



Technical Memo: Mississauga’s City Structure and Residential Growth Accommodation

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1. Executive Summary

Mississauga has grown significantly since its incorporation in 1974. The city is forecasted to add about 200,000 people and 90,000 jobs by 2051. Most of Mississauga is, however, completely built-out with no opportunity for expansion beyond its settlement boundary. This means that the majority of the anticipated growth will be accommodated within the existing land area in the form of intensification.

This technical memo presents a high-level residential allocation analysis to test existing Mississauga City Structure's capacity in providing sufficient planned area to accommodate anticipated population growth to 2051. This memo has been prepared to support the 10-year review of Mississauga Official Plan (MOP) and to provide a high level understanding of where new development will go in the city.

A well-planned city structure is critical to accommodate future population growth in a way that implements the Growth Plan for the Greater Golden Horseshoe's principle of integrating land use with planning and investment in infrastructure and public service facilities. The city structure ensures growth is directed in a way that produces functional efficiency to achieve cost effective development patterns and minimize land consumption while protecting the environment and creating a strong sense of place.

A strong city structure relies on a hierarchy of densities. This is achieved through a combination of intensification areas as well as low-density neighbourhoods. Intensification areas are known as Strategic Growth Areas (SGAs) which include the Urban Growth Centre (UGC), Major Transit Station Areas (MTSAs) and other intensification areas such as Major Nodes and Community Nodes. SGAs are the focus for accommodating growth, intensification, higher-densities and a broad mixture of uses, including residential where permitted.

In addition to SGAs, the City Structure includes Mississauga's residential neighbourhoods, where lower density development is typically observed and moderate growth through gentle infill is expected in the coming years.

This memo examines the above described City Structure's ability to accommodate forecasted residential growth according to existing land use permissions in SGAs and master planned areas, as well as density targets for draft planned primary and secondary MTSAs, as delineated by the Region of Peel. It also considers estimated residential growth in the city's neighbourhoods, based on the Region of Peel growth forecast to 2051. Based on this high-level analysis, Mississauga's City Structure (with the inclusion of draft primary and secondary MTSAs) can easily accommodate the projected population and housing growth to 2051 and beyond.

However, the actual addition of new housing units will depend on a diversity of factors beyond the City's land use framework, including the market demand for high-density developments, economic trends, individual business decisions, immigration trends, and housing affordability, among other factors. Further, this theoretical analysis has not included a timeframe for building-out the studied areas; as such, some areas or sites could be developed well beyond the forecasting period to 2051. Therefore the results are conservative.

Lastly, according to the Region's growth management work, where several infrastructure scenarios were tested based on 2051 growth forecasts, it is assumed there will be adequate hard infrastructure capacity to accommodate residential growth. The Region's work has also identified areas that will require hard infrastructure investments to accommodate growth, and it is planning for expansions on its water,

wastewater and transportation networks, as appropriate. Similarly, the analysis applied a general understanding of limits of development (including potential environmental take-outs, parkland dedication, roads dedication, etc.). Specific limits of development, developable area and infrastructure needs to service each development proposal will be determined as part of each development application review process.

KEY FINDINGS

- The Provincial planning framework requires Mississauga to plan for 200,000 additional people and about 100,000 new residential units by 2051.
- Based on the high-level assessment contained in this memo, the City's Strategic Growth Areas, including draft primary and secondary MTSAs, master planned areas and forecasted gentle infill in neighbourhoods, could accommodate upwards of 156,000 new residential units, which could house approximately additional 360,000 people.
- Given the City is planning for more than the forecasted residential growth to 2051, Staff do not find the need for further changes to the City Structure, beyond the incorporation of Regional draft primary and secondary MTSAs. This MTSA framework will increase the lands within SGAs by about 2,000 ha along existing or planned rapid transit. A large portion of these MTSAs will have redevelopment potential, while others will mostly provide opportunities for modest growth through gentle infill.
- The City Structure, which includes the existing UGC (currently known as Downtown), Nodes, draft primary and secondary MTSAs and neighbourhoods, and associated Official Plan permissions, supports the forecasted residential growth to 2051. Large-scale development areas outside of SGAs or significant increases in building heights do not need to be considered at this time to support forecasted residential growth.
- Mississauga's residential built form is changing as the city evolves to become more urbanized. As part of the MOP Review and other ongoing land use studies, staff continue to evaluate whether building height requirements and land use permissions will need to change in response to the city's evolution and to address new Provincial policies.
- The City is committed to continue to look for ways to ensure that this growth provides for a range and mix of housing. The MOP Review also includes an assessment to increase housing choices available within Mississauga's neighbourhoods.

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.

2. Overview of Mississauga's Current City Structure

Mississauga's City Structure has evolved in response to the City's historic villages, Growth Plan requirements, creation of transportation corridors and environmental features. Mississauga Official Plan identifies the current City Structure and a hierarchy of how growth is to be distributed between these nodes and corridors and provides guidance on density, heights and land uses. Specifically:

- **Downtown or Urban Growth Centre (UGC)** will contain the highest densities, tallest buildings and greatest mix of uses and it is targeted to reach a gross density of 200-400 people and jobs per hectare (ppj/ha);
- **Major Nodes** will provide for a mix of population and employment uses at densities and heights less than the downtown, but greater than elsewhere in the city; major nodes have a density target of 200-300 ppj/ha;
- **Community Nodes** will provide for a mix of uses, but lower densities and heights than in Major Nodes; community nodes have a density target of 100-250 ppj/ha;
- **Corporate Centres** will provide for employment uses at densities and heights similar to Major or Community Nodes;
- **Neighbourhoods and Employment Areas** will accommodate the lowest densities and building heights relative to the other components of the City Structure. Neighbourhoods will be the focus of residential uses and associated services and facilities; and,
- **Special Purpose Areas**, such as Pearson International Airport and the University of Toronto Mississauga, will have densities, building heights and mix of uses that will relate to the unique role of those areas.

Currently, the Official Plan also recognizes a network of **Corridors**, which have historically served as arterial roads and the main connectors of the various elements of the city.

Figure 1 in the next page shows the existing designated intensification areas in Mississauga. The City's intensification areas, now defined as **strategic growth areas (SGAs)** by the Growth Plan, include the UGC (currently known as Downtown Core, Cooksville, Fairview and Hospital), Major and Community Nodes, Corporate Centres, and the un-delineated MTSAs. It is anticipated that these areas will accommodate most of Mississauga's population and employment growth. Figure 2 summarizes the maximum building heights and density targets for the current City Structure.

