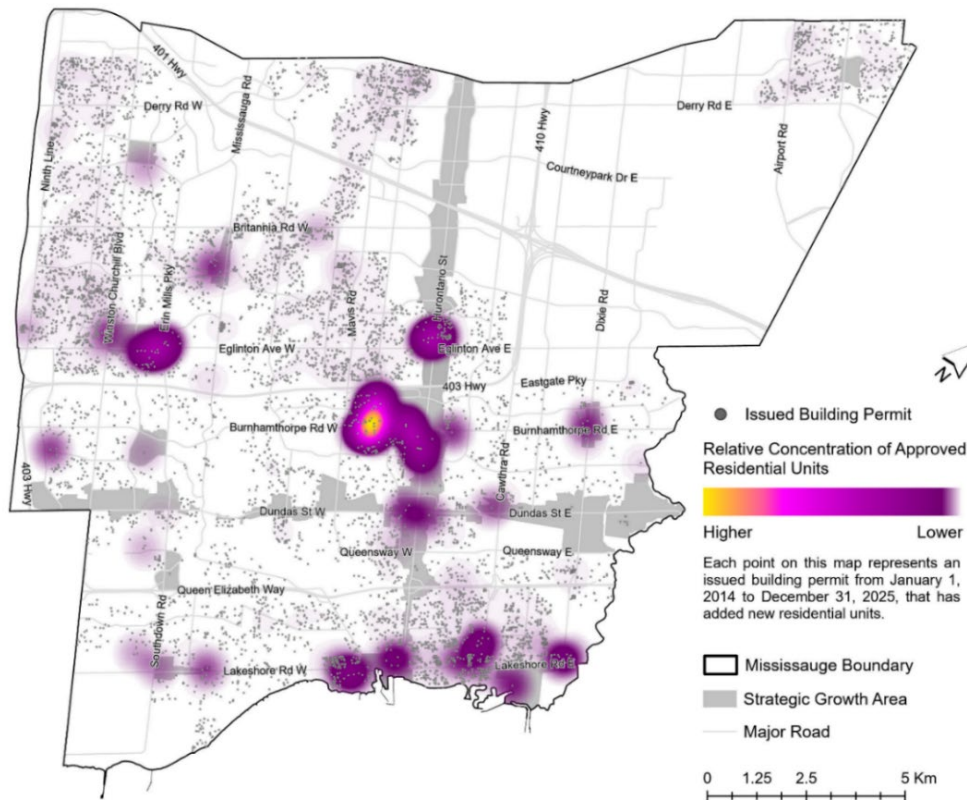


Figure 7: The concentration of new units has primarily been in areas designated for growth, including the Downtowns, Major Nodes, Community Nodes and MTSAs

High-density development continues to occur in Major Transit Station Areas (MTSAs)

MTSAs are delivering a large portion of Mississauga's new high-density housing, reinforcing them as the City's primary areas for transit-supportive growth.

Over the past five years, **82% of new apartment units** across the city with an issued building permit were in MTSAs. This translates to **approximately 12,100 units** permitted to begin construction.

The City's Downtowns, which comprise ten MTSAs, are responsible for over 72% of the total number of new dwelling units permitted to begin construction in MTSAs over the past five years. Outside of the Downtowns, fewer housing approvals occurred during this time frame. **Table 2** illustrates this story, showing the distribution of building permits based on MTSAs in the Downtowns, and MTSAs outside the Downtowns.

These trends reinforce the importance of MTSAs in delivering housing, bringing Mississauga residents closer to GO train and rapid transit stops, including the upcoming Hazel McCallion Light Rail Transit line.

Table 2: Distribution of dwelling units permitted to begin construction through building permits issued 2021-2025, showing MTSAs contribute to new housing growth in Mississauga, bringing residents closer to rapid transit stops

Location	Number of Units	Percentage of Units
MTSAs in the Downtowns	8,787	72%
MTSAs outside the Downtowns	3,350	28%
All MTSAs	12,137	100%

ARUs expand housing options in Neighbourhoods

ARUs are becoming a meaningful source of housing supply in Neighbourhoods, suggesting recent legislative changes and financial incentives are translating to on-the-ground housing delivery.

Over **3,400** building permits were issued for ARUs between 2021 and 2025. **Figure 8** shows that building permits issued for ARUs have steadily increased over the past ten years, but saw a decline in 2025, in line with the overall housing market contraction.

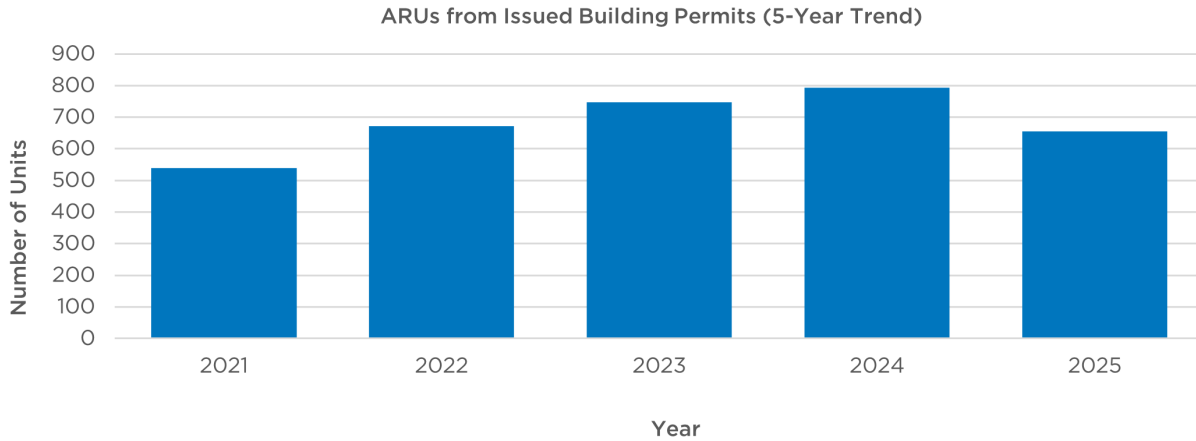


Figure 8: Trends in issued building permits for ARUs show a steady increase in approvals for building permits over the past five years

While SGAs are the focus for high-density development, the demand for ARUs is concentrated in Mississauga’s Neighbourhoods. The distribution of ARUs approved in Mississauga’s Neighbourhoods over the past five years are shown in **Figure 9**.

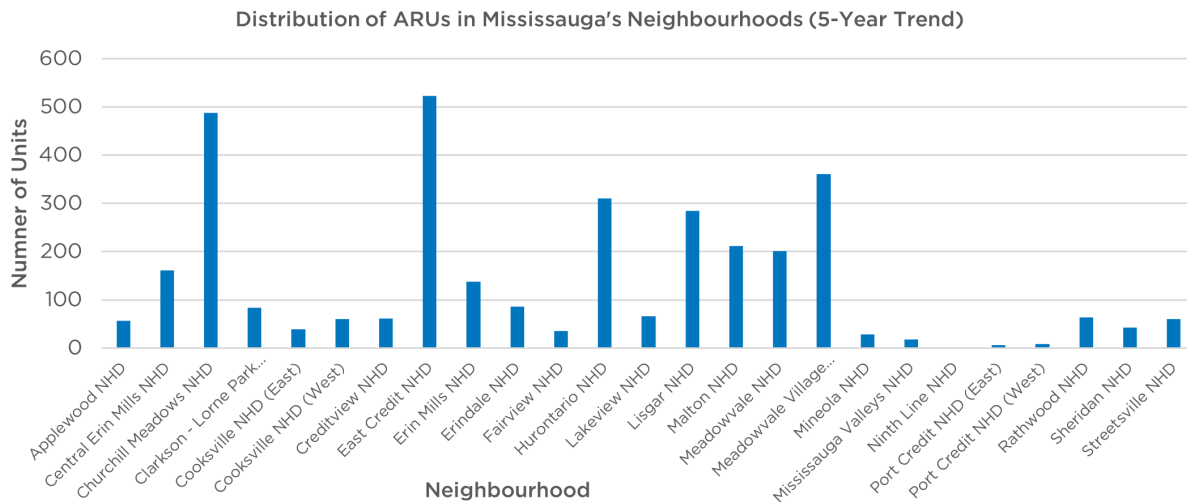


Figure 9: Distribution of ARU building permit approvals across most of Mississauga’s Neighbourhoods

New non-residential development strengthens the employment base and business community

New non-residential development is strengthening Mississauga’s job base by concentrating business investment in Employment Areas and Corporate Centres.

Mississauga’s Employment Areas play a key role in attracting new investment. The Official Plan designates Employment Areas, including Corporate Centres, as places of business and economic activity.

With **80% of new non-residential GFA** through issued building permits over the past five years being in Employment Areas, these areas have proven successful in providing investment-ready sites that can support employment growth and attract business (see **Figure 10**).

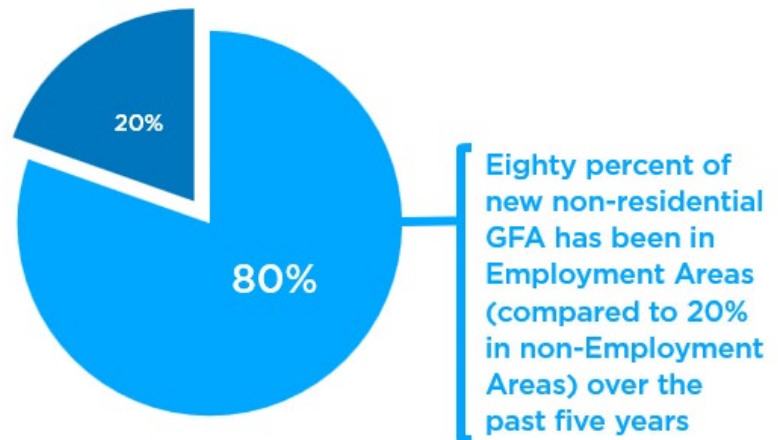


Figure 10: Issued building permits for non-residential uses have primarily been in Mississauga’s Employment Areas over the past five years

This translates to almost **one million square metres** of newly approved non-residential GFA in Employment Areas between 2021 and 2025 (inclusive).

Recent planning and legislative changes limited uses permitted in Employment Areas to manufacturing, warehousing and other uses that benefit from separation with residential areas. Building permits issued in recent years align with these changes. Between 2021 and 2025, industrial development was responsible for **83% of newly approved non-residential GFA in Employment Areas**. In comparison, institutional uses (including other uses⁴) are a larger contributor of new non-residential GFA outside of Employment Areas (**Figure 11**).

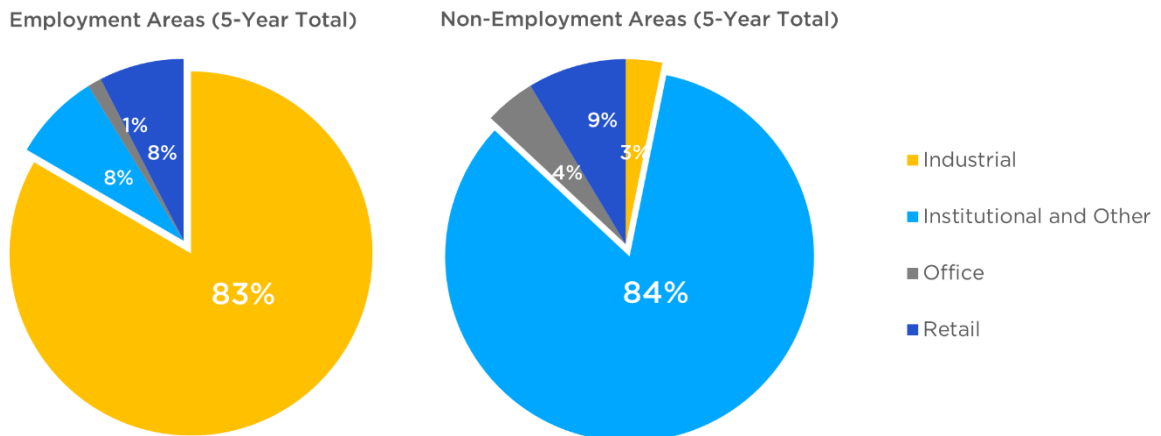


Figure 11: New non-residential GFA in Employment Areas during the past five years was primarily composed of industrial uses, while non-Employment Areas were dominated by institutional uses

⁴ The “Institutional and Other” category includes schools, hospitals, religious institutions, and government buildings, for example.

Trends based on the development pipeline

Before construction or development can begin, developments typically require planning approval, which may include an official plan amendment, zoning by-law amendment, or site plan approval. There are approximately 67,600 net new units across 209 sites in the development pipeline.

Proposed development reinforces the intent of the City’s Official Plan

The location and volume of growth in the development pipeline aligns with the City Structure, showing the Official Plan continues to guide growth effectively.

Figure 12 shows the areas in Mississauga where there is a higher concentration of proposed units in the development pipeline. Mississauga’s Downtowns continue to experience the highest concentration of new units. Almost 70% of development applications in the Downtowns include a mix of residential and retail uses, reinforcing the intent of these areas to be high-density, mixed-use communities.

