

Mississauga Official Plan Review: Proposed New Official Plan

Planning and Development Committee

March 18, 2024

Mississauga 1973



Mississauga Today

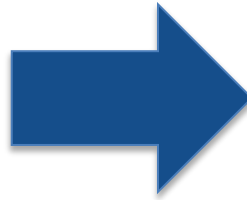


Mississauga's Future?





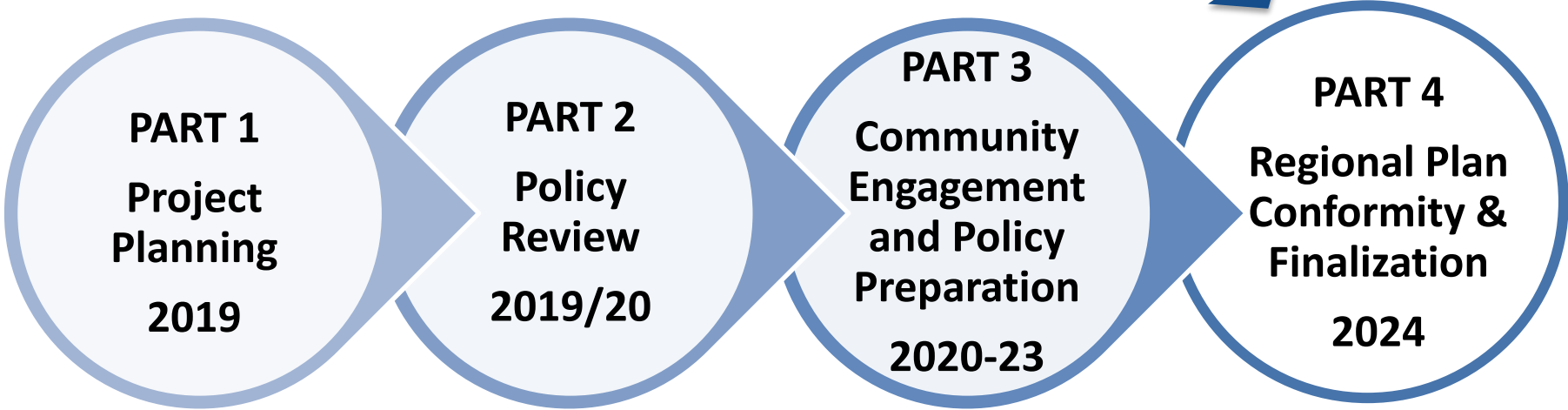
2012



2024



Where are we today?



Public Engagement (2020-2024)

- **11 Virtual Engagement Meetings – more than 550 total participants**
- **Several smaller meetings with ratepayer associations, seniors groups, Indigenous Nations, students, Mississauga Board of Trade, Environmental Advisory Committee, conservation authorities, Region of Peel, Council**

What we heard from people:

More housing choices and affordable neighbourhoods

More mid-rise and “human-scale” development

Promote job creation and support small businesses

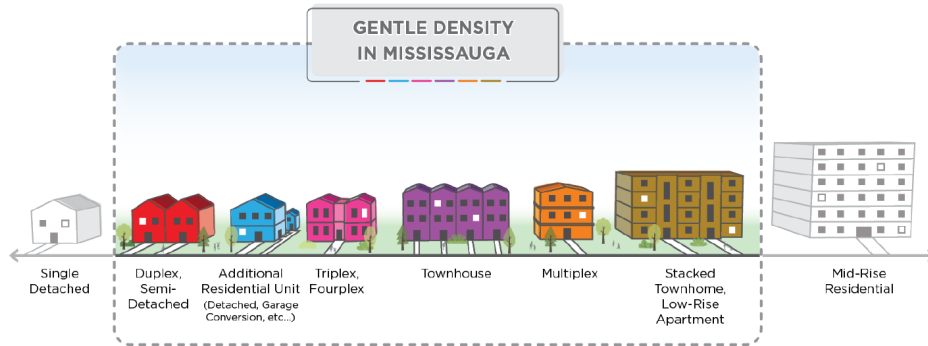
More focus on culture, heritage and our unique diversity

