

City of Mississauga
Corporate Report



<p>Date: March 25, 2022</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: April 19, 2022</p>

Subject

INFORMATION REPORT (ALL WARDS) Mississauga Official Plan Review – Technical Memo: Mississauga’s City Structure and Residential Growth Accommodation

Recommendation

That the report titled “Mississauga Official Plan Review - Technical Memo: Mississauga’s City Structure and Residential Growth Accommodation” dated March 25, 2022 from the Commissioner of Planning and Building, be received for information.

Executive Summary

- The Province and Region require Mississauga to plan for approximately 100,000 new residential units and 200,000 additional people by 2051.
- Mississauga’s existing Official Plan City Structure of Urban Growth Center (UGC), Major Nodes, Community Nodes and Neighbourhoods is designed to absorb and direct that growth in a way that optimizes infrastructure, protects the environment and supports a sense of place and a variety of housing options.
- This Technical Memo: Mississauga’s City Structure and Residential Growth Accommodation (Technical Memo) (see Appendix 1) was prepared to assess the success of the City Structure to date and determine if any refinements are required as part of the Official Plan Review presently underway.
- The province has mandated a new element be added to the City Structure – Major Transit Station Areas (MTSAs). The city has long directed growth to transit station locations, so this added layer will not necessitate many land-use and density changes.
- Based on the assessment, Mississauga’s City Structure, including MTSAs, is able to accommodate forecasted residential growth out to 2051.

Background

The City is currently undertaking the 10-year review and update of Mississauga Official Plan. Since the June 2019 endorsement of the Mississauga Official Plan Review (Official Plan review) Work Program, significant background research, departmental and agency meetings and public consultations have been undertaken to inform the drafting of Official Plan policies.

Draft Official Plan policies are being shared in three separate bundles to facilitate public consultation and to provide time for feedback to be incorporated. On March 28, 2022, the Planning and Development Committee (PDC) received an [Information Report](#) containing the first Bundle ([Bundle 1](#)) of draft Official Plan policies. Bundle 1 includes policies related to Growth Management and City Structure, Environment and Climate Change and Urban Design.

The Technical Memo, included in the Appendix to this report, was prepared to support Bundle 1 of the Official Plan review and to provide a high level understanding of where new development should be located in the city.

Comments

While the Province and Region require the City to plan for its allocated 2051 population, once land use permissions are in place, the City has very little control over the amount and location of development in a given year. Landowners, and ultimately the market, control where and when a building is constructed, under the Official Plan parameters. Developers can also apply for variances from the Official Plan policies at any time as permitted by the Planning Act, with few restrictions. Growth allocations help inform the city's growth management hierarchy and long term infrastructure planning, however, actual growth over short term periods can vary widely as evidenced by the City's flat population growth in 2021 Census release.

Mississauga is required to plan for 100,000 new residential units out to 2051

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan) forecasts that the Region of Peel will reach 2.3 million people and have 1.1 million jobs by the year 2051. As part of that allocation, Mississauga could accommodate near one million people and 600,000 jobs. Therefore, the City will be required to plan for approximately 100,000 new residential units between 2021 and 2051. This equates to about 3,300 units per year. The vast majority of these new units will be infill given the city has very limited greenfield land remaining (Ninth Line lands being the exception).

Mississauga has a strong and robust City Structure

Mississauga's Official Plan has long had a City Structure in place that directs growth and provides a hierarchy of densities.

Specifically, the City's Structure presented in the proposed Official Plan Review Bundle 1 policies identify Strategic Growth Areas (SGAs) for higher density development, including the

UGC (previously known as the Downtown), Major Nodes, Community Nodes, MTSA's, and Office Centres. In each of these areas, density targets have (or will be) established. The City Structure anticipates a lower amount of growth in Neighbourhoods, which will predominantly occur through gentle infill, greyfield redevelopment, and developing the remaining greenfield lands.

A key change between the existing City Structure and that is proposed through the Official Plan review is the incorporation of MTSA's. The *Growth Plan* requires the delineation of these areas (generally with 500m-800m of rapid transit) and sets minimum density targets. These draft MTSA boundaries have been prepared by the Region, in coordination with the City, and have been consulted on as part of the Peel 2051 Official Plan Review. For this Technical Memo, draft MTSA boundaries and density targets for MTSA's have been used.

