

New Mississauga Official Plan 2051 - Status Update

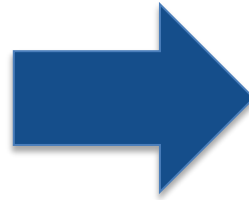
Official Plan Review

Planning and development Committee
December 09, 2024





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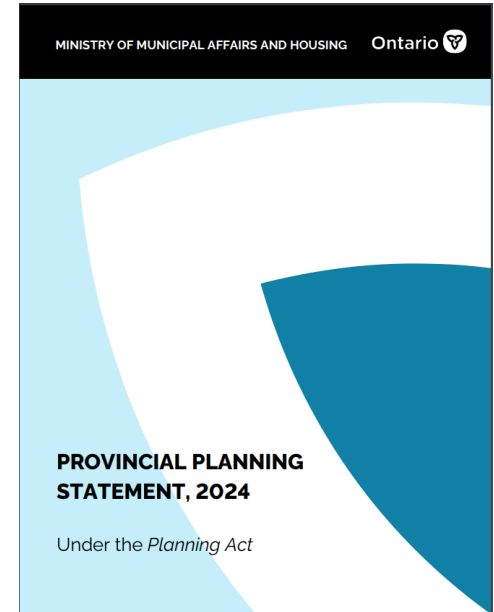


2025

New OP: Provincial Changes

➤ Since the March 2024 Public Meeting

- MOP 2051 was intended for adoption and approval Q4, 2024
- July 2024, regional planning responsibilities were transitioned to lower tier municipalities
- Oct 2024, new Provincial Planning Statement (PPS 2024) came into effect and additional changes.
- MOP 2051 is required to be consistent with the PPS 2024
- Adoption has been pushed to Q1 2025.



New OP: We Continue to Listen

➤ Since the March 2024 Public Meeting

- Staff had several meetings with landowners and are addressing their written comments (about 70 letters)
- In response to what we've heard, we are considering some changes to policies, including **city structure, land use designations, building heights and urban design**

New OP: 5 Key Changes since March 2024

New OP: Key Changes since March 2024

1- Enable More Housing in Protected Major Transit Station Areas (MTSAs)

HOW:

- Height increases up to 35 storeys in select areas along the future Hurontario LRT corridor.
- Height maximum increases from 22 storeys to 30 storeys along a portion of the Port Credit Growth Node closest to the Port Credit GO Station.
- Height maximum increases from 9 storeys to 12 storeys along portions of the Dundas Corridor.
- 2 and 3 storey maximum heights across all MTSAs have increased to a maximum of 4 storeys.

New OP: Key Changes since March 2024

2- Incentivize Affordable Housing and Complete Communities

HOW:

- Permit additional height equivalent to Inclusionary Zoning units Gross Floor Area (GFA)
- More height for towers with non-residential uses above the 1st floor
- More height for lands beside (but outside of) MTSAs as a transition
- Relaxation of some policies related to angular planes, height transition and full Gross Floor Area (GFA) replacement of commercial uses
- Removal of development application requirement for a Housing Assessment Report

New OP: Key Changes since March 2024

3. Streamline and Simplify Policies

HOW:

- Revoke and consolidating ROP into MOP
- Bring the new OP into consistency with the PPS 2024
- Address new Employment Area directions from the province

