

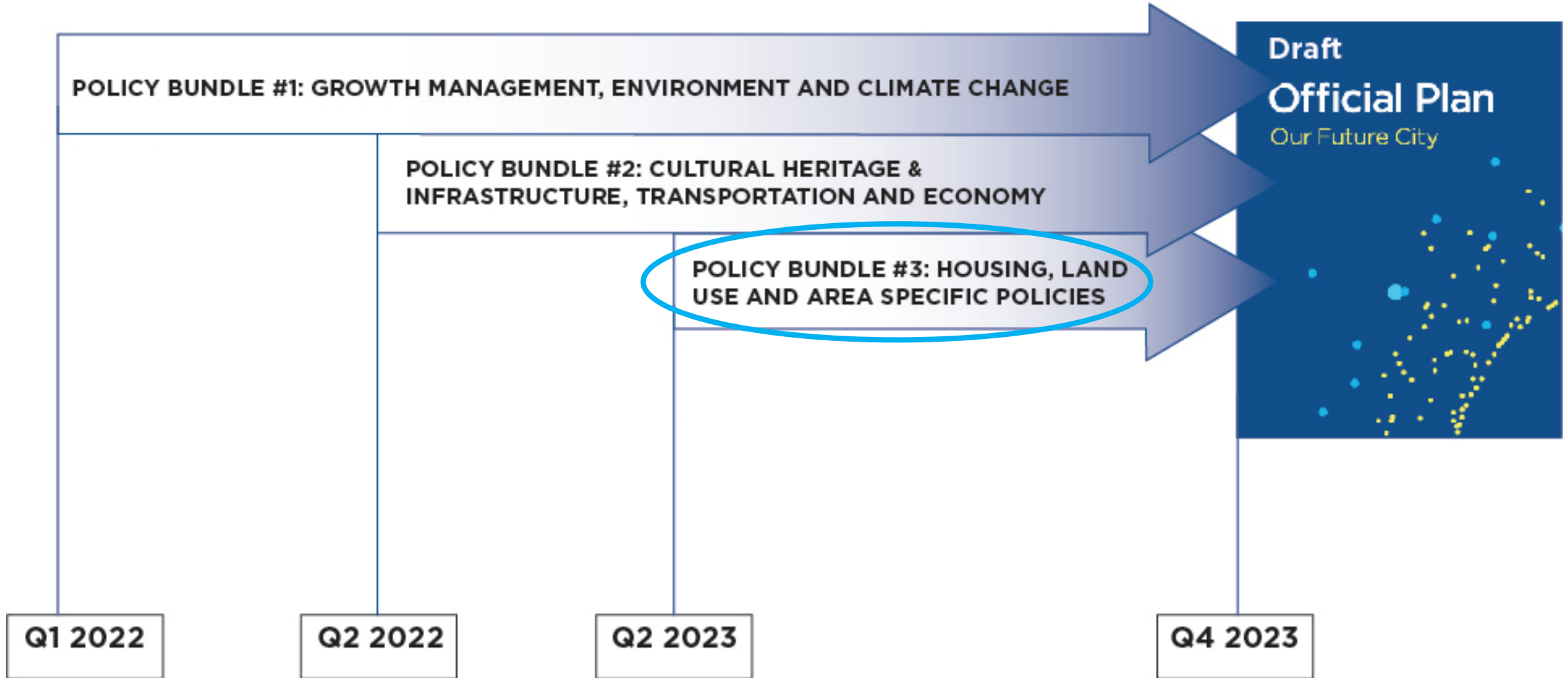
Mississauga Official Plan Review Bundle 3 Draft Policies

Planning and Development Committee
June 26, 2023

NEW OFFICIAL PLAN



BUNDLE 3 - LAST DRAFT POLICY BUNDLE





KEY POLICY DIRECTIONS TO FACILITATE:

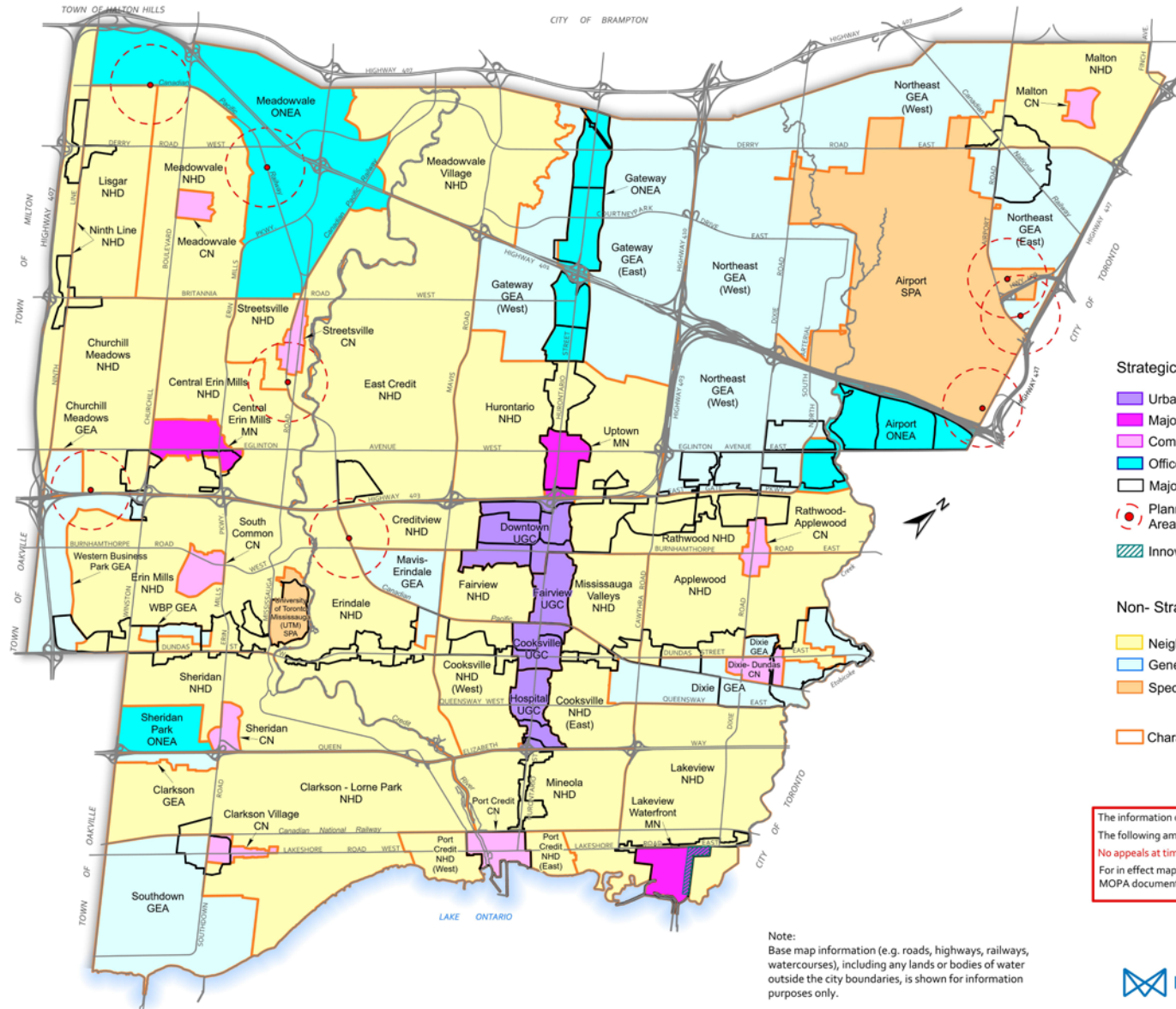
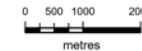
- **Complete Communities supported by infrastructure**
- **Targeted growth**
- **More opportunities for infill housing**
- **A Mid-Rise housing form**
- **Greyfield plaza redevelopment in Neighbourhoods**

COMPLETE COMMUNITIES SUPPORTED BY INFRASTRUCTURE



DRAFT

Schedule 1 City Structure



Strategic Growth Areas

- Urban Growth Centre (UGC)
- Major Node (MN)
- Community Node (CN)
- Office Node Employment Area (ONEA)
- Major Transit Station Area (MTSA)
- Planned Major Transit Station Area with 800m radius circle
- Innovation Corridor Employment Area

Non- Strategic Growth Areas

- Neighbourhood (NHD)
- General Employment Area (GEA)
- Special Purpose Area (SPA)
- Character Area

The information on this schedule reflects Council adopted amendments. The following amendments are under appeal and affect this schedule:
No appeals at time of consolidation.
For in effect mapping information refer to the Consolidation Tables and MOPA document.

Note:
Base map information (e.g. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



