

Date: April 22, 2026	Originator's files: CD. 15-GRO
To: Chair and Members of Planning and Development Committee	
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: May 11, 2026

Subject

INFORMATION REPORT (ALL WARDS)

2025 Growth Monitoring Report

Recommendation

That the report dated April 22, 2026, from the Commissioner of Planning and Building, titled 2025 Growth Monitoring Report, be received for information.

Executive Summary

- This report analyzes residential and non-residential development trends to support informed, data-driven decision making by Council, City of Mississauga (“City”) staff, and the public.
- Overall, growth is occurring in alignment with the Official Plan. High-density, mixed-use development is concentrated in designated growth areas, while additional residential units (ARUs) and infilling existing apartment sites expand housing options in Mississauga’s Neighbourhoods.
- Over the past five years, Mississauga experienced a period of accelerated housing starts followed by a period of low activity. In general, the five-year average is in line with the growth forecast.
- Given current market conditions, City staff expect new housing activity to be below the five-year average in the short term; however, City and senior government policies and incentives aim to increase housing construction in the short to medium term.
- Employment Areas are integral to Mississauga’s economic health, concentrating 80% of non-residential development growth.
- Moving forward, City staff will report annually on trends based on the recently approved new Official Plan (MOP 2051), supported by ongoing collection, refinement, and publication of City-managed data.

Background

The City of Mississauga (“City”) assumed planning responsibilities from the Region of Peel (“Region”) on July 1, 2024. Planning responsibilities include managing and monitoring where and how growth occurs, including the establishment of growth forecasts. The Region continues to be responsible for water and wastewater services which is a key determinant of where new development can occur. The Region and the City have been directed to plan for growth in accordance with the growth forecast (Scenario 1) received by Regional Council on December 12, 2024^{1,2}.

To effectively take on planning responsibilities and monitor the impact of the Official Plan, the City relies on accurate, comprehensive, and up-to-date data. City staff maintain multiple complex datasets which help to understand the impact of planning and development policies and programs and inform adjustments, where appropriate.

The analysis in this report is based on datasets managed by the City, including the monthly Housing Update. This data is publicly accessible and available as downloadable datasets and interactive dashboards on the City Planning Data Hub: <https://city-planning-data-hub-1-mississauga.hub.arcgis.com/>. Data published by Canada Mortgage and Housing Corporation (“CMHC”) also informs this report.

Comments

The purpose of this report is to provide an overview of residential and non-residential growth and proposed development in Mississauga for 2025, with contextual analysis over the past five and ten years to support data-driven decision-making by Council, City staff, and the public.

Data presented in this report is current to December 31, 2025. Additional information is available in Appendix 1, titled “2025 Growth Monitoring Report”, and Appendix 2, titled “2025 End-of-Year Housing Update”, attached to this report.

Key findings are presented below:

¹ Region of Peel. *Council Agenda Item 13.1 – Regional Growth Forecasts Update 2024*, December 12, 2024. <https://pub-peelregion.escribemeetings.com/Meeting.aspx?Id=8262d847-4a95-4c1a-9fd5-49a096b20b92&Agenda=PostAgenda&lang=English&Item=37&Tab=attachments>

² Region of Peel. *Council Agenda Item 13.2 – Supplementary Growth Forecast Information*, December 12, 2024. <https://pub-peelregion.escribemeetings.com/Meeting.aspx?Id=8262d847-4a95-4c1a-9fd5-49a096b20b92&Agenda=PostAgenda&lang=English&Item=38&Tab=attachments>

Over the past five years in Mississauga:



Building permits issued for **20,000** dwelling units city-wide



Almost **3,400** building permits issued for ARUs



Building permits issued for **1 million square meters** of non-residential GFA in Employment Areas



66% of new dwelling units were in areas **targeted for growth**

Growth is occurring as directed in the Official Plan

Development data confirms the effectiveness of the Official Plan's City Structure – a hierarchy guiding growth and development in Mississauga.

