

City of Mississauga  
**Corporate Report**



<p>Date: March 4, 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 &amp; Building</p>	<p>Meeting date: March 28, 2022</p>

## Subject

### INFORMATION REPORT (ALL WARDS)

#### Mississauga Official Plan Review – Bundle 1 Draft Policies

## Recommendation

That the report titled “Mississauga Official Plan Review – Bundle 1 Draft Policies and attached Draft Official Plan Policies” dated March 4, 2022 from the Commissioner of Planning and Building, be received for information.

## Executive Summary

- Since the June 2019 endorsement of the Mississauga Official Plan (MOP) Work Program, significant background research, departmental and agency meetings and public consultations have been undertaken to inform the drafting of 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.
- Bundle 1 policies are now available for review and commenting. These policies relate to Growth Management and City Structure, Environment and Climate Change and Urban Design.
- A public consultation session was held on March 3rd, 2022 to discuss proposed Bundle 1 policies. A high-level summary of comments heard during this consultation is included in this report.

## Background

The city is currently undertaking the 10-year review and update of Mississauga Official Plan (MOP). The Official Plan Review (the review) commenced in 2019 at the June 10, 2019 Special Council meeting. Updates on the 2019 work, Urban Film Forum and the proposed public and

stakeholder engagement program were presented in a report to the Planning and Development Committee (PDC) on [March 9, 2020](#).

A second update was presented to PDC through a report shared [March 8, 2021](#). This report included a summary of public engagement undertaken in the fall of 2020 on strategic directions to ensure conformity with provincial policy and legislation, as well as alignment with the city's cross-divisional master plans and strategies.

In the Spring of 2021, additional engagement was undertaken to test policy directions. The engagement was structured around three policy theme areas meant to focus feedback on identifying gaps within MOP and ways to address these gaps. These policy theme areas were:

- Environment and transportation
- Growth management
- Housing – increasing housing choices in neighbourhoods

Feedback received during these engagement opportunities informed and continues to inform the drafting of proposed new and updated Official Plan policies. These draft policies align with the review's four guiding objectives – *conformity, certainty, simplify, innovate*.

## Phased Release of Draft Official Plan Policies

The Official Plan contains the framework and long-term vision to direct growth and development and guide the use of land. This framework includes policies that touch on a variety of themes ranging from housing to environmental protection to transportation and beyond. The comprehensive nature of an Official Plan requires the document to be substantial in size and content. To this end, it is beneficial to phase the release of draft policies and content in order to provide the public with an opportunity to read, understand and offer in-depth input.

The phased release of draft Official Plan policies in three bundles allows staff to have targeted and manageable conversations through public consultations following the release of each bundle.

Furthermore, some of the new policies to be added to the Official Plan are dependant on the completion of the Regional Official Plan and other city-lead initiatives. The phased approach to releasing policies will allow for the sharing of content as it is completed without delaying the public review process.

It is important, however, to note that given the Official Plan's comprehensive nature and the requirement for it to be read and understood in its entirety, certain draft policies released in a bundle may be complimented and supported by other policies released in a different bundle. Synergies between proposed chapters and policies will become more evident once the full draft document is available for review.

The following figure shows the timing of each of the three bundles and subsequent Official Plan chapters:

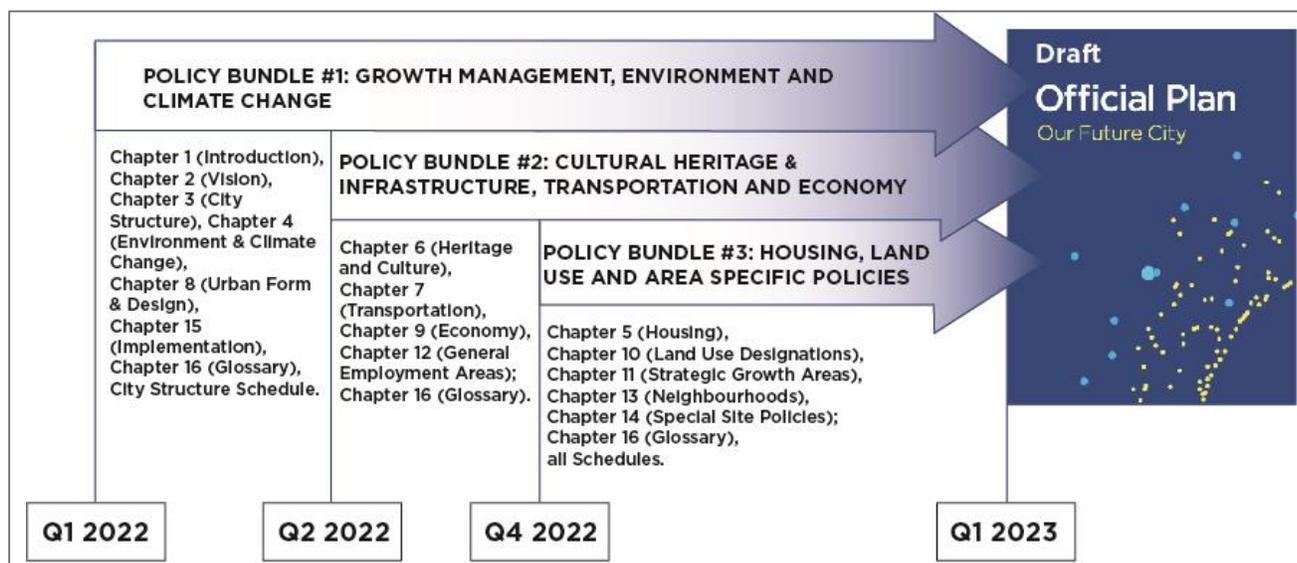


Figure 1: Timeline of the phased release of Draft Official Plan Chapters

## Proposed Bundle 1 Draft Official Plan Policies

Policies shared through Bundle 1 redefine the intent and vision of the Official Plan. They emphasize the structure of the city, its goals, how it will grow and how its built and natural environments can be enhanced. Bundle 1 draft Official Plan policies are found in Appendix 1.

As part of Bundle 1, the introduction has been simplified and consolidated to include important content related to the city's vision, policy framework and guiding principles. It also includes an important acknowledgment of the City as part of the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation, the Haudenosaunee Confederacy and the Huron-Wendat and Wyandot Nations. This acknowledgment establishes the significance of actively working with indigenous peoples and communities towards reconciliation and developing a process to increase representation and collaboration. This acknowledgment is further echoed throughout the plan where links between the protection of the environment and the indigenous long-standing stewardship of the land and resources are recognized.

All proposed Official Plan policies and statements have been and will continue to be reviewed from an equity, diversity and inclusion perspective. Many updates to policies ensure that equity-deserving groups' needs are accounted for to the extent that is permitted under the current land use planning framework.

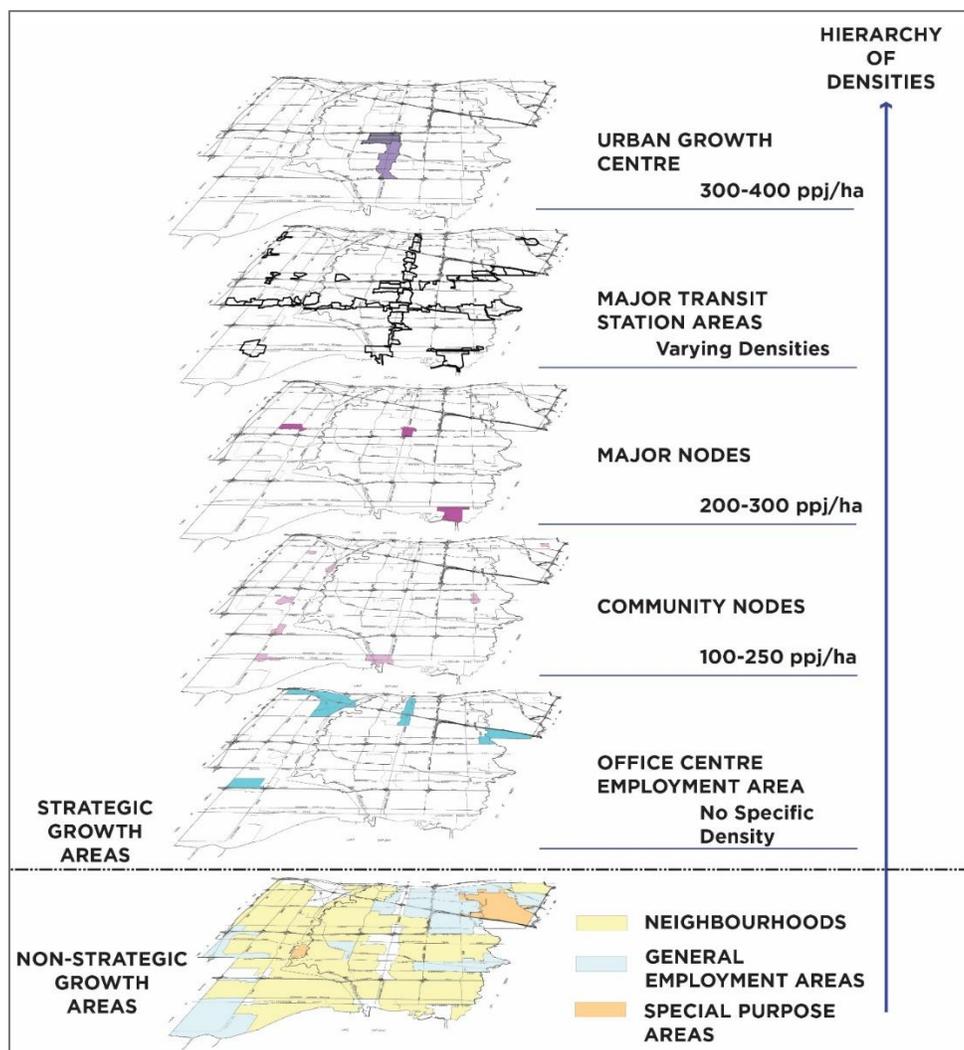
In addition to the aforementioned changes, draft policies proposed through Bundle 1 address the following major policy directions identified through the review process:

### 1- A well defined city structure and hierarchy of growth

Bundle 1 policies present the city's structure and urban hierarchy and speak, at a high level, to growth distribution and management. They establish the foundational framework upon which

later chapters related to the different city structure elements will base their policies. This foundational framework includes defining the urban hierarchy and incorporating the provincial direction for integrating land use planning, growth management, and infrastructure in order to achieve cost effective development patterns and minimize land consumption.

Furthermore, the policies in Bundle 1 and Schedule 1 (City Structure) work together to identify the different city structure elements, their boundaries and applicable density ranges, as shown in figure 2. These city structure elements include Strategic Growth Areas (SGAs) such as the Urban Growth Centre (UGC), Major Transit Station Areas (MTSAs) and other nodes identified by the city to accommodate a percentage of its forecasted growth in accordance with their planned function.



**Figure 2: City Structure elements and applicable Official Plan density ranges.**

MTSAs as shown on Schedule 1 (Appendix 1) are still in draft status as the Region of Peel seeks to finalize their boundary delineation and density targets. These boundaries are still

subject to review by the Region, the city and the province to address provincial comments as well as public requests for potential property inclusion into the MTSAs.

In addition to defining the city structure, Bundle 1 includes new policy 3.4.1 which reinforces the city structure's urban form including building heights and development intensities. This policy outlines several reasons why the planned form for each city structure element should be adhered to and not altered outside of a comprehensive planning review.

These reasons include:

- Adherence to provincial Growth Plan policies requiring the appropriate type and scale of development in SGAs and context sensitivity.
- Individual development applications being poorly suited to fully assess broad and cumulative implications of height and development intensity changes. These may include impacts on local services, community infrastructure, transportation facilities and the environment.
- The optimal allocation of financial resources, infrastructure and service levels matching community need requires long term planning that is predictable and location-specific. This may be negatively impacted when the planned urban hierarchy is not maintained and the scale of development is unduly affected by market conditions.
- Land purchasers can make decisions based on a known and consistent set of rules.
- Supporting land price stability and helping to reduce speculative pressures.

Policy 3.4.1 is further supported by policy 15.4.5, which indicates that it is the intent of the Official Plan that building heights, as prescribed in the Official Plan, are maintained and adhered to.

Policies 3.4.1 and 15.4.5 do not preclude applications for varying heights from being submitted and reviewed as permitted under the *Planning Act*, but they do provide greater certainty and clarity on the heights required through the Official Plan and the importance of maintaining the integrity of the City's urban hierarchy and form.

## **2- Establishing a rationale for growth management and distribution**

The Growth Plan projects that the Region of Peel will reach 2.3 million people and have 1.1 million jobs by the year 2051. The regional breakdown of this forecast sees the City of Mississauga's population reaching 995,000 people and its employment base growing to 590,000 jobs by 2051. This means Mississauga will grow by approximately 200,000 people and should add a total of 90,000 jobs by 2051. Such growth, according to the regional forecast, will require the city to add approximately 100,000 new residential units between 2021 and 2051.