There needs to be a balanced growth across the city to allow for the creation of complete communities and to provide the opportunity for diverse housing choices in neighbourhoods. Balanced growth considers a range of built forms, including low, mid and high-rise buildings. A strong City Structure is key to ensure that Mississauga is adopting the best approach for managing growth development within the city's existing boundaries. As part of the MOP review, the City will be updating the City Structure policies according to the following priorities¹:

- Growth Around Transit Stations: Confirm and set land use, height and density policies to manage growth and address new provincial and regional directions
- A new Downtown Strategy: Prepare new policies based on the on-going Downtown Strategy

¹ Mississauga Official Plan Review, [Where will Major Growth Go?](#), June 2021

- An Updated Structure: Review need for and policies related to all City Structure elements
- Urban Design Excellence: Update urban design policies to reflect best practices for a maturing city.

Through the Regional and City’s Official Plan Review processes, the City will be updating the City Structure and expanding the SGAs to incorporate the new network of MTSAs. In addition, the City is looking into options to create more housing choices in Mississauga’s neighbourhoods to respond to a diverse need of housing and address new Provincial planning directions. This includes [Increasing Housing Choices within Neighbourhoods](#) as well examining development permissions for designated mixed-use commercial sites within neighbourhoods.

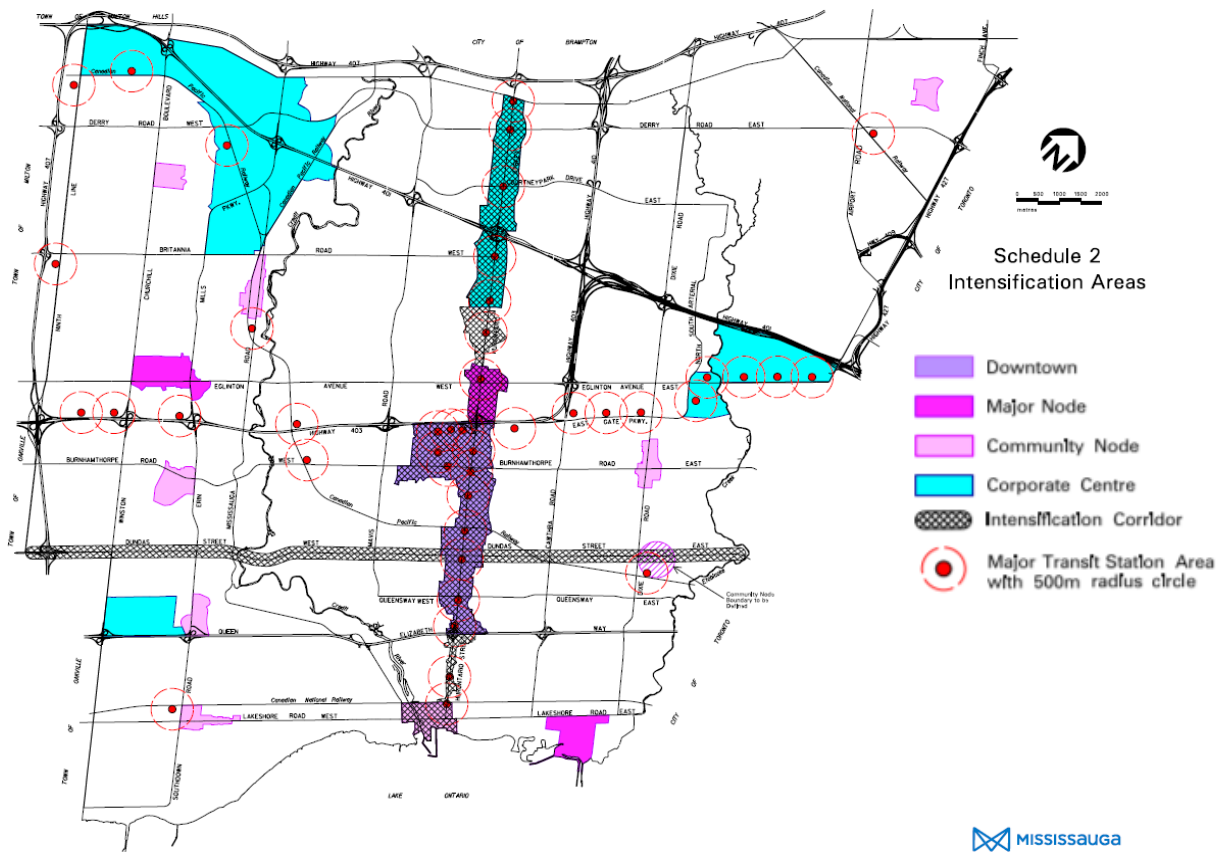


FIGURE 1: EXISTING INTENSIFICATION AREAS (SGAs) IN THE OFFICIAL PLAN. THE MTSAs WILL BE DELINEATED BY THE REGION DURING THE OFFICIAL PLAN REVIEW

Character Area	OP Target (residents+jobs/gross ha)	OP Building Heights Limits*
Downtown		
Downtown Core	200-400	n/a
Downtown Cooksville, Fairview, Hospital		25
Major Node		
Central Erin Mills	200-300	25
Lakeview Waterfront		varies (4-25)
Uptown		25
Community Node		
Clarkson Village	100-200	varies (3-21)
Streetsville		varies (4-7)
Port Credit		2-22
Malton	150-250**	3-15**
Rathwood/Applewood		
Sheridan		
South Common		
Meadowvale		
Neighbourhoods	-	4

* Character area and site specific policies may establish alternative heights

** Council-approved; policies under appeal at the Ontario Land Tribunal

FIGURE 2: EXISTING HEIGHT LIMITS AND DENSITY TARGETS

**UPDATING THE CITY
STRUCTURE**

The MOP review includes an assessment of the City Structure to ensure conformity with new Provincial planning policies; the MOP review will incorporate delineated MTSAs and update the current City Structure described in this section.

3. Provincial Requirements

The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to managing growth and creating communities that are livable, healthy and resilient. The PPS highlights the importance of providing a mix of housing choices, a range of employment opportunities and access to recreation, parks and open spaces. It directs municipalities to plan for a range of intensification opportunities, promote efficient development and land uses patterns, and promote transit-oriented development. Under the *Planning Act*, all planning decisions must be consistent with the PPS.

Since 2006, the Province of Ontario has created a vision for growth in *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the Growth Plan). This vision has been updated in the subsequent 2017 and 2019 editions of the Growth Plan.

The Growth Plan aims to achieve development that is compact, complete and pedestrian and transit supportive. To this end, the Province has established intensification targets and density targets for Mississauga’s UGC (i.e., Downtown) and the MTSAs surrounding higher order transit. Mississauga will ensure conformity with the Growth Plan, through its Official Plan review process.

3.1 Growth Forecasts

The Growth Plan forecast for Peel Region is 2.3 million people and 1.1 million jobs out to 2051. The Region is responsible for further allocating this growth forecast to the lower-tier municipalities of Brampton, Caledon and Mississauga; this allocation process is being done as part of the Regional Official Plan Review (Municipal Comprehensive Review).

