



City of Mississauga

2025 Growth Monitoring Report

An overview of growth and development trends in
Mississauga

May 2026

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The 2025 Growth Monitoring Report highlights notable growth and development outcomes in Mississauga and how recent growth compares to historical trends. The purpose of this report is to present data and analysis for the Mayor and Members of Council, City of Mississauga (the “City”) staff, and the public to engage in transparent, data-driven decision-making. Data is current to December 31, 2025.

To explore the data in this report in more detail, visit the City Planning Data Hub at <https://city-planning-data-hub-1-mississauga.hub.arcgis.com/pages/development>



MISSISSAUGA

Highlights of the 2025 Growth Monitoring Report

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**

New housing development is occurring despite challenging market conditions

Mississauga is planning for the addition of almost 100,000 homes, to facilitate a total population of just under one million residents by 2051. To meet the growth forecast, **3,300 new units** need to be added to the housing stock annually.

Since 2024 there has been a significant slowdown in new residential construction. It is expected this trend will continue over the next few years. Despite this challenge, housing delivery is aligned with the long-term growth forecast, with approximately **3,278 new units** added annually on average over the past five years.

Growth and development are 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 residential units, and over **66%** were for new homes in areas planned to grow (referred as strategic growth areas (SGAs)).

There are approximately **67,600 new units** as part of development applications under review by the City in the development pipeline. Almost **three quarters** of the proposed units are also in SGAs, indicating continued alignment with the Official Plan.

Resulting from previous rezoning processes, Mississauga has lands to support the development of over **86,500 units** where a building permit has not been applied for.

Major Transit Station Areas (MTSAs) are the primary location for high-density, mixed-use development

Between 2021 and 2025, **82% of new apartment units** with an issued building permit were in Mississauga's MTSAs. This translates to **approximately 12,100 units** permitted to begin construction in areas targeted for growth within walking distance from a rapid transit stop.

Looking forward, **70% of new units** and **50% of non-residential gross floor area (GFA)** in the development pipeline are in the City's MTSAs, meaning over **47,000 new units** and **634,000 square metres of non-residential GFA** could be approved for development in these priority areas.

Additional residential units (ARUs) expand housing options in Neighbourhoods

ARUs have 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.

Employment Areas play an important role in Mississauga's economic health

New non-residential development is primarily occurring in Mississauga's Employment Areas, including Corporate Centres, reaffirming their importance as places of business and economic activity.

Between 2021 and 2025, **almost one million square metres** of newly approved non-residential GFA has been in Employment Areas and Corporate Centres. Additionally, **almost 75% of new non-residential GFA in the development pipeline is also in these areas**, translating to about 933,700 square metres of potential new non-residential development that could be approved in the near future.

Trends based on recent development and alignment with growth forecasts

The City is responsible for monitoring growth. It uses data to track Mississauga's progress against the growth forecast and to plan growth-related infrastructure in the short- and long-term.

Despite short-term slowdown, growth is expected to proceed in line with the long-term forecast

Even with a short-term slow-down in residential construction, Mississauga remains on track with long-term growth forecasts. Planning and investment decisions should continue to be guided by the growth forecast.

Mississauga’s Official Plan¹ directs growth and development in Mississauga based on a **City Structure**. Growth forecasts support implementation of the City Structure by indicating where growth is expected. Mississauga’s latest growth forecasts were received by Regional Council on December 12, 2024². Mississauga is forecast to grow to almost one million people by 2051, according to the base scenario, referred to as Scenario 1 (**Figure 1**).

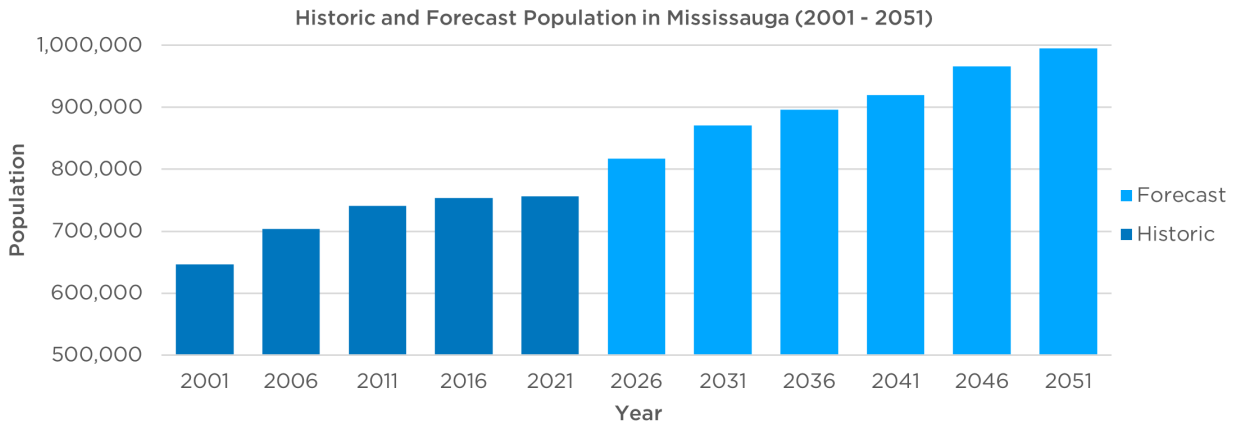


Figure 1: Historic and forecasted population in Mississauga shows the city’s population is forecast to increase to nearly one million people by 2051, an increase of almost 250,000 residents from the 2021 Census

While the City Structure can accommodate this growth and more, actual population and housing growth may vary in the short-term based on market and economic conditions, immigration policy, and demographic shifts.

The city’s population decreased slightly between the 2016 and 2021 Census period, to 756,100 people. However, this does not reflect long-term historic population trends as on average, Mississauga grew by 4% between each Census period from 2001 to 2021. Even though city-wide totals declined slightly in the last Census period, mainly caused by population decrease in some of the low-density neighbourhoods, some other areas of the city gained population, such as in the Downtowns and other growth areas.

Mississauga is forecast to add almost 100,000 units or households to the 2021 housing stock, averaging about 3,300 units per year. **Table 1** shows on average **3,278** new units have been added annually over the past five years. This demonstrates recent development activity remains broadly consistent with the long-term growth forecast, despite year-to-year volatility.

¹ The data was evaluated based on the previous Mississauga Official Plan, which was in-effect at the time of report writing. MOP 2051, the new Official Plan, was adopted by Council on April 16, 2025 and approved by the Ministry of Municipal Affairs and Housing on March 24, 2026.

