

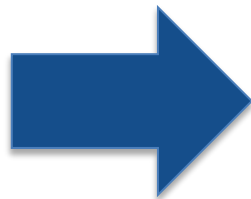
Proposed Mississauga Official Plan 2051 – Recommendation Report

Planning and Development Committee – March 24, 2025





2012



2025

Public Engagement (2020-2025)

- **12 Virtual Engagement Sessions, in-person Open Houses, Council Public Meetings, plus several smaller meetings**
- **Feb 2024 – First Draft of New OP**
- **Jan 2025 – Final Proposed New OP**

What We've Heard

More housing
choices and
affordable
neighbourhoods



Enable the creation
of more housing
units closer to
transit



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



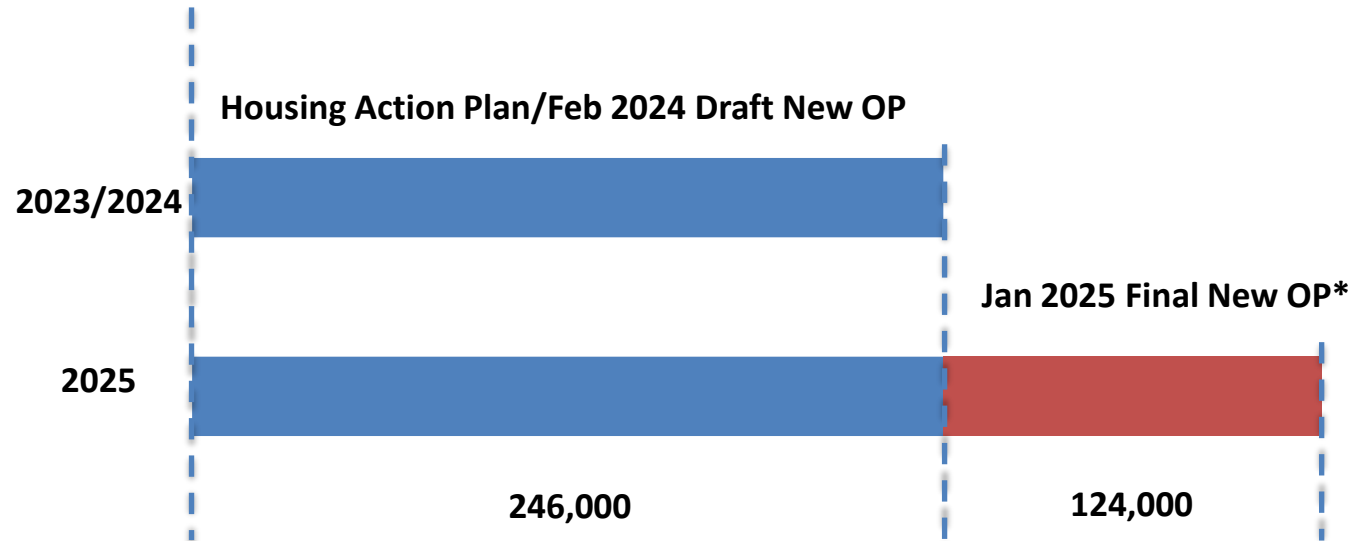
Use our streets
better for getting
around (more
walking, cycling and
transit)



Protect and expand
natural areas &
address climate
change

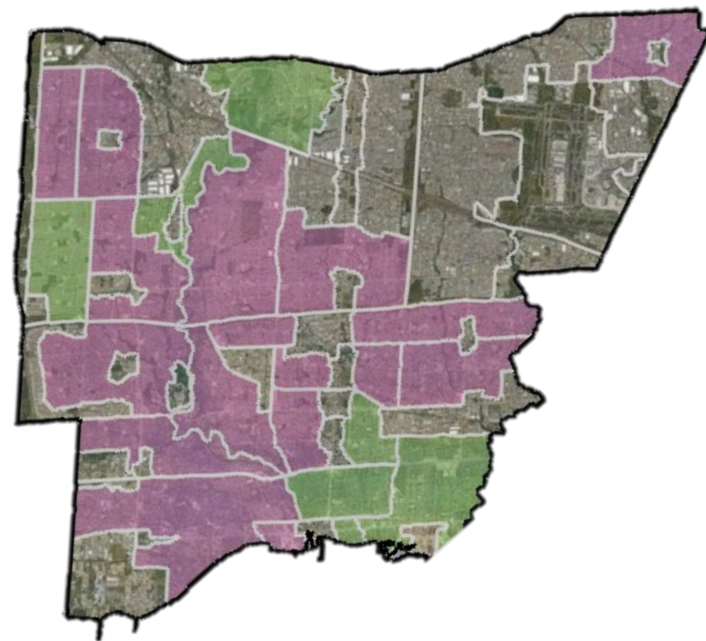
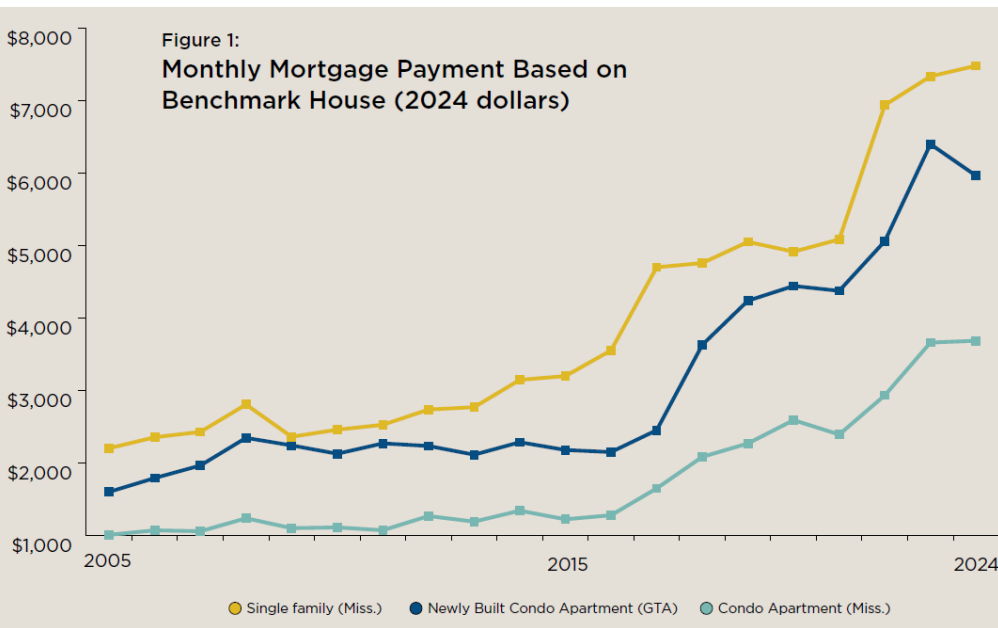
Significant Increase in Housing Capacity