Greater mix of uses and things to do within walking distance, including retail

Use our streets better for getting around (more walking, cycling and transit)

Protect and expand natural areas & address climate change

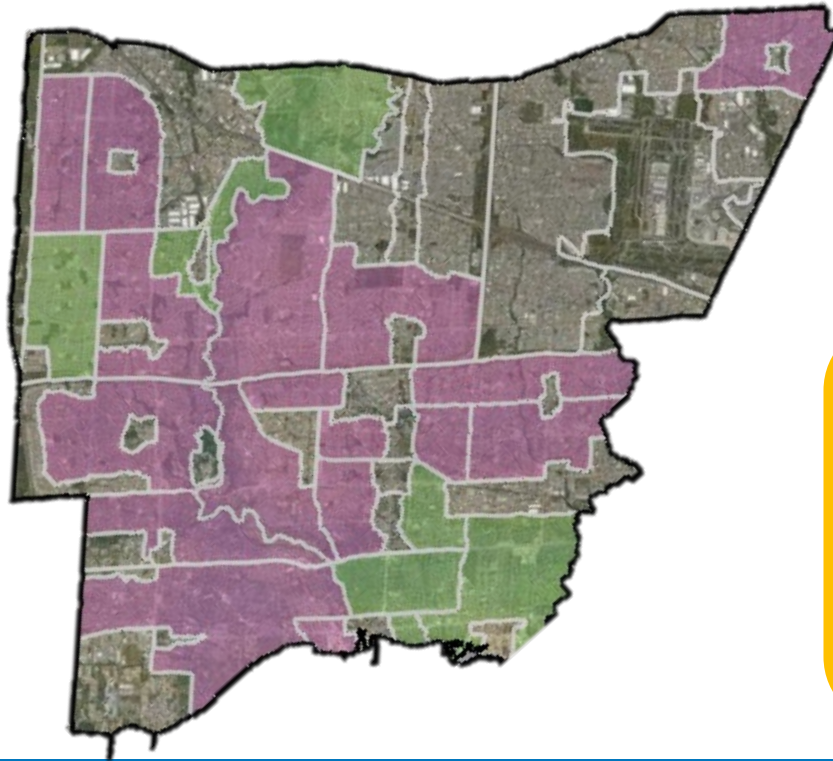
New infill housing options in Neighbourhoods



More housing choices and affordable neighbourhoods



New infill housing options in Neighbourhoods



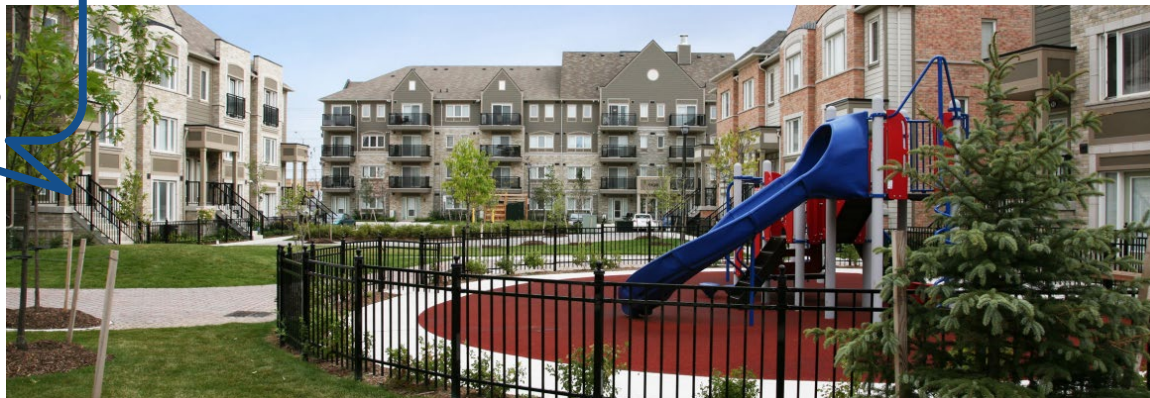
More housing
choices and
affordable
neighbourhoods