² Region of Peel. *Council Agenda Item 13.1 – Regional Growth Forecasts Update 2024*, December 12, 2024. <https://pub-peelregion.escrimemeetings.com/Meeting.aspx?Id=8262d847-4a95-4c1a-9fd5-49a096b20b92&Agenda=PostAgenda&lang=English&Item=37&Tab=attachments>

Post 2026, it may be difficult to meet the growth forecasts in the short-term as new housing construction may be deferred to the later years in the forecasting period. The City, through the new Official Plan (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 process improvement solutions to boost housing construction. With these strategies, residential development is expected to proceed in line with the growth forecast in the medium term and to 2051.

Table 1: Key housing statistics compared to the 2051 household growth forecast

Housing Statistics	2021	2022	2023	2024	2025	Yearly Average
Building Permits	5,441	6,488	3,668	2,619	1,943	4,032
Starts + Conversions	4,300	5,133	3,086	3,496	2,557	3,714
Completions + Conversions	3,566	1,839	3,777	2,887	4,321	3,278
Growth Forecast (30-year household average)						3,298

Source: CMHC Housing Market Information Portal, City of Mississauga Issued Building Permits

Residential construction remains sensitive to market conditions

Recent declines in issued building permits and housing starts signal housing supply is slowing down. This reinforces the need to monitor market indicators and remove barriers that affect project viability.

Issued building permits, starts, and completions represent successive stages of housing delivery. Together, these datasets show how plans translate into real homes. An issued building permit for a high-rise building may not be counted as a housing start for several years, until excavation and building foundations are completed and underground construction reaches the ground level. Similarly, a completion may be counted several years after the “start”, depending on the complexity of the project.

After the City issues a building permit, several other factors influence when a building is constructed. **Figure 2** shows the relationship between these key milestones, and **Figure 3** uses City and Canada Mortgage and Housing Corporation (CMHC) data to illustrate how an issued building permit in 2021, for example, is likely to translate to a completion several years later (e.g., 2024 or 2025) when construction is completed.



Figure 2: The process from building permit issuance, to housing start and completion can take anywhere from two to five years depending on the size of the development being constructed

As shown in **Figure 3**, issuance of residential building permits and new housing starts have declined from peak years in 2021 and 2022. Several factors contributed to a reduction in the construction of new housing. CMHC³ reports access to capital and an overflow in the resale market continue to hinder housing starts. Meanwhile, market demand for new homes is lower because new units are unaffordable for most buyers, yet developers struggle to modify prices due to increased costs, including development charges. Together, these factors continue to contribute to a shortage of new housing construction.

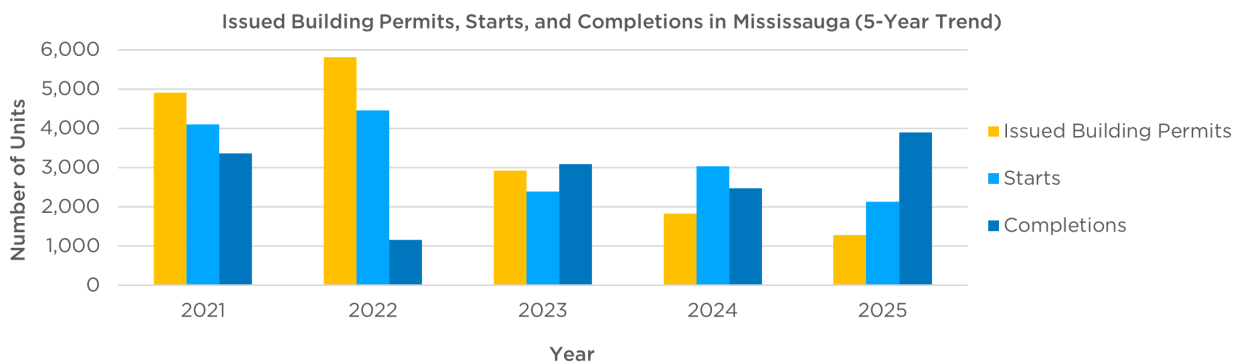


Figure 3: 5-year issued building permit, start, and completion trends in Mississauga illustrate how an issued building permit in 2021, for example, likely translates to a completion several years later when construction is completed

CMHC anticipates housing starts will continue to be below average in 2026 in Ontario. It is expected that post 2026 will be difficult to meet growth forecasts throughout most of the province, including in Mississauga. Market intelligence suggests housing will be delivered under better market conditions towards the end of the decade. With recent funding and policy changes announced by the Provincial and Federal governments aimed to incentivize housing starts, and as market conditions

³ Canada Mortgage and Housing Corporation (CMHC). *Housing Market Outlook 2026*, 2026. <https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/market-reports/housing-market/housing-market-outlook>

improve, residential development is expected to proceed in line with the growth forecast to 2051.

Existing inventory supports efforts to increase the supply of family-sized homes

Mississauga’s apartment stock highlights the need for family-sized homes, especially two and three-bedroom options as the city continues to grow.

The City maintains a Multi-Unit Residential Inventory that is updated annually. The inventory indicates three quarters of multi-residential homes in Mississauga are apartments (all tenures) while one quarter are ground-related (e.g., townhouses). Almost 70% of apartments are bachelor, one- or two-bedroom units (**Figure 4**).

The existing multi-residential housing stock shows a predominance of smaller units, designed for smaller households. This illustrates the need for more apartments with enough bedrooms to accommodate growing families, particularly as the city becomes increasingly built out.

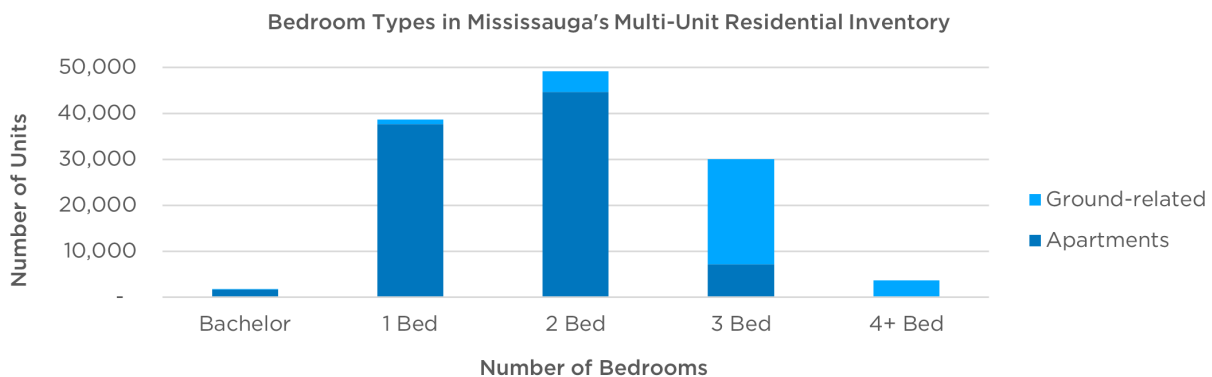


Figure 4: Mississauga’s multi-unit residential inventory is primarily comprised of apartment units with one or two bedrooms

New rental units are contributing essential housing supply

New purpose-built rental units are now an important driver of housing delivery in Mississauga, helping to sustain new supply as condo starts soften.

