

Mississauga Official Plan, 2051 excerpt: Permitted uses in office focused areas

9.1 Introduction [Supporting Jobs and Businesses]

The city's focus for **major office**, retail and institutional employment growth will be in the *Strategic Growth Areas*, supported by existing or planned *higher order transit* service. The Downtown Core will be the primary office centre, followed by the Growth Centres and Nodes and **Major Transit Station Areas**. *Employment Areas* will support business and economic uses including manufacturing and research and development. The *Employment Areas* surrounding the Airport have potential to become a globally significant economic hub underpinned by growth in logistics, life sciences and advanced manufacturing sectors. Special Purpose Areas including the Airport and University of Toronto Mississauga, are also important employment centres. Within Growth Nodes and Neighbourhoods, employment opportunities that provide local services to residents are anticipated.

9.2 Office

Mississauga's success in attracting office development is an asset to the economy. Current office development is concentrated within the Corporate Centre *Employment Areas*, however, the Downtown Core and other *Employment Areas* also have considerable office development. Promoting office development in the Downtown Core is of particular importance to the City in order to support *higher order transit* and create a lively mixed use live/work area.

12.5 Population and Employment Balance in the Downtown Core

12.5.1 The Downtown Core will be developed as a mixed use urban centre that supports office, retail uses, cultural, entertainment uses and a range of employment opportunities.

12.5.2 Increases in employment opportunities will be accommodate on lands designated mixed use, office and the non-residential component of high density residential development where applicable.

Special Site 95 (Downtown Core)

17.95.3 In addition to the uses permitted in the Office designation, science and technology facilities will be permitted.

16.10 Gateway Corporate Centre

16.10.2.1 Notwithstanding the Business Employment policies of this Plan, only the following uses will be permitted for lands shown on Map 16-7.1 as Special Permissions Areas:

- a. office (only on parcels of land where this use was lawfully established prior to October 20, 2024);
- b. manufacturing;
- c. overnight accommodation (only on parcels of land where this use was lawfully established prior to October 20, 2024);
- d. research and development (only on parcels of land where this use was lawfully established prior to October 20, 2024);
- e. office and research and development associated with manufacturing; and
- f. accessory uses.

16.15 Sheridan Park Corporate Centre

16.15.4.1.1 Notwithstanding the Business Employment policies of this Plan, lands designated Business Employment will only be used for the following uses:

- a. scientific and engineering research and development facilities, including: laboratories, pilot plans and prototype production facilities;
- b. advanced manufacturing, including the production of high-value, high technology products;
- c. education and training facilities and post-secondary education facilities associated with uses in 16.17.4.11.a, but excluding a public school or private school used for elementary or secondary level education and training;
- d. data processing centres;
- e. engineering and professional design services;
- f. office associated with **Area of Employment** permitted uses;
- g. broadcasting, communication and information technology facilities; and
- h. daycare, commercial and manufacturing accessory uses.