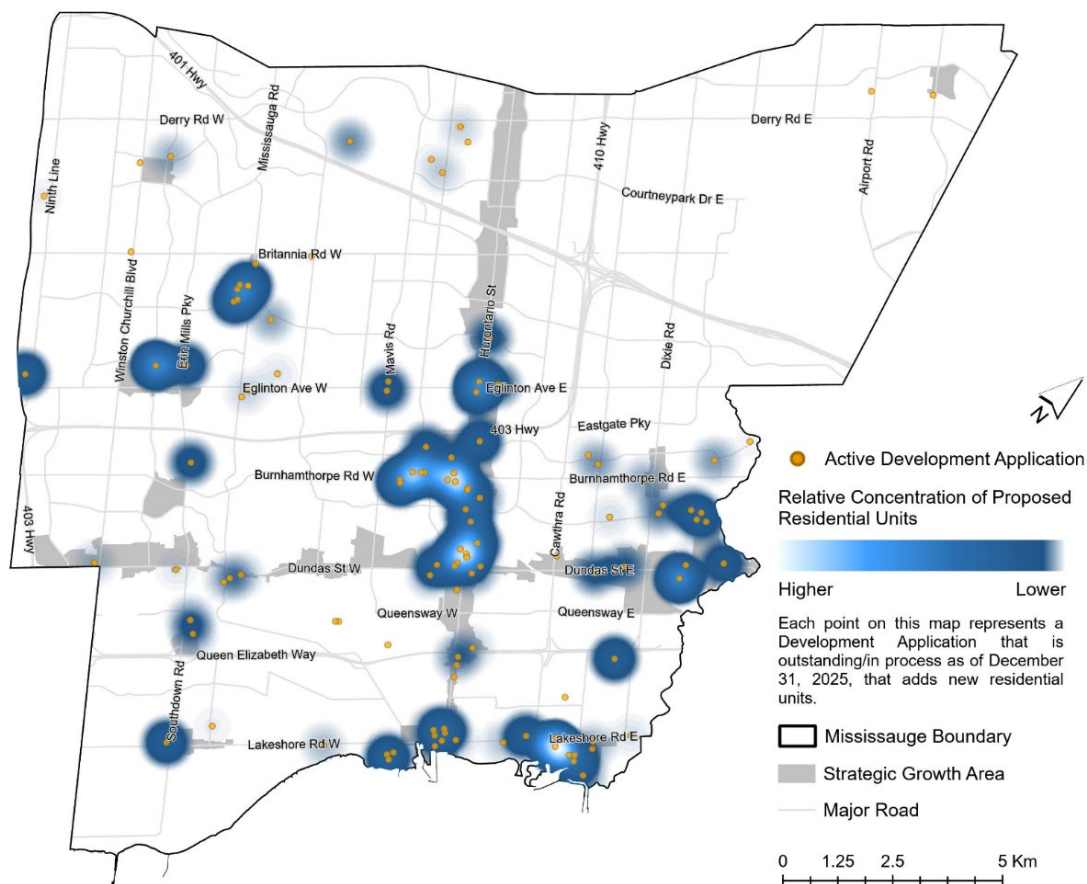


Figure 12: The concentration of proposed residential units in the development pipeline (active applications) shows there are several areas in Mississauga experiencing a relatively high concentration of proposed residential units

Over **72% of new units** (approximately 49,000) in the development pipeline are for development applications in the areas targeted for growth, indicating continued alignment with the City Structure.

Figure 13 illustrates where active development applications are located and the volume of units as part of these applications. The Downtowns continue to experience the highest concentration of future units, with approximately **24,600 new units** proposed between almost 30 development application sites.

Over 15,500 new units are proposed for development in Mississauga's

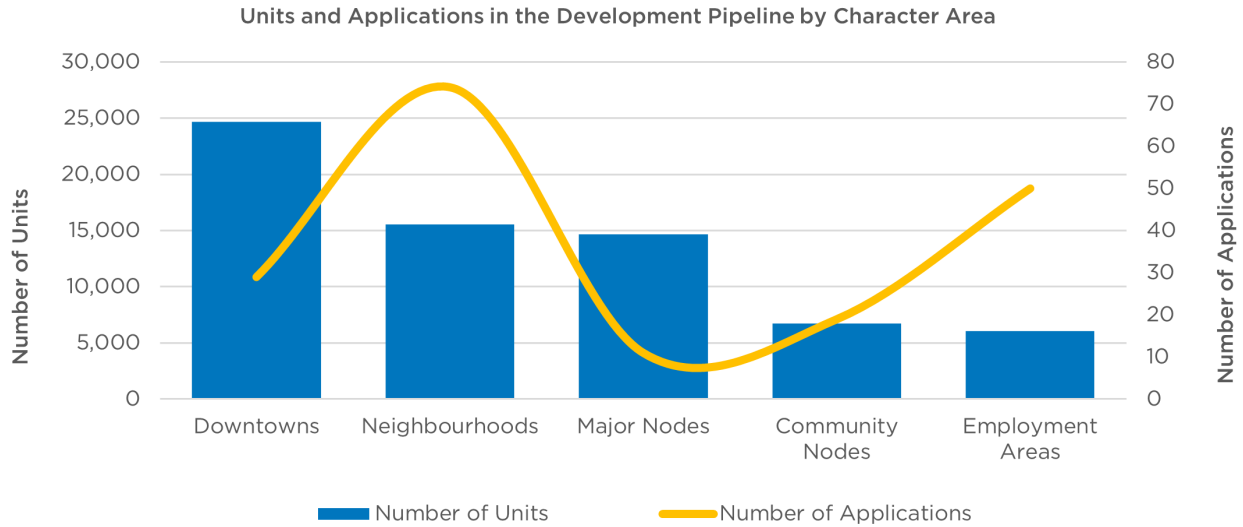


Figure 13: Applications in the development pipeline show the magnitude of proposed development in high-density areas, such as the Downtowns

Neighbourhoods. However, the magnitude of development is at a much smaller scale, as there are nearly 74 sites with active applications in Neighbourhoods. Almost one quarter of these applications and 3,100 units are in MTSAs traversing the Neighbourhoods⁵.

Although there are several applications for residential uses in Employment Areas, these cannot proceed without first removing the subject lands from an Employment Area. Some of these areas were removed from Employment Areas when MOP 2051 was approved by the Province. For applications areas not removed through MOP 2051, these areas will be evaluated against provincial and local policies that require the City to maintain a sufficient supply of viable employment land to meet the growth forecast and maintain economic prosperity.

⁵ Note that Figures 12 and 13 show proposed units in the development pipeline that are still under review or are at the Ontario Land Tribunal for approval.

Mississauga has lands with appropriate permissions to support significant residential growth

Mississauga has enough land already zoned for housing to support future growth. Many of these potential homes are already moving through site plan approval.

Mississauga has lands zoned to support the development of over **86,500 units** where a building permit has not yet been applied for⁶. Of these units, it is estimated lands in the Downtown Core alone could support almost 50,000 of these units.

Site plan approval for most development must be received before an application can move to the building permit stage. Over a quarter of the 86,500 units within lands with approved zoning permissions are part of an active site plan application.

Now that MOP 2051 has been approved by the Province, the City will update zoning permissions in the MTSAs. This will result in the addition of thousands of residential units with as-of-right permissions for development in higher density areas.

Together, this data demonstrates Mississauga has substantial existing and planned capacity to support future residential growth, with a significant share of potential units already advancing through site plan approval and positioned to translate to new housing units.

Mixed-use development is concentrated in MTSAs

The development pipeline emphasizes the role of MTSAs in supporting high-density, mixed-use development.

Seventy percent of new units and **50% of non-residential GFA** in the development pipeline are in the City's MTSAs. This means over 47,000 new units and 634,000 square metres of non-residential GFA could be approved for development in areas intended to support a mix of uses and higher densities.

Of those applications within MTSAs, a significant majority (almost 80%) are for a mix of uses, providing a mix of housing, employment opportunities, services, and amenities all within walking distance.

Together, these trends reinforce MTSAs as primary locations for future population and employment growth in Mississauga.

⁶ This figure includes lands where the City has approved a rezoning application and lands within the Downtown Core, where development is permitted to proceed with unlimited height and density. These estimates do not include potential ARUs that could be built as-of-right in Neighbourhoods.

Non-residential development supports employment opportunities and complete communities in Mississauga

Proposed non-residential development supports opportunities for economic activity, which are vital to the creation of complete communities.

The location of proposed non-residential development provides insight into how Mississauga's business and employment landscape may change over time. It also helps to understand how the City can plan for and achieve a balance between residential and employment opportunities.

There is over **1.2 million square meters** of non-residential GFA in the development pipeline. **Figure 14** shows the GFA for each development type in the development pipeline. Notably, almost 50% of proposed non-residential GFA is for industrial uses.

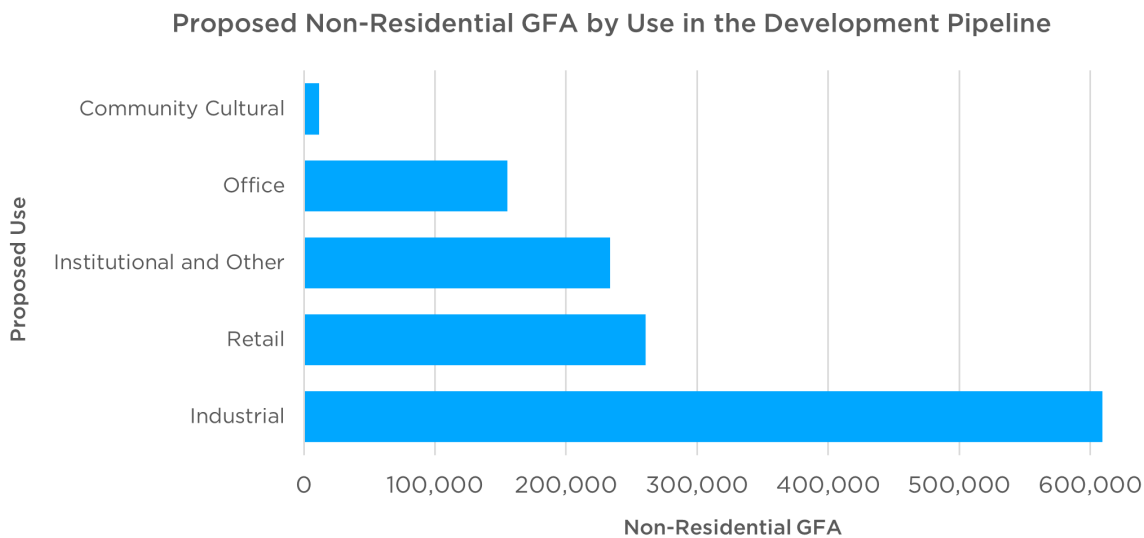


Figure 14: The development pipeline includes over 1.2 million square meters of non-residential GFA, almost 50% of which is for industrial uses, such as manufacturing, processing, and warehousing

Nearly **75% of new non-residential GFA** is located within Corporate Centres and Employment Areas combined (about 933,700 square metres). This statistic reinforces a decade-long trend observed in the Employment Survey, where Corporate Centres and Employment Areas continue to support a large share of Mississauga's workers and businesses.

Importantly, **almost 610,000 square metres** are being proposed for industrial development in Corporate Centres and Employment Areas. This trend reinforces the importance of these areas as key locations for industrial and business employment operations not permitted elsewhere in Mississauga, such as manufacturing, logistics, and warehousing.

While most proposed non-residential development is located within Employment Areas and Corporate Centres, there are applications for non-residential uses across Mississauga (Figure 15). Roughly **25% of new non-residential GFA** (about 295,000 square metres) is proposed in the City's Downtowns. Nearly 100% of this non-residential GFA is for institutional, retail, and office uses. These uses are critical components of mixed-use communities, supporting residential areas with employment opportunities.