As reported by CMHC for the Greater Toronto Area, 2025 marked a significant year in new purpose-built rental housing construction as these units comprised almost **40% of all housing starts in Mississauga**¹. In comparison, over the past ten years, only 9% of new units in Mississauga were built for the rental market (**Figure 5**).

While total housing starts are expected to decline in 2026 because of lower condominium starts, CMHC anticipates strong rental construction will partially offset this drop. Financial and other incentives provided by the City and the Region of Peel

as well as tax reductions by the senior levels of government are anticipated to contribute to the supply of purpose-built rental housing in Mississauga.

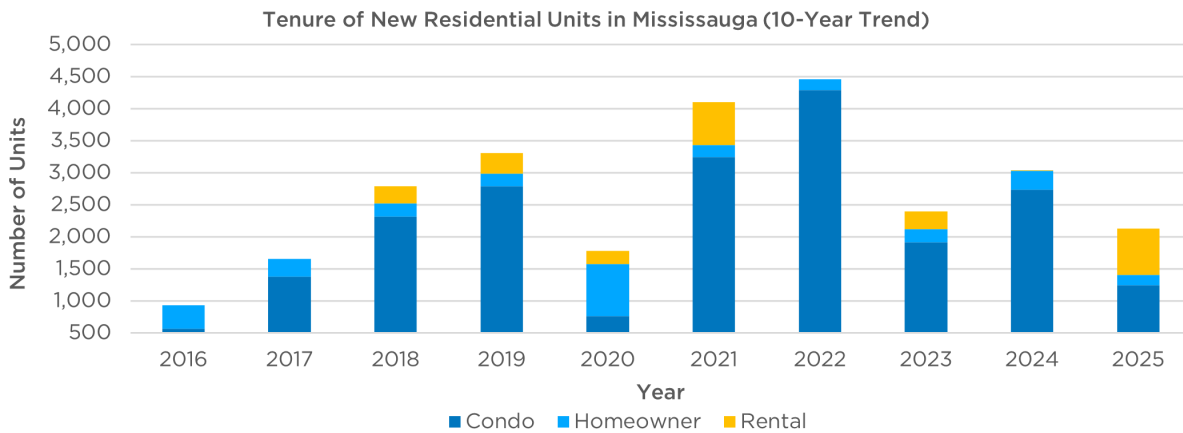


Figure 5: 10-year trends in housing starts by tenure show homeowner and condo units have comprised the greatest portion of new housing stock

Trends based on issued building permits

Trends based on issued building permits provide an early indicator of where new development and construction activity is expected to begin.

The analysis demonstrates the importance of the Official Plan in delivering new housing across Mississauga, particularly in areas planned to accommodate higher densities.

Mississauga’s City Structure plays a key role in the delivery of new housing

The Official Plan is actively shaping how Mississauga is growing. Most new units are being delivered in areas intended for higher-density growth

Mississauga’s Official Plan defines a land use framework to determine where population and employment growth will be directed, call the City Structure. Some elements of the City Structure are planned to be the focus for growth and development, called **strategic growth areas (SGAs)** while other areas such as Neighbourhoods will accommodate some development, but are not the primary focus for high-density growth.

Over the past five years, a large share of new units were approved in SGAs, particularly new apartment units. **Figure 6** shows that **60% of new apartment units were approved in Mississauga's Downtowns alone between 2021 and 2025**, reinforcing the importance of these mixed-use, transit-oriented areas in delivering new housing.

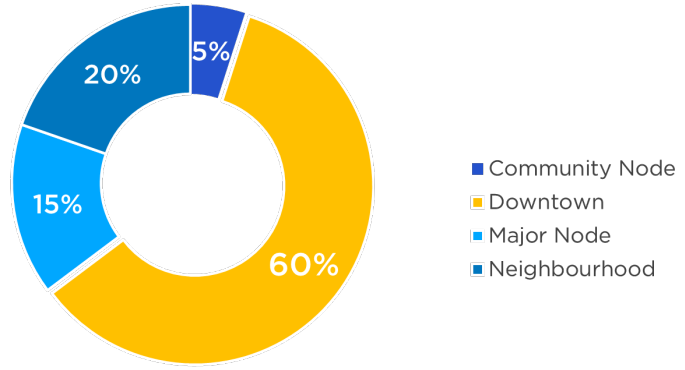


Figure 6: New apartment units with building permit issued by City Structure element between 2021 and 2025 show 60% of new apartment units are in the Downtowns

Looking at longer term trends, since 2014, the City issued building permits for almost 37,000 new units. **Figure 7** shows the distribution of all issued building permits since 2014, including the location and concentration of units. This map shows that while a greater number of individual permits have been issued for low-density developments in Neighbourhoods – such as additional residential units (ARUs) – the highest concentration of new residential units is within areas targeted for growth, including SGAs.

