

City of Mississauga
Corporate Report



<p>Date: March 6, 2024</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: March 18, 2024</p>

Subject

PUBLIC MEETING (ALL WARDS) Proposed Mississauga Official Plan 2051

Recommendation

That the report dated March 6, 2024 from the Commissioner of Planning and Building regarding the proposed Mississauga Official Plan 2051, be received for information.

Executive Summary

- The proposed Mississauga Official Plan 2051 (MOP 2051) is available for review and comment, following a comprehensive community engagement program
- Key policy changes in the proposed MOP 2051 respond to feedback from City Council, city and regional staff, the public, stakeholders, equity-deserving groups, and Indigenous Peoples
- Following the statutory public meeting, comments received on the proposed MOP 2051 will be consolidated and addressed in a final MOP for presentation to Council in Q2 of 2024

Background

The city's 10-year review and update of Mississauga Official Plan is in the final review stage with the release of the proposed new Mississauga Official Plan 2051 (MOP 2051). Comments received on draft policy bundles released in 2022 and 2023 have been considered and addressed.

The proposed MOP 2051 policies have been prepared to conform to and be consistent with the Region of Peel Official Plan, the provincial Growth Plan for the Greater Golden Horseshoe

(Growth Plan), the Provincial Policy Statement (PPS), and the in-force portions of provincial Bill 23, *More Homes Built Faster Act, 2022*. The proposed new Provincial Planning Statement (June 2023), which combines the PPS and the Growth Plan into a single document, remains under provincial review. Any further changes to provincial policy will be considered and addressed through future amendments to MOP 2051. Revisions to the official plan have also been undertaken to align with the City's cross-divisional master plans and strategies that have been completed over the past few years.

Comments

The Mississauga Official Plan Review is in the final stages and subject to statutory public review requirements in the *Planning Act*. The public review and community engagement process in February 2024 included a virtual engagement meeting and an in-person statutory open house meeting. The statutory public meeting for proposed MOP 2051 is being held during the March 18, 2024 Planning and Development Committee meeting. A copy of proposed MOP 2051 is available at: <https://yoursay.mississauga.ca/official-plan-review>, and attached to this report.

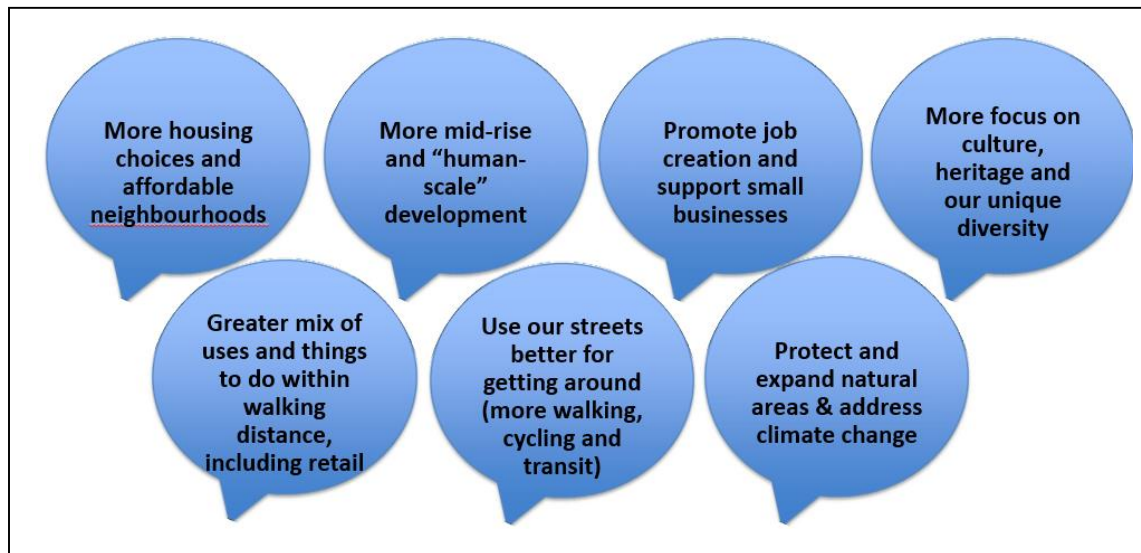
Comments on MOP 2051 received during and after these meetings will be considered prior to its approval. A future report on comments will outline any further amendments made to the proposed MOP 2051 in response to the comments and will request Council endorsement of the final new official plan. Upon Council adoption, MOP 2051 will be submitted to the approval authority for review and approval. This could be Peel Region or the Province depending on the timing of relevant Bill 23 proclamations.



