

Protected Major Transit Station Area (MTSA) Pre-Zoning and Zoning Conformity

April 28, 2025

Public Meeting / Recommendation Report (Wards 1-8, 10)

File: LA.07.CIT



Mississauga's growth will be along transit corridors

New Residents: 223,000

New Units: 112,500

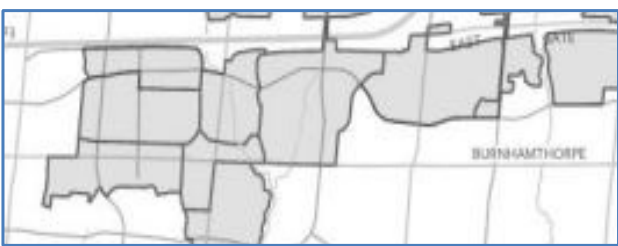
New Jobs: 55,000



How did we get here?



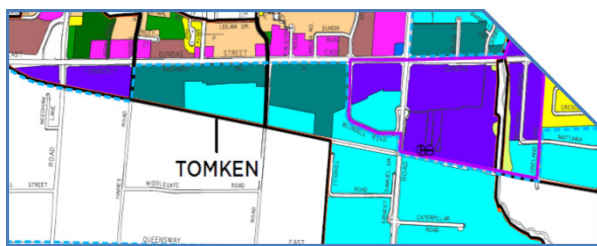
April 2022



April 11, 2024



April 16, 2025



April 28, 2025

Region of Peel Official Plan adopted, adding MTSA policies

Regional Council approves city's MTSA policies

City Council adopted Official Plan

Public Meeting/ Recommendation Report to Committee

Be one of the first municipalities in Ontario to pre-zone MTSA's at this scale

Why Pre-Zone Lands?

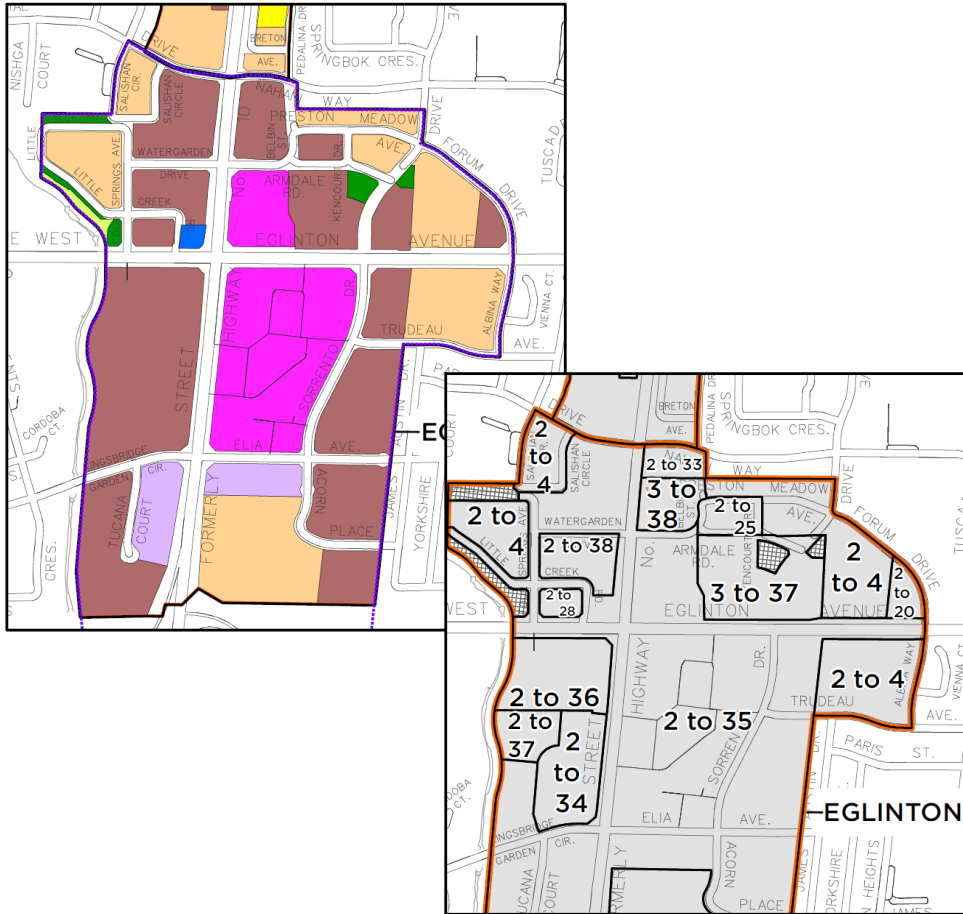
- A move to get more homes built faster along higher order transit corridors
- Provide clarity on permitted uses and zone standards
- Incentivize landowners to develop within the permissions of the zoning by-law while reducing complexity and length of planning processes – instead of a rezoning, minor variances might only be needed