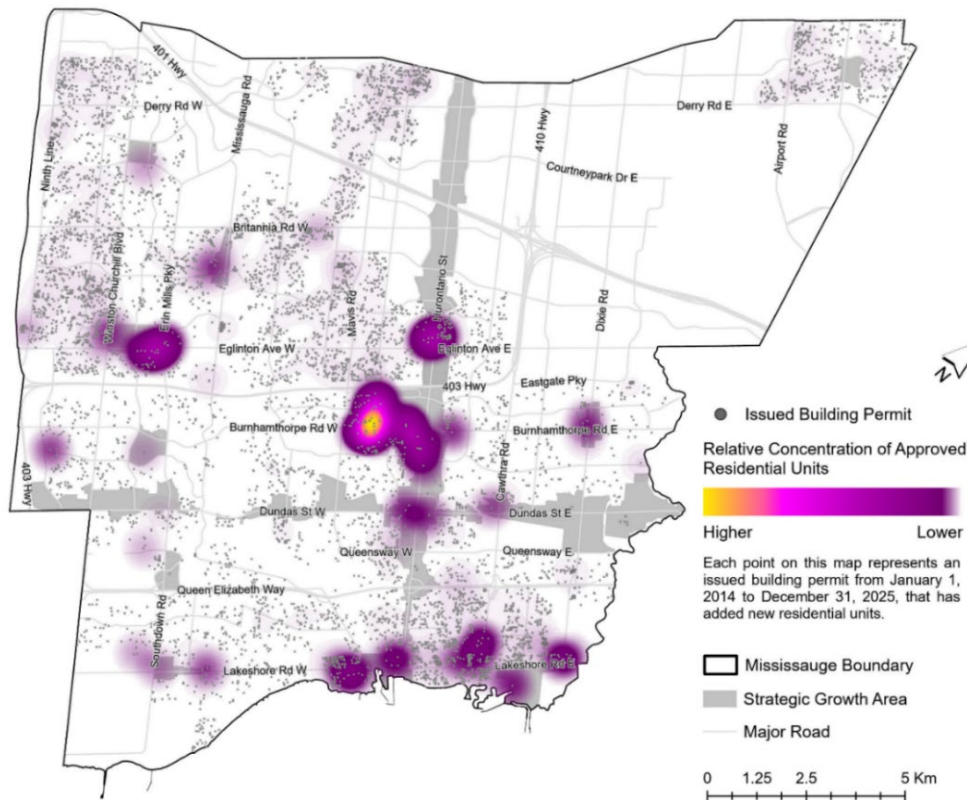


Figure 7: The concentration of new units has primarily been in areas designated for growth, including the Downtowns, Major Nodes, Community Nodes and MTSAs

High-density development continues to occur in Major Transit Station Areas (MTSAs)

MTSAs are delivering a large portion of Mississauga’s new high-density housing, reinforcing them as the City’s primary areas for transit-supportive growth.

Over the past five years, **82% of new apartment units** across the city with an issued building permit were in MTSAs. This translates to **approximately 12,100 units** permitted to begin construction.

The City’s Downtowns, which comprise ten MTSAs, are responsible for over 72% of the total number of new dwelling units permitted to begin construction in MTSAs over the past five years. Outside of the Downtowns, fewer housing approvals occurred during this time frame. **Table 2** illustrates this story, showing the distribution of building permits based on MTSAs in the Downtowns, and MTSAs outside the Downtowns.

These trends reinforce the importance of MTSAs in delivering housing, bringing Mississauga residents closer to GO train and rapid transit stops, including the upcoming Hazel McCallion Light Rail Transit line.

Table 2: Distribution of dwelling units permitted to begin construction through building permits issued 2021-2025, showing MTSAs contribute to new housing growth in Mississauga, bringing residents closer to rapid transit stops

Location	Number of Units	Percentage of Units
MTSAs in the Downtowns	8,787	72%
MTSAs outside the Downtowns	3,350	28%
All MTSAs	12,137	100%

ARUs expand housing options in Neighbourhoods

ARUs are becoming a meaningful source of housing supply in Neighbourhoods, suggesting recent legislative changes and financial incentives are translating to on-the-ground housing delivery.

Over **3,400** building permits were issued for ARUs between 2021 and 2025. **Figure 8** shows that building permits issued for ARUs have steadily increased over the past ten years, but saw a decline in 2025, in line with the overall housing market contraction.

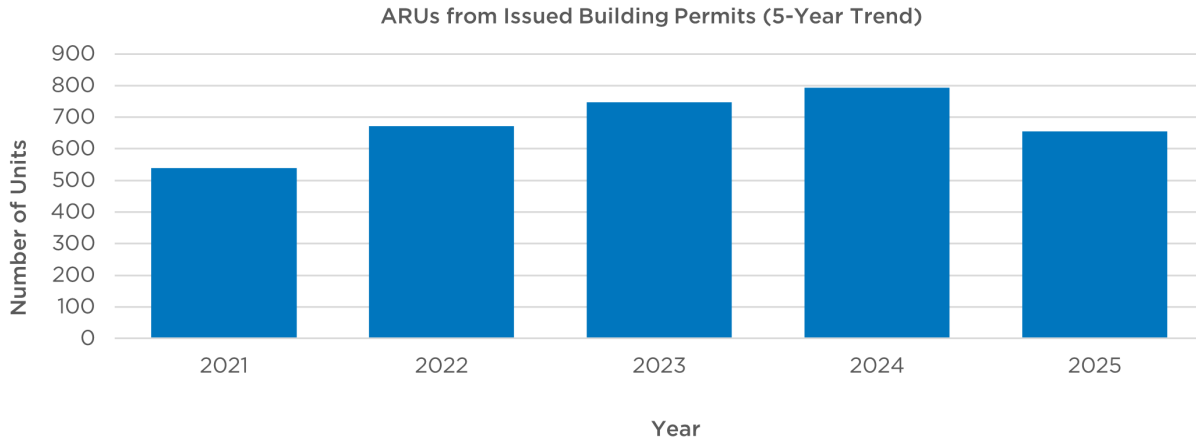


Figure 8: Trends in issued building permits for ARUs show a steady increase in approvals for building permits over the past five years

While SGAs are the focus for high-density development, the demand for ARUs is concentrated in Mississauga’s Neighbourhoods. The distribution of ARUs approved in Mississauga’s Neighbourhoods over the past five years are shown in **Figure 9**.