Transit



Emergency services



Schools



Parks

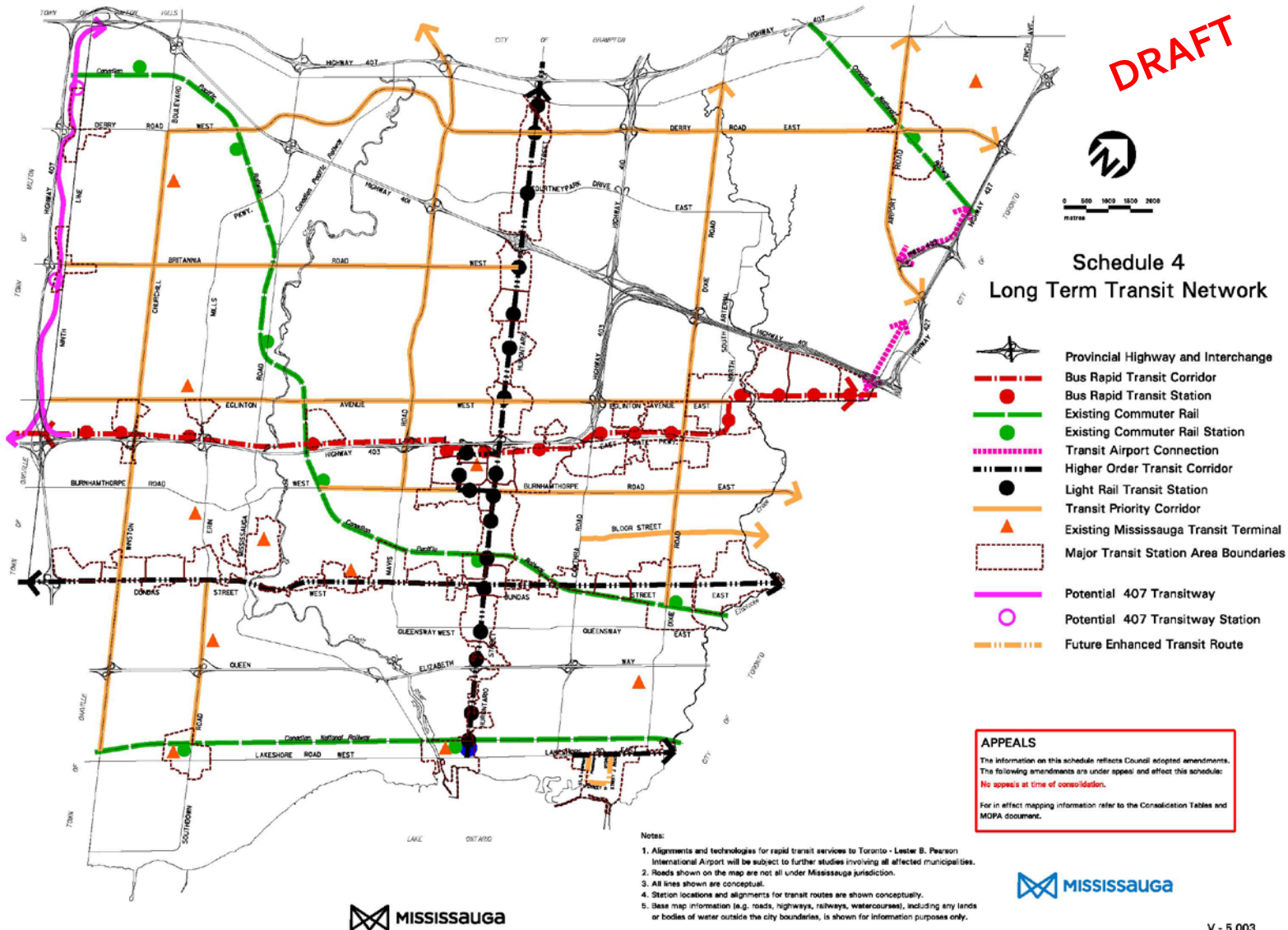


**Community infrastructure
(e.g. community centres,
libraries, cultural spaces)**



Water and wastewater