The Region developed a growth forecast for lower-tier municipalities. The proposed Regional Official Plan Amendment (ROPA), October 2021, forecasted that Mississauga will grow by approximately 200,000 people by 2051 to a total of 995,000 people (see Figure 3).

Additionally, the regional forecast expects the city to grow by an average 9,200 people per year to 2051. Although such forecasted growth is higher than what has occurred in recent years, it is comparable with the 10,700 people per year growth that Mississauga experienced between 1991-2021. This forecast indicated the need for approximately 100,000 new residential units between 2021 and 2051 to accommodate the anticipated population. This equates to about 3,300 units per year. The City is required to plan in order to meet the Province’s Growth Forecasts stated in the Growth Plan.

Mississauga Forecast 2021-2051 ⁽¹⁾			
	Total Population	Employment	Occupied Dwellings
2021 Census	752,000 ⁽²⁾	n/a	244,600
2021 – Forecast	799,000	500,000	247,000
2051 – Forecast	995,000	590,000	346,700
Growth Forecast 2021-2051	196,000	90,000	99,700

(1) Peel Official Plan Review, LNA Report, 2021
(2) Estimate based on 4.45% undercoverage

FIGURE 3: MISSISSAUGA GROWTH FORECAST TO 2051

Statistics Canada, through its most recent Census data release, showed Mississauga’s Census population at 718,000 people in 2021. Assuming 4.45% undercoverage², this equates to a total population estimate of 752,000 people. This is below the forecasted value of 799,000. The forecasted number of occupied dwellings in 2021 (247,000) was very close to the 2021 Census value of 244,600. It should be noted that while the city can influence new housing development thorough policy, population can be harder to influence. This is because of the significant impact that demographic changes in the existing base of housing can have on the city’s total population.

The gap between forecasted and actual population likely results from a combination of:

- Lower amount of students and immigrants (due to COVID-19)
- Relatively large number of units under construction but not yet completed and occupied (in part due to COVID-related construction delays)
 - Including a number of townhouses which tend to have larger occupancies
- Slightly more aging of the population in existing units, particularly in neighbourhoods

Given many of the reasons for a lower 2021 population are short-term in nature, Staff believe the 2051 targets are still appropriate for planning purposes.

² Based on Region’s forecast for 2021 available in [Peel 2051](#) and the [Land Needs Assessment \(LNA\) Report, 2021](#).

GROWTH FORECAST TO 2051

Using the Region’s proposed population forecast for Mississauga of 995,000 people to 2051, the City would need to have an adequate planning framework, including appropriate land use permissions, to accommodate approximately 200,000 new residents and 100,000 dwelling units in the next 30 years. This equates to about 3,300 units per year.

3.2 Minimum Density Targets

The Growth Plan requires Mississauga’s UGC (currently known as Downtown Core and Fairview, Cooksville and Hospital) to reach a minimum density of 200 people and jobs (ppj)/per gross hectare (ha) by 2031. The City’s current Official Plan density target is set to 300-400 ppj/ha, which exceeds the Growth Plan’s target.

MINIMUM DENSITIES

The Growth Plan requires the following densities (ppj/ha = people + jobs per hectare):

- UGC (Downtown): **200 ppj/ha**
- MTSAs – LRT/BRT: **160 ppj/ha**
- MTSAs – GO Station: **150 ppj/ha**

The Growth Plan also establishes minimum density targets for the MTSAs. Mississauga must plan for minimum density targets of 160 ppj/ha when adjacent to Light Rapid Transit (LRT) or Bus Rapid Transit (BRT) stations, or to 150 ppj/ha when in proximity to GO Transit stations, unless an alternative target has been requested. As indicated, the Growth Plan directs the upper-tier municipalities (i.e., Region of Peel), in consultation with the city of Mississauga, to delineate the boundaries for MTSAs and establish their density targets.

These Provincial targets are being considered within this residential growth accommodation analysis; however, the City’s own MOP targets have been applied when they are higher. The assessment presented in this memo uses the draft regional MTSAs delineation and targets.

3.3 MTSA Framework

The Provincial planning framework directs municipalities to allocate growth to MTSAs, which are defined as lands within an approximate 500-800 metre radius (a 10-minute walk) of a rapid transit station, including GO Rail, LRT or BRT stations. The City and the Region of Peel have identified 59 MTSAs in Mississauga, which includes 54 Primary and Secondary MTSAs and 5 Planned MTSAs. These MTSAs are located along three GO lines (Lakeshore, Milton and Kitchener), the 403 Transitway, Hurontario LRT, and the proposed Dundas, Lakeshore and 407 BRT corridors. Primary and Secondary MTSAs are MTSAs that have delineated boundaries and associated minimum density targets, as approved by the province. These MTSAs will be included in the City Structure and will have dedicated policies in the City’s official plan. Planned MTSAs, on the other hand, represent areas around stations that have been identified for future transit development. These MTSAs will not be delineated but have a dotted 800 m circle around the proposed transit station.

EXPANDING MISSISSAUGA’S SGAs

The incorporation of the MTSAs network in the City Structure will enlarge the existing intensification areas (SGAs) by approximately 2,000 hectares.

Based on the Region’s draft Primary and Secondary MTSA boundaries, staff estimated that

the new MTSA framework will increase the lands within SGAs by about 2,000 ha along existing or planned rapid transit. These new areas for intensification and growth will be in addition to the existing areas within the UGC, Major Nodes, Community Nodes and Corporate Centres, already included in the SGAs. A large portion of the new Primary and Secondary MTSA's will have redevelopment potential, while others will mostly have modest growth through gentle infill.

3.4 Increasing Housing Choices in Neighbourhoods

Neighbourhoods are expected to accommodate a modest share of the anticipated growth, primarily through low-rise (and some mid-rise) infill development. For example, the Province is now requiring municipalities to provide more housing choices in neighbourhoods in the form of additional residential units (ARUs) and various housing arrangements. Provincial policies require municipalities to permit:

- Two additional residential units on lots with an existing detached, semi-detached, or rowhouse. Examples of these are basement apartments, garden suites or garage conversions. The City already allows one second unit within detached, semi-detached and street townhouses.
- A range and mix of housing types such as duplexes and triplexes, and different living arrangements such as co-ownership and home share.

The goal of the Provincial direction is to provide more housing options in neighbourhoods and address housing affordability. Today, the City Structure continues to direct most residential growth towards SGAs (including the UGC, Uptown Node and the mall-based nodes) that benefit from transit and community services. The Official Plan Review currently underway will look into increasing housing choices, including forms and arrangements, within Mississauga's low-density neighbourhoods.

4. Overview of Mississauga's Residential Growth

4.1 Growth is Concentrated in City's Intensification Areas

Mississauga is in a new phase of growth as the city's greenfield areas are almost entirely built-out and most new growth will happen in the form of intensification, through infill and redevelopment in designated areas. As shown in Figure 4, the City experienced high residential units growth between the 1970's to the early 2000's with predominantly ground-related housing forms (including single-detached, semi-detached and townhouses). In the last 20 years, development has been more intense, with most of the new dwelling units being in apartment buildings.