KEY CHANGES TO THE OFFICIAL PLAN

New and enhanced official plan policies provide clear direction for building complete communities that are healthy, inclusive, transit-supportive and vibrant. The policy changes respond directly to comment themes we heard during the community engagement process, shown below.

WHAT WE HEARD:



The key areas of change in the new draft MOP include:

1. Housing options and affordable housing

New policies in a dedicated Housing chapter and throughout proposed MOP 2051 eliminate barriers to housing and increase housing opportunities. This includes policies that support:

- housing options and affordable housing close to transit
- the creation of more family-size two- and three-bedroom units
- housing unit targets for affordable, rental and diverse housing forms. These targets seek to create housing that is affordable for low and middle income households, meaning costs are less than 30% of their income.
- as-of-right permission for up to four units on a lot (includes fourplexes and garden suites)
- Neighbourhood commercial plazas over 1 ha (2.5 ac) in size redeveloping with a mix of low and mid-rise residential buildings up to 8 storeys and a variety of unit sizes and tenures. For context, there are approximately 40 neighbourhood plazas of this size across the city’s neighbourhoods – examples include Sandeewood Square (70 Bristol Road East), Glen Erin Centre (5636 Glen Erin Drive), Deer Run Shopping Centre (4040 Creditview Road), Fieldgate Plaza (3427 Fieldgate Drive) and many others.

- infill housing in Neighbourhoods with new Residential Low-Rise and Mid-Rise designations. The Residential Low Rise 1 designation allows all forms of street-facing homes up to three storeys. The Residential Mid-Rise designation gives permissions generally between 5 and 8 storeys, dependent on Character Area, transition and massing policies. They are typically located on the edges of neighbourhoods and serve as a good transition to low-rise buildings along major streets.

2. Complete communities near transit stations

Complete communities have a diverse mix of uses that are conveniently accessed and support daily living, including housing options, employment opportunities, local stores and services, and community infrastructure and arts and culture amenities. Major Transit Station Area policies support complete communities within a 10-minute walk of a transit station. Mall based Community Node policies direct the evolution of these Nodes into complete communities supported by transit. Complete communities are supported throughout the proposed MOP 2051 with policies that:

- direct growth and higher densities to Strategic Growth Areas with transit infrastructure, i.e. Light Rail Transit, Bus Rapid Transit and GO train stations, transit priority corridors
- encourage a balanced mix of transit-supportive uses such as residential, retail, offices, open space, and public uses that supports the needs of employees and residents in a walkable environment
- direct community infrastructure to Strategic Growth Areas to optimize access and transit connections
- foster local community arts and culture amenities in six cultural districts that are located in Strategic Growth Areas

3. Increase walking, cycling and transit across the city

New and updated policies support people over cars. There is a new priority on safe walking and cycling, as well as transit to get around our communities. Making these the most attractive options not only helps address traffic congestion, but has key benefits for personal activity-based health and reduced environmental impacts from carbon emissions. This includes policies that support:

- a complete street network that is efficient, safe and barrier-free for all users, with connected sustainable transportation routes to move people and priority truck routes for goods movement
- safe streets that prioritize the safety of vulnerable street users, in accordance with the Vision Zero goal for zero traffic-related fatalities and serious injuries
- local connectivity with a fine-grain street network and active transportation routes that connect to transit stations and stops

- streetscape improvements that attract and support people, using a new street classification system to scale street design and infrastructure requirements to the street location

4. Local retail and commercial uses

Mississauga's neighbourhoods will continue to develop in a manner that protects and promotes residential-compatible and supportive uses such as small-scale retail. These uses are important to provide much needed services such as access to healthy food, healthcare support and other community spaces within walking distances. The provision of such uses within neighbourhoods supports the city's efforts towards equity, resilience and food security. New policies in support of local retail in Neighbourhoods:

- require that the redevelopment of commercial sites maintain the same amount of commercial floor space and ensure a significant range of retail and service commercial uses that meet the needs of the local population
- permit small-scale retail stores and service establishments on lands designated Residential Low Rise I provided that they demonstrate compatibility with nearby homes

5. Employment area protection and expanded use permissions

Employment Areas are designated for clusters of business and economic activities including manufacturing, research and development, offices, warehousing, goods movement, film studios, and associated commercial, retail and ancillary facilities. Protecting employment land for long term job creation and economic development is a provincial priority. To attract and keep local jobs, new policies:

- recognize council identified land-use conversion studies, and ensure industrial, office and commercial areas have clear polices that will not lead to residential land speculation, making employment growth more difficult
- have new permissions to allow manufacturing in certain office-focused Employment Areas in response to a changing economy

6. Environmental protection and climate change response

New policies support protecting and expanding the city's green system and the use of green development standards in new development to increase the city's resilience to climate change. This includes new and updated policies that support:

- building communities that are compact, low-carbon and transit supportive
- expansion of the Green System through identification, restoration and linkages
- stronger requirements for natural protection buffers and environmental assessment
- preserving water both beneath and above ground

- broadening protection of all Woodlands and growing the tree canopy
- urban agricultural practices including small scale farms
- environmentally sustainable development through the use of Planning Act provisions to secure sustainable and resilient design features

7. Culture and heritage expansion and recognition

Stronger culture and heritage policies will elevate their importance as Mississauga continues to grow. There is new recognition of Indigenous culture and protection for the city's cultural heritage resources. This includes new policies that support:

- a diversity of public spaces and gathering places to support culture throughout the city
- Indigenous culture as a visible part of the city fabric
- strategic focus of arts and cultural development within Cultural Districts
- conservation of 28 significant cultural heritage landscapes
- stronger archaeological protection
- all archaeological assessments within the City will require engagement with First Nations and Indigenous communities

8. Social inclusion and diversity

One of MOP 2051's new key guiding principals is to promote social inclusion, value diversity and make land use and development decisions that are free from racial bias and do not negatively impact Indigenous Peoples and equity deserving groups. This value is reflected throughout the proposed official plan with new and updated policies that support:

- providing housing that meets the needs of individuals of all ages, incomes and abilities
- an inclusive transportation system that promotes equitable and affordable travel options and provides safe and comfortable access for street users of all ages and abilities
- public and private open spaces with design considerations that include the needs of equity-deserving groups
- the development and use of cultural infrastructure (e.g. artist studios, galleries, public art, performance venues, libraries) that is community driven and neighbourhood focused, and includes diverse cultural perspectives

Engagement and Consultation

The new draft Mississauga Official Plan 2051 has been prepared over a four year period in consultation with City Council, city and regional staff, the public, stakeholders, and equity-deserving groups. Staff have also engaged with Indigenous Peoples throughout the Official Plan Review process to discuss draft policy and invite feedback.

Since the Official Plan Review process commenced with a Special Council Meeting and Urban Film Forum in 2019, over 550 total participants have attended 11 virtual community engagement meetings. These meetings were held to introduce the draft official plan policy areas, confirm policy priorities and direction, review three draft policy bundles and present the proposed new official plan. The formal Open House meeting required by the *Planning Act* was held on February 29, 2024 at City Hall with about 75 people in attendance.

Financial Impact

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

Conclusion

Feedback received throughout the community engagement process has been considered and has informed the new and updated policies in proposed MOP 2051. Additional comments received following the release of the proposed official plan will also be considered and incorporated as determined in the final official plan, targeted for release and consideration by the Planning and Development Committee in Q2 of 2024. Following adoption by Council, the City's new official plan will be sent to the final approval authority – either the Region of Peel or the province. This will depend on the timing of transfer of land use planning responsibilities from the Region to the City by the province.

Attachments

Attachment 1: [Proposed Mississauga Official Plan 2051](#)

Attachment 2: [Proposed Mississauga Official Plan 2051 – Schedules](#)



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

Prepared by: Ben Phillips, Manager, Official Plan and Zoning Services