COMPLETE COMMUNITIES SUPPORTED BY INFRASTRUCTURE



DRAFT

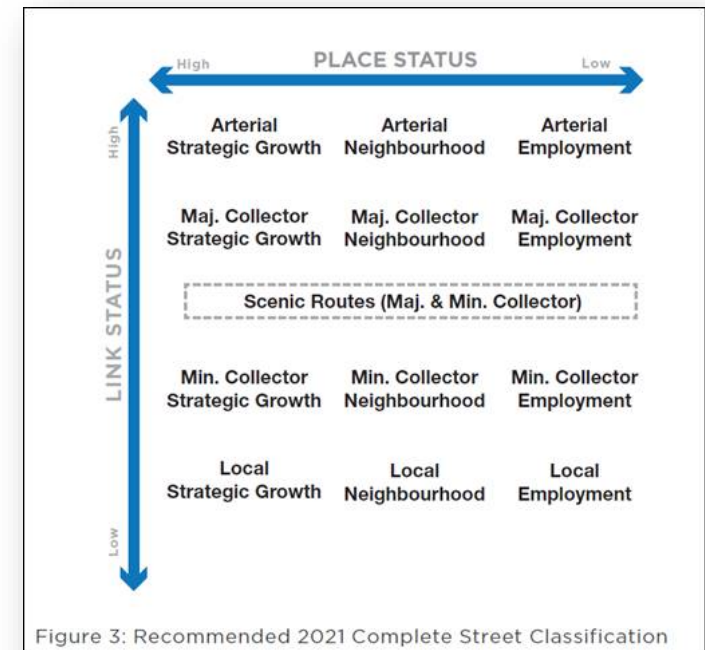
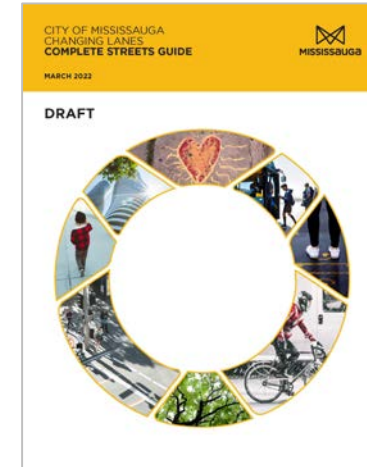
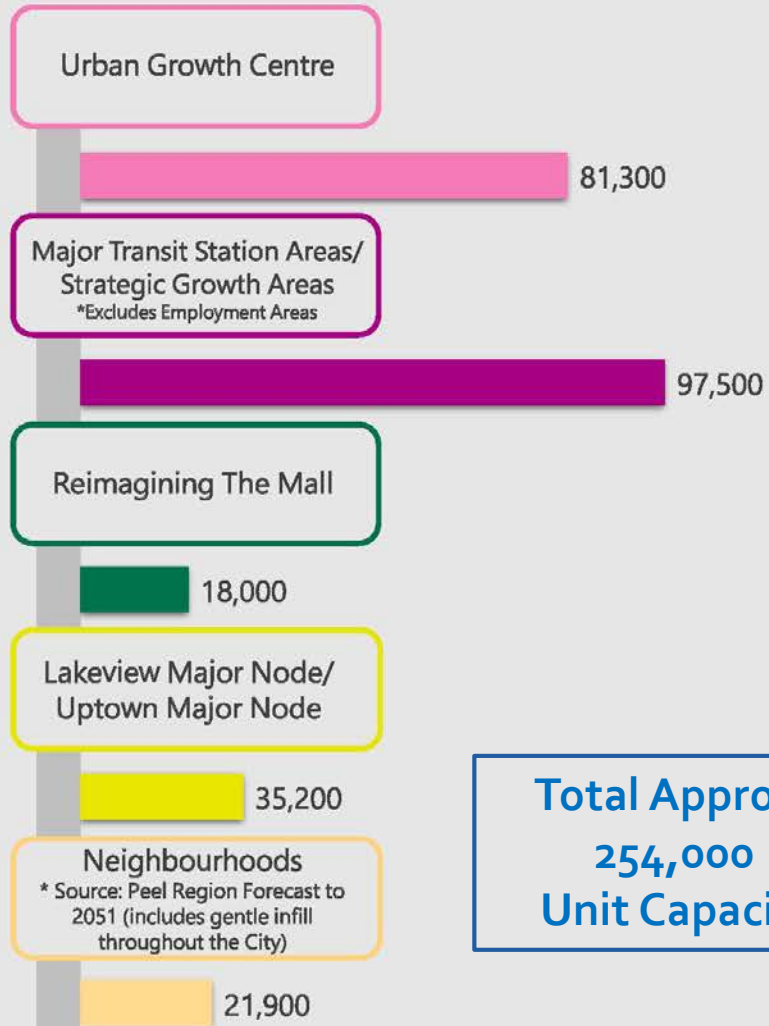


