

City of Mississauga
Corporate Report



<p>Date: November 27, 2024</p>	<p>Originator's files: CD.02-MIS</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>Meeting date: December 9, 2024</p>

Subject

PUBLIC MEETING (ALL WARDS) Proposed Mississauga Official Plan 2051 – Status Update

Recommendation

That the report dated November 27, 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 in the final review stages.
- MOP 2051 is being revised to integrate the former Region of Peel Official Plan (ROP), and to be consistent with the new Provincial Planning Statement (PPS 2024).
- Changes to the City Structure and increased Major Transit Station Area building heights are being introduced to allow for the creation of more housing units.
- Comments received on the February 2024 draft policies are being considered in policy revisions to address concerns.
- Staff intend to bring forward the final version of the proposed Mississauga Official Plan 2051 in early 2025.

Background

The City's 10-year review and update of Mississauga Official Plan is in the final stages. The latest report to Planning and Development Committee (PDC) on [March 18, 2024](#) included the first complete draft of Mississauga Official Plan 2051 (MOP 2051). Since then, changes to the *Planning Act* and other provincial planning documents have taken effect requiring revisions to the proposed MOP 2051. These changes are:

- 1- The removal of upper-tier planning responsibilities from Peel Region, initially introduced through Bill 23, the [More Homes Built Faster Act, 2022](#), which came into effect on July 1, 2024. As a result, The Ministry of Municipal Affairs and Housing (MMAH) is now the approval authority for the Official Plan. Additionally, sections of the Region of Peel Official Plan (ROP) that apply to Mississauga now constitute part of the City's Official Plan;
- 2- The introduction of a new "Area of Employment" definition and policies through Bill 185, [Cutting Red Tape to Build More Homes Act, 2024](#), which came into effect on October 20, 2024; and
- 3- The new Provincial Planning Statement (PPS 2024) that replaces both the [Provincial Policy Statement, 2020](#) and [A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019](#). The PPS 2024 came into effect on October 20, 2024 requiring all land use decisions made by Council on planning matters to be consistent with it.

Comments

Following the February release of MOP 2051, approximately 70 letters were received from landowners that outlined a range of comments and suggested revisions. Many of the comments related to increasing residential height and density permissions. In response, staff offered to meet with each of the landowners and their agents. This resulted in ten meetings. More information is found below in the Community Engagement section.

The next section outlines key changes to MOP 2051 policies and schedules that would allow for the creation of more housing and to address comments raised by landowners. These policies and height adjustments will allow for an additional approximately 124,000 dwelling units beyond the 246,000 units already estimated through the City's Housing Action Plan (2023). This results in a total of 370,000 units facilitated through new housing policy by 2051.

KEY PROPOSED CHANGES TO MOP 2051

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

Protected MTSAs are areas delineated and designated to accommodate residential and employment growth. Mississauga's Protected MTSAs were approved by the Region of Peel on [March 11, 2024](#). As part of MOP 2051, a review of MTSA heights was undertaken to determine if there was planning merit for height increases based on an evaluation that included:

- New emphasis on creating mixed use communities, increasing the housing supply and optimizing existing and planned transit infrastructure in PPS 2024.
- Increased urgency to deliver affordable housing amid increased fiscal challenges for housing providers.
- Recent development application approvals, including Ontario Land Tribunal (OLT) decisions.

Areas with potential for higher heights are identified in Appendix 1. Proposed adjustments include:

- Height increases permitting up to 35 storeys in select areas along the future Hurontario LRT corridor within Uptown, Fairview, Cooksville, and Hospital Growth Centres.
- 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 MTSA's have increased to a maximum of 4 storeys.
- Allowing areas adjacent to MTSA's to have heights that are the same as areas within the MTSA boundary, subject to specific criteria.

2- Incentivising Housing

a- Incentivising Affordable Housing

Recognizing current market realities, and in order to incentivise the creation of more affordable ownership and rental units in Mississauga, it is recommended that Inclusionary Zoning (IZ) policies be modified to allow additional building height equivalent to the gross floor area (GFA) required for IZ units within a building. This would be above and beyond maximum MTSA heights, including those recommended in Appendix 1.

b- Promoting Complete Communities

Complete communities require a mixture of uses that support the needs of residents within walkable distances. The first draft of MOP 2051 included policies that aimed to fully maintain the amount of existing non-residential space during the redevelopment of properties. Landowners indicated that these policies would be difficult to meet given reduced and fluctuating market demand for non-residential uses such as retail or office. To address these concerns, policies will be modified to provide for more flexibility. Incentives in the form of additional height equivalent to that required for non-residential uses above the ground floor of a building are proposed.

c- Simplifying Transition Policies

The first draft MOP 2051 included policies guiding transition between building heights especially when adjacent to low-rise neighbourhoods. In response to comments received as well as conversations with the development community, these policies were refined so that they do not hinder the creation of more housing while promoting a better transition of building scale and heights. Proposed revisions to policies include the use of more flexible language regarding transition tools such as angular planes and relationships between building heights and street widths.