Figure 4 also shows that Mississauga had a period of lower residential construction activity between 2009 and 2017. In recent years, the City has seen an increased number of units built and between 2014 and 2021, the City issued building permits for almost 22,000 new dwelling units. After a lower volume of building permits processed in 2020 (which was affected by the Covid-19 pandemic), 2021 saw a significant increase of building activity by issuing more than 5,400 dwelling units in building permits, reaching the levels seen in the early 2000's.

Mississauga has experienced high-rise construction for more than 60 years (see Figure 5); however, there has been a significant shift in building heights as mid-rise buildings (5-11 storeys) represented a large proportion of the new buildings until the mid-1990's. Construction of high-rise buildings with 12 to 25 storeys was very common until the end of the 20th century. After a period of low apartment building

construction activity, the new millennium represented a shift to taller buildings (>25 storeys) while the construction of mid-rise buildings significantly slowed.

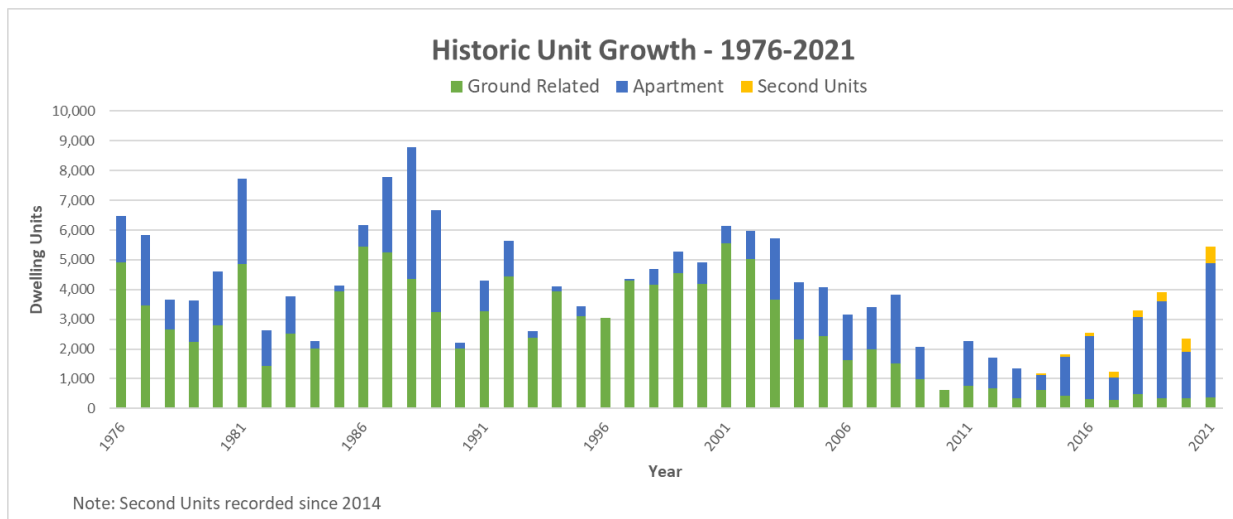


FIGURE 4: HISTORIC HOUSING UNITS GROWTH IN MISSISSAUGA

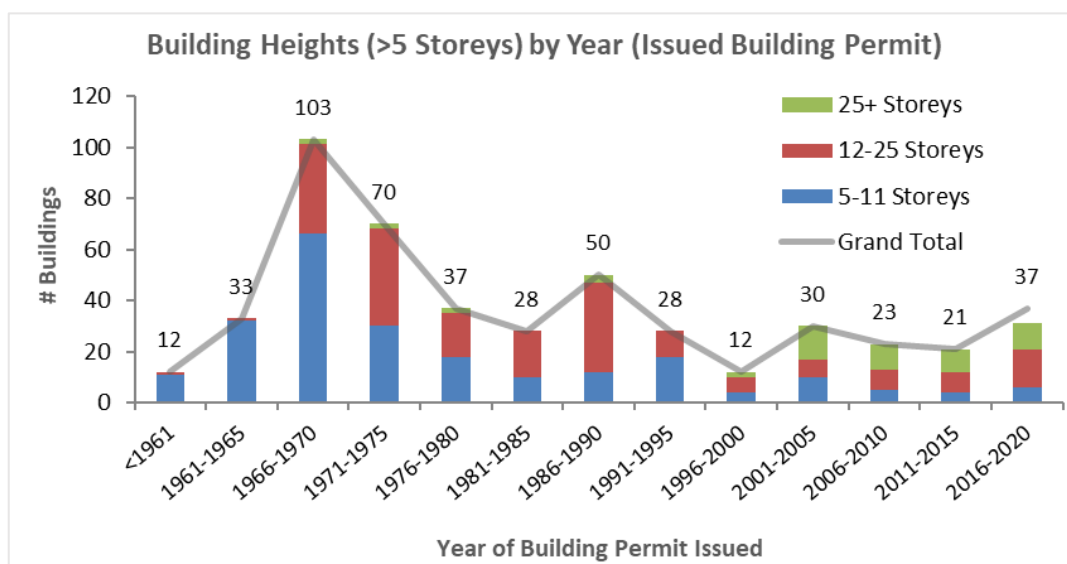


FIGURE 5: HISTORIC BUILDING CONSTRUCTION BY HEIGHTS

Recent residential building permits (between 2014-2021) have generally reinforced the intent of the City Structure in directing growth towards SGAs (see Figures 6 and 7). The City issued residential building permits to create about 22,000 dwelling units, which includes a small proportion of replacement of older housing stock (mostly concentrated in the southern city wards). The following summarizes key findings:

- 72% of total residential units (15,700 dwelling units) located in areas planned for future growth and intensification (i.e. SGAs).
- 91% of new apartment units in Mississauga (15,100 dwelling units) developed in intensification areas (SGAs).
- The UGC and Major Nodes have seen significant development pressure. The UGC has received 44% of the City's new dwelling units (9,700 units) while Major Nodes have absorbed 18%.

- Ground-related residential building permits, which includes single detached, semi-detached and townhouses, accounted for about 4,700 dwelling units (city-wide). This statistic includes some replacement units (e.g., one older single-detached replaced by one new unit, therefore no new net unit is created).
- In addition, approximately 2,000 building permits were issued to create second units.