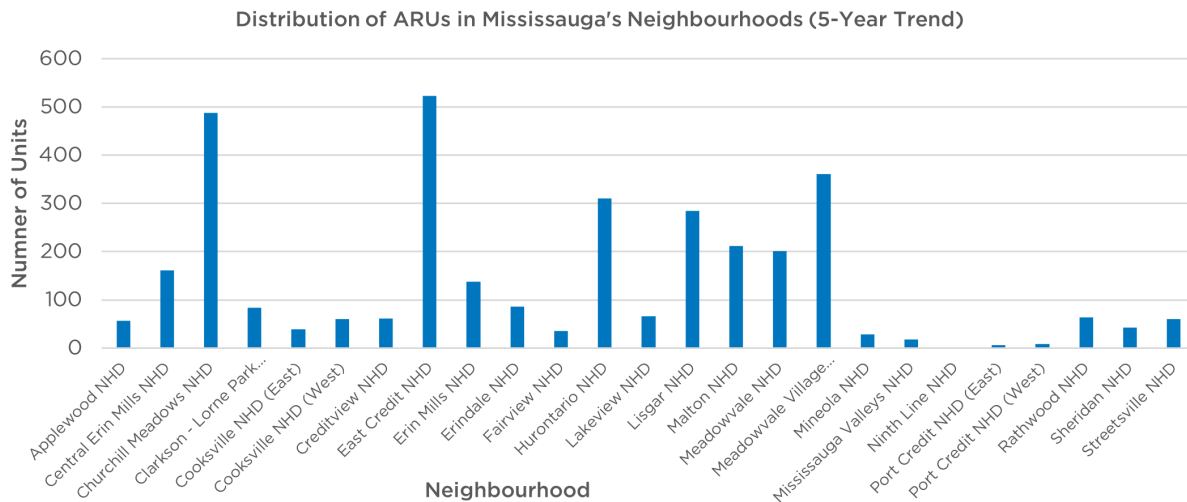


Figure 9: Distribution of ARU building permit approvals across most of Mississauga’s Neighbourhoods

New non-residential development strengthens the employment base and business community

New non-residential development is strengthening Mississauga’s job base by concentrating business investment in Employment Areas and Corporate Centres.

Mississauga’s Employment Areas play a key role in attracting new investment. The Official Plan designates Employment Areas, including Corporate Centres, as places of business and economic activity.

With **80% of new non-residential GFA** through issued building permits over the past five years being in Employment Areas, these areas have proven successful in providing investment-ready sites that can support employment growth and attract business (see **Figure 10**).

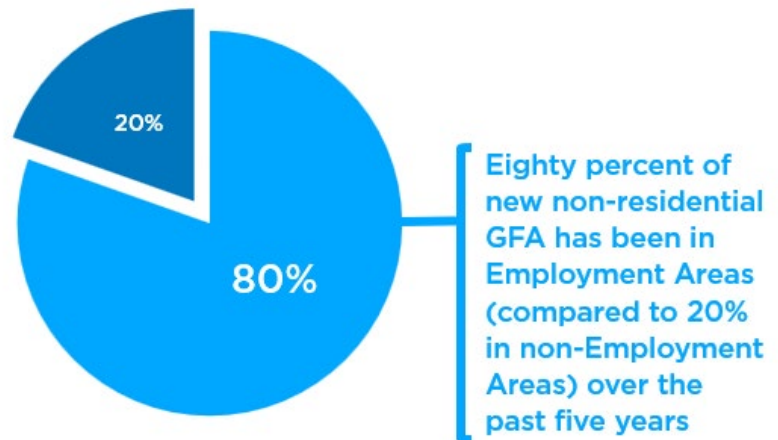


Figure 10: Issued building permits for non-residential uses have primarily been in Mississauga’s Employment Areas over the past five years

This translates to almost **one million square metres** of newly approved non-residential GFA in Employment Areas between 2021 and 2025 (inclusive).

Recent planning and legislative changes limited uses permitted in Employment Areas to manufacturing, warehousing and other uses that benefit from separation with residential areas. Building permits issued in recent years align with these changes. Between 2021 and 2025, industrial development was responsible for **83% of newly approved non-residential GFA in Employment Areas**. In comparison, institutional uses (including other uses⁴) are a larger contributor of new non-residential GFA outside of Employment Areas (**Figure 11**).

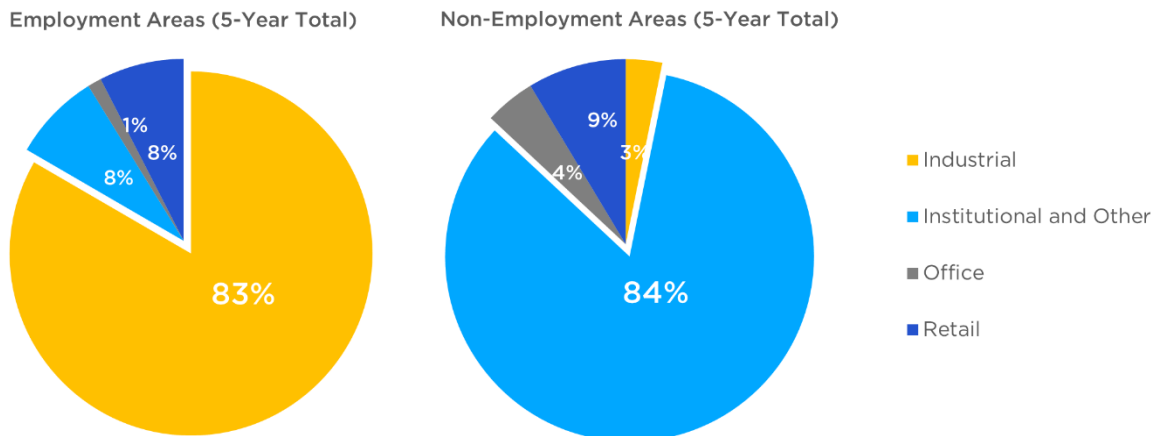


Figure 11: New non-residential GFA in Employment Areas during the past five years was primarily composed of industrial uses, while non-Employment Areas were dominated by institutional uses

⁴ The “Institutional and Other” category includes schools, hospitals, religious institutions, and government buildings, for example.

Trends based on the development pipeline

Before construction or development can begin, developments typically require planning approval, which may include an official plan amendment, zoning by-law amendment, or site plan approval. There are approximately 67,600 net new units across 209 sites in the development pipeline.

Proposed development reinforces the intent of the City’s Official Plan

The location and volume of growth in the development pipeline aligns with the City Structure, showing the Official Plan continues to guide growth effectively.

Figure 12 shows the areas in Mississauga where there is a higher concentration of proposed units in the development pipeline. Mississauga’s Downtowns continue to experience the highest concentration of new units. Almost 70% of development applications in the Downtowns include a mix of residential and retail uses, reinforcing the intent of these areas to be high-density, mixed-use communities.