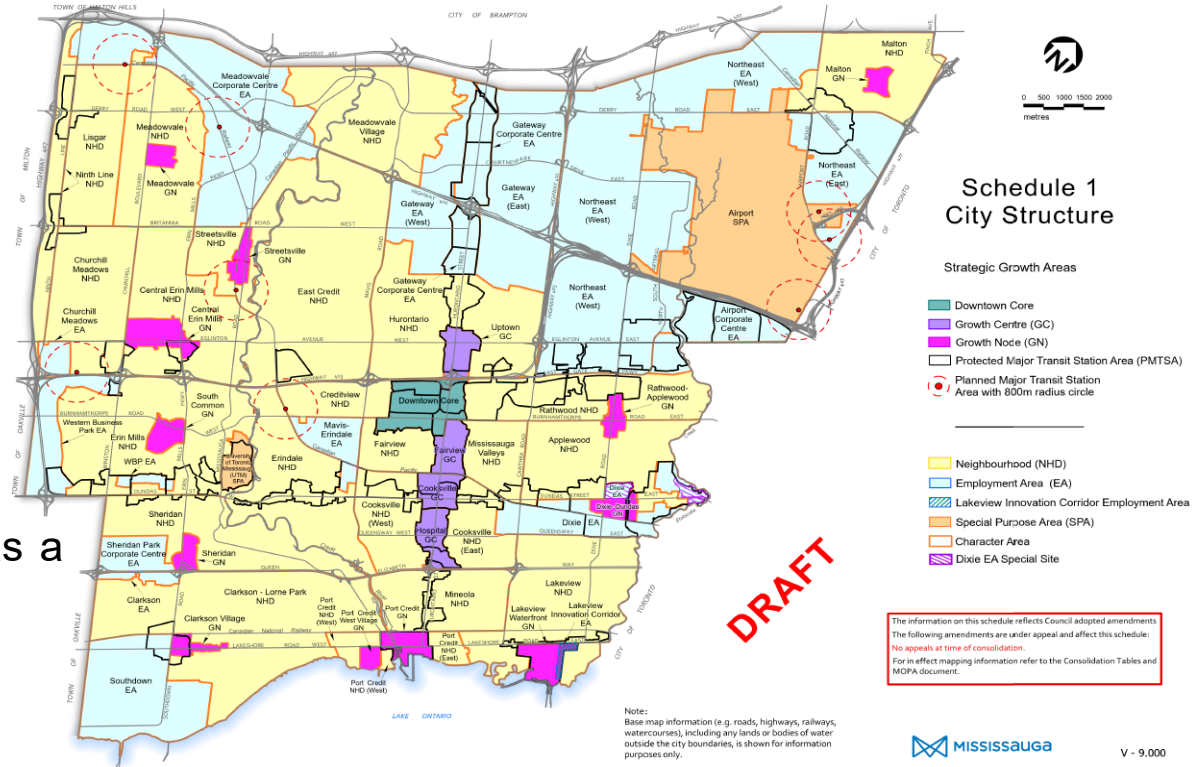


New OP: Key Changes since March 2024

4. Update City Structure

HOW:

- Downtown Core
- Growth Centres
- Growth Nodes
- Brightwater Site as a Growth Node

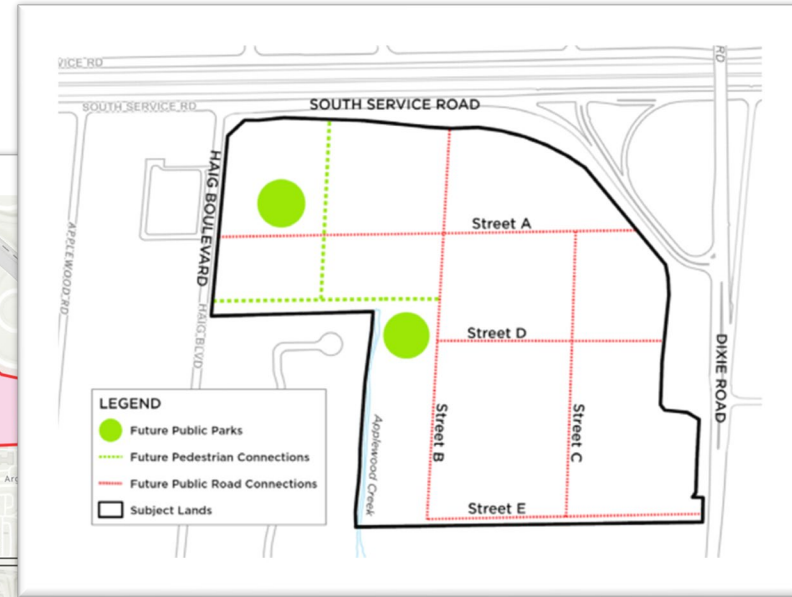
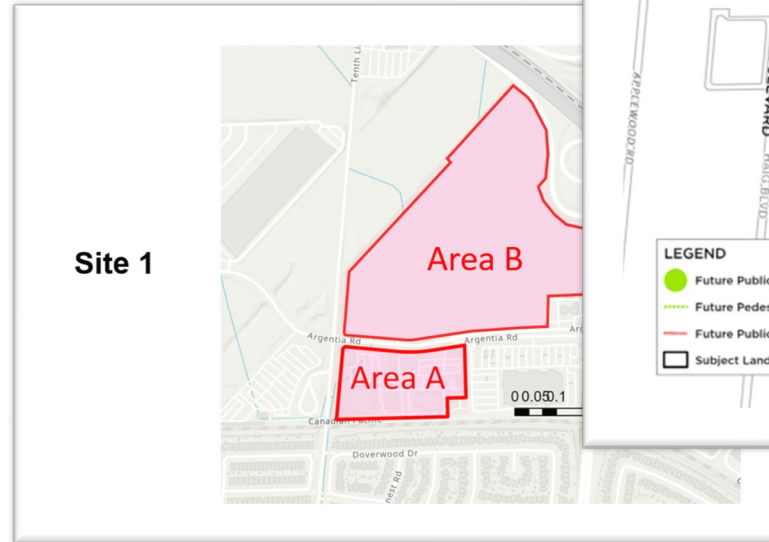