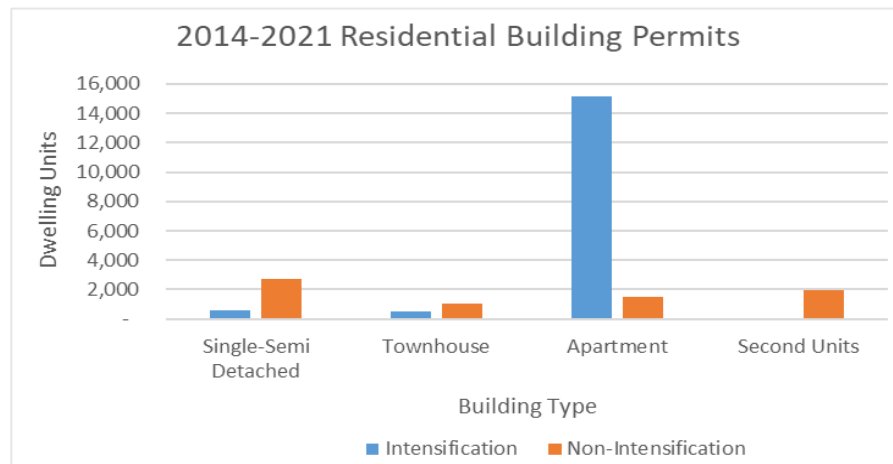


FIGURE 6: 2014-2021 RESIDENTIAL BUILDING PERMITS

Note: All building permits for residential units are included in the figure; this could include a small proportion of replacement units.

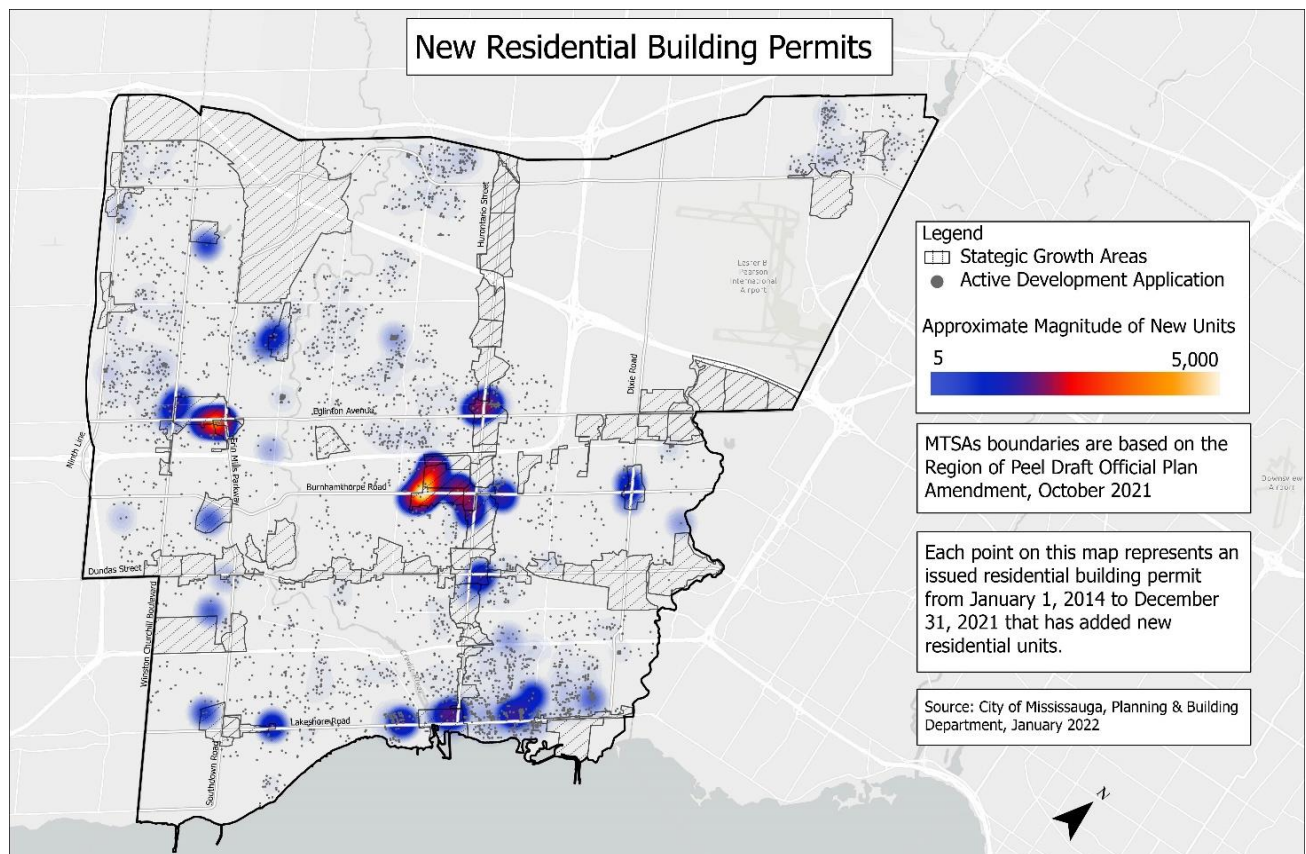


FIGURE 7: RESIDENTIAL BUILDING PERMITS - 2014-2021

Note: All building permits for residential units are included in the figure; this could include a small proportion of replacement units.

4.2 Gentle Intensification in Neighbourhoods

Although most of the city's recent growth has been located in intensification areas, since 2014, the neighbourhoods (i.e., outside SGAs) added about 6,100 new dwelling units, accounting for 28% of the unit growth. The City issued building permits for about 770 dwellings per year between 2014 and 2021 in Mississauga's neighbourhoods; almost 44% of the units were created in ground-related built forms (single-detached, semi-detached and townhouses), 32% were second units, and 24% were in apartment buildings. As previously indicated, some of the new ground-related dwelling units includes the replacement of old housing stock (one for one unit).

In 2013, Council amended the zoning by-law to allow second units in single-detached, semi-detached and townhouses. Since then, Mississauga has seen an increased implementation of second units, as reflected in the building permit data (see Figure 8). In the last 3 years, the City has issued an average of 430 building permits a year for second units and they are in an upward trend, with the City issuing more permits each year. In 2021, the City issued building permits for 530 second units, representing 32% of the issued residential building permits in the Neighbourhoods.

