

City of Mississauga

Corporate Report



<p>Date: March 5, 2025</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>Originator's files: CD.02-MIS</p>
	<p>Meeting date: March 24, 2025</p>

Subject

PUBLIC MEETING (ALL WARDS) Proposed Mississauga Official Plan 2051 – Recommendation Report for Adoption

Recommendation

1. That the report titled Proposed Mississauga Official Plan 2051 – Recommendation Report for Adoption, dated March 5, 2025, from the Commissioner of Planning and Building, be approved.
2. That a by-law for adopting the proposed Mississauga Official Plan 2051, substantially in accordance with Appendices 1 and 2 to the report titled Proposed Mississauga Official Plan 2051 – Recommendation Report for Adoption, dated March 5, 2025, from the Commissioner of Planning and Building, be prepared and submitted to Council for approval.

Executive Summary

- The proposed Mississauga Official Plan 2051 (MOP 2051) has been finalized and Council is being asked to authorize its adoption.
- Since the Official Plan Review process commenced, a total of 12 virtual community engagement sessions and three in-person public meetings have been held, attracting over 1,300 participants. Additional meetings were held with Indigenous Peoples, equity deserving communities and non-for-profit groups, youth, landowners and developers. Over 150 written submissions have been received including letters from landowners, consultants, public agencies and residents.
- MOP 2051 promotes complete communities that provide healthy, inclusive, transit-supportive development that adds to the vitality and vibrancy of the city. MOP 2051 also addresses pressing issues such as the housing and climate crises, by fostering complete communities through a flexible policy framework.
- The proposed MOP 2051 will guide and manage the city's growth over the coming

decades through new and enhanced policies that enable approximately 124,000 additional residential dwelling units beyond the 246,000 units already estimated through the City's Housing Action Plan (2023) and February 2024 draft official plan, for a total estimate of 370,000 new residential unit opportunities by 2051

- The proposed MOP 2051 supports many of the actions identified by the 2025 Partners in Homebuilding Mayor's Housing Task Force Report which aims to make it easier to build homes and make them more affordable
- Some of proposed MOP 2051 key policy moves include:
 - Increasing maximum height up to 35 storeys in select areas along the future Hurontario LRT corridor within Uptown, Fairview, Cooksville, and Hospital Growth Centres; from 22 storeys to 30 storeys along a portion of the Port Credit Growth Node closest to the Port Credit GO Station; and from 9 storeys to 12 storeys along portions of the Dundas Corridor
 - Incentivizing non-residential uses and affordable Inclusionary Zoning units through additional height
 - Facilitating mixed-use redevelopment of aging malls over one hectare within neighbourhoods
 - Enabling small-scale retail uses in neighbourhoods
 - Embedding direction to address the changing climate and its consequences
 - Improving flood mitigation by strengthening, protecting and expanding natural resources and promoting green infrastructure.
- Following adoption, MOP 2051 will be submitted to the Ministry of Municipal Affairs and Housing (MMAH) for approval. Upon its approval by MMAH, MOP 2051 will replace MOP and the former Region of Peel Official Plan (ROP). However, the existing Mississauga Official Plan (MOP) and the former ROP will continue to apply until this time. A transitional protocol to address ongoing development applications to amend both plans is proposed.

Background

The City's 10-year review and update of its official plan, Mississauga Official Plan (MOP) began with the endorsement of its work program at the [special Council meeting](#) held June 10, 2019. Since then, staff have prepared several reports to the Planning and Development Committee (PDC) outlining the status of the official plan review at different milestones, including the first full draft of the proposed new official plan in [February 2024](#). The latest report to [PDC on December 9, 2024](#) summarized changes made in response to recent provincial changes as well as public comments on the first draft of the new official plan.

The proposed MOP 2051 includes new and enhanced policies which guide and manage the city's change over the coming decades. The proposed policies allow for approximately 124,000 additional dwelling units beyond the 246,000 units already estimated through the City's Housing

Action Plan (2023) and February 2024 draft MOP 2051. This results in a total of 370,000 units facilitated through housing policy by 2051.

The proposed MOP 2051 promotes complete communities that provide healthy, inclusive, transit-supportive development that adds to the vitality and vibrancy of the community. It removes existing barriers to including a wide range of housing in the city's existing neighbourhoods, and promotes a greater mix of uses, including the retention and replacement of new retail.

Policies and directions within the proposed MOP 2051 support many of the actions outlined within the recently released [Partners in Homebuilding Mayor's Housing Task Force Report](#), in making it easier to build homes in the city and making them more affordable.