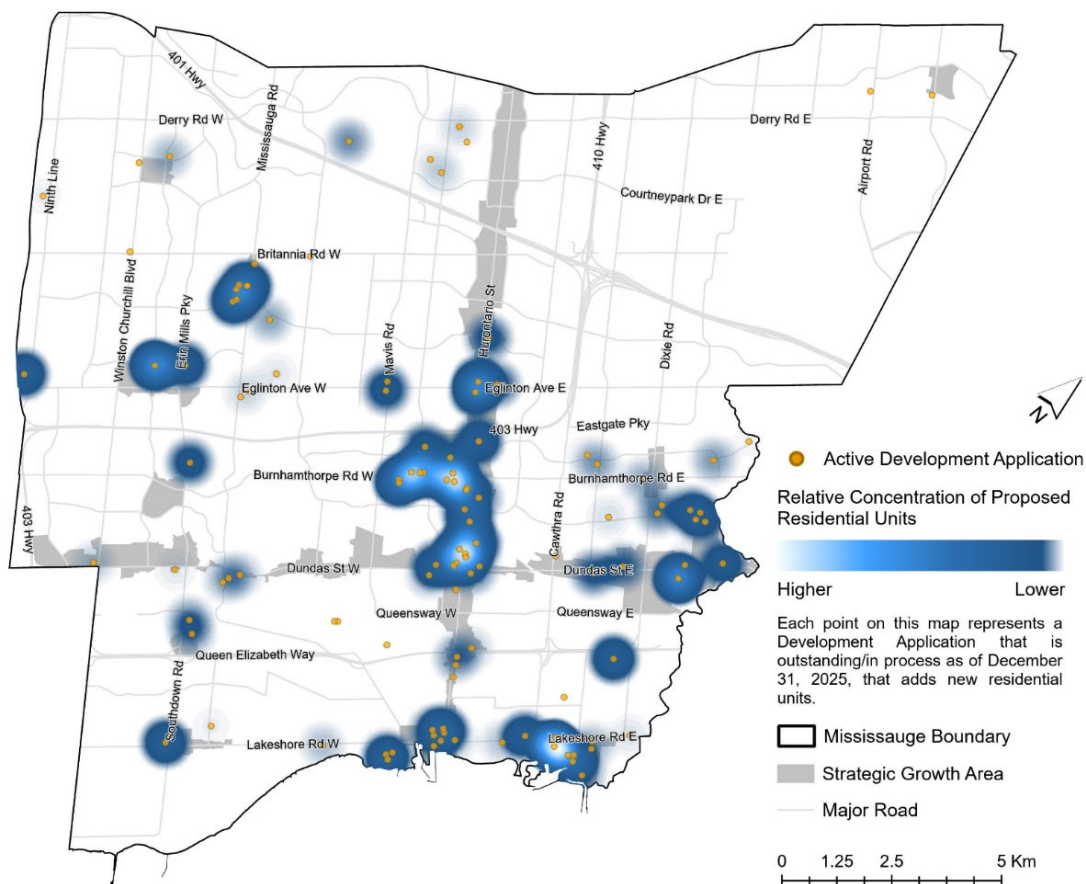


Figure 12: The concentration of proposed residential units in the development pipeline (active applications) shows there are several areas in Mississauga experiencing a relatively high concentration of proposed residential units

Over **72% of new units** (approximately 49,000) in the development pipeline are for development applications in the areas targeted for growth, indicating continued alignment with the City Structure.

Figure 13 illustrates where active development applications are located and the volume of units as part of these applications. The Downtowns continue to experience the highest concentration of future units, with approximately **24,600 new units** proposed between almost 30 development application sites.

Over 15,500 new units are proposed for development in Mississauga's

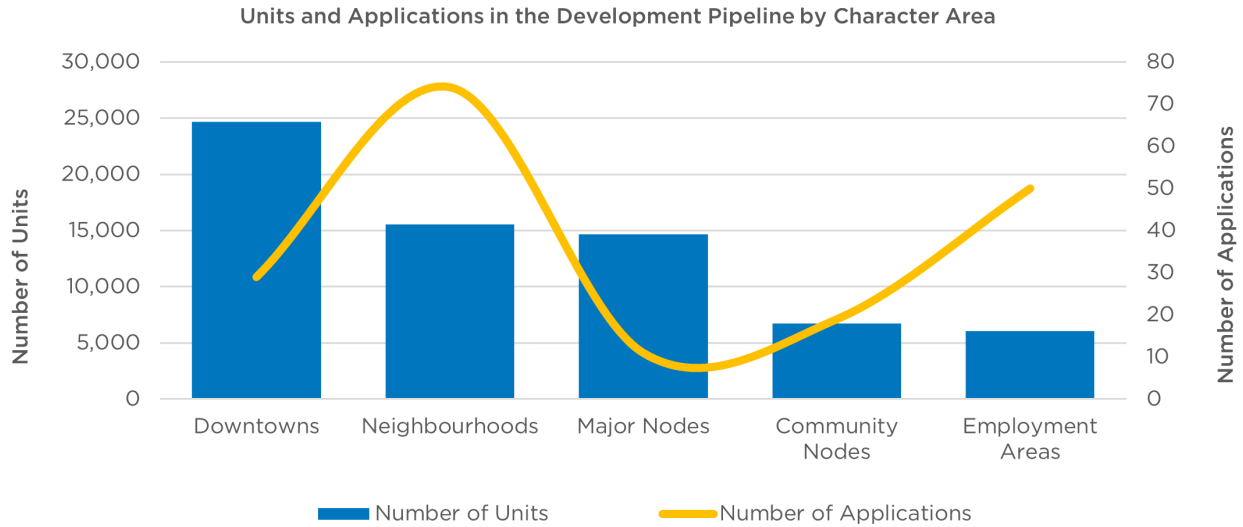


Figure 13: Applications in the development pipeline show the magnitude of proposed development in high-density areas, such as the Downtowns

Neighbourhoods. However, the magnitude of development is at a much smaller scale, as there are nearly 74 sites with active applications in Neighbourhoods. Almost one quarter of these applications and 3,100 units are in MTSAs traversing the Neighbourhoods⁵.

Although there are several applications for residential uses in Employment Areas, these cannot proceed without first removing the subject lands from an Employment Area. Some of these areas were removed from Employment Areas when MOP 2051 was approved by the Province. For applications areas not removed through MOP 2051, these areas will be evaluated against provincial and local policies that require the City to maintain a sufficient supply of viable employment land to meet the growth forecast and maintain economic prosperity.

⁵ Note that Figures 12 and 13 show proposed units in the development pipeline that are still under review or are at the Ontario Land Tribunal for approval.

Mississauga has lands with appropriate permissions to support significant residential growth

Mississauga has enough land already zoned for housing to support future growth. Many of these potential homes are already moving through site plan approval.