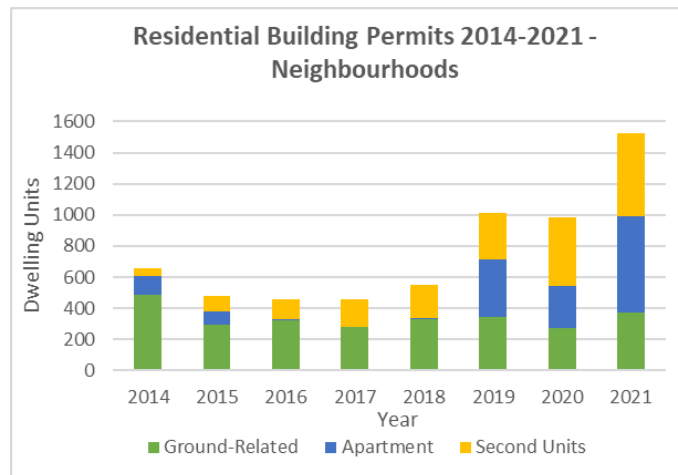


FIGURE 8: RESIDENTIAL BUILDING PERMITS IN NEIGHBOURHOODS

4.3 Pipeline Residential Growth is Reinforcing the Intent of the City Structure

Residential growth in the development pipeline³ is reinforcing the intent of City Structure to direct growth in an integrated manner with infrastructure and transit planning. As of December 31, 2021 there were about 52,000 units proposed in Mississauga (see Figure 9). Below are key findings from active development applications proposing residential units:

- 83% of the dwelling units are proposed in intensification areas (SGAs). Development pressure continues to be concentrated in the UGC's Downtown Core and Uptown Major Node, and also in Downtown Cooksville and Lakeview Major Node. In some areas (particularly along the Hurontario LRT corridor), the City is seeing applications proposing heights and densities beyond those contemplated by the Official Plan policies.
- 79% of proposed units (about 40,300 units) are located within the proposed MTSA's (which include the areas covered by the UGC and Lakeview and Uptown Nodes).
- Almost 3,600 units (7% of the pipeline) are proposed in master planned areas outside the SGAs (i.e., Ninth Line and Port Credit West/Brightwater).

³ Includes applications for Rezoning, Official Plan Amendment, Site Plan and/or Plan of Subdivision

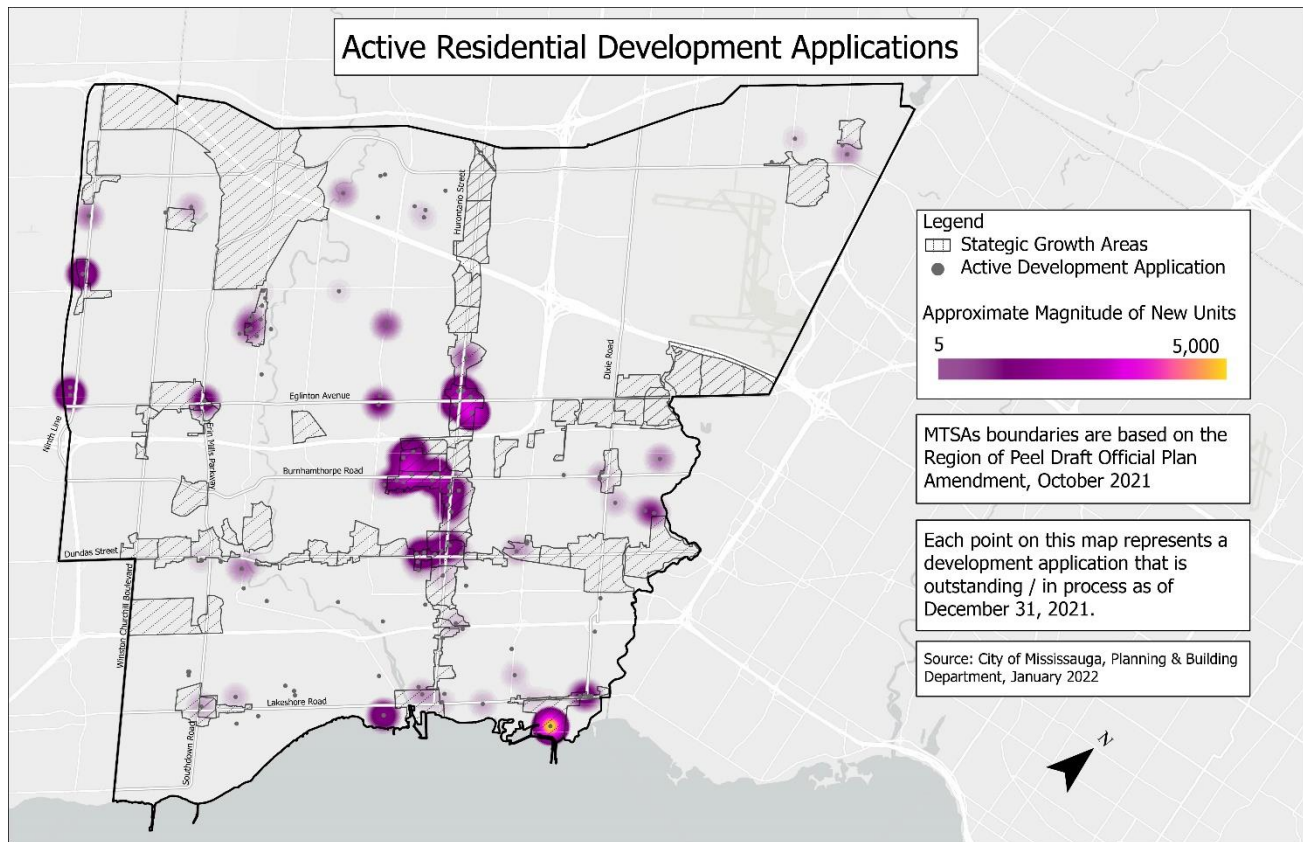


FIGURE 9: ACTIVE DEVELOPMENT APPLICATIONS (WITH RESIDENTIAL UNITS) TO DECEMBER 2021

The master planned areas of Ninth Line and Brightwater in Port Credit West Neighbourhood will experience significant development in the upcoming years. Further, the city anticipates growth will continue to occur in the rest of the neighbourhoods, although on a more moderate scale and built-form, when compared to SGAs. The likely sources of this moderate growth are anticipated to be the following:

- Current planning policies that permit one second unit within detached, semi-detached and townhouse dwellings, where appropriate; and
- As part of the Provincial directions and Official Plan Review, the City is exploring ways to increase housing options in neighbourhoods by permitting up to two additional residential units on each appropriate lot for a maximum of three units, as well as permitting other types of context appropriate development such as duplexes, triplexes and other low-rise multi-unit buildings.
- MOP review is also exploring the creation of new policies to guide infill development of designated mixed-use commercial sites in neighbourhoods.

DEVELOPMENT TRENDS ALIGN WITH THE CITY STRUCTURE

Residential development trends, including recent building permits and active development applications, indicate that most residential growth will be concentrated in Strategic Growth Areas. Growth will also occur in the neighbourhoods, although on a more moderate scale, such as in the way of gentle intensification or within in the master planned communities.

5. Mississauga's Ability to Accommodate Population Growth

A high-level population accommodation of the forecasted growth through the assessment of potential residential units and testing of the ability of the City Structure and Official Plan policy framework to meet the forecast to 2051 was undertaken. The analysis below assesses potential for residential development within the City's SGAs (existing SGAs and draft regional Primary and Secondary MTSA) as well as master planned areas and gentle intensification in neighbourhoods.

As part of the Official Plan Review, the City has to ensure there is sufficient development capacity within the current City Structure and its supporting policy framework to meet population growth targets.