This City Structure has been effectively guiding growth

Mississauga's existing City Structure has been effective at guiding past growth and development; evidenced by residential building permits from the past 6 years. Of the building permits issued from 2014 to 2021:

- 72% of total residential units (15,700 dwelling units) located in SGAs.
- 91% of new apartment units in Mississauga (15,100 dwelling units in apartment buildings) developed in SGAs.
- It is noted that ground-related residential building permits, which includes both new and replacement single detached, semi-detached and townhouses, accounted for about 4,700 dwelling units (city-wide).
- In addition, approximately 2,000 building permits were issued to create second units.

Mississauga's City Structure continues to have the appropriate land use framework to accommodate future growth

To test the future City Structure's ability to accommodate forecasted residential growth, a high level assessment was undertaken that considered the local planning context and land use policies for the SGAs, proposed density targets for the MTSA's, Council-approved master plans. In addition, the development pipeline data was used as a reference to understand trends and where the residential market is heading.

The result of the assessment (refer to summary in Figure 1) indicates that over 156,000 new residential units and more than 358,000 additional people can be accommodated based on the proposed new City Structure. This exceeds the 100,000 units required through the Regional forecast to house the expected 200,000 additional people by 2051.

Further, the assessment confirmed that the majority of future growth will continue to take place within the boundaries of the City's SGAs. However, it is noted that some growth is planned for neighbourhoods (e.g., Ninth Line and Brightwater) and through gentle infill. As part of the

Official Plan review, and in response to changes in Provincial legislation, staff are also exploring ways to accommodate up to two additional residential units on each appropriate lot for a maximum of three units. Staff are also exploring other types of context appropriate development such as duplexes, triplexes and other low-rise multi-unit buildings (refer to the [Increasing Housing Choices within Neighbourhoods](#) Study).

Figure 1: City-wide Potential Residential Units (Beyond 2051)

General Area	Units Under Applications (Dec.2021) ⁽¹⁾	Units Planned ⁽²⁾	Estimated Potential Population
Urban Growth Centre <i>(Downtown Core, Cooksville, Fairview, Hospital)</i>	17,200	58,900	133,000
Lakeview Major Node, Uptown Major Node	17,000	22,550	51,500
Reimagining the Mall <i>(Central Erin Mills MN, South Common CN, Sheridan CN, Rathwood-Applewood CN)</i>	1,150	18,000	42,300
Other MTSAs/ Strategic Growth Areas <i>(MTSAs along Dundas Connects (excluding Cooksville), HuLRT (outside the UGC), 403 BRT, Clarkson GO, Malton GO, 407 BRT, Streetsville CN, and Lakeshore BRT)</i>	5,250	34,645	81,400
Neighbourhoods <i>(Master Planned (i.e., Brightwater, Ninth Line), Gentle infill (to 2051))</i>	10,650	21,905	52,200
Total Built-Out (New Units)	51,200	156,000	360,400
(1) Includes application under review for Rezoning, Official Plan Amendment, Site Plan and/or Plan of Subdivision (2) Includes Council Approved Master Plans, Approved OPA/ZBAs, MTSA Study, and high level assessment of potential development <i>Note: Numbers may not add up due to rounding</i>			

While not identified in Figure 1, staff are also looking at other locations where modest growth could be added. In particular, the Official Plan review will look at increasing the development permissions for neighbourhood commercial plazas. Given its size, the Dixie Outlet Mall will be assessed independently as a future opportunity site.

Engagement and Consultation

This Technical Memo was prepared to support the Growth Management and City Structure policies included in Bundle 1 draft Official Plan policies. Bundle 1 draft policies have been

circulated to a number of public agencies as well as Indigenous nations and communities and have been posted in the [Official Plan review website](#).

Financial Impact

There is no financial impact resulting from the recommendation in this report.

Conclusion

The Official Plan review will continue to consider how the City is growing, where the pressure points are, the impact of provincial policy changes, and how to incorporate other City's plans and strategies.

The high level assessment of the City Structure indicates that the combination of existing SGAs, draft MTSAs, newer master planned communities and moderate growth in neighbourhoods will provide sufficient land capacity to accommodate the Growth Plan's and Region of Peel's allocated residential growth in Mississauga to 2051.

Mississauga's residential built form is changing as the city evolves to become more urbanized. As part of the Official Plan review and other ongoing land use studies, staff is evaluating whether land use permissions and building heights requirements will need to change in response to the city's evolution and to address new Provincial policies. Feedback received on the Technical Memo will be used to inform the revision of the Mississauga Official Plan policies.

Attachments

Appendix 1: Technical Memo: Mississauga's City Structure and Residential Growth Accommodation



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

Prepared by: Eniber Cabrera, Planner, City Planning Strategies