Figure 3: Recommended 2021 Complete Street Classification

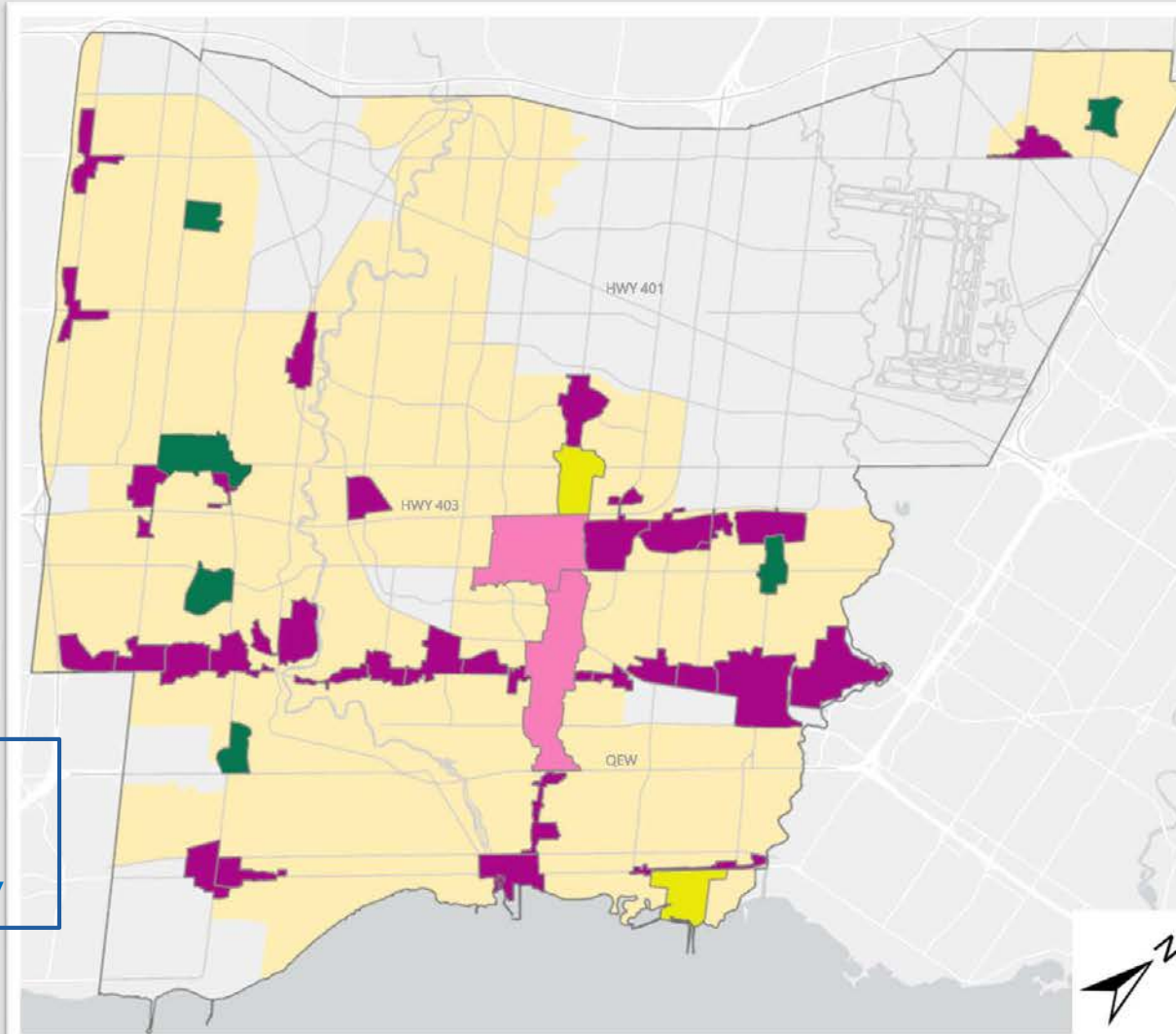
TARGETED GROWTH



Estimated Unit Capacity Based on Master Plans, OPAs and/or Zoning



**Total Approx.
254,000
Unit Capacity**



Downtown Core Development



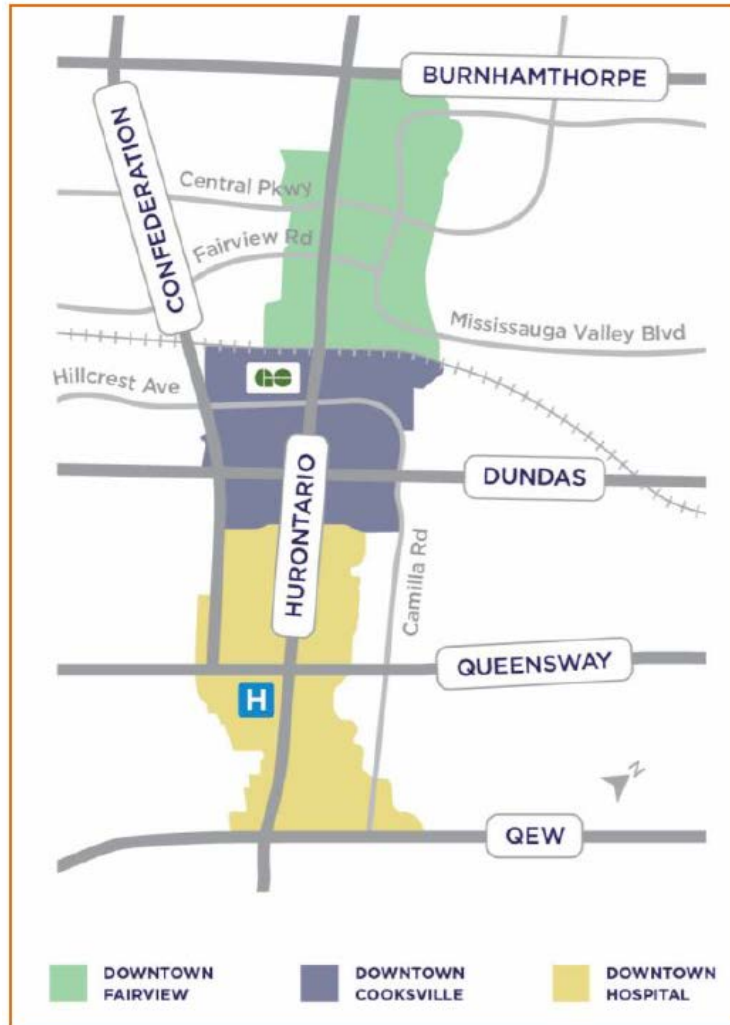
The Exchange District (Camrost Felcorp)



