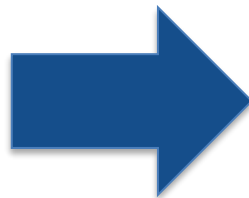




# New Mississauga Official Plan 2051 - Community Meeting

January 23, 2025





**Mississauga  
Official Plan  
2051**

February 2024

# 2025

# MOP 2051 Feb 2024 Version

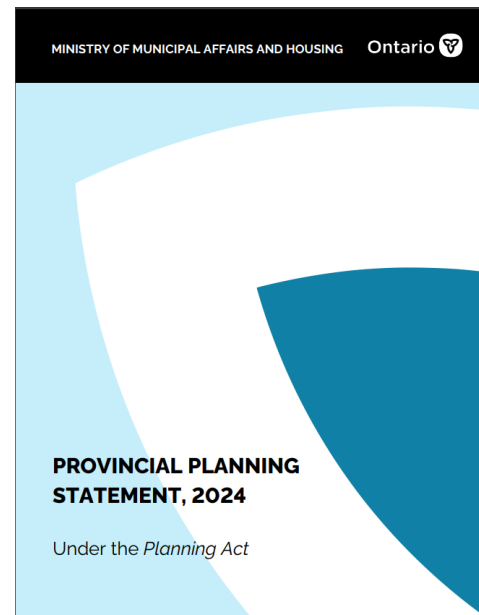
- 1- Climate Change policies**
- 2- New residential land use designation**
- 3- Non-residential space retention**
- 4- Greater mix of uses and things to do within walking**
- 5- Broader permissions to promote job creation**



# Provincial Changes

## Since the February 2024 version