Mississauga has lands zoned to support the development of over **86,500 units** where a building permit has not yet been applied for⁶. Of these units, it is estimated lands in the Downtown Core alone could support almost 50,000 of these units.

Site plan approval for most development must be received before an application can move to the building permit stage. Over a quarter of the 86,500 units within lands with approved zoning permissions are part of an active site plan application.

Now that MOP 2051 has been approved by the Province, the City will update zoning permissions in the MTSAs. This will result in the addition of thousands of residential units with as-of-right permissions for development in higher density areas.

Together, this data demonstrates Mississauga has substantial existing and planned capacity to support future residential growth, with a significant share of potential units already advancing through site plan approval and positioned to translate to new housing units.

Mixed-use development is concentrated in MTSAs

The development pipeline emphasizes the role of MTSAs in supporting high-density, mixed-use development.

Seventy percent of new units and **50% of non-residential GFA** in the development pipeline are in the City's MTSAs. This means over 47,000 new units and 634,000 square metres of non-residential GFA could be approved for development in areas intended to support a mix of uses and higher densities.

Of those applications within MTSAs, a significant majority (almost 80%) are for a mix of uses, providing a mix of housing, employment opportunities, services, and amenities all within walking distance.

Together, these trends reinforce MTSAs as primary locations for future population and employment growth in Mississauga.

⁶ This figure includes lands where the City has approved a rezoning application and lands within the Downtown Core, where development is permitted to proceed with unlimited height and density. These estimates do not include potential ARUs that could be built as-of-right in Neighbourhoods.

Non-residential development supports employment opportunities and complete communities in Mississauga

Proposed non-residential development supports opportunities for economic activity, which are vital to the creation of complete communities.

The location of proposed non-residential development provides insight into how Mississauga's business and employment landscape may change over time. It also helps to understand how the City can plan for and achieve a balance between residential and employment opportunities.

There is over **1.2 million square meters** of non-residential GFA in the development pipeline. **Figure 14** shows the GFA for each development type in the development pipeline. Notably, almost 50% of proposed non-residential GFA is for industrial uses.

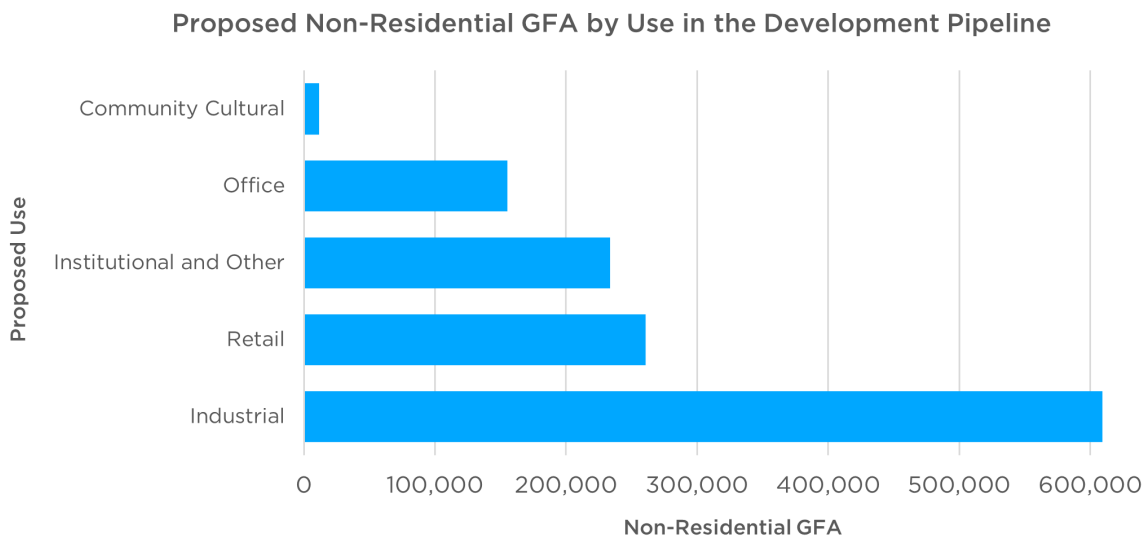


Figure 14: The development pipeline includes over 1.2 million square meters of non-residential GFA, almost 50% of which is for industrial uses, such as manufacturing, processing, and warehousing

Nearly **75% of new non-residential GFA** is located within Corporate Centres and Employment Areas combined (about 933,700 square metres). This statistic reinforces a decade-long trend observed in the Employment Survey, where Corporate Centres and Employment Areas continue to support a large share of Mississauga's workers and businesses.

Importantly, **almost 610,000 square metres** are being proposed for industrial development in Corporate Centres and Employment Areas. This trend reinforces the importance of these areas as key locations for industrial and business employment operations not permitted elsewhere in Mississauga, such as manufacturing, logistics, and warehousing.

While most proposed non-residential development is located within Employment Areas and Corporate Centres, there are applications for non-residential uses across Mississauga (Figure 15). Roughly **25% of new non-residential GFA** (about 295,000 square metres) is proposed in the City's Downtowns. Nearly 100% of this non-residential GFA is for institutional, retail, and office uses. These uses are critical components of mixed-use communities, supporting residential areas with employment opportunities.