Approximate Total Units: 370,000



* Subject to final Council and provincial approvals

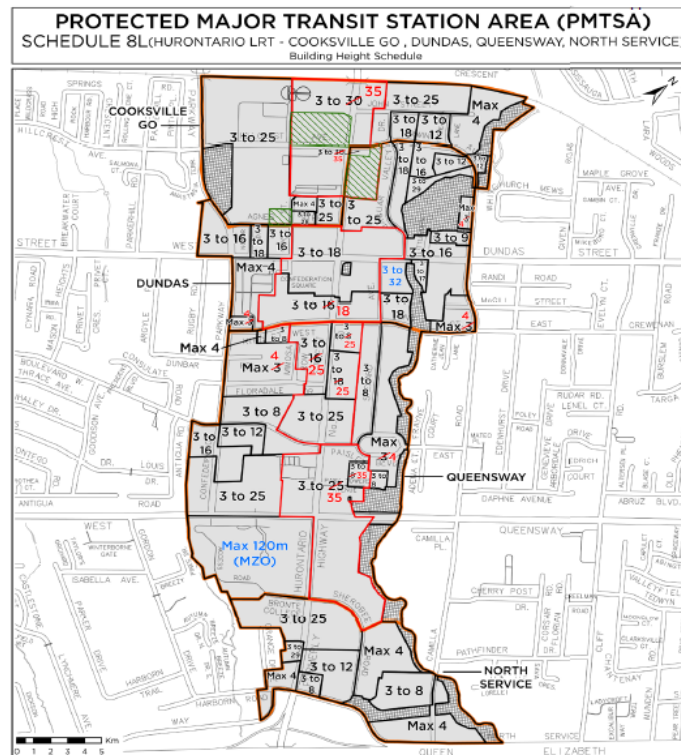
A Housing Crisis



- **70% of Neighbourhoods shrank in population between 2011 - 2021**

Housing Changes: More Housing Options Across City

- Height increases across all MTSA's (e.g. up to 35 storeys in select areas along the Hurontario LRT)
- Lowest MTSA heights now 4 storeys
- More height for lands abutting (but outside of) MTSA's



Housing Changes: More Housing Options Across City



**Low-Rise /
Mid-Rise**



**Mid-Rise /
High-Rise**



Mixed Use



Multiplexes

Housing Changes: More Housing Options Across City



- Plaza redevelopment for mixed use housing with as-of-right heights up to 8 storeys
- New parks and streets designed to be walkable
- A defined percentage of retail must be retained

Housing Changes: New Affordable Housing Policies & Incentives



- **Permit additional height in buildings with Inclusionary Zoning**
- **More flexible design policies (e.g. angular planes, height transition)**
- **Target – 30% of all new housing units be affordable**

New Policies – Natural Areas and Climate Change

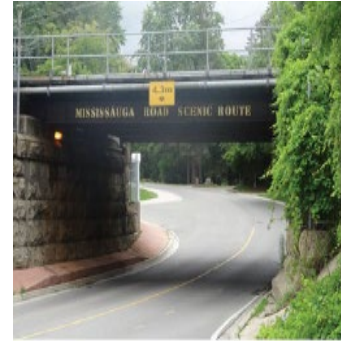


- Stronger requirements for natural protection buffers and environmental assessment
- New policies on preserving water both beneath and above ground
- Climate lens applied throughout the new OP, including adaptation, resiliency and mitigation

Other New Policies



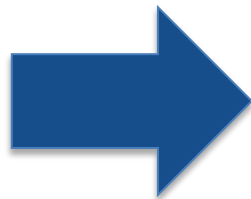
New permissions allow manufacturing in certain office-focused areas in response to a changing economy



New policies related to transportation, heritage, culture and social inclusion



2012



2025



Thank you

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