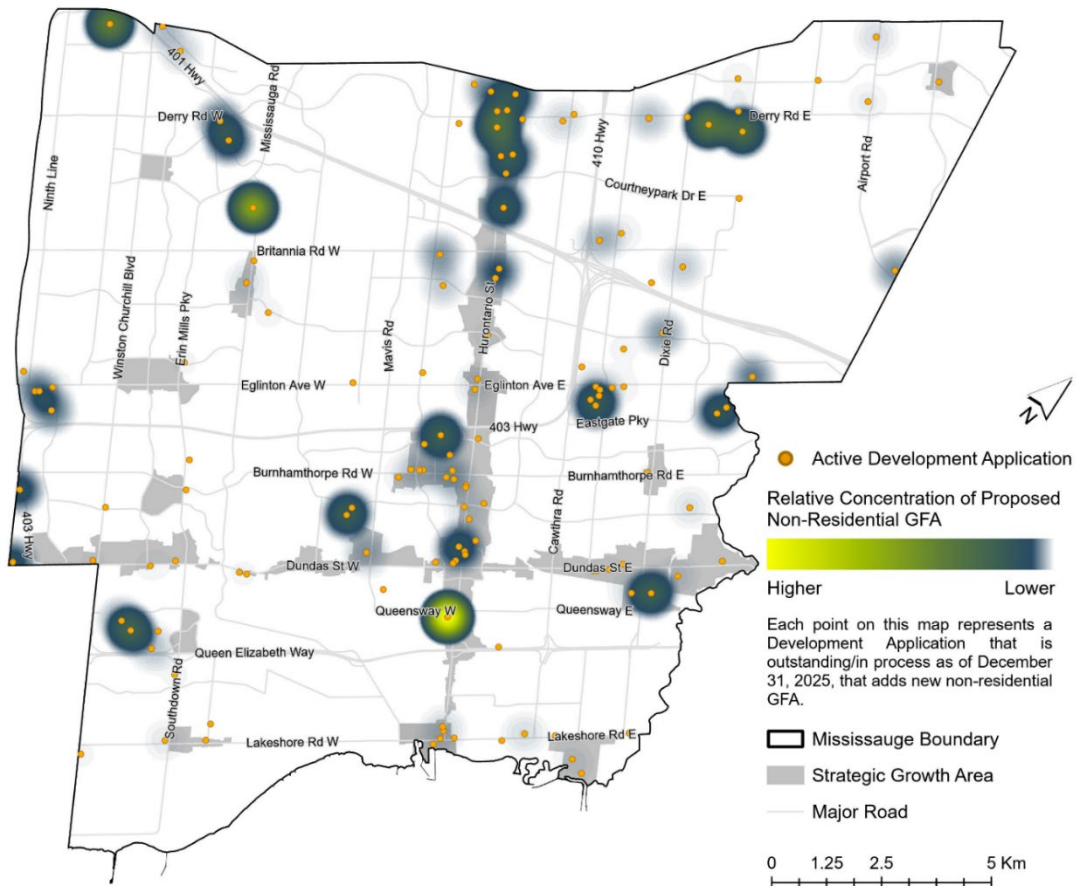


Figure 15: Non-residential uses are proposed across the City, but most notably in the Employment Areas, Corporate Centres, and Downtowns

Looking forward

Mississauga is well positioned to manage future growth through a new policy framework, financial incentives, planning tools, and continued monitoring of growth, development, and employment trends.

Enabling growth through the new Official Plan

MOP 2051 was adopted by Council in 2025 and subsequently approved by the Ministry of Municipal Affairs and Housing (MMAH) on March 24, 2026.

MOP 2051 updates the City Structure and land use permissions, expanding housing choices in Mississauga's Neighbourhoods and increasing height permissions in select MTSAs. Moving forward, the City will monitor implementation of MOP 2051 to ensure it meets the stated objectives.

Demonstrating leadership in planning and development

As Mississauga shifts towards an urban, transit-oriented community, the City continues to demonstrate leadership in planning and development through process improvements, policy changes, and incentives.

This report mentions several key initiatives, which will be continuously tracked and monitored. This includes but is not limited to:

- **The Mayor's Housing Task Force Report** – Sets actionable recommendations to accelerate housing supply and improve affordability.
- **The Affordable Rental Housing Community Improvement Plan** – Establishes city-wide incentives to stimulate the construction of affordable and below-market rental units.
- **The Retail Strategy** – Provides a roadmap to retain and grow retail space.
- **The Economic Development Strategy** – Outlines a long-term vision and strategic pillars to build a competitive business environment.
- **The Office Community Improvement Plans** – Includes financial incentives to attract and stimulate office development in key growth areas.

Housing data remains a priority

The City is currently exploring available data and best practices to develop a reporting regime that can identify niche gaps in Mississauga's housing supply.

The City monitors the supply and cost of housing throughout Mississauga. Policies in MOP 2051 encourage an increased supply of housing that contains a mix of unit types, sizes, and tenures, and includes housing that is affordable to low-income households.

Monitoring key housing metrics, like the average rents and the average purchase prices of units, helps the City develop strategic tools to encourage the right type of housing needed for various segments of the population and in various geographical areas.

Key terms

This report uses a mix of terms to describe how growth is planned, reviewed, and delivered. The key terms and definitions below are provided to support Council and residents in reading the data.

Additional residential units (ARUs) are second and third units on a property that can be contained within a home (e.g., a basement apartment), or in a standalone building on a property, known as a garden suite.

Building permit means an official approval issued by the City to allow for the construction, demolition, addition, or renovation of a building.

City Structure means the framework set out in Mississauga Official Plan to determine where population and employment growth will be directed. It recognizes the different areas of the city and the functions they perform and includes Downtowns, Employment Areas, Neighbourhoods, Major Nodes, and Community Nodes.

Development pipeline means development projects under review by the City as of December 31, 2025. This includes official plan amendments, zoning by-law amendments, and site plan approvals. These projects have not been approved by the City and are subject to change.

Downtowns refers to the four areas designated in the Official Plan, including the Downtown Core, Downtown Fairview, Downtown Cooksville, and Downtown Hospital. The Downtown Core refers specifically to the City Centre area.

Employment Areas are a component of the City Structure and include Corporate Centres. They accommodate a diverse mix of employment uses but will not permit residential uses. Some Employment Areas include locations where there are concentrations of existing office buildings.

Growth forecast means a best estimate of future population, household, and employment growth in Mississauga to 2051. The growth forecast forms the basis of land use and infrastructure planning.

Housing completion is defined by Canada Mortgage and Housing Corporation (CMHC) as the stage where all proposed construction work has been performed. In some cases, it may be counted as a completion where up to 10% of the proposed work remains.

Housing start is defined by CMHC as the beginning of construction work. This is usually when concrete has been poured for the whole footing around a structure, or an equivalent stage where a basement will not be part of the structure.

Major Transit Station Area (MTSA) are generally within 500 to 800 metres (a 10-minute walk) of a transit station or stop.

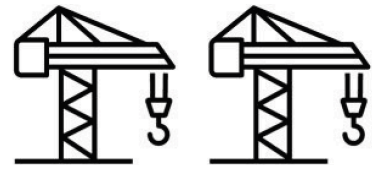
MOP 2051 or the **Official Plan** refers to the City of Mississauga Official Plan, which guides how Mississauga will grow and develop, as required by the *Planning Act*.

Multi-Unit Residential Inventory refers to a catalogue of all multi-unit residential buildings in Mississauga. This includes apartments, townhouses, and residential institutional buildings among others.

Neighbourhoods are a component of the City Structure. They typically accommodate the lowest densities and building heights. Neighbourhoods focus on residential uses, but include compatible retail uses, services, and facilities.

Strategic Growth Areas (SGAs) are areas planned for most new housing and density. They include MTSAs, the Downtowns, and other areas where growth or development will be focused.

Mississauga Housing Update



Residential Units Approval Pipeline 2025 Year-End Update

Jan. 1 – Dec. 31, 2025

The Following Data is Provided by the City of Mississauga



Land Use Permissions

Residential units approved through official plan amendments and rezoning applications

11,882



Site Plan Approvals

Residential units approved through site plan applications

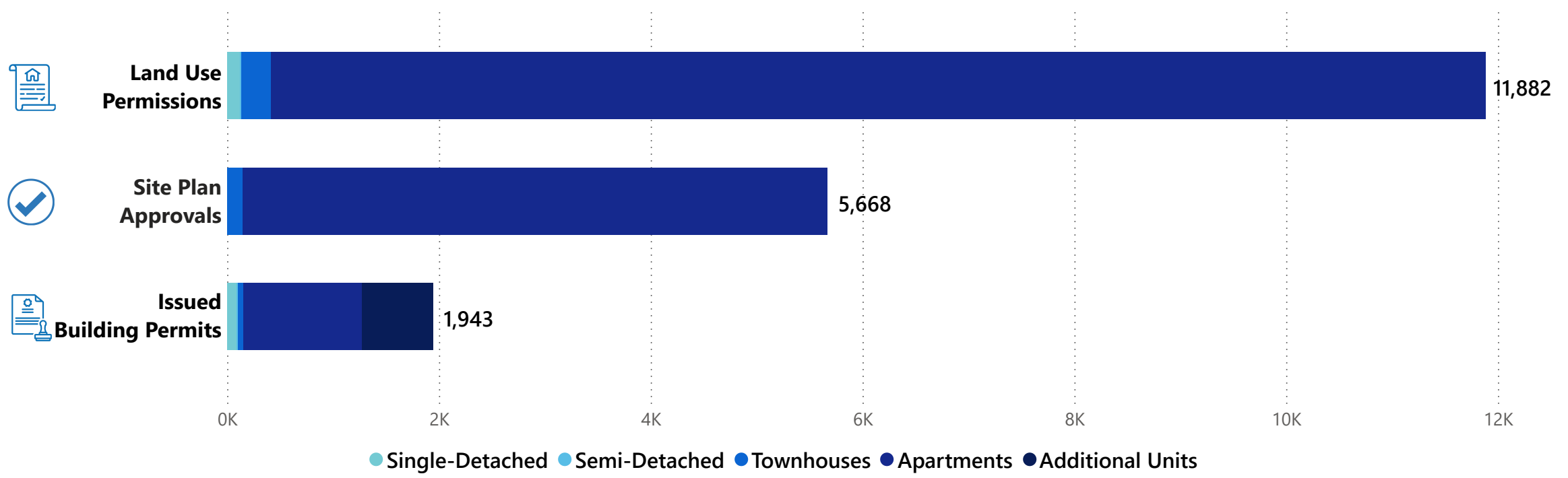
5,668



Issued Building Permits

Residential units for which building permits have been issued

1,943



	Single-Detached	Semi-Detached	Townhouses	Apartments	Additional Units	Total
Land Use Permissions	124	8	284	11,466	0	11,882
Site Plan Approvals	2	0	146	5,520	0	5,668
Issued Building Permits	92	15	46	1,118	672	1,943

The Following Data is Provided by the Canada Mortgage and Housing Corporation (CMHC)

Jan. 1 – Dec. 31, 2025

As of Dec. 31, 2025

Jan. 1 – Dec. 31, 2025



Starts

Residential units where construction work has begun

2,129



Completions

Residential units where all proposed construction work is now complete

3,893



Under Construction

Residential units where construction is active

9,899

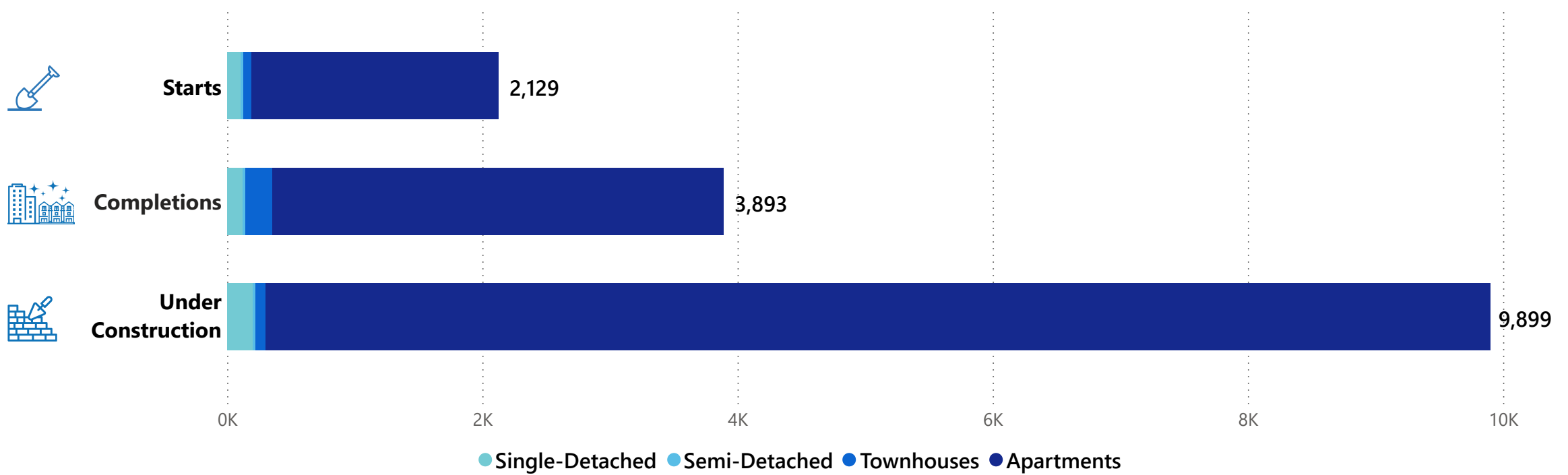


Conversions

Residential units converted to add to a structure on an existing foundation

460

Starts and **Completions** reflect **cumulative totals** since January 1, 2025, while the **Under Construction** figure represents a **snapshot of projects** still active at the end of December 2025, and is not accumulated across months. Although these metrics cover different time frames, displaying them together provides a comprehensive view of housing activity.