5.1 General Assumptions

The City has undertaken several major planning exercises in order to plan for future growth and changes in land uses, transportation and servicing, including transformational studies for the Downtown Core (ongoing Downtown Strategy), waterfront (Lakeview and Port Credit), Dundas Connects Master Plan (Dundas Connects), and Reimagining the Mall (RtM). Further, the City and Region of Peel are working on delineating and establishing minimum density targets for MTSA. Where appropriate, the potential development outcomes resulting from these studies and master plans have been used as a baseline reference for this assessment.

This population accommodation analysis has been prepared as a reference to show the current development potential of the City's SGAs, based on current Official Plan policies and Council-approved master plans. It also assumes expected growth in the proposed Primary and Secondary MTSA based on the density targets in those areas.

The residential unit capacity presented below uses assumptions and/or recommendations based on current MOP development permissions and expected trends. It is for estimation purposes only. This high-level analysis did not include an assessment of infrastructure capacity. According to the Region's growth management work where several infrastructure scenarios were tested based on 2051 growth forecasts, it is assumed there will be adequate hard infrastructure capacity to accommodate residential growth. Furthermore, the need for community infrastructure will be determined as part of local area planning or through the development application review process.

The unit capacity shown in this section reflects an example of how existing policies and draft Primary and Secondary MTSA policies regarding density and height limits can be applied to each area. However, land use policies might be applied in a number of ways, each with a different outcome (e.g., higher unit counts). Where appropriate, planned residential units were adjusted to reflect approved development applications (e.g., Lakeview Village, Brightwater).

The ultimate residential unit count in these areas will depend on many factors, including changes in land use policies, market demand, land values, development application approvals, environmental constraints, infrastructure investments, transit service, among others. As this is a high-level assessment, there was no detailed study of environmental constraints, servicing capacity or built form policies (e.g., step backs, setbacks, site coverage, etc.).

Further, there is no timeline associated with the unit growth assessment. The analyzed areas may reach full build-out, based on the current Official Plan framework and beyond the 2051 population allocation period. The exception to this is the growth assumption for the neighbourhood areas outside the MTSAs and master planned areas, which is based on the Region of Peel forecast to 2051. The Region's growth forecast was used to calculate neighbourhood residential unit growth as the City's MOP review is currently exploring options to increase housing choices in neighbourhoods and to update policies for mixed-use commercial sites. The results of the MOP review and subsequent policies may increase the potential residential growth in neighbourhoods.

Lastly, the potential market uptake of new residential units will largely depend on several factors that are beyond the City's control, such as immigration trends, housing affordability, general economic growth, provincial and federal infrastructure investments to support growth, and changes in demographics and consumer preferences.

5.2 Approach to Calculating Capacity

The methodology to calculate the City's potential residential growth accommodation is as follows:

- Step 1: Identify Council-approved master plans and future population estimates for a study area/neighbourhood. The estimated units in each master planned area have been carried into the analysis.
- Step 2: Identify lands in existing SGAs where an Official Plan Amendment and/or rezoning has been approved; lands with issued building permits maximizing the zoning have been excluded. When available, the permitted number of units have been carried into the analysis.
- Step 3: Calculate a high-level development capacity (assuming current Official Plan heights and/or density limits) for lands identified in Step 2 where maximum permitted units are not indicated in the Official Plan or Zoning By-law.
- Step 4: Calculate gap between existing residential units within MTSAs where Official Plan policies have yet to be updated and units needed to meet the Growth Plan's density targets.
- Step 5: Add neighbourhood growth assumptions based on Region of Peel Growth Forecast 2021-2051 (excluding areas within the draft MTSAs that are located in the neighbourhoods).
- Step 6: Multiply resulting units by a person per unit (ppu) factor based on the Region of Peel forecast.
 - As most of the estimated residential growth will be in the form of high-density buildings, this analysis has assumed a 2.21 ppu in the Downtown Core and Uptown Major Node and 2.35 ppu in and rest of the city. In addition, the analysis used 3.1 ppu for medium density developments.
- Step 7: Add all numbers together for total units.

The analysis also identified active development applications (to December 2021) and used the information for reference only as the units proposed by applicants will not necessarily be approved by the City. Nevertheless, the active development applications activity provides an insight of current market trends and of where growth may occur in the next 30 years.

Figure 10 includes a brief description of the development assumptions made for each main category. The figure also includes a description of what has not been included in the estimates. Once studies for excluded areas are completed and OP policies approved by Council, the unit growth potential for those areas is likely to increase.

While not identified in Figures 10 and 11, 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 mixed-use and commercial plazas. Given its size, the Dixie Outlet Mall will be assessed independently as a future opportunity site.

RESIDENTIAL UNIT GROWTH ASSUMPTIONS	
INCLUDED IN DEVELOPMENT POTENTIAL	NOT INCLUDED
<ul style="list-style-type: none"> • UGC, Major Nodes (Uptown and Lakeview) and Community Nodes (Port Credit, Streetsville): based on existing OP policies and approved development applications. • Dundas BRT corridor and Mall-based Nodes: based on recent land use studies (Dundas Connects, Reimagining the Mall). • Master Planned Neighbourhoods: based on Master Plans and Official Plan Amendments. • Other MTSAs not included in areas above: calculated residential units needed to reach the density targets in the Primary and Secondary MTSAs, based on the boundaries drafted by the Region of Peel MTSAs study. Note that the proposed boundaries are subject to change pending Provincial approval. • Other/Gentle Neighbourhoods Growth: Based on the Region of Peel 2021 draft forecast to 2051 which identifies growth in neighbourhood character areas. Areas covered by proposed MTSAs, Ninth Line, and Brightwater have been excluded from this category. The forecast made growth assumptions for infill sites as well as gentle infill in neighbourhoods (e.g., second units, severances). 	<ul style="list-style-type: none"> • Additional potential growth in neighbourhoods based on the Increasing Housing Choices in Neighbourhoods initiative and resulting official plan policies as the study is still on-going. • Potential redevelopment of retail sites in neighbourhoods if land use permissions are updated (although the Region’s forecast included growth assumptions in some large retail sites in neighbourhoods). • Potential or proposed increases to building heights permissions as part of on-going land use studies. These studies, when implemented, might result in additional unit yield. • Development potential assessment of the City’s Planned MTSAs – boundaries for these MTSAs are not being delineated by the Region at this time.

FIGURE 10: ASSUMPTIONS TO CALCULATE POTENTIAL RESIDENTIAL UNITS

5.3 Key Findings: Mississauga’s City Structure Ability to Accommodate Residential Allocation

The high-level review of Mississauga’s City Structure (including draft MTSA) indicates that Mississauga could accommodate over 156,000 residential units, which could house more than 360,000 people (refer to Figure 11). The City’s current and future City Structure ability to accommodate forecasted residential growth has shown that Mississauga has sufficient planned areas to respond to both market demand and Growth Plan/ Region of Peel population allocations.