M City (Rogers Real Estate Development Ltd)

TARGETED GROWTH

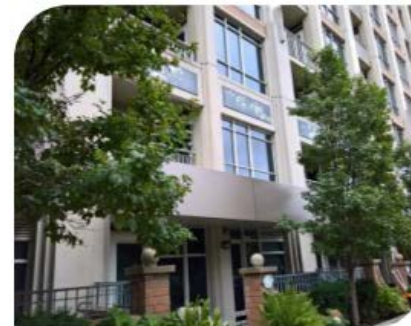
Downtown Fairview, Cooksville and Hospital Policy Review (2022)



Achieve a walkable and connected community



Create a vibrant, mixed use community

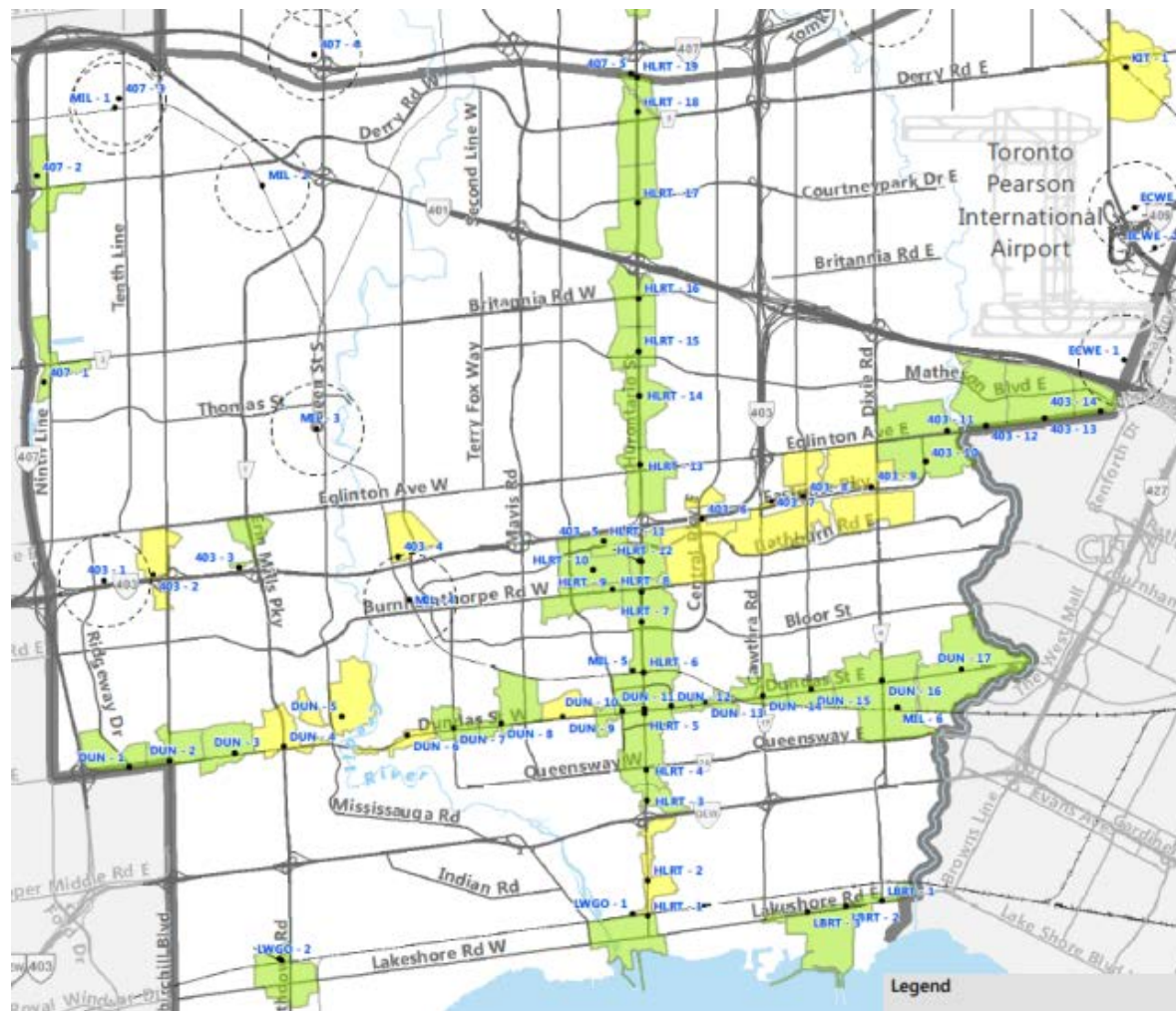


Plan for more housing and people



Plan for high quality transit

Major Transit Station Areas (MTSAs) (2022)