Comments

The review of the official plan is now complete, and staff are seeking adoption of the proposed MOP 2051. (see Appendices 1 and 2). Additionally, Appendices 3 and 4 contain letters submitted by landowners and public institutions as a response to the 2024 and 2025 drafts of MOP 2051. The appendices include summary tables of landowner comments, resident comments and staff's responses to both. They also indicate the changes to the new official plan made in response to these comments.

Key Updates and New Policy Directions in MOP2051

The following offers an overview of the key policy changes recommended since the beginning of the official plan review, including those brought through the December 9, 2024 report to PDC.

1. Supporting Housing Availability and Affordability Throughout Mississauga by:

a) **Enabling more housing in Protected Major Transit Stations Areas (MTSAs):**

Protected MTSAs are areas planned to accommodate residential and employment growth. They are also the only areas within the City where provincially-mandated affordable housing units are to be provided through development, using the Inclusionary Zoning (IZ) Bylaw. As part of MOP 2051, a review of MTSA heights was undertaken to determine if there was planning merit for height increases. This review led to a number of changes, including:

- Maximum height increases 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.

Additional building heights equivalent to the gross floor area (GFA) required for IZ units will also be granted beyond the increases noted above.

b) Gently Intensifying Mississauga's Neighbourhoods:

In order to provide a greater range of housing options including mid-rise buildings, MOP 2051 includes new residential land use designations. The new designations move away from density and built form (Residential Low Density I and II, Medium Density and High Density), to height-based designations (Residential Low-Rise, Mid-Rise and High-Rise). The new designations:

- Focus on the scale of a building, rather than on the specific dwelling type
- Reduce the need to amend the official plan to allow different yet compatible building types
- Broaden city-wide neighbourhood housing options and increase opportunities for infill housing by consolidating Residential Low Density I and II into one designation, Residential Low-Rise I. This new designation permits all forms of street-facing dwellings up to three storeys including detached dwellings, semi-detached dwellings, plexes, and street townhouses.
- Create a “true” Mid-Rise designation with a height range generally between 5 and 8 storeys. This designation allows for buildings that offer better transition between low and high-rise buildings.

2. Promoting and Supporting a Mixture of Uses by:

a) Maximizing Retention of Non-Residential Uses During Redevelopment

Complete communities require a mixture of uses that support the needs of residents within walkable distances. MOP 2051 includes policies that aim to maintain a sizable amount of existing non-residential floor space during the redevelopment of Mixed-Use designated sites (e.g. neighbourhood commercial plazas). A formula is used to calculate the non-residential floor space to be retained. It considers the size of the property, existing non-residential floor space and also works for vacant sites. Incentives in the form of additional height equivalent to that required for non-residential uses above the ground floor of a building, up to a maximum of 3 storeys, are offered. Redevelopment of these sites will also result in new homes within existing neighbourhoods, contributing to increasing housing options and overall supply.

b) Broadening retail and service permissions

Small-scale retail 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 these uses within neighbourhoods supports the city's efforts towards equity, food security and reducing car dependence. MOP 2051 reinforced this vision by permitting small-scale retail stores and service establishments on lands designated Residential Low Rise I if they demonstrate compatibility with nearby homes.

3. Aligning with City Priorities, Plans and Strategies by:

a) Addressing Climate Change and Environmental Protection

Growing while protecting the environment and responding to climate change remains a priority for the City. MOP 2051 addresses the need to mitigate climate risks by reducing greenhouse gas (GHG) emissions, while adapting to the changing climate and severe weather events. MOP 2051 policies achieve this goal by using a climate lens applied throughout the Plan, which aligns it with the City's Climate Change Action Plan.

In addition, MOP 2051 provides new and updated policies to strengthen, protect and expand natural resources such as the city's Natural Heritage System, its urban forest, water system and parks and open spaces. These resources are essential in absorbing GHGs as well flood mitigation. Policies also seek to increase linkages between significant natural heritage features to protect against fragmentation and maximize ecological function.

b) Emphasizing Sustainable Transportation Modes and Safe, Complete Streets

New and updated MOP 2051 policies support people over cars. 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. Updates to transportation policies in MOP 2051 implement many of the recommendations and findings of City plans and strategies such as the Transportation Master Plan, Downtown Strategy, Downtown Movement Plan, Complete Street Guide and Transit and Road Infrastructure Plan.

c) Modernizing Cultural Heritage Policies and Integrating Cultural Heritage Landscapes and Cultural Districts

MOP 2051 cultural heritage updates modernize terminology and broaden or clarify policy direction. Cultural heritage updates identify the city's significant cultural heritage landscapes with the intent to conserve their cultural heritage attributes. They also specify public art as part of the city's cultural heritage and introduce policy to focus arts and cultural development within Cultural Districts.

d) Addressing Economic Changes and Broadening Employment Area Permissions

Employment Areas are designated for clusters of business and economic activities with various intensities. In MOP 2051, premissions throughout Employment Areas have been reviewed and broadened. For example, manufacturing activities will be permitted in certain office-focused Employment Areas in response to the changing economy.