The unit calculation was based on a conservative built-out potential and without a timeframe; consequently, the unit potential could be materialized beyond the Growth Plan forecasting period of 2051. The only exception being the neighbourhood “Other/ Gentle Neighbourhood infill” category in Figure 11, as the new units were based on the draft Peel Region population forecast to 2051. As indicated, staff is currently exploring options to increase housing choices in neighbourhoods as part of the MOP review; the results of the review and updated land use policies may increase the potential residential growth in neighbourhoods from what has been included in this memo.

Most of the estimated new units are expected to be in the form of high-density residential, with the exception of some neighbourhood infill (e.g., second units, additional residential units, townhouses). As most of the city’s greenfields are built-out and the opportunity to build additional low density residential is limited, most of the residential capacity has been calculated in medium and high-density developments, with the later being the predominant form.

MISSISSAUGA’S RESIDENTIAL GROWTH POTENTIAL (post 2051)

Mississauga could accommodate over 156,000 residential units across the strategic growth areas, master planned areas and through gentle intensification in neighbourhoods. The resulting city-wide residential unit potential is enough to accommodate the 100,000 units needed to house the projected 200,000 additional people in Mississauga by 2051.

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.

General Area	Units under Application (for reference)	Residential Units Planned/Potential ⁴	Population (Units Planned x PPU)	General Assumptions/ Source
Downtown Core (DT)	12,900	38,600	85,300	Built-out of potential sites following current density trends in DT Core; include proposed units
Downtown Fairview, Cooksville, Hospital	4,300	20,300	47,700	Max. up to 25 storeys in potential residential/mixed use development sites
Uptown Node (MN)		10,800	23,900	Max. up to 25 storeys in potential sites plus recently approved units
Lakeview (MN)	8,050	11,800	27,600	Includes approved OPAs for Major Node and Lakeview Village
Reimagining the Mall: Central Erin Mills MN, South Common CN, Sheridan CN, Rathwood-Applewood CN, Malton CN	1,150	18,000	42,300	Based on RtM Study's demonstration plans and maximum heights and FSIs in Council-approved OPA
Dundas Connects Master Plan (exc. Cooksville DT)	2,250	18,000	42,300	Based on Dundas Connects Master Plan minus estimates for DT Cooksville (i.e., Dundas & Hurontario) Focus Area)
Other SGAs & MTSAs (not included in areas above)	3,000	16,700	39,100	Assessment of Primary and Secondary MTSAs to meet the Growth Plan density targets. This applies to MTSAs along 403 BRT, Lakeshore BRT, Hurontario LRT, Lakeshore GO Line, and GO Kitchener Line; excludes areas covered in categories above. It also includes Port Credit and Streetsville Community Nodes, which were assessed based on existing MOP permissions.
Master Planned Neighbourhoods (e.g., Brightwater, Ninth Line)	5,300	6,700	15,700	Based on demonstration plans and unit estimates from Master Plans and approved OPAs. "Units Under Application" includes units proposed in Site Plans currently being evaluated.
Other/ Gentle Neighbourhood Growth (to 2051)	5,350	15,200	36,500	Based on Region of Peel 2021 draft forecast to 2051 growth in neighbourhood character areas, excluding areas covered by proposed MTSAs, Ninth Line, and Brightwater. The MOP review is exploring options to add more housing choices in neighbourhoods, which may result in a greater number of new residential units.
Total Built-Out (New Units)	51,200	156,000	360,400	

Note: Numbers may not add up due to rounding.

FIGURE 11: CITY-WIDE POTENTIAL RESIDENTIAL UNITS (BEYOND 2021)

⁴ Includes Council Approved Master Plans, Approved OPAs, MTSA Study, and potential development assessment.

6. Conclusions

The following points summarize the key takeaways of this City Structure and Residential Growth Accommodation assessment:

- 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.
- Recent and proposed residential development generally aligns with the City Structure with an average of 72% building permits and 83% of proposed dwelling units being located in SGAs.
- Mississauga has planned for residential growth in excess of the City's growth forecasts. The analysis indicates that the City's SGAs and neighbourhoods can accommodate over 156,000 units, which is beyond the forecasted residential units needs to 2051 (i.e., approximately 100,000 units between 2021 and 2051).
- The addition of the regionally delineated draft MTSAs will increase lands within SGAs by about 2,000 ha along existing or planned rapid transit. A large portion of the new MTSAs will have significant redevelopment potential, while others will mostly have modest growth through gentle infill.
- 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 anticipated residential growth in Mississauga. However, as part of the Official Plan Review and other ongoing land use studies, staff continue to evaluate whether building height requirements and land use designations will need to change in response to the city's evolution and to address new Provincial policies. The Review also includes an assessment to increase housing choices available within Mississauga's neighbourhoods.
- There is no timeline associated for the build-out potential of most areas; therefore, Mississauga could reach the estimated 156,000 new dwelling units after the 2051 forecast period. The ultimate residential unit count in these areas will depend on many factors, including changes in land use policies, market demand, land values, development application approvals, environmental constraints, infrastructure investments, and transit service, among others.

MISSISSAUGA IS UPDATING ITS LAND USE POLICIES

Through the MOP Review and other ongoing land use studies (e.g., MTSAs Study, Lakeshore Corridor Study and the Cooksville, Fairview and Hospital Study), staff continue to evaluate whether building height requirements and land use designations will need to change in response to the city's evolution and to address new Provincial policies. The MOP Review also includes an assessment to increase housing choices available within Mississauga's neighbourhoods and within mixed-use commercial sites in neighbourhoods.

7. Next Steps

Under recent changes to the provincially led planning framework, MTSAs and neighbourhoods are emerging as parts of a municipality that would also accommodate growth. The Official Plan review is considering the following:

- Integration of new strategic growth areas, such as MTSAs, to conform with the Growth Plan and upcoming Region of Peel Official Plan policies. The City will develop a planning framework for Primary and Secondary MTSAs that will include the appropriate land use, densities and urban design policies needed to achieve the required density targets and a balanced growth,
- Opportunities for better management of Nodes under development pressure (e.g. implementation of Dundas Connects Master Plan, and studies underway in Clarkson and the UGC), and
- Opportunities to achieve gentle intensification and increase housing choices in Neighbourhoods by studying areas suitable for moderate growth, as well as reviewing current residential permissions for opportunities to broaden them, particularly in areas with access to transit service and near community infrastructure and retail.

List of Acronyms

BRT	Bus Rapid Transit
ha	Hectare
LRT	Light Rapid Transit
MOP	Mississauga Official Plan
MTSAs	Major Transit Station Areas
ppj	People and jobs
ppj/ha	People and jobs per hectare
PPS	Provincial Policy Statement
PPU	People per unit
ROPA	Region of Peel Official Plan Amendment
RtM	Reimagining the Mall Study
SGAs	Strategic Growth Areas (or intensification areas)
UGC	Urban Growth Centre