Population change in Neighbourhoods 2011-2021

- 70% of Neighbourhoods shrank in population
- 82% of City Population is in Neighbourhoods

New Affordable Housing Policies

More housing choices and affordable neighbourhoods



- Target – 30% of all new housing units be affordable
- Target – 25% of all new housing units be rental

Complete Communities Near Transit Stations



Accommodate new growth



New trails, cycle lanes and streets



Strengthen existing community character



Support a mix of uses



Allow for a range of housing types



Transit supportive neighbourhoods

Greater mix of uses and things to do within walking distance, including retail



Light Rail Transit



GO Train Stations

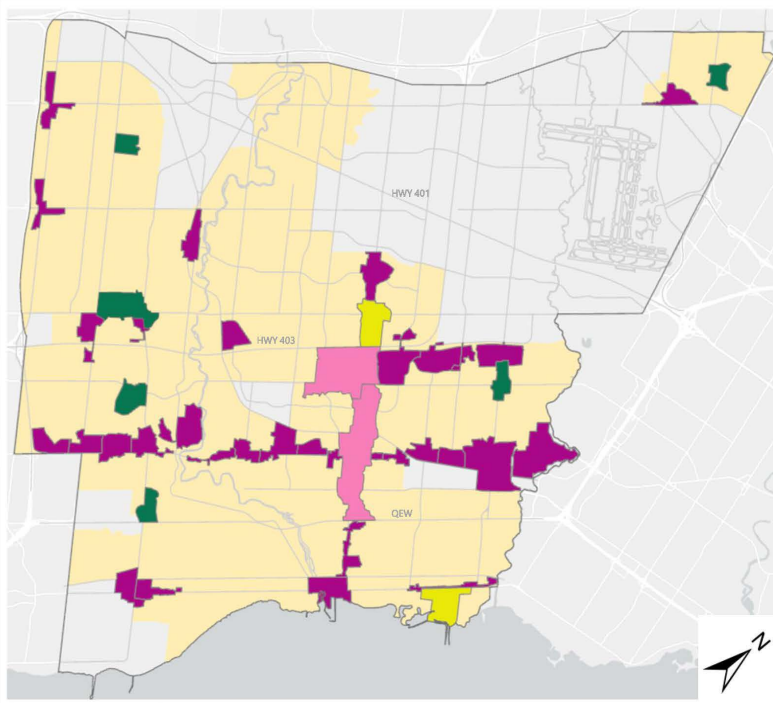
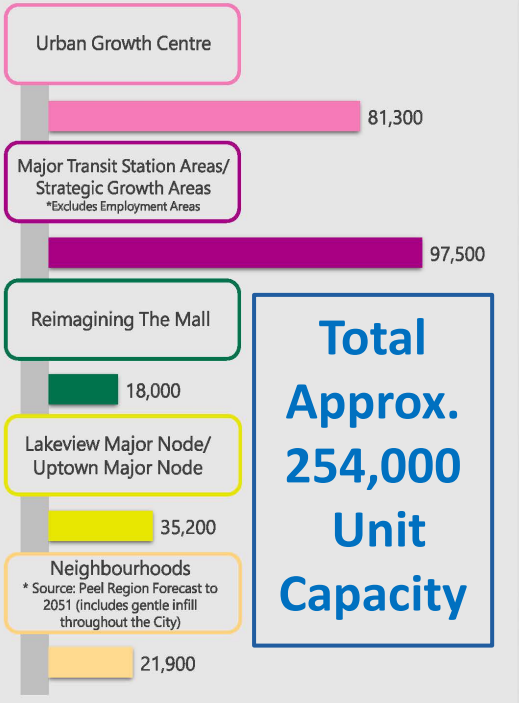