Accommodate new growth



New roads, trails and cycle lanes



Strengthen existing community character



Support a mix of uses



Allow for a range of housing types



Transit supportive neighbourhoods

54
Protected PMTSAs



Light Rail Transit



GO Train Stations



Bus Rapid Transit

+



8 Future MTSAs

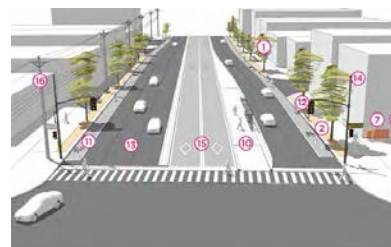
TARGETED GROWTH



Dundas Connects Master Plan (2018)



*Development subject to flood mitigation measures



- Minimum 3 Storeys, Maximum 25 Storeys
- Minimum 3 Storeys, Maximum 20 Storeys
- Minimum 3 Storeys, Maximum 12 Storeys
- Minimum 3 Storeys, Maximum 9 Storeys
- Minimum 3 Storeys, Maximum 8 Storeys
- Minimum 3 Storeys, Maximum 6 Storeys
- Natural Hazard Lands
- Proposed BRT Stop Location



Reimagining the Mall (2020)



Central Erin Mills



Meadowvale



South Common



Sheridan



Rathwood-Applewood

Waterfront Redevelopment

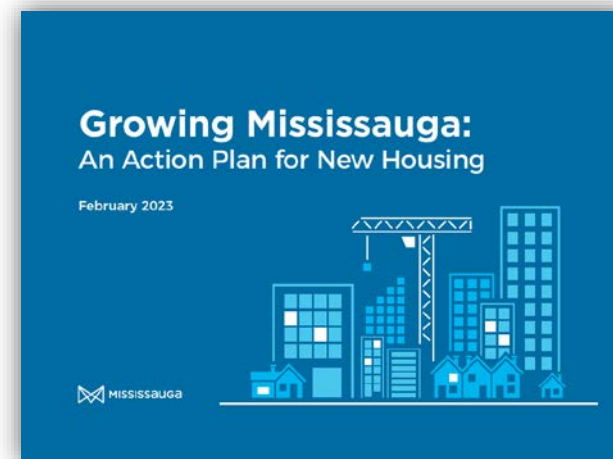
Brightwater



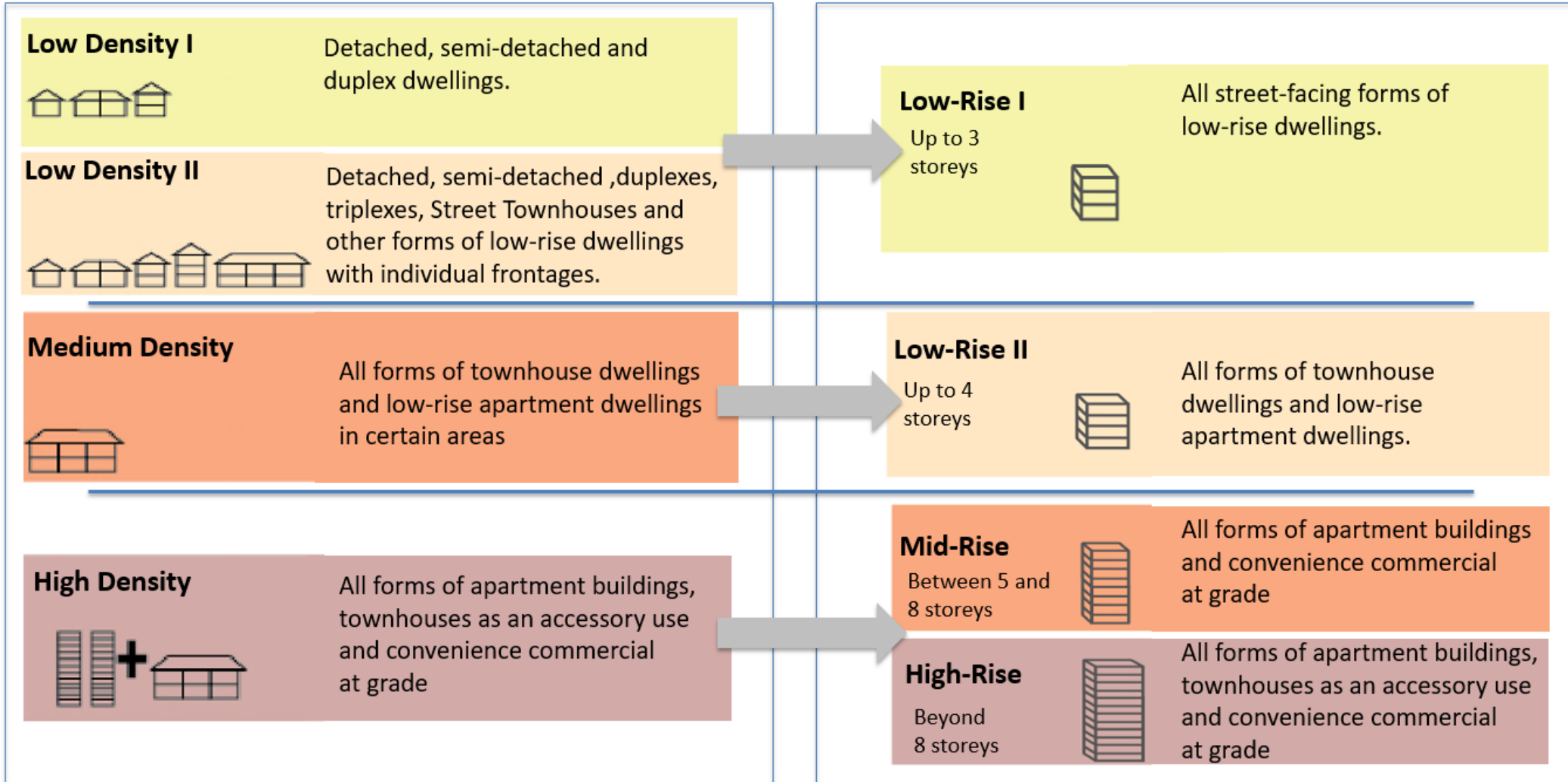
Lakeview Village

Proposed policies in the Housing and Neighbourhoods chapters support :