	Single-Detached	Semi-Detached	Townhouses	Apartments	Total
Starts	109	18	64	1,938	2,129
Completions	122	24	212	3,535	3,893
Under Construction	202	22	76	9,599	9,899

City of Mississauga
Corporate Report



<p>Date: April 22, 2026</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's files:</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: May 11, 2026</p>

Subject

INFORMATION REPORT (ALL WARDS)
2025 Employment Survey Report

Recommendation

That the report dated April 22, 2026, from the Commissioner of Planning and Building, titled “2025 Employment Survey Corporate Report” and associated appendices be received for information.

Background

Since 2001, the City of Mississauga (the “City”) has undertaken an Employment Survey which generally takes place between May and August of each year. The survey is a municipal-led initiative that seeks to engage business owners, administrators and organizational leaders across the city to participate in the project and provide key information about their business, including:

- Name of business and contact information
- Number of employees and employment status
- Description of business operations and type of industry

The data collected from this initiative provides meaningful insight on employment and allows staff to analyze trends affecting the city. The data is also used to inform City services and supports for the business community, transit and service planning, program development, and advocacy to other levels of government.

Comments

This report provides Council with highlights of the 2025 Employment Survey, reflecting data and trends for the last ten years. The survey received a response rate of about 70% and involved data collection from over 23,700 operating businesses. Although the data is recent, the survey itself represents a “point-in-time” initiative. In that regard, establishments whose employees

work remotely at all times, home-based businesses or self-employed individuals without a physical location in Mississauga are excluded and are not captured.

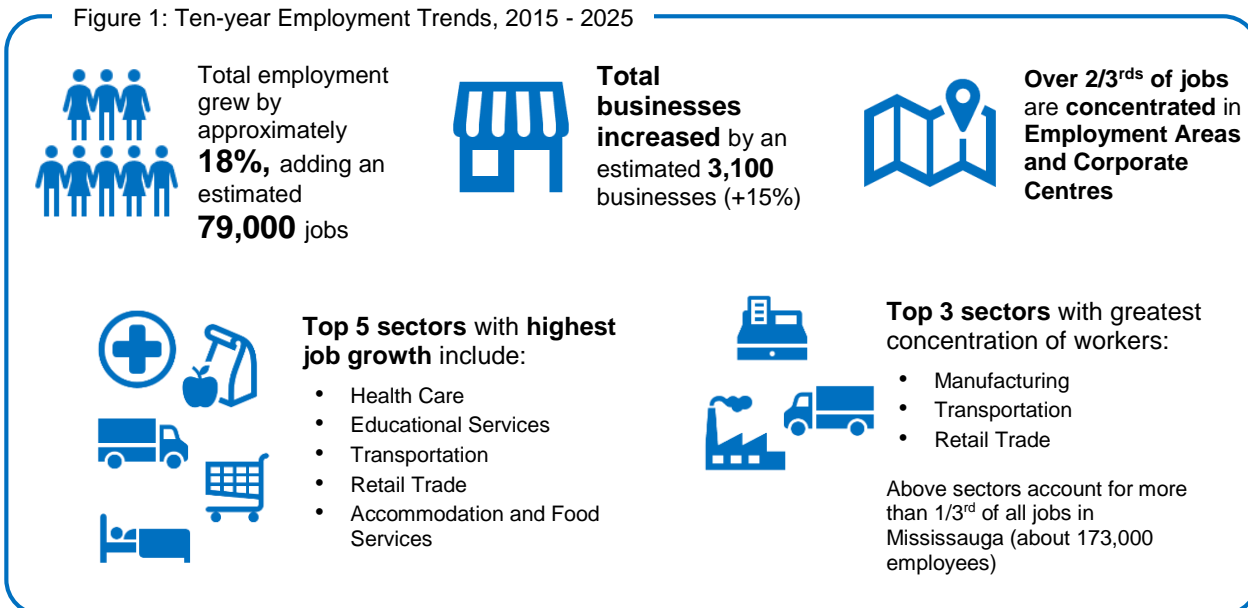
The 2025 Survey results reflect the City's business development efforts. The City's Planning and Building Department, and particularly the Economic Development Division, continues to support business and employment growth within Mississauga. Further, Survey respondents are invited to participate for free in the City's Business Directory.

Key highlights and trends from the Survey are set out below. A detailed report outlining a more fulsome analysis of the data collected is presented in Appendix 1.

Since 2015, business and job growth has trended upwards

Over the past decade, the city experienced an increase in the number of jobs and businesses. Employment was recorded to have grown by over 79,000 jobs, reaching an estimated total of approximately 513,700 employees in 2025. Businesses were recorded to have grown as well, by approximately 15%. During this period, the city also saw its economic profile diversify (refer to Figure 1):

Figure 1: Ten-year Employment Trends, 2015 - 2025



The City reported gains in employee growth over the past year (increase of 2% or about 12,000 jobs); however, during the same period the City recorded a small decline in the number of businesses (decrease of 1%).

It is important to note that the Employment Survey is a voluntary, point-in-time survey. The data and results may not reflect the most current circumstances, particularly in industries with rapid and frequent changes or where there are differences in data categorization. Data accuracy is dependent on the quality of the information collected and survey respondents' input. In addition, one of the key challenges in data collection has been gaining access to office locations, which may reflect why low growth is observed in some sectors (e.g. Professional services). In that regard, Staff will continue efforts to monitor data and ensure the quality of data collection.

Mississauga continues to support a strong and diverse economy

For 2025, the Manufacturing, Transportation, and Retail Trade sectors continue to be the top 3 sectors which employ the most people in Mississauga. When combined, these sectors account for more than 173,300 employees and represent an estimated 34% of the City's total employment. Over the last decade, the Health Care and Social Assistance sector experienced the largest gains in employee growth, followed by the Transportation and Warehousing sector, Accommodation and Retail Trade.

Small, medium and large businesses continue to thrive in Mississauga

For 2025, small businesses continue to dominate and were recorded as the most prevalent business type in the city (refer to Figure 2). A large portion of the city's labour force is also comprised of full-time employees, signalling the presence of industries and sectors that rely on stability (refer to Figure 3). Although large businesses only represent a small share of operating businesses, it is worthwhile to note that they employ over 50% of workers in Mississauga.

Figure 2: Percent Share of Businesses by Size of Business, Year 2025

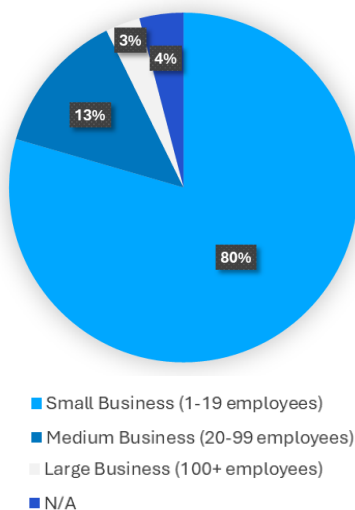
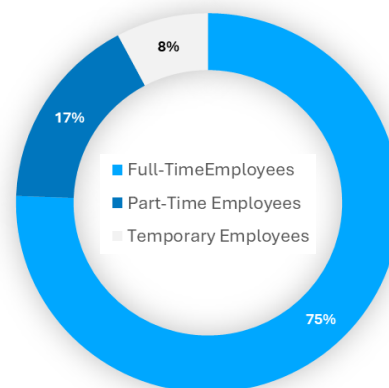


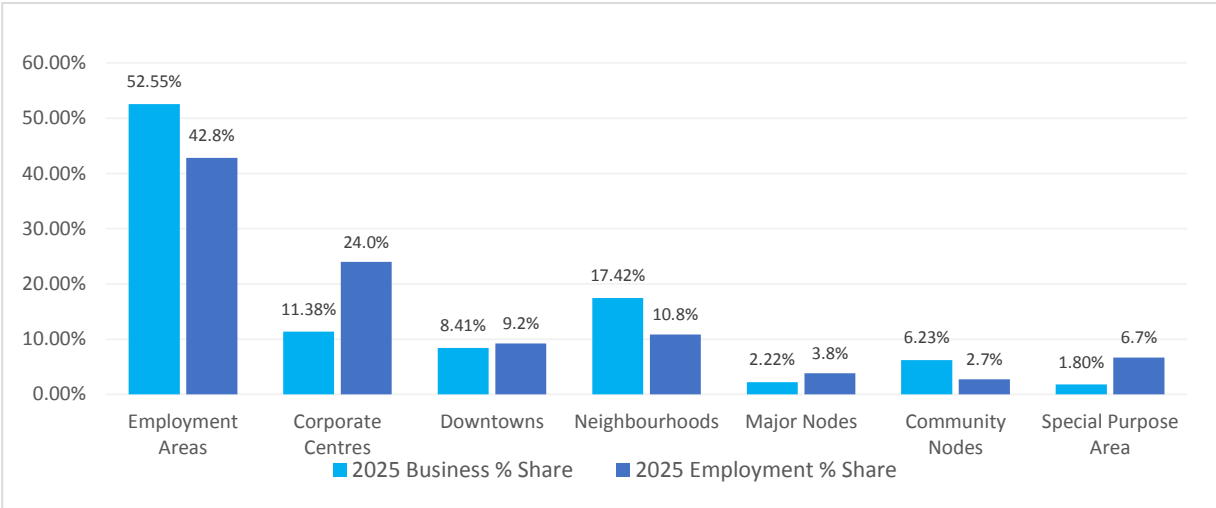
Figure 3: Employment by Type, Year 2025



Employment Areas and Corporate Centres continue to support the largest share of workers and businesses

Employment Areas continue to represent key areas of the city structure. They support the greatest share of workers and businesses in Mississauga, and house Manufacturing as its largest industry. Similarly, Corporate Centres support a large concentration of workers within the Professional, Scientific and Technical services sector, which is the fourth largest business sector in the city. When combined, more than two-thirds (66%) of jobs and almost two-thirds (64%) of businesses are concentrated in these two areas (refer to Figure 4). This signals the need to continue to protect Employment Areas over the long term for land uses that cannot locate elsewhere, and to ensure the continued viability of existing industry.

Figure 4: Percent Share of Jobs and Operating Businesses by Character Area, Year 2025



Alignment with City’s Economic Development Strategy

Every year, the results of the Mississauga Employment Survey are used to inform many City projects, programs and strategies, including the recently launched Economic Development Strategy, Path to Prosperity 2030 (the ‘Strategy’) and Mississauga Retail Strategy. Future editions of the Survey will support implementation of both strategies, including monitoring local industry and geographic area-specific trends and economic health, informing investment attraction strategies and promotional materials, and guiding outreach and program development for local businesses.

The results of the employment survey generally align with the Economic Development Division's priority sectors. This includes life sciences and professional scientific and technical service industries. Each of these activities experienced growth in employment over the last decade. To further advance economic development efforts, the city will continue to support business and employment growth within Mississauga across all business sizes, from early-stage entrepreneurs to multinational corporations.

Financial Impact

There are no financial impacts resulting from the recommendations in this report.

Conclusion

The 2025 Employment Survey results show that jobs have grown by 2% in Mississauga between 2024 and 2025, while the number of businesses experienced a marginal decline (decrease of 1%). Despite national and provincial economic challenges, the city experienced overall positive employment growth both year-over-year and over the past decade across various industries.

The Employment Survey initiative offers an opportunity for businesses to connect with the city, and for the city to gain valuable insight into business operations across its community. Appendix 1 provides a detailed report of the City's 2025 Employment Survey and findings. For more information on the initiative, the following resources are also available on the City's website (www.mississauga.ca/employmentsurvey):

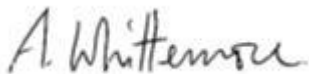
- [2025 Employment Profile](#): Interactive storyboard with 10-year employment trends.
- [2025 Employment Dashboard](#): Dynamic dashboard supporting visualization of employment information by sectors and at a range of geographies.
- [2025 Business Dashboard](#): Dynamic dashboard supporting visualization of business information by sectors and at a range of geographies
- [2025 Business Directory](#): This is a voluntary list of almost 14,600 businesses that have agreed to have their information listed during the Employment Survey (in Open Data).

Next Steps

Staff recently initiated the 2026 Employment Survey campaign, which is running until September 2026. In support of this municipal initiative, staff will engage with Mayor and Members of Council to improve awareness of the project, and to assist with outreach to local businesses. This may include city-wide outreach strategies and other tailored means of corporate communication.

Attachments

Appendix 1: 2025 Employment Survey Report



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Brian DeFreitas, MCIP RPP, Planner (City Planning Strategies)



City of Mississauga

2025 Employment Survey Report

An overview of employment and business trends in
Mississauga

April 2026

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Since 2001, the City of Mississauga (the “City”) has conducted an annual Employment Survey. The information collected helps the City track employment changes, support its business community, shape economic strategies, guide policy development, and inform infrastructure and service planning and delivery. These efforts help to ensure Mississauga remains a place where businesses succeed.



Visit the [Employment Survey webpage](#) to learn more.