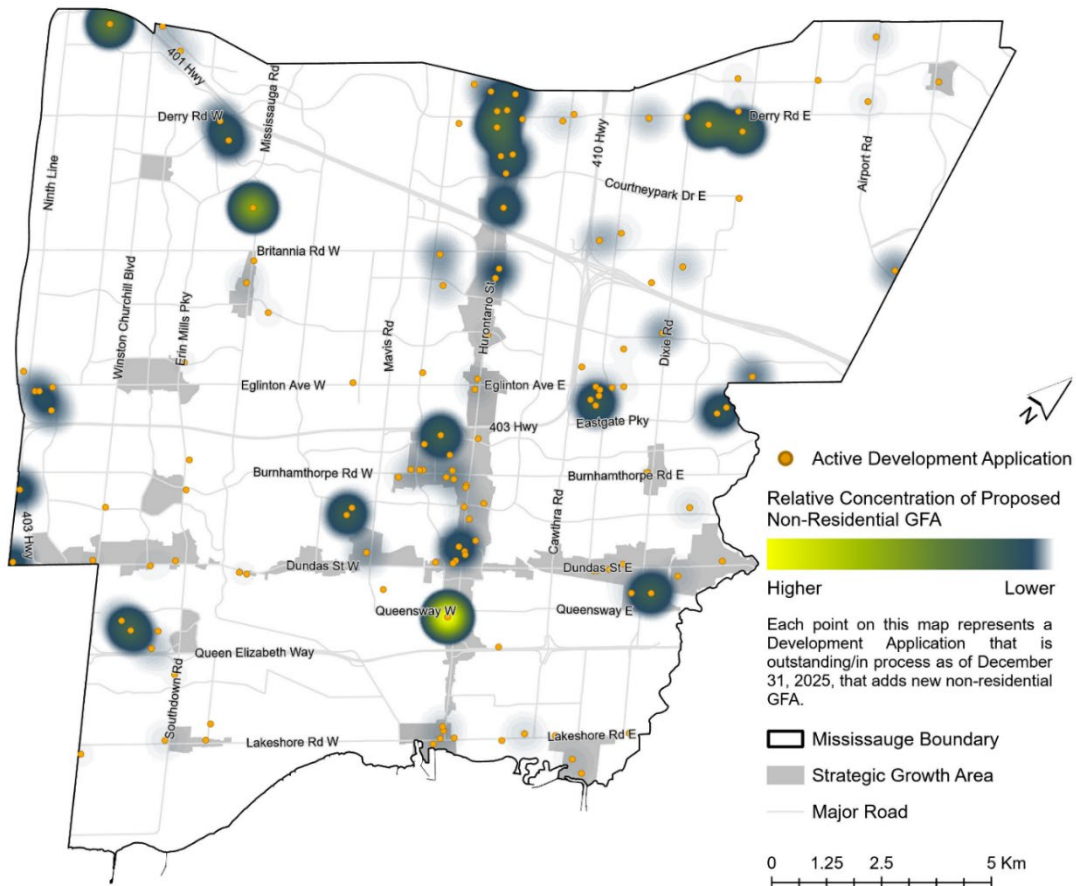


Figure 15: Non-residential uses are proposed across the City, but most notably in the Employment Areas, Corporate Centres, and Downtowns

Looking forward

Mississauga is well positioned to manage future growth through a new policy framework, financial incentives, planning tools, and continued monitoring of growth, development, and employment trends.

Enabling growth through the new Official Plan

MOP 2051 was adopted by Council in 2025 and subsequently approved by the Ministry of Municipal Affairs and Housing (MMAH) on March 24, 2026.

MOP 2051 updates the City Structure and land use permissions, expanding housing choices in Mississauga's Neighbourhoods and increasing height permissions in select MTSAs. Moving forward, the City will monitor implementation of MOP 2051 to ensure it meets the stated objectives.

Demonstrating leadership in planning and development

As Mississauga shifts towards an urban, transit-oriented community, the City continues to demonstrate leadership in planning and development through process improvements, policy changes, and incentives.

This report mentions several key initiatives, which will be continuously tracked and monitored. This includes but is not limited to:

- **The Mayor's Housing Task Force Report** – Sets actionable recommendations to accelerate housing supply and improve affordability.
- **The Affordable Rental Housing Community Improvement Plan** – Establishes city-wide incentives to stimulate the construction of affordable and below-market rental units.
- **The Retail Strategy** – Provides a roadmap to retain and grow retail space.
- **The Economic Development Strategy** – Outlines a long-term vision and strategic pillars to build a competitive business environment.
- **The Office Community Improvement Plans** – Includes financial incentives to attract and stimulate office development in key growth areas.

Housing data remains a priority

The City is currently exploring available data and best practices to develop a reporting regime that can identify niche gaps in Mississauga's housing supply.

The City monitors the supply and cost of housing throughout Mississauga. Policies in MOP 2051 encourage an increased supply of housing that contains a mix of unit types, sizes, and tenures, and includes housing that is affordable to low-income households.

Monitoring key housing metrics, like the average rents and the average purchase prices of units, helps the City develop strategic tools to encourage the right type of housing needed for various segments of the population and in various geographical areas.

Key terms

This report uses a mix of terms to describe how growth is planned, reviewed, and delivered. The key terms and definitions below are provided to support Council and residents in reading the data.

Additional residential units (ARUs) are second and third units on a property that can be contained within a home (e.g., a basement apartment), or in a standalone building on a property, known as a garden suite.

Building permit means an official approval issued by the City to allow for the construction, demolition, addition, or renovation of a building.

City Structure means the framework set out in Mississauga Official Plan to determine where population and employment growth will be directed. It recognizes the different areas of the city and the functions they perform and includes Downtowns, Employment Areas, Neighbourhoods, Major Nodes, and Community Nodes.

Development pipeline means development projects under review by the City as of December 31, 2025. This includes official plan amendments, zoning by-law amendments, and site plan approvals. These projects have not been approved by the City and are subject to change.

Downtowns refers to the four areas designated in the Official Plan, including the Downtown Core, Downtown Fairview, Downtown Cooksville, and Downtown Hospital. The Downtown Core refers specifically to the City Centre area.

Employment Areas are a component of the City Structure and include Corporate Centres. They accommodate a diverse mix of employment uses but will not permit residential uses. Some Employment Areas include locations where there are concentrations of existing office buildings.

Growth forecast means a best estimate of future population, household, and employment growth in Mississauga to 2051. The growth forecast forms the basis of land use and infrastructure planning.

Housing completion is defined by Canada Mortgage and Housing Corporation (CMHC) as the stage where all proposed construction work has been performed. In some cases, it may be counted as a completion where up to 10% of the proposed work remains.

Housing start is defined by CMHC as the beginning of construction work. This is usually when concrete has been poured for the whole footing around a structure, or an equivalent stage where a basement will not be part of the structure.

Major Transit Station Area (MTSA) are generally within 500 to 800 metres (a 10-minute walk) of a transit station or stop.

MOP 2051 or the **Official Plan** refers to the City of Mississauga Official Plan, which guides how Mississauga will grow and develop, as required by the *Planning Act*.

Multi-Unit Residential Inventory refers to a catalogue of all multi-unit residential buildings in Mississauga. This includes apartments, townhouses, and residential institutional buildings among others.

Neighbourhoods are a component of the City Structure. They typically accommodate the lowest densities and building heights. Neighbourhoods focus on residential uses, but include compatible retail uses, services, and facilities.

Strategic Growth Areas (SGAs) are areas planned for most new housing and density. They include MTSAs, the Downtowns, and other areas where growth or development will be focused.