

City of Mississauga Corporate Report



<p>Date: June 2, 2023</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's files: CD.02-MIS</p>
	<p>Meeting date: June 26, 2023</p>

Subject

INFORMATION REPORT (ALL WARDS)

Mississauga Official Plan Review – Bundle 3 Draft Policies

Recommendation

That the report titled “Mississauga Official Plan Review – Bundle 3 Draft Policies” dated June 2, 2023 from the Commissioner of Planning, be received for information.

Executive Summary

- The Official Plan Review process is in the final stage with the last bundle of proposed draft policies now available for review and comment. The draft policies focus on land use and housing.
- In order to support the city's efforts to provide a greater range of housing options including mid-rise buildings, new residential land use designations are proposed.
- A virtual community meeting held on May 16, 2023 discussed the proposed draft land use and housing policies. A range of comments were made, including those related to adequate infrastructure and service provision for neighbourhoods, housing supply and affordability and employment area land uses.
- Changes to the provincial planning framework with new provincial legislation and policy could affect the timeline for release of a Draft Consolidated Mississauga Official Plan.

Background

The city's 10-year review and update of Mississauga Official Plan (MOP) is in the final review stage with the release of the third and last bundle of draft policies that focus on land use and housing. Previous draft policy bundles addressed growth management and city structure,

environment and climate change, urban design, sustainable transportation and complete streets, cultural heritage, and the economy and employment areas.

The draft MOP policies have been prepared to conform with the approved Region of Peel Official Plan, April 2022, and to provincial Bill 23, *More Homes Built Faster Act, 2022*. The city plans to release a Draft Consolidated Mississauga Official Plan in the fall of 2023; however, timing may be impacted by the need to conform to new provincial legislation and a new Provincial Policy Statement. On April 6, 2023, Bill 97 “Helping Home Buyers and Protecting Tenants” was introduced, proposing several amendments to land use planning legislation. Additionally, the Province has released a new Provincial Planning Statement (proposed PPS, 2023), which combines the Provincial Policy Statement, 2020 and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2022* (Growth Plan) into a single document. The government has advised that the proposed PPS, 2023 is expected to come into force in the fall of 2023.

Details regarding Bill 97 implications, presented to Council on May 3, 2023, highlighted impacts to employment land planning, retail and office use protection and height limits in major transit station areas, as well as the need for transition provisions for conformity to the proposed PPS, 2023.¹

Natural heritage policies and related definitions in the proposed PPS, 2023 remain under consideration by the provincial government. The city will also need to consider any implications of proposed natural heritage policies on draft consolidated MOP policies.

In addition, for consideration are impacts to the Lakeview Waterfront Major Node policies resulting from the approved Ministerial Zoning Order (MZO) for the Lakeview Waterfront development. The MZO doubles the City Council-approved master planned community from 8,000 to 16,000 residential units.

On May 18, 2023, the provincial government announced that Peel Region will be dissolved and the City of Mississauga will become an independent city by January 1, 2025. The removal of regional planning may have interim implications for the review and approval of the city’s Draft Consolidated Mississauga Official Plan.

Comments

The third bundle of proposed draft MOP policies located in Appendix 1, address the following major policy directions identified through the review process:

¹ [May 3, 2023, Council Agenda Item 10.2: Bill 97 “Helping Home Buyers and Protecting Tenants” and Implications for City of Mississauga](#)

1- Restructure the Strategic Growth Area policy chapter framework

The draft MOP chapter structure updates emphasize the three significant Strategic Growth Area categories: Major Transit Station Areas (MTSA), the Urban Growth Centre (UGC) and Nodes.

Proposed updates:

- Consolidate all previously Mississauga Council-approved MTSA policies in one MTSA-focussed chapter
- Replace the “Downtown” urban structure terminology with “Urban Growth Centre” to align with the Growth Plan
- Integrate proposed draft policy developed through the Downtown Strategy review into the UGC chapter
- Add new policy to the UGC chapter pertaining to community infrastructure, parkland and privately owned public spaces (POPS), and parking
- Consolidate three Node categories (including Major and Community Nodes and Office Node Employment Areas) into one chapter
- Update and streamline policy language and eliminate redundant policy
- Relocate Special Sites to a dedicated Special Site chapter

2- Develop new housing policies and residential land use designations

Housing diversity and affordability are a priority for the province and the city. The Growth Plan requires municipalities to provide a range and mix of housing options and densities. Bill 23 has provisions to promote infill in neighbourhoods and mandates the as-of-right permission for up to three residential units on a single detached, semi-detached or row house (townhouse) lot with a principal dwelling unit.

The city has prioritized the need to expand housing diversity throughout Mississauga, reflected in its Housing Strategy: *Making Room for the Middle*, and the recently approved *Growing Mississauga: An Action Plan* that contains an action to reduce exclusionary zoning throughout Mississauga by allowing appropriate as-of-right gentle infill in low density neighbourhoods. In support of this, the city's *Increasing Housing Choices in Neighbourhoods Study*² explores the potential of existing neighbourhoods to support a broader range of housing options such as garage conversions, garden suites, laneway suites and plexes as well as expanded opportunities for other forms of gentle infill.

City and regional initiatives and MOP amendments aiming to address housing priorities in the city have been consolidated into a proposed new Housing chapter in the new official plan. The

² [April 17, 2023, Council Agenda Item 5.1: Official Plan Review: Update on the Increasing Housing Choices in Neighbourhoods Study](#)

Housing chapter includes previously approved inclusionary zoning policies, Peel-wide housing unit targets from the Region's Official Plan, and new policy in support of diversifying the housing supply including the creation of more family-sized units, providing affordable housing and protecting and growing the rental housing stock.