Mayor's Housing Task Force Report

- Priority 3: Transform zoning to unlock more housing
 - Action 23: Increase flexibility for density and height in Major Transit Station Areas
 - Action 24: Simplify zoning and reduce regulatory requirements
 - Action 25: Align Official Plan and Zoning By-Law permissions



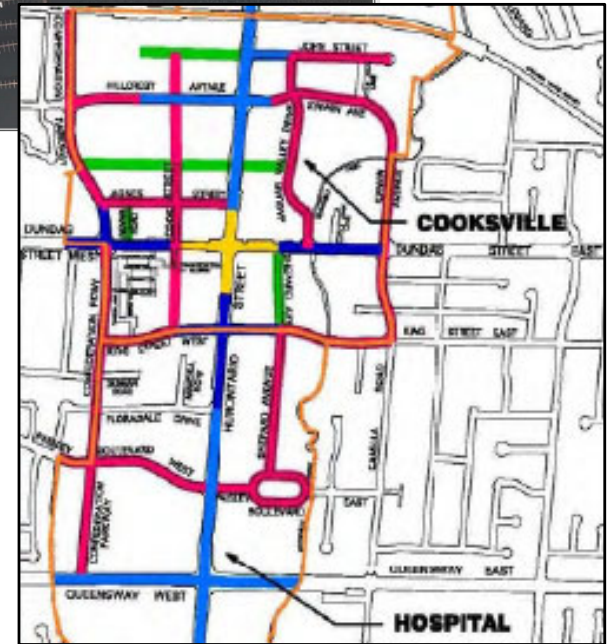
Applying Suitable Base Zones, Heights, Densities



- Properties with planning applications in process, appeals, or recently approved zoning are not part of this project
- Applying base zones, heights, densities in accordance with the adopted Mississauga Official Plan (MOP) 2051
- Exceptions where properties are subject to Special Site policies in the MOP 2051

Holding Provisions

- Holding Provision proposed to address:
 - Servicing - *Port Credit – Elmwood Sanitary Sewer Shed*
 - Conceptual Roads - *along Dundas corridor and Cooksville*
- Further considerations to include holding provisions to require a limited number of technical studies



New Residential Apartment Zones – RA8 and RA9


- New Residential Apartment Zones needed to facilitate compact urban-style residential and mixed-use development – vital for pre-zoning
- RA6 and RA7 Zones were approved by City Council in September 2024 but has since been appealed
- Proposed RA8 and RA9 Zones mirror the appealed zones to allow for the project to commence and to implement higher density zones



Existing Businesses and Building Permits

- Legally existing businesses, buildings and structures remain unaffected
- Property taxes is based on existing land uses.
- Building permit applications in process will continue to be reviewed to the former zoning permissions.
- Approved building permits issued will remain valid

What are the Next Steps?



April 28, 2025

- Public Meeting / Recommendation Report to Planning and Development Committee



To Be Determined

- Minister approves the Mississauga Official Plan (MOP) 2051



To Be Determined

- Second Public Meeting / Recommendation Report to Planning and Development Committee to address any provincial changes to the MOP 2051 and minor amendments as necessary

Recommendation

“That the implementing zoning by-law amendment be enacted at a future City Council meeting, following approval of Mississauga Official Plan 2051 by the Minister of Municipal Affairs and Housing”

Thank you



MISSISSAUGA