URL: <https://city-planning-data-hub-1-mississauga.hub.arcgis.com/pages/employment>

Highlights of the 2025 Employment Survey

The 2025 Employment Survey Report tells a story of business and employment activity in 2025, and general trends observed over the past decade. The Employment Survey collected data from 23,700 operating businesses – representing approximately 84% of total businesses (28,012 “brick and mortar” locations) in Mississauga. These figures exclude establishments whose employees work remotely at all times, home-based businesses or self-employed individuals without a physical location in Mississauga, which are not captured by the Employment Survey.

Since 2015, the total number of jobs and businesses has continued to steadily increase

Over the past decade (2015 to 2025), the City experienced an increase in the number of jobs and businesses. Employment was recorded to have grown by over 79,000 jobs, reaching an estimated total of approximately 513,700 employees in 2025. Businesses were recorded to have grown as well, by approximately 15%.

The number of businesses experienced a marginal decline when compared to the previous year

Despite gains in employee growth over the past year (increase of 2%), during the same period the City recorded a small decline in the number of businesses. For 2025, the total number of operating businesses recorded was estimated at 23,700. This represents a decline of approximately 1.2% from 2024, and amounts to reduction of approximately 300 businesses.

Over the past ten years:



Total employment grew by approximately **18%**, adding an estimated **79,000** jobs



Total businesses increased by an estimated **3,100** businesses (+15%)



Over 2/3rds of jobs are concentrated in **Employment Areas and Corporate Centres**



Top 5 sectors with highest job growth include:

- Health Care
- Educational Services
- Transportation
- Retail Trade
- Accommodation and Food Services

Mississauga continues to support a strong and diverse economy

For 2025, the [Manufacturing, Transportation and Warehousing](#), and [Retail Trade](#) sectors continue to be the top 3 sectors which employ the most people in Mississauga. When combined, these sectors account for more than 173,300 employees and represent an estimated 34% of the City’s total employment. Over the last decade, the [Health Care and Social Assistance](#) sector experienced the largest gains in employee growth, followed by the [Transportation and Warehousing](#) sector, [Accommodation](#) and [Retail Trade](#).

Small, medium and large businesses continue to thrive in Mississauga

For 2025, small businesses continue to dominate in Mississauga and were recorded as the most prevalent business type in the City. Approximately 80% of operating businesses had a reported range of 1-19 employees. In addition, medium-sized businesses (e.g., businesses 20-99 employees) accounted for approximately 13% of all business types, while large businesses accounted for approximately 3%. Although large businesses only represent a modest share of operating businesses, they employ over 50% of workers in Mississauga. An estimated 4% did not identify their size of business ([Figure 1](#)).

% Share of Businesses by Size of Business, Year 2025

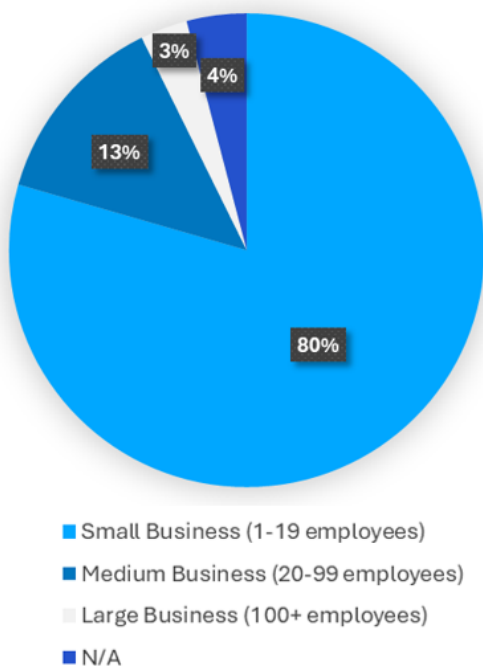


Figure 1: A large share of Mississauga’s operating businesses are small businesses with 1-19 employees

The sectors with the largest concentration of small businesses include [Retail Trade](#), [Accommodation and Food Services](#), [Professional, Scientific and Technical Services](#), and the [Health Care and Social Assistance](#) sectors. Within each of these sectors, small businesses accounted for more than 80% of all business types.

Medium-sized businesses also vary by sector. For 2025, the sectors with the largest concentration of medium-sized businesses included [Management of Companies and Enterprises, Educational Services and Utilities](#). The [Utilities](#) and [Management of Companies and Enterprises](#) sectors also account for the largest concentration of large businesses.

To view the Employment Survey in detail, visit the 2025 Employment Dashboard, the 2025 Business Dashboard and the Employment Trends webpages linked here:

Employment Dashboard URL:
<https://storymaps.arcgis.com/collections/53d15d02092b4b6abf419c3e0ce5bb8c?item=1>

Business Dashboard URL:
<https://storymaps.arcgis.com/collections/53d15d02092b4b6abf419c3e0ce5bb8c?item=2>

Employment in Mississauga

In 2025, an estimated 513,700 employees were recorded in the City, which are concentrated through the different areas of the City, particularly in the northeast quadrant, Meadowvale Corporate Centre, and in the Downtown Core (Figure 2). This number has continued to steadily increase since the Employment Survey was first conducted in 2001.

Trends by Type of Employment

In 2025, more than 354,000 employees were recorded as holding full-time positions, representing approximately 75% of total jobs within the City (Figure 3). This excludes unadjusted employment.

Within the last year, Full-time and Part-time employment increased by 2% and 3% respectively, while Temporary employment increased by 32%. This represents a substantial increase year-over-year in the growth of temporary employees (increase of approximately 8,800 employees).

Major Transit Station Areas

Future mixed-use growth in the city will be focused in areas around frequent transit. Transit-supportive development that is compact, pedestrian oriented and mixed use will occur primarily within Major Transit Station Areas (MTSAs).

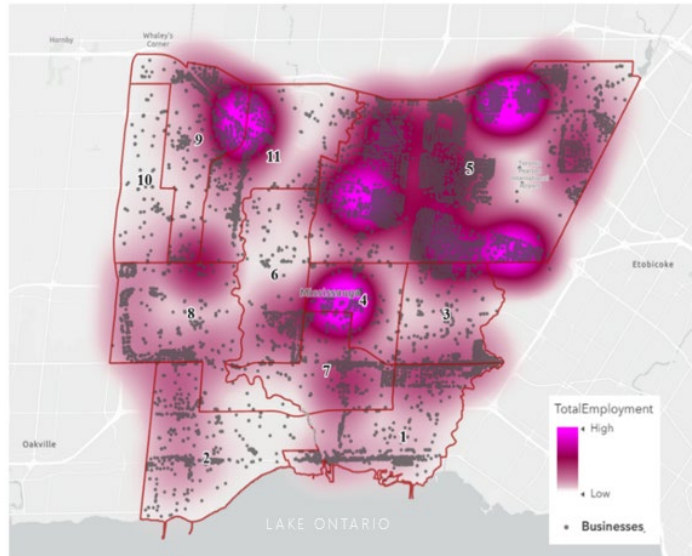


Figure 2: Heatmap illustrating the number of jobs and businesses across Mississauga’s Wards for the year 2025. The darker colors correspond with a greater concentration of jobs. Dots correspond with concentration of businesses. It should be noted that given the limited access to the Airport’s security areas, total employment within this area of the City may be undercounted.

Employment by Type, Year 2025

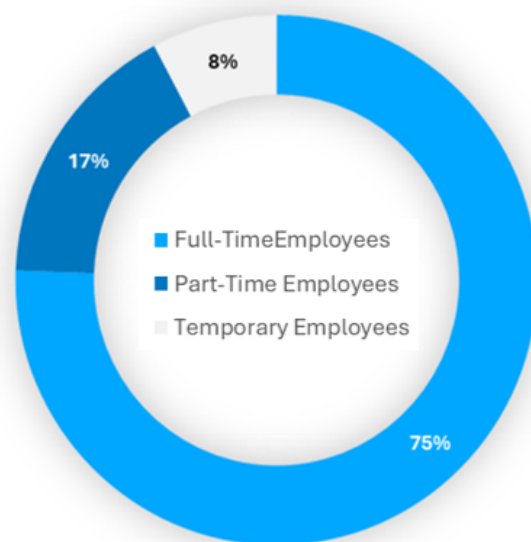


Figure 3: Full-time employees represent the largest share of employment in Mississauga.

MTSAs are areas designated for mixed-use growth and intensification, typically within an 800-metre radius around existing and planned rapid transit stations. Consistent with the City’s Official Plan, Mississauga will plan for expanded communities built around transit to ensure people can live in and easily travel to places that meet their daily living needs.

For 2025, it is estimated that more than one third of all recorded jobs in the City are located within MTSAs. These areas support over 184,000 jobs in Mississauga. Moreover, the City’s MTSAs also support strong concentrations of employment within specific business sectors. For instance, in 2025 two-thirds of all jobs within the [Health Care and Social Assistance](#) sector are located within MTSAs.

Trends by Character Area

The Mississauga Official Plan divides the City into Character Areas which make up part of the City Structure. These areas are unique and contain area-specific policies that guide land use, growth, and development in each area.

The Employment Survey collects data by Character Area to better understand the relationship between trends in employment and businesses in Mississauga’s local communities.

Overall, Mississauga’s Employment Areas and Corporate Centres accounted for more than two thirds of all jobs in the City in 2025 ([Figure 4](#)). Generally, this trend has remained consistent for the past ten years. As can be seen in [Figure 5](#), the share of employment by character area has generally remained flat since 2015. However, Employment Areas have seen their overall share of employment decline slightly, while Downtowns and Special Purpose Areas have seen their respective shares increase marginally.

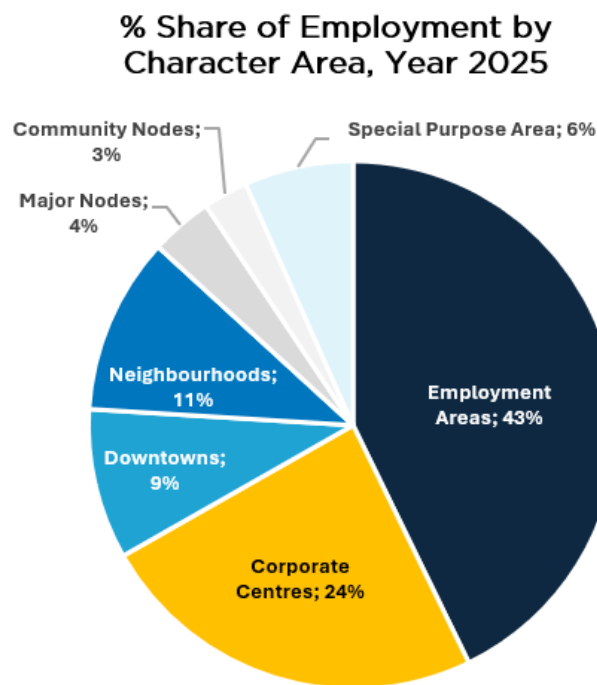
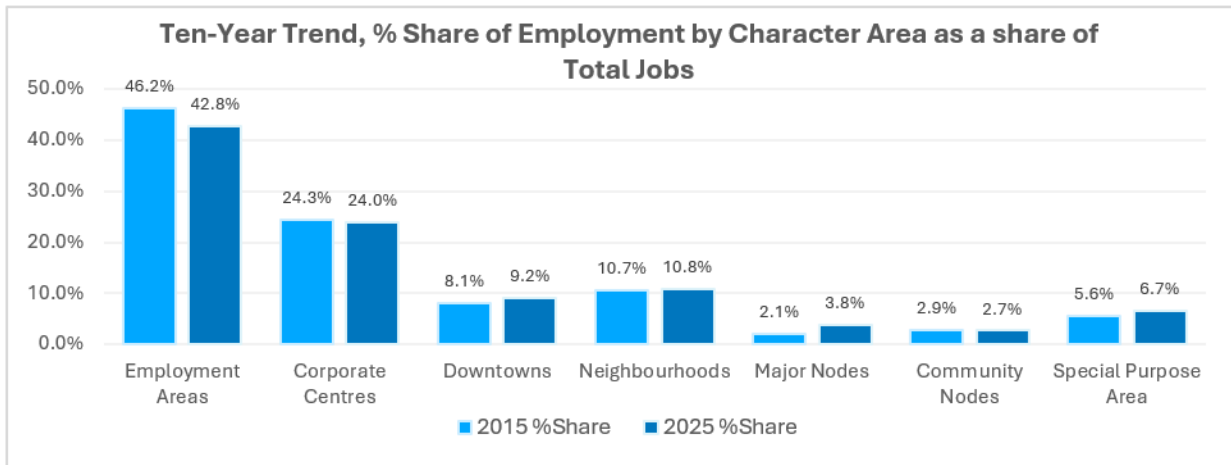


Figure 4: Employment Areas and Corporate Centres account for the largest share of jobs in the [City](#).

Figure 5: Share of employment by Character Area has generally remained consistent



Outlined below are additional insights and emerging trends specific to each character type.