In order to support the city's efforts to provide a greater range of housing options including mid-rise buildings, new residential land use designations are proposed. The new designations move away from a density and built form premise (Residential Low Density I and II, Medium Density and High Density), to height-based designations (Residential Low Rise, Mid-Rise and High Rise), shown below.

Low-Rise I Up to 3 storeys	All street-facing forms of low-rise dwellings.
Low-Rise II Up to 4 storeys	All forms of townhouse dwellings and low-rise apartment dwellings.
Mid-Rise Between 5 and 8 storeys	All forms of apartment buildings and convenience commercial at grade
High-Rise Beyond 8 storeys	All forms of apartment buildings, townhouses as an accessory use and convenience commercial at grade

This approach accomplishes several things:

- Focuses on the scale of a building, rather than on the specific dwelling type. This better addresses neighbourhood compatibility, as impacts are more often associated with height and scale rather than a specific dwelling type.
- Offers a simplified approach that is more appropriate for an official plan, which is to be a broad document that identifies general land uses and policy direction. Detailed requirements such as permitted dwelling types, building setbacks, lot coverage, and parking standards are already found in the City's Zoning By-law. Corporate reports on proposed zoning changes will be brought forward to Council at a later date.
- Reduces the need to amend the official plan in order to allow different yet compatible building types.
- Broadens city-wide neighbourhood housing options by consolidating Residential Low Density I and II into one land use designation, Residential Low Rise I. This new

designation would permit all forms of street-facing dwellings up to three storeys including detached dwellings, semi-detached dwellings, plexes, and street townhouses.

- Renames the Medium Density designation to Low-Rise II, better reflecting the unit form up to 4-storeys and not confusing it with the distinct, truly Mid-Rise height range in the proposed Mid-Rise designation.
- Creates a Mid-Rise designation with a height range that is characteristic of a true mid-rise building. Currently, this form of building falls under the High Density designation, with no differentiation from high-rise towers. A Mid-Rise category also allows for buildings that offer better transition between low and high-rise buildings.
- Provides more clarity and transparency around heights permitted across residential areas in the city.

3- Update employment area structure and new Employment Commercial Designation

There are two proposed changes to MOP employment area policies:

- Amendments to two Employment Area Character Area categories from the current Character Area categories, Employment Area and Corporate Centres, to General Employment Area and Office Node Employment Area, respectively. This change is to clarify that General Employment Areas support lower density and sometimes land extensive, business and industrial employment uses, and secondary office, whereas Office Nodes support a mix of high density employment uses with a focus on major office development.
- Creation of a new Employment Commercial designation that replaces the Mixed Use designation in the General and Office Node Employment Areas. Lands designated Employment Commercial will permit all uses permitted within the Mixed Use designation, except for residential uses.

Changes to permitted uses in employment areas introduced through Bill 97 and the implications for the city's employment lands is discussed in the report to Council dated May 1, 2023, *Bill 97 "Helping Homebuyers and Protecting Tenants" and Implications for City of Mississauga*. City staff are currently assessing the impacts to the city's employment area structure and policies.

Engagement and Consultation

The third bundle of proposed draft MOP policies have been circulated to Peel Region and Indigenous nations. Staff will continue to work with the Region and Indigenous nations to address feedback and incorporate changes, where deemed appropriate, into the draft consolidated MOP.

Public and stakeholder feedback from a virtual community meeting held on May 16, 2023 to present the final draft land use and housing policies, includes:

- Ensure infrastructure and service provision matches housing and population growth, including schools, hospitals, community centres, parks and green space
- Increased housing supply should match population needs, considering housing affordability, equity and accessibility
- The use of “neighbourhood character” is a discriminatory descriptor. Who decides what is the default character and for whom?
- How and when will the Zoning By-law be updated to address the proposed new residential land use designations
- Employment areas should have a better mix of uses, green spaces and multi-modal connectivity, without impacting employment use operations

All comments heard during the community meeting are summarized and posted on the MOP Review webpage <https://yoursay.mississauga.ca/official-plan-review> and will be considered for updates to the draft policies.

Over the summer, staff will be preparing the Draft Consolidated Mississauga Official Plan for presentation in the fall of 2023. Feedback from the public, stakeholders, Indigenous Peoples, and Peel Region on draft policy will continue to be incorporated as it is received up until the complete final draft consolidated MOP is available for public commenting through a statutory meeting of Council in 2023.

Financial Impact

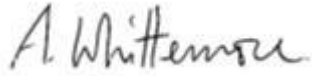
There is no financial impact resulting from the recommendation of this report.

Conclusion

Proposed draft policy is now available for the entire MOP document, including the latest draft policies that focus on land use and housing. In addition to public and stakeholder comments received through three policy specific virtual community meetings, over 1,300 people have visited and spent time on the Mississauga Official Plan Review webpage since January 2023. Some webpage visitors reviewed the draft policies and submitted comments directly into the draft policy chapters using the online interactive comment tool. All feedback is welcomed for the draft policies and will inform revisions for the Draft Consolidated Mississauga Official Plan. The Draft Consolidated MOP is due for release in the fall of 2023, pending any delays due to the need to conform with new provincial legislation and policy and implications from the regional government dissolution process.

Attachments

Appendix 1: Mississauga Official Plan Bundle 3 Draft Policies



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

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