In the past five years, building permits were issued for over 20,000 units. Over 66% of these units were in areas targeted for growth, referred to as strategic growth areas (SGAs). At the same time, additional residential units (ARUs) played a growing role in expanding new housing supply in Mississauga's Neighbourhoods. Despite challenges in the housing market, the number of building permits issued for ARUs has been increasing year over year, totaling 3,400 new ARUs in the past five years.

There are approximately 67,600 new residential units in the development pipeline, meaning they are part of development applications currently under review by the City. Almost three quarters of units in the development pipeline are also in SGAs, suggesting future development will continue to align with growth priorities in the Official Plan.

Mississauga has lands zoned with as-of-right permissions, where a building permit has not yet been applied for, to support the development of over 86,500 units. Now that the new Official Plan (MOP 2051) has been approved by the Province, the City will update zoning permissions in Major Transit Station Areas (MTSAs). This will result in the addition of thousands of residential units with as-of-right permissions for development in higher density areas.

New housing development is occurring despite challenging market conditions

Despite challenges in the housing market, Mississauga's housing delivery remains broadly aligned with the long-term growth forecast.

Mississauga's growth forecast projects for the addition of almost 100,000 homes, to facilitate a total population of just under one million residents and 600,000 jobs by 2051. To meet the growth forecast, an average of 3,300 new units need to be added annually. Over the past five years, 3,278 new units were added to the housing stock annually, indicating general alignment with the growth forecast.

Since 2024, however, there has been a significant slow-down in new residential construction and it is expected this trend will continue for a few more years, making it more challenging to stay on track with the growth forecast in the short term. The City, through MOP 2051 and the Mayor's Housing Task Force, and senior levels of government have developed new land use policies, financial incentives and cost-reducing solutions to boost housing market construction. With these strategies, residential development is expected to proceed in line with the growth forecast to 2051.

Non-residential development supports employment and business opportunities

Continued investment in Employment Areas and Corporate Centres helps maintain access to local jobs and services, balancing housing growth with employment opportunities.

In the last five years, the City issued building permits for more than 1.2 million square meters of new non-residential gross floor area (GFA). More than 80% of new non-residential development has occurred within Employment Areas and Corporate Centres, translating to almost one million square meters of non-residential GFA. Based on the development pipeline, another 1.2 million square meters of non-residential GFA could be developed in the forthcoming years.

This trend is anticipated to continue, as almost 75% of new non-residential GFA in the development pipeline is also in Employment Areas and Corporate Centres, reinforcing their role as key areas for business and economic activity, particularly industrial uses not permitted elsewhere in the city.

Financial Impact

There are no financial impacts resulting from the recommendation in this report. It should be noted the City has assumed the Region's former planning functions without any budgetary impacts to date.

Conclusion

The analysis of residential and non-residential growth and development trends in Mississauga confirms the following:

- Mississauga has sufficient lands with the appropriate permissions to accommodate the growth forecast (Scenario 1) to 2051 and beyond.

- Growth is happening where planned and directed in the Official Plan, particularly in the Downtowns and MTSAs.
- ARUs and infill projects continue to expand housing options in Neighbourhoods.
- Non-residential development continues to grow, particularly in Employment Areas and Corporate Centres.

Despite uncertain economic conditions and a slowdown in the residential construction sector across Ontario, it is anticipated Mississauga will continue to grow to 2051 as market conditions improve.

Next Steps

Transparent growth management relies on the collection, maintenance, and publication of data in a clear manner. To monitor the growth forecast (Scenario 1), and fulfill legislated responsibilities as the planning authority, City staff will undertake the following actions:

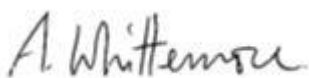
- Continue to work with the Region, the City of Brampton and the Town of Caledon to manage growth and deliver infrastructure and services.
- Enhance the consistency and quality of planning and development data to improve how information is published and shared.
- Conduct Mississauga-led updates to the growth forecast once 2026 Census data is made available (expected 2028).

City staff anticipate subsequent reports will be published on an annual or bi-annual basis.

Attachments

Appendix 1: 2025 Growth Monitoring Report

Appendix 2: 2025 End-of-Year Housing Update



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

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