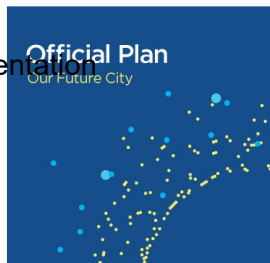
New OP: Key Changes since March 2024

5. Incorporate land use studies that promote new mixed-use communities

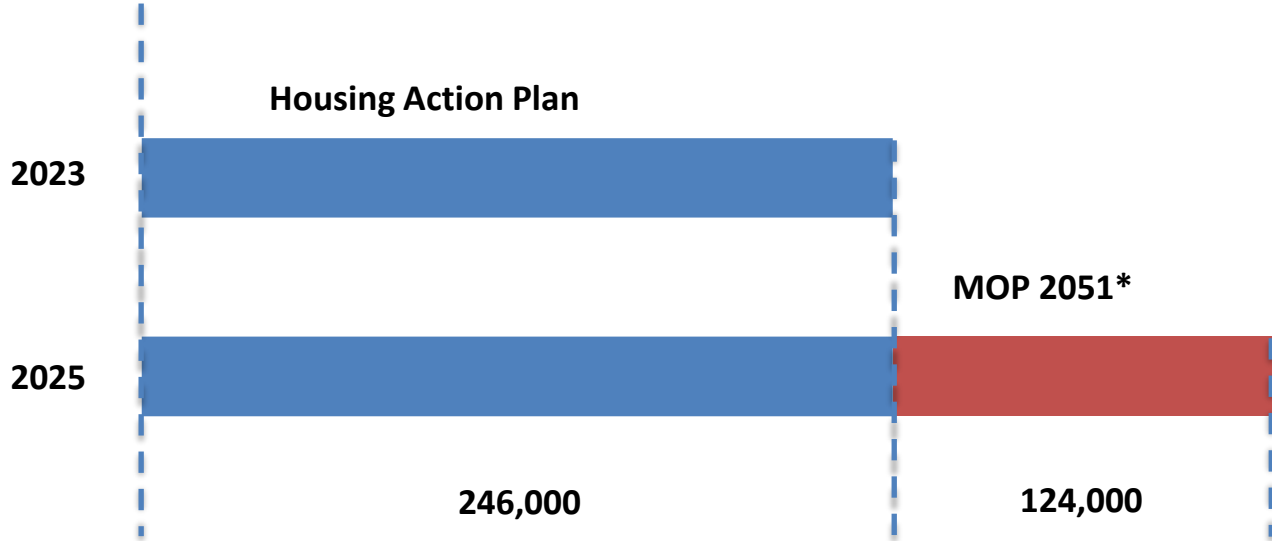
HOW:

Integrating sites like Dixie Outlet Mall, SmartCentre Sites, Clarkson GO.





Approximate Total Units: 370,000



* Subject to final Study recommendations/Council and Minister's approval

Next Steps

- Share the finalized MOP2051 in January 2025.
- Undertake a virtual public meeting to discuss changes (Jan 2025).
- Seek Council adoption, then submit to the Ministry for approval (March/April 2025).

For more Information



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