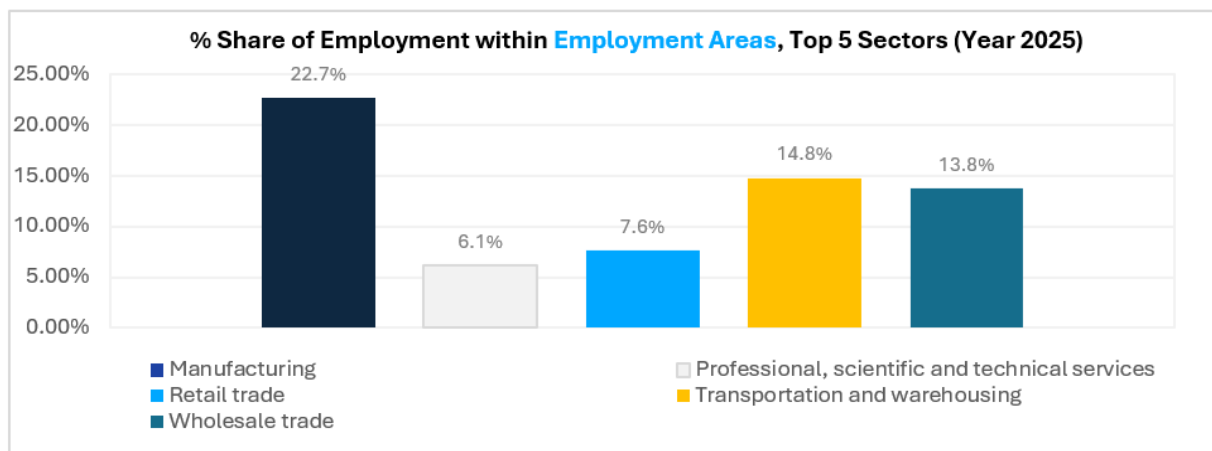
Employment Areas

Employment Areas contain a significant part of the City’s employment base; they concentrate the largest share of businesses and jobs within the City. In 2025, Employment Areas contained approximately 53% of all businesses within the City and accounted for an estimated 43% of the City’s total jobs. Generally, this trend has remained consistent over the last decade.

Employment Areas also support a significant share of the City’s jobs and businesses within specific sectors. Of note, approximately 75% of jobs and 84% of businesses within Mississauga’s [Manufacturing](#) sector are located in Employment Areas. This further signifies the need to continue to protect employment lands for businesses like manufacturing which, by virtue of their operations, are unable to locate elsewhere.

The top five sectors with the greatest share of jobs within [Employment Areas](#) is shown on [Figure 6](#).

Figure 6: Sector-based employment within Employment Areas



Corporate Centres

In 2025, Corporate Centres accounted for almost one quarter (24%) of all jobs within the City, and approximately 11% of all operating businesses. This trend has generally remained consistent since 2015.

Corporate Centers also support a significant share of the jobs within the **Professional, Scientific and Technical Services** sector, concentrating 53% of all jobs within this sector. Within the last ten years, job growth in this character area type has been most pronounced in the Gateway Corporate Centre which experienced an increase of approximately 7,600 jobs since 2015, and a change of 45%.

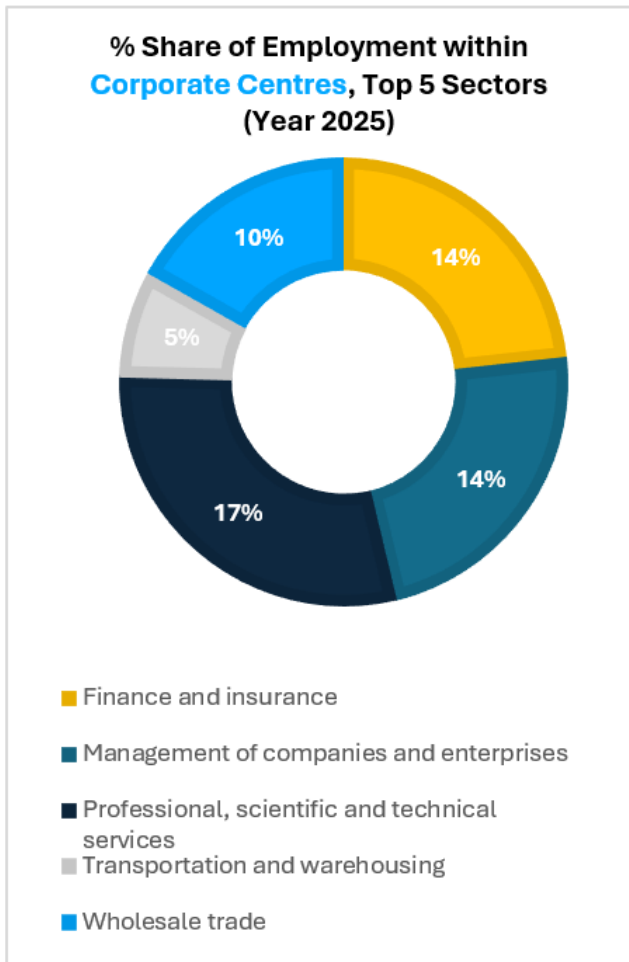
The top five sectors with the greatest share of jobs within **Corporate Centres** is shown on **Figure 7** (right).

Neighbourhoods

Although a significant share of the residential population within Mississauga is concentrated within Neighbourhoods, these areas also account for a respectable share of the City’s businesses and overall employment offering services and products that support residents.

In 2025, Neighbourhoods accounted for approximately 17% of the City’s total operating businesses and an estimated 11% of total recorded jobs. The greatest share of jobs within Neighbourhoods are represented in the **Education Services** sector. Approximately 41% of all jobs in this sector are located on lands within Neighbourhoods. This is closely followed by the **Retail Trade** sector which accounts for an estimated one-quarter of all jobs. Collectively, these two sectors account for almost half of all jobs within the Neighbourhood character area type.

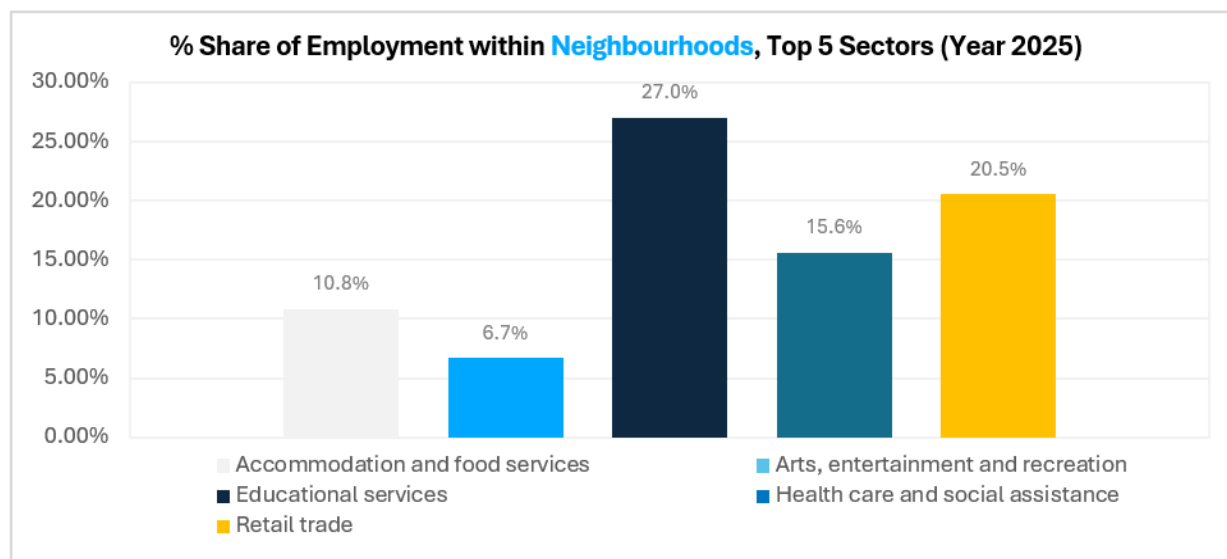
Figure 7: Sector-based employment within Corporate Centres



 The Employment Survey asks businesses to report their use or activity for individual sites. This generally aligns with the **North American Industry Classification System (NAICS)** code reported on a business registration, but there could be differences.
 URL: <https://www23.statcan.gc.ca/imdb/p3VD.pl?Function=getVD&TVD=1369825>

The ten-year trend shows that job growth within Neighbourhoods has been most pronounced in the East Credit Neighbourhood character area which experienced an increase of 1,055 jobs. The top five sectors with the greatest share of jobs within Neighbourhoods is shown on Figure 8.

Figure 8: Sector-based employment within Neighbourhoods



As the Employment Survey does not capture home-based businesses and self-employed individuals, it can be expected that Neighbourhoods host more employment than what is being reported. Further, establishments whose employees work remotely at all times and are without a physical business location in Mississauga are not captured by the Employment Survey.

Downtown Character Areas (Core, Fairview, Cooksville, Hospital)

An estimated 9% of all jobs and 8% of all businesses within Mississauga are situated within Downtown character areas. These areas have experienced high growth in employment over the last decade, having grown collectively by almost 12,000 jobs (33%) since 2015.

The greatest share of jobs within Downtown character areas are concentrated within the Educational Services, Health Care and Social Assistance and Real Estate sectors. Collectively, these sectors account for approximately 72% of all jobs and 22% of all businesses. Within the last ten years, job growth within the Downtown CAs has been most pronounced in the Downtown Core which experienced an increase of 12,700

jobs since 2015. The top five sectors with the greatest share of jobs within **Downtowns** is shown on **Figure 9** (right):

Special Purpose Areas

Special Purpose Areas are unique areas of the city which have regional significance. These include the Airport and the University of Toronto Mississauga (UTM) campus. The Airport Special Purpose Area encompasses lands that are generally impacted by the limits of airport operations at the Toronto-Lester B. Pearson International Airport (Airport).

In 2025, Special Purpose Areas accounted for an estimated 7% of jobs in the City, and approximately 2% of businesses. The greatest concentration of jobs within this character area type are located within the Airport Special Purpose Area. This area supports a substantial concentration of jobs within the **Transportation and Warehousing** sector, whereby an estimated three-quarters of all jobs fall within this sector. Overall, the Airport area accounts for approximately 6% of all recorded jobs in the City, and 2% of all operating businesses in 2025. It should be noted that given the limited access to the Airport’s security areas, total employment within this area of the City may be undercounted.

The ten-year trend shows a similar positive trend. Total employment within the Airport SPA has seen a strong increase, having grown by estimated 7,200 jobs since 2015. The majority of this growth occurred in the **Transportation and Warehousing** sector. The top five sectors with the greatest share of jobs within **Special Purpose Areas** is shown on **Figure 10**.

Figure 9: Sector-based employment within Downtown CA's

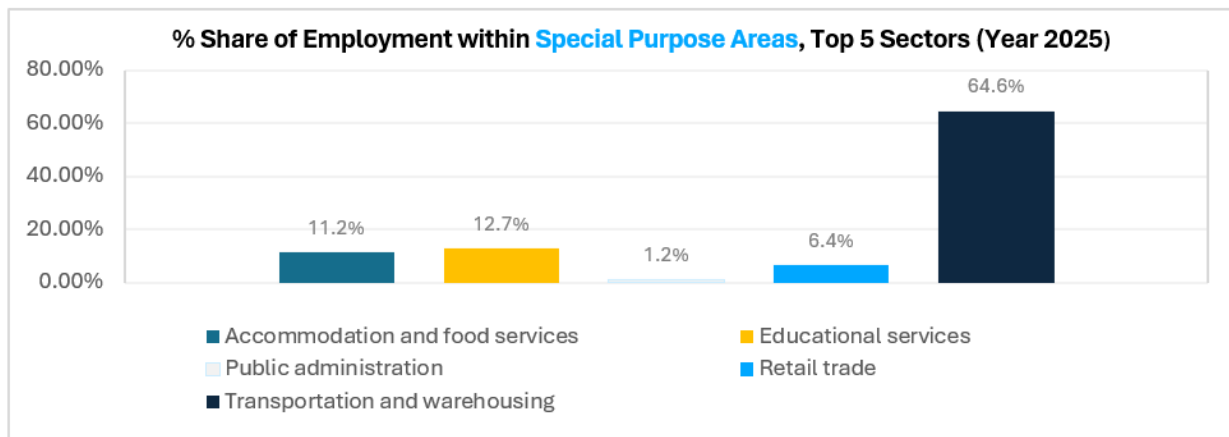
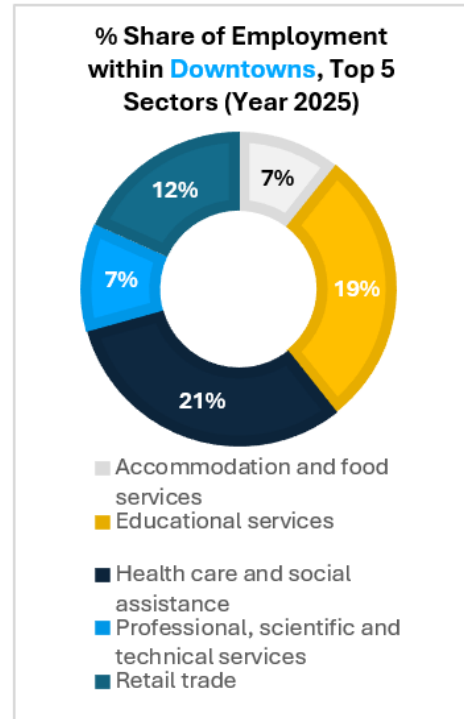


Figure 10: Sector-based employment within Special Purpose Areas

Trends by Sector

For many decades, Mississauga has been successfully attracting and retaining industries and business sectors and, in the last ten years, continued to experience positive gains and expansion of the City's diverse economic profile.