Bus Rapid Transit



Complete Communities Near Transit Stations

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



Greater mix of uses and things to do within walking distance, including retail

New Retail Development Policies

Greater mix of uses and things to do within walking distance, including retail



- Keep same amount of retail when commercial plazas redevelop
- Maximum 8 storeys if site is over 1 hectare (2.5 acres)
- New parks and streets designed to be walkable

New Retail Development Policies

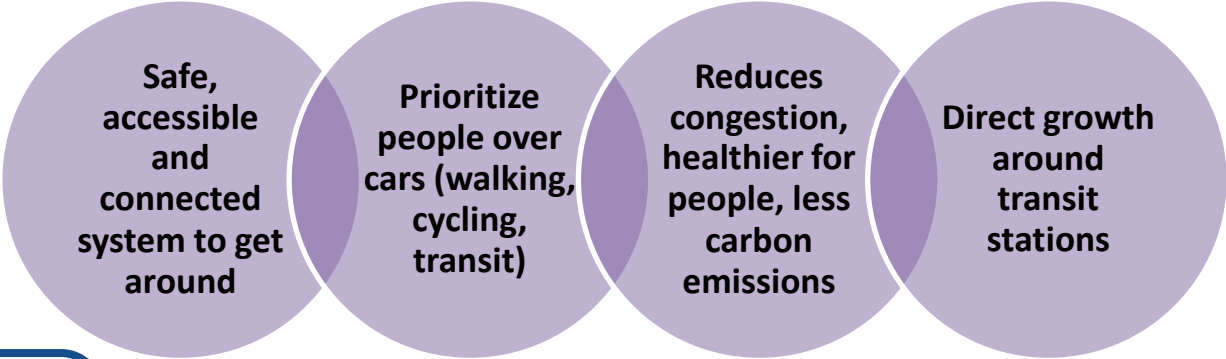
Greater mix of uses
and things to do
within walking
distance, including
retail



- Small-scale retail and services permitted in neighbourhoods if compatible



New Policies to Increase Walking, Cycling and Transit Across the City



Use our streets better for getting around (more walking, cycling and transit)



New Policies to Attract and Keep Local Jobs

- **New permissions to allow manufacturing in certain office-focused areas in response to a changing economy**
- **Policies to protect industrial, office, retail and service uses from residential conversion**

Promote job creation and support small businesses



New Policies to Enhance the Environment (Water, trees, valleys, parks)



- Stronger requirements for natural protection buffers and environmental assessment
- New policies on preserving water both beneath and above ground
- Broadening protection of all Woodlands and growing the tree canopy

Protect and expand natural areas & address climate change

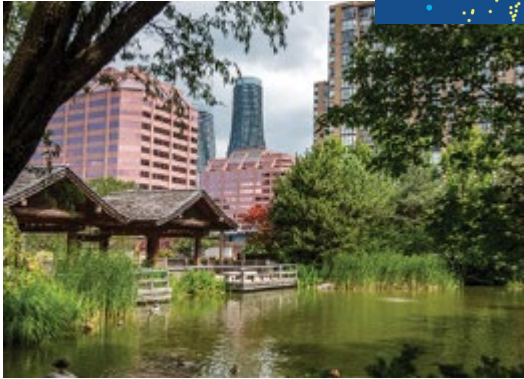
New Policies Responding to Climate Change (Low carbon, green development)

Protect and expand natural areas & address climate change



- New policies related to Green Development Standards
- Climate lens applied throughout Official Plan

New and Stronger Culture Policies



More focus on culture, heritage and our unique diversity

- Cultural heritage landscapes now listed in the Official Plan for conservation
- Stronger archaeological protection policies
- Archaeological assessments require engagement with Indigenous communities

New Policies to Promote Social Inclusion and Value Diversity



Sawmill Sid, 2022, The Dance

From the Key Guiding principles:

Mississauga will promote social inclusion and value diversity. We will make land use and *development* decisions that are free from racial bias and that do not *negatively impact Indigenous Peoples* and equity deserving groups.

More focus on
culture, heritage
and our unique
diversity

For more Information



Visit
www.mississauga.ca/officialplan
for more information on the
Official Plan Review