3- Streamlining the Policy Regime - Regional Official Plan (ROP) Revocation

The ROP was approved by the Minister with modifications on November 4, 2022. On July 1, 2024, Peel's planning responsibilities were moved to local municipalities. Subsequently, sections of ROP which apply to the City of Mississauga have become part of the City's Official Plan. Having two Official Plan documents has created confusion and added complexity to the approvals process. In an effort to simplify policies and to eliminate barriers, ROP will be revoked and select policies will be consolidated into MOP 2051. These policies mainly relate to regional responsibilities that have been transitioned to the City such as delineating MTSAs or managing the conversion of employment lands. Appendix 2 contains a summary of actions undertaken to integrate and revoke ROP.

4- An Updated City Structure

The PPS 2024 broadens the definition of "Strategic Growth Areas" (SGA) and removes the "Urban Growth Centre" (UGC) classification and mapping introduced in the previous PPS versions as well as the Growth Plan. This change offers an opportunity to revise the current City Structure in a way that better reflects Mississauga's current and future growth. Proposed revisions to the City Structure (as shown in Appendix 3) will:

- a- Elevate the Downtown Core, the City's evolving mixed use urban centre, to its own category as a primary SGA with unlimited heights and densities;
- b- Group established SGAs along the future Hurontario LRT corridor in the new category of Growth Centres, which represent height and density second only to the Downtown Core. Uptown Major Node will be added to the Growth Centres category along with the former Fairview, Cooksville and Hospital UGC character areas. This better aligns with the significant intensity of development within Uptown;
- c- Have all the remaining Community and Major Nodes classified as Growth Nodes. The Growth Nodes will accommodate higher levels of population and jobs than Neighbourhoods with various intensities according to local context; and
- d- Designate the Port Credit West Village area (also known as the Brightwater site) as a Growth Node. This recognizes the significant contribution of this Council approved development to the growth of the City (recently approved for just under 3,900 units).

5- Additional Changes

In addition to proposed changes discussed above, the new draft MOP 2051 will include policies that address city-led studies and other legislative and administrative updates as follows:

- a- A number of city-led studies will be implemented through the new Official Plan in order to streamline and optimize the approval process. These studies are:
 - Dixie Outlet Mall Area Study (as outlined in [June 25, 2024 report](#) to PDC);

- Clarkson GO MTSA Master Plan Study (provided study timelines align with those of the Official Plan Review); and
 - Employment Area Sites Review (as outlined in [September 16, 2024 report](#) to PDC).
- b- Changes to the *Planning Act's* definition of Areas of Employment were brought through [Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023](#) and proclaimed October 20th, 2024. These changes limit the primary uses permitted within the City's Employment Area to traditional industrial and manufacturing uses. In order to align with these changes, land use permissions within Employment Areas will be revised where existing permissions can no longer be granted in the future. As an example, lands along Gateway Corporate Centre will be redesignated from Office to Business Employment to ensure existing uses and permissions are aligned with the provincial policies. Uses that have been lawfully established as authorized by the *Planning Act* will continue to be permitted.
- c- As part of the effort to streamline and simplify the planning approval process, the requirement for a Housing Assessment report as part of a complete application will be removed from MOP 2051. The Housing Assessment report was mostly intended to show how larger developments will address housing objectives, including the provision of housing that is affordable to middle income households. Instead, staff recommend that these housing objectives be summarized as part of an applicant's Planning Justification Report.

Engagement and Consultation

The new draft MOP 2051 is being prepared in consultation with City Council, city, regional and provincial staff, the public, stakeholders, Indigenous Peoples and equity-deserving groups.

As noted above, a number of public comments related to the February draft MOP 2051 were received. In response, staff are proposing several modifications as outlined above, as well as more contextual changes that will be shared in the beginning of 2025 with the release of updated MOP 2051. A summary of comments and staff responses are found in Appendix 4.

Comments are still being accepted and a complete master summary table of comments will be released as part of the Recommendation Report in early 2025.

Financial Impact

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

Conclusion

Timelines to bring forward MOP 2051 for Council adoption have been adjusted to ensure consistency with the Provincial Planning Statement and to incorporate the key changes outlined above. A finalized proposed Official Plan will be made available in Q1 of 2025 for public review. Following the release of this revised document, a public meeting to discuss proposed changes will be held virtually. Comments on MOP 2051 received during and after these meetings will be

considered prior to finalizing the Plan and bringing it back to Planning and Development Committee in Q1 of 2025. Following Council's adoption, MOP 2051 will be submitted to the MMAH for approval.


Attachments

Appendix 1: Proposed MTSA Height Adjustments (Schedule 8)

Appendix 2: Summary of Actions to Revoke the Former Region of Peel Official Plan (ROP)

Appendix 3: Draft Schedule 1- City Structure Map

Appendix 4: Summary of Public Comments



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