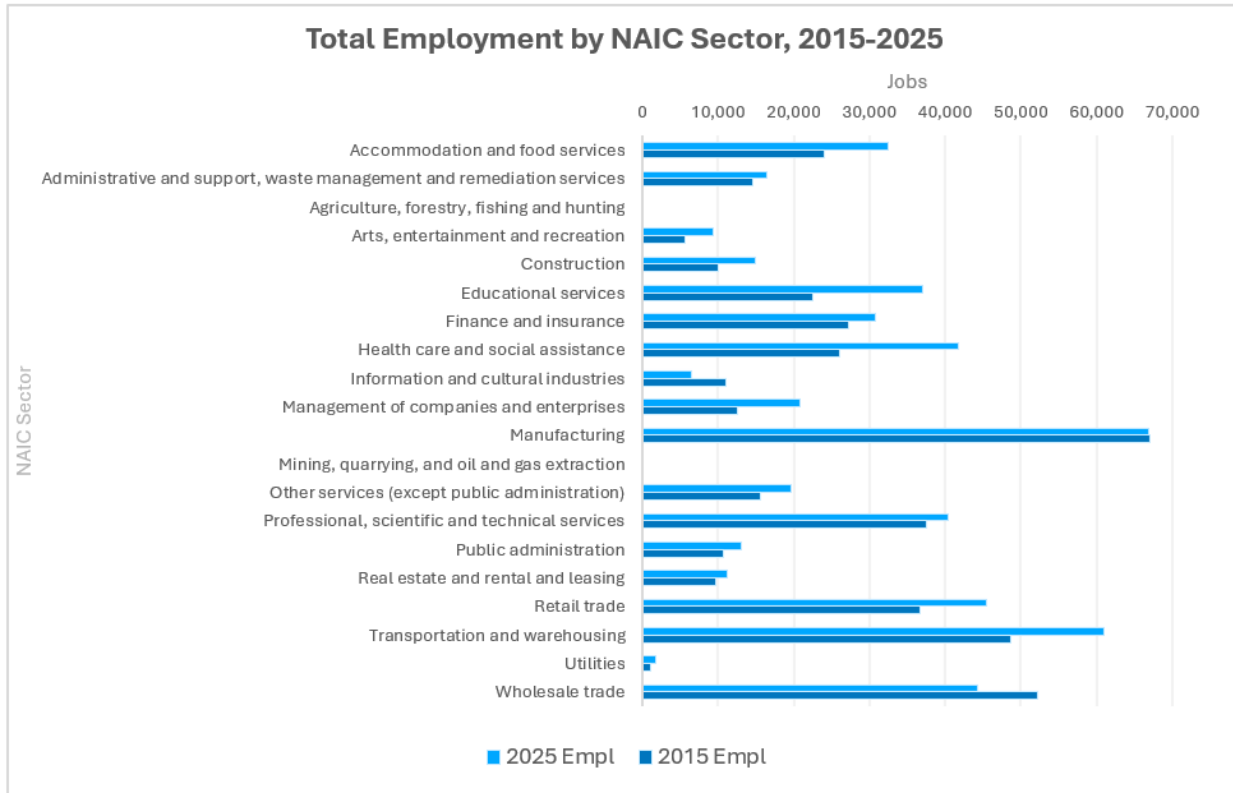
Notably, the [Manufacturing](#) sector continues to be the City's largest employee-based sector. [Transportation and Warehousing](#), [Retail Trade](#), [Wholesale Trade](#), and [Health Care and Social Assistance](#) round up the top five employment sectors and are strong contributors to Mississauga's economic profile. Each of these industries, except for Wholesale Trade, has experienced positive employment growth within the last decade. Moreover, other sectors experienced strong gains in employment, as indicated below.

Several Industry sectors experienced sizeable gains in workers over the last ten years, while others experienced a decline

The [Health Care and Social Assistance](#) sector has seen the largest increase in the number of employees between 2015 and 2025, increasing by an estimated 59% of jobs. This is followed by [Educational Services](#), [Retail Trade](#), [Transportation](#), and [Accommodation and Food Services](#) sectors. In terms of relative growth, the [Arts, Entertainment and Recreation](#) sector, although still relatively small (accounts for only 2% of all jobs), grew by approximately 68%, likely driven by increased in-person demand and increased spending on arts and recreational activities as key drivers. Similarly, the [Management of Companies and Enterprises](#) sector increased in employment by an estimated 65% since 2015.


Analysis of ten-year trends shows that certain sectors experienced a marginal decline in employment. This includes the [Information and Cultural Industries](#) sector which saw its decline in jobs attributed to the telecommunications subsector. This subsector comprises establishments that are primarily engaged in providing telecommunications and/or video entertainment services over self-administered networks, or over networks operated by others and which play a vital role in making information and cultural industry products available to the public. Similarly, the [Wholesale trade](#) sector also lost some employment in the past ten years. Despite these nuances, generally the City has continued to experience positive employment growth year-over-year and within the last decade across various industries ([Figure 11](#)).





Figure 11: Ten-year Employment Trends by Sector illustrating growth in various industries



Other notable trends respecting the top 5 sectors in the City are highlighted in the table below (refer to Figure 12). Collectively, these sectors account for a large share of employment within Mississauga:

Figure 12: Summary Table Highlighting Key Trends and Findings for Mississauga’s Top 5 Sectors

NAIC Sector	Key Trends and Findings
Manufacturing 	<ul style="list-style-type: none"> Accounts for the largest employee base in Mississauga, consisting of over 66,800 employees in 2025; Approximately 63% of all manufacturing jobs within Mississauga are located within Ward 5; Since 2015, jobs in this sector have grown by less than 1%, adding less than 500 workers; and This sector also experienced a decline of 3,300 workers when compared to 2024, however this may be a temporary decline given the economic situation at the time of writing (e.g. U.S-imposed tariffs).

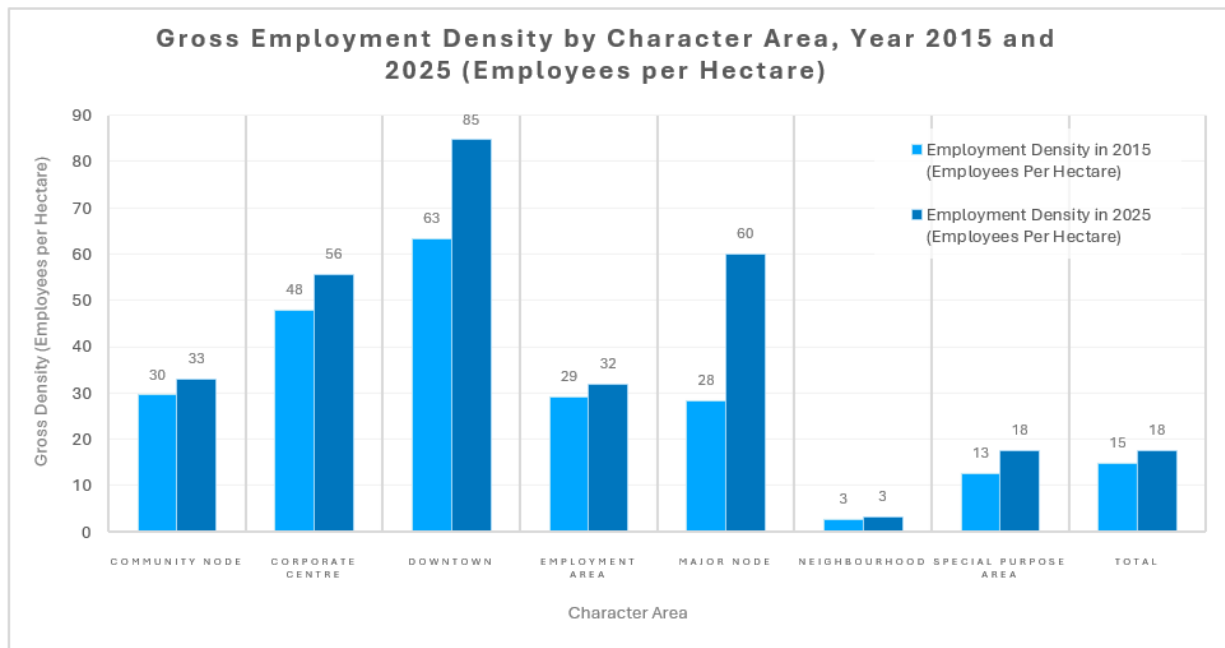
NAIC Sector	Key Trends and Findings
<p data-bbox="203 258 440 380">Transportation and Warehousing</p> 	<ul style="list-style-type: none"> ○ Second largest sector in the City, and accounts for approximately 12% of all jobs within Mississauga; ○ Over 61,000 jobs were recorded in this sector, with the largest concentration situated within Ward 5; ○ Largest share of jobs in this sector is concentrated within Employment Areas (53%), followed by Special Purpose Areas (36%); and ○ Since 2015, this sector grew by 25%, adding an estimated 12,400 jobs.
<p data-bbox="248 678 440 709">Retail Trade</p> 	<ul style="list-style-type: none"> ○ Accounts for approximately 9% of all jobs within the City; ○ Over 45,400 jobs were recorded in this sector in 2025, with the largest concentration in Ward 5; ○ Largest share of jobs in this sector is concentrated within Employment Areas (37%), followed by Neighbourhoods (25%); and ○ Since 2015, this sector grew by 24%, adding an estimated 8,700 jobs to the City.
<p data-bbox="272 1056 440 1136">Wholesale Trade</p> 	<ul style="list-style-type: none"> ○ Accounts for approximately 8% of all jobs within Mississauga; ○ Over 45,000 jobs in this sector were recorded in 2025, with the greatest concentration within Ward 5; ○ Largest share of jobs in this sector is concentrated within Employment Areas (68%), followed by Corporate Centres (28%); and ○ Since 2015, this sector experienced a decline having decreased by an estimated 7,900 jobs.
<p data-bbox="253 1434 440 1556">Health Care and Social Assistance</p> 	<ul style="list-style-type: none"> ○ Accounts for approximately 8% of all jobs within the City; ○ Over 41,600 jobs were recorded in this sector in 2025, with the greatest concentration within Ward 8; ○ Largest share of jobs within this sector is concentrated within Major Nodes with approximately 28% of all sector jobs located within the Central Erin Mills Major Node; and ○ Since 2015, this sector experienced significant growth, increasing by approximately 60%, and adding an estimated 15,600 jobs. This was the largest growing sector over the 10-year period.

Employment Density

Gross employment density has increased in Mississauga over the last ten years. In 2015, overall employment density was estimated at 15 employees per hectare and increased to approximately 18 employees per hectare in 2025.

Gross density has also changed across the City’s various character areas. For instance, within [Employment Areas](#) density steadily increased from 29 employees per hectare in 2015, to approximately 32 employees per hectare in 2025, representing an estimated 10% increase ([Figure 13](#)).

Figure 13: Ten-year Employment Trends by Sector illustrate growth in various industries



Businesses in Mississauga

Over the past decade, Mississauga experienced a modest increase in the number of businesses. Total businesses increased by approximately 1.0% since 2015, from an estimated 20,538 businesses recorded in 2015 to 23,779 operating businesses recorded in 2025. These figures exclude home-based, fully remote businesses or self-employed individuals without a physical location in



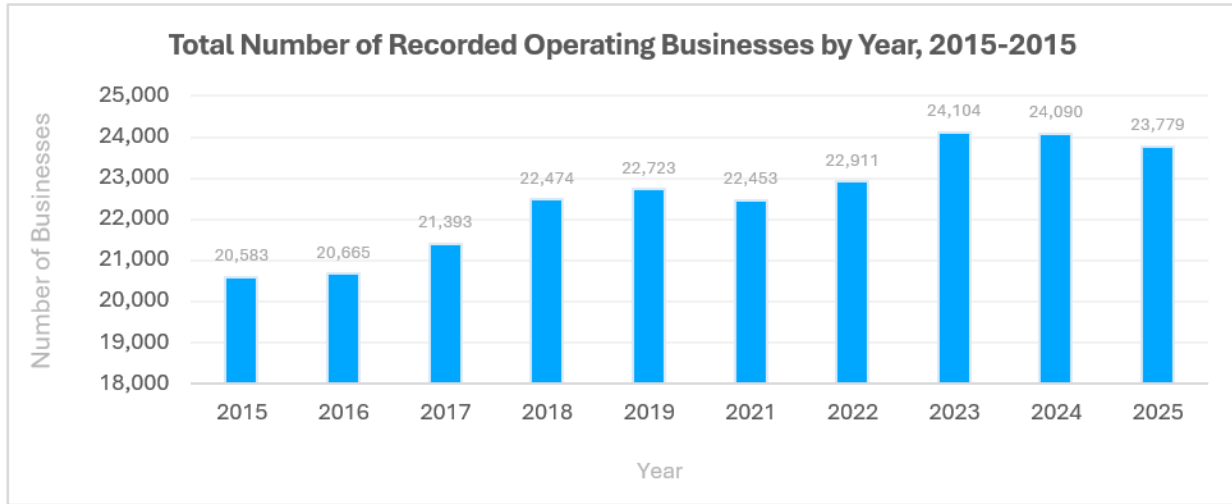
The [Business Directory](#) is a compiled list of businesses, contact information, and their geographic location. This is a voluntary list of almost 14,600 businesses that have agreed to have their information listed during the Employment Survey.