The city will need to rely on a strong city structure and a well-defined urban hierarchy in order to direct this anticipated growth in a manner that is coordinated with soft and hard infrastructure planning and investment, as mandated by the Growth Plan. An assessment of the city's ability to accommodate the forecasted residential growth is currently underway. The result of this assessment will be communicated in an upcoming report to Planning and Development Committee.

### **3- Reinforcing the built and natural environment to respond to climate change**

Growing while protecting the environment and responding to climate change remains a priority for the City. Mississauga's new Official Plan will include policies addressing the need to mitigate climate risks by reducing greenhouse gas (GHG) emissions, and to adapt to the changing climate and severe weather events. Some of these policies are presented through Bundle 1 and are as follows:

#### **Climate Change Mitigation:**

Bundle 1 includes a dedicated section to addressing climate change through both mitigation and adaptation means. Beyond this section, Bundle 1 provides new and updated policies to strengthen, protect and expand natural resources such as the city's Natural Heritage System, its Urban Forest, and parks and open spaces. These resources are essential in absorbing GHGs and helping the city achieve its emission targets.

Growing the Natural system will be especially challenging as the city densifies. Fewer opportunities to acquire green space will be available through the development approval process. Therefore, proposed policies seek ways to identify areas with ecological potential for restoration and inclusion into the Green System. Policies also aim to increase linkages between significant Natural Heritage Features in order to protect the system from fragmentation and maximize its ecological function especially in responding to climate risks.

In addition, Bundle 1 policies address changes to the built form that complement the compact and transit supportive city structure. These policies ensure that compact and transit supportive communities are designed and built to reduce car dependency and to promote transit and active transportation use. These policies also promote energy conservation and the use of alternative sources of energy.

#### **Climate Change Adaptation:**

Severe weather events are increasingly putting pressure on the city's built environment and threatening the lives of its residents. Updates to the city's Official Plan include approaches to build resilience in responding to these events. Such resilience relies on a healthy natural environment that supports the city's stormwater infrastructure by absorbing excess rainwater. It also helps reduce the heat island effect by cooling the city's streets. But beyond protecting, restoring and expanding the natural environment, changing the way we shape the built environment is going to increase the city's resilience to climate change. To this end, proposed policies include updated language that emphasizes the importance of innovative green design and building practices as well as the use of low impact development solutions to curb the severity of weather events.

## **Engagement and Consultation**

Bundle 1 draft policies have been circulated to a number of public agencies as well as Indigenous nations and communities. Feedback has been incorporated, where deemed

appropriate, into the draft policies shared through this report. Some responses are still being reviewed and discussed with the commenters.

A public open house meeting took place on March 3, 2022 in order to discuss proposed changes through Bundle 1. There were a number of comments and discussions on a broad range of topics, including:

- The pressing nature of climate change and the urgency in addressing it through policies that support a strong network of active transportation as well as innovative and sustainable building practices.
- The importance of minimizing deviations from the existing planned urban form especially when it comes to heights and design requirements.
- The overall need to better understand how the City Structure works to support growth and how different City Structure elements such as MTSAs related to the other existing elements and Character Areas.

Due to the extensive and detailed nature of proposed policy documents, a new digital tool called Konveio has been chosen to facilitate public commenting. Konveio allows anybody to read through proposed chapters, select a policy or statement and leave a comment on the selected section through the Official Plan Review website. The interactive nature of the tool ensures it is easier for the public and stakeholders to provide feedback either by identifying themselves or anonymously. It also provides them with an opportunity to see other comments and react to them, thereby creating a transparent platform for collectively providing input.

Feedback on Bundle 1 will continue to be incorporated as it is received until the complete final draft Official Plan is available for public commenting through a statutory meeting of Council.

## **Financial Impact**

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

## **Conclusion**

Feedback received through the phased release of the draft Official Plan will be used to inform the revision of its policies. Additional public consultation will be scheduled following the release of Bundles 2 and 3 policies in a similar fashion to Bundle 1. A report to PDC will be provided to summarize the intent of policies released in each bundle and the feedback received during public consultation.

## Attachments

Appendix 1: Bundle 1 Draft Official Plan policies



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