- A range and mix of housing options
- Creation of more family-size units
- Protection of rental housing
- Affordable housing
- Direction for redevelopment of retail sites over 1 hectare



INFILL AND MIDRISE HOUSING OPPORTUNITIES



Current Official Plan – Limited Housing Options

New Official Plan – More Housing Options



A Broad Low Rise Land Use Designation

Low Density 1 and 2

Detached
& Semis



Plexes



Townhouses



Low Rise 1



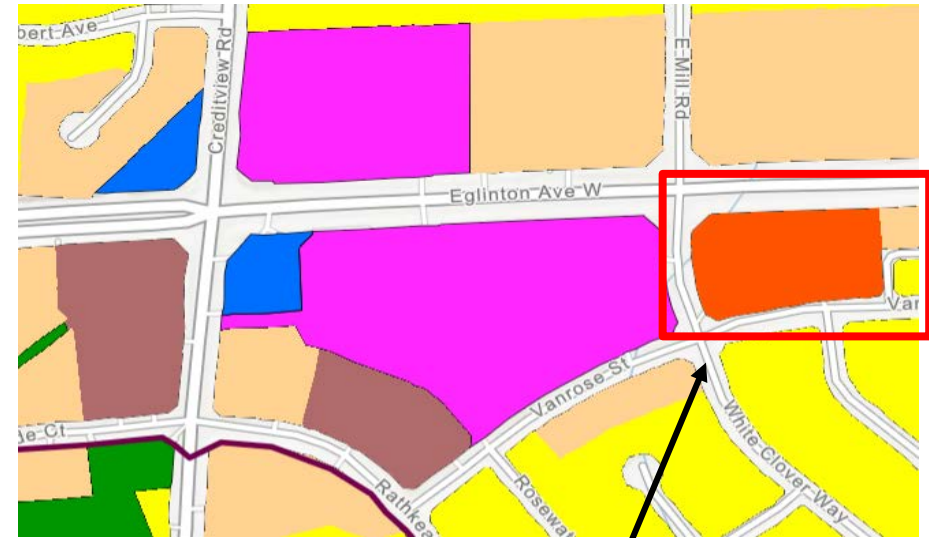
A MID-RISE HOUSING FORM

6.6 - Staff Presentation

Official Plan
Our Future City



Recognizing and creating more opportunities for Mid-Rise development



**Proposed:
Residential Mid-Rise**

Within Neighbourhoods, development of Mixed Use sites over 1 ha in size:

- Retain retail and service commercial uses
- Mixed use intensification with mid-rise buildings, maximum eight-storey height
- Variety of unit sizes and tenures
- Design blocks for connectivity and walkability





Current Official Plan Review Timeline



Visit

yoursay.mississauga.ca/officialplanreview

for more information on the
Official Plan Review

Thank you