Additionally, policies have been introduced to Strategic Growth Areas to protect and promote office uses especially within the Downtown Core, which aligns with provincial direction. A further review and refinement of policies related to non-residential uses (including offices) throughout the city is underway, but outside of the scope of the Official Plan review.

4. Addressing Provincial Changes by:

a) Ensuring Provincial Consistency and Conformity

Since the beginning of the Official Plan Review, several provincial plans and policies have been updated. These include the Greenbelt Plan (updated in 2016), the Growth Plan (updated in 2019, then revoked in 2024), the Provincial Planning Statement (updated in 2020 then 2024), as well as many updates to the *Planning Act* and other provincial acts affecting land use decisions. All these updates have been addressed in MOP 2051 to ensure it is aligned with provincial priorities and reflective of provincial interests.

On July 1, 2024, the Ministry of Municipal Affairs and Housing (MMAH) became the approval authority for MOP 2051. To date, MMAH has been consulted twice on MOP 2051 (July 2024 and December 2024). MMAH has provided comments related to policy consistency and conformity. Appendix 5 includes MMAH comments and indicates how they have been responded to in MOP 2051. Appendix 5 also includes Conservation Authority and Peel Region comments with staff responses.

b) Revoking the Regional Official Plan (ROP)

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 as its policies have been integrated where needed into the proposed MOP 2051.

5. Promoting Equity, Social Inclusion and Diversity

One of MOP 2051's new key guiding principles is to promote social inclusion, value diversity and make land use decisions that are free from racial bias and of no negative impacts to Indigenous Peoples and equity deserving groups. This value is reflected throughout the Plan by applying a lens in areas related to environmental protection as well as access to housing, parks, transportation and jobs.

Managing the Transition

Mississauga Official Plan (MOP) will continue to apply until MOP 2051 is approved by the Minister of Municipal Affairs and Housing. During this time and to ensure the orderly processing of applications and city-initiated amendments to the official plan, the following transition protocol will apply:

- 1- Official Plan amendment applications approved, either by Council or the Ontario Land Tribunal, after Council adopts MOP 2051 and prior to MMAH approval, will be sent to the Ministry for approval. If MMAH does not include these approvals as part of MOP 2051 they would be subsequently implemented through a housekeeping amendment.

- 2- Active official plan amendment applications made before ministerial approval of MOP 2051, and which do not require ministerial approval and for which a decision has not been issued, will require a resubmission letter upon MOP 2051's approval and reassessed against its policies. Fees submitted earlier in the application process may be applied towards the new assessment in keeping with the City's Fees and Charges By-law. An updated Planning Justification Report will be required, in addition to other studies which may be required.

Engagement and Consultation

Since the Official Plan Review process commenced, 12 virtual community engagement sessions and three in-person public meetings including the Urban Film Forum have been organized. Combined, these events attracted over 1,300 participants and generated great insight into the priorities for MOP 2051. Additional meetings were held throughout the process with targeted audiences. These included numerous exchanges with Indigenous Peoples, equity deserving communities and non-for-profit groups, youth, landowners and developers.

Additionally, since February 2024, over 150 written submissions have been received. These include letters submitted by landowners, consultants, public agencies as well as comments made by residents. Appendix 3 includes a table summarizing the 2024 submissions and responses by staff while Appendix 4 includes a table summarizing the 2025 submissions and responses by staff. These tables also indicate where changes to the new official plan have been made in response to these comments.

Financial Impact

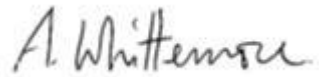
There is no financial impact resulting from the recommendation of this report.

Conclusion

MOP 2051 represents the result of a fulsome and detailed city-wide study supported by a strong engagement strategy. While the documents found in Appendices 1 and 2 constitute the final version produced to date of MOP 2051, they are subject to any subsequent Council or Tribunal-approved amendments. Additionally, changes may still be made to address formatting, grammatical errors and other minor corrections without the need for further approval.

Attachments

- Appendix 1: Proposed Mississauga Official Plan MOP2051
- Appendix 2: Proposed Mississauga Official Plan MOP2051 - Schedules
- Appendix 3: 2024 Written Submissions and Responses Table
- Appendix 4: 2025 Written Submissions and Responses Table
- Appendix 5: MMAH-Peel Region-TRCA Comment and Response Table



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