URL:

https://data.mississauga.ca/datasets/073787e3977e4e2e9c68ff13093b6d9e_0/explore?location=43.608717%2C-79.675120%2C10

Mississauga. The ten-year trend also shows that business count growth has generally continued to trend upwards (Figure 14).

Figure 14: Change in Operating Businesses since 2015

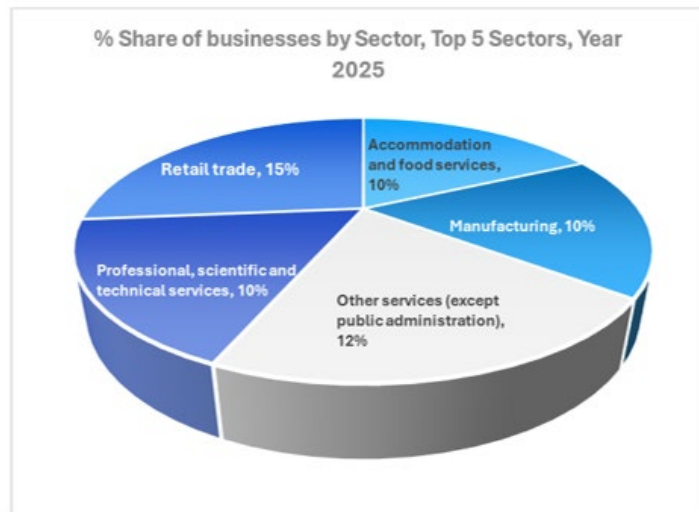


Trends by Sector

Mississauga continues to be an attractive location for businesses within the Retail Trade, Manufacturing, and Accommodation and Food Services sectors.

In 2025, Retail Trade accounted for an estimated 15% of recorded businesses within the City and represented the largest share of operating businesses. This is followed by Other Services and the Accommodation and Food Services sectors which accounted for approximately 12% and 10% of all operating businesses within Mississauga, respectively. Within the past year, all three of these sectors experienced growth in the number of businesses (Figure 15).

Figure 15: Change in Operating Businesses since 2015



The past decade illustrates a similar trend whereby the Accommodation, Retail Trade, and Professional, Scientific and Technical Services sectors were recorded as having the largest gains in business growth. Since 2015, these sectors were recorded as having added over 1,800 businesses to Mississauga collectively.

Trends by Business Size

Small, medium and large businesses continue to thrive in Mississauga, with all business sizes having experienced some gains in 2025, when compared to the previous year.

For 2025, small businesses comprised of less than 20 employees continue to represent the largest share of business type within the City, and account for approximately 79% of all operating businesses recorded within Mississauga. Growth in small businesses has increased year-over-year by an estimated 29% and by approximately 26% over the last decade (Figure 16, right).

Since 2015, the City has continued to experience moderate gains in the growth of all business sizes, with the strongest growth experienced in the [Accommodation and Food Services](#) and [Retail Trade](#) sectors. With respect to industry sectors, a large proportion of the [Health Care and Social Assistance](#) sector is represented by small businesses (approximately 90%), followed by [Professional, scientific and technical services](#) (Figure 17).

Figure 16: Change in Operating Businesses since 2015

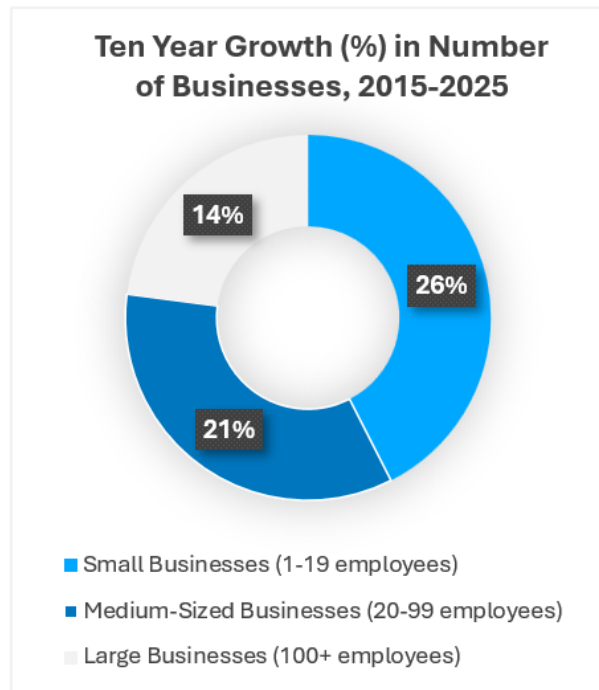
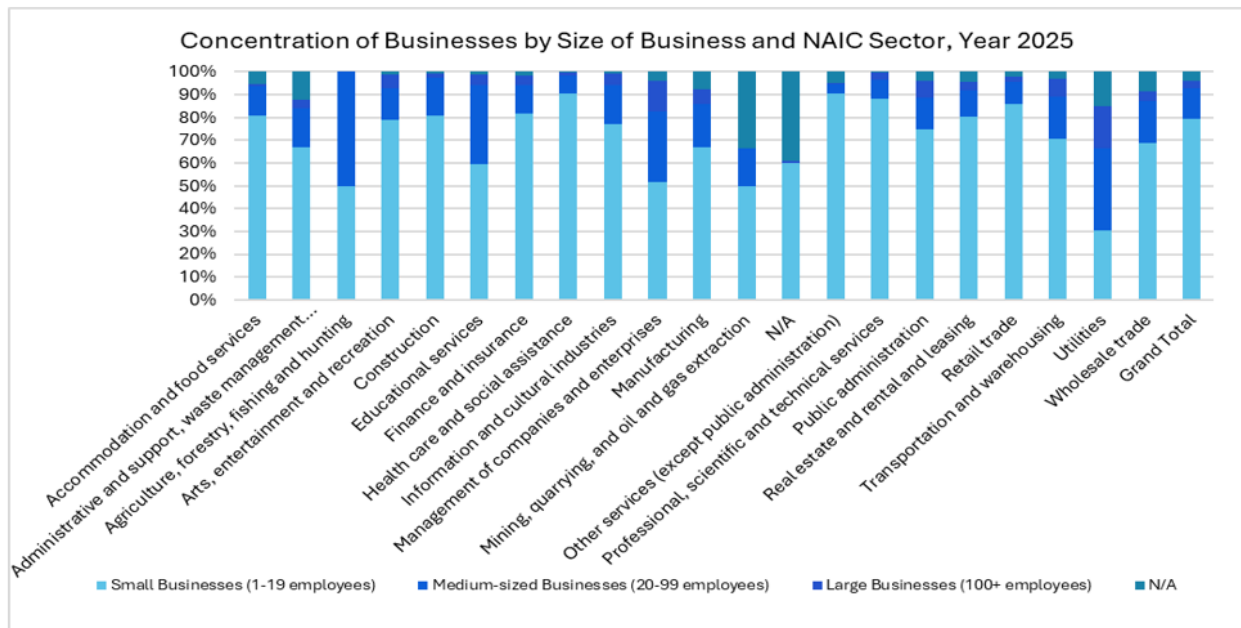


Figure 17: Business sizes vary by industry sector.



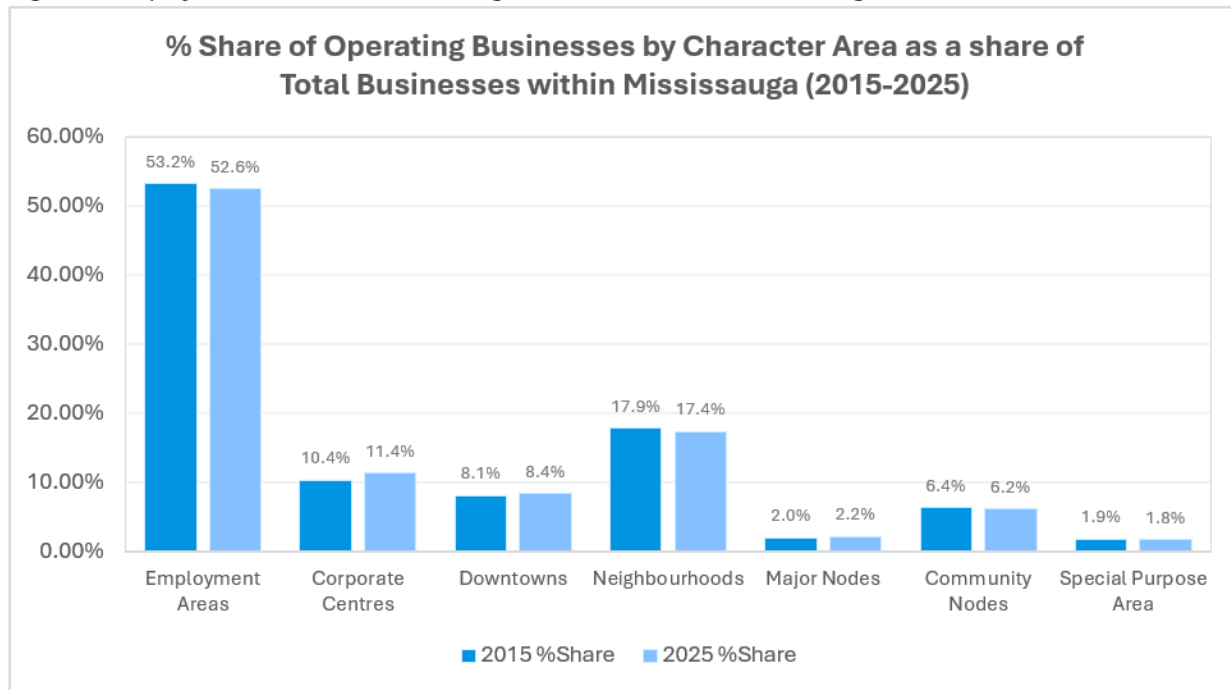
Trends by Character Area

For 2025, more than half (53%) of Mississauga’s businesses are located within designated Employment Areas, with a large concentration located within the Northeast Employment Area (West). This is generally consistent with the previous year.

Neighbourhoods also support a respectable share of operating businesses, accounting for approximately 17% of all businesses within the City. For 2025, the largest concentration of businesses within Neighbourhoods is found within the Lakeview Neighbourhood character area.

When looking at the ten-year trend, Corporate Centres and Major Nodes have experienced the strongest business growth, having each recorded an increase of approximately 26% (Figure 18). Despite these strong gains, the overall share of businesses within each character area type has generally remained consistent since 2015.

Figure 18: Employment Areas account for a large share of businesses in Mississauga



Methodology and Data Disclaimer

The Employment Survey is primarily conducted through in-person site visits to operating businesses with a physical location by post-secondary student surveyors between May and August. The Employment Survey is also conducted through phone calls, email, and an online survey.

It is important to note that the Employment Survey is a voluntary, point-in-time survey. The data and results may not reflect the most current circumstances, particularly in industries with rapid and frequent changes. Data accuracy depends on the quality of the information collected and survey respondents' input. One of the key challenges in data collection is gaining access to office locations which may reflect low growth observed in some sectors (e.g. Professional services).

Establishments whose employees always work remotely and are without a physical business location in Mississauga, as well as home-based work and self-employed individuals, are not captured by the Employment Survey.

The City does not guarantee completeness or accuracy of information in the Employment Survey's results and does not accept liability arising from the use or misuse of all or portions of such information. For more information about the data the City collects and shares, additional data disclaimers, and definitions visit the [Employment Survey webpage](#)¹.

Contact Us



For more information or to update your business directory information, please contact the City Planning Strategies Division by email at employment.survey@mississauga.ca.

For information about locating or expanding your business in Mississauga, or general business development inquiries, visit www.investmississauga.ca.

For more information on trends by character areas, City wards and industry sectors, the following resources are also available on the City's website:

- Interactive dashboards and storyboard with 10-year business trends: <https://city-planning-data-hub-1-mississauga.hub.arcgis.com/pages/employment>
- [2025 Business Directory](#): Information on the City's business community (in Open Data).

¹ URL: <https://www.mississauga.ca/services-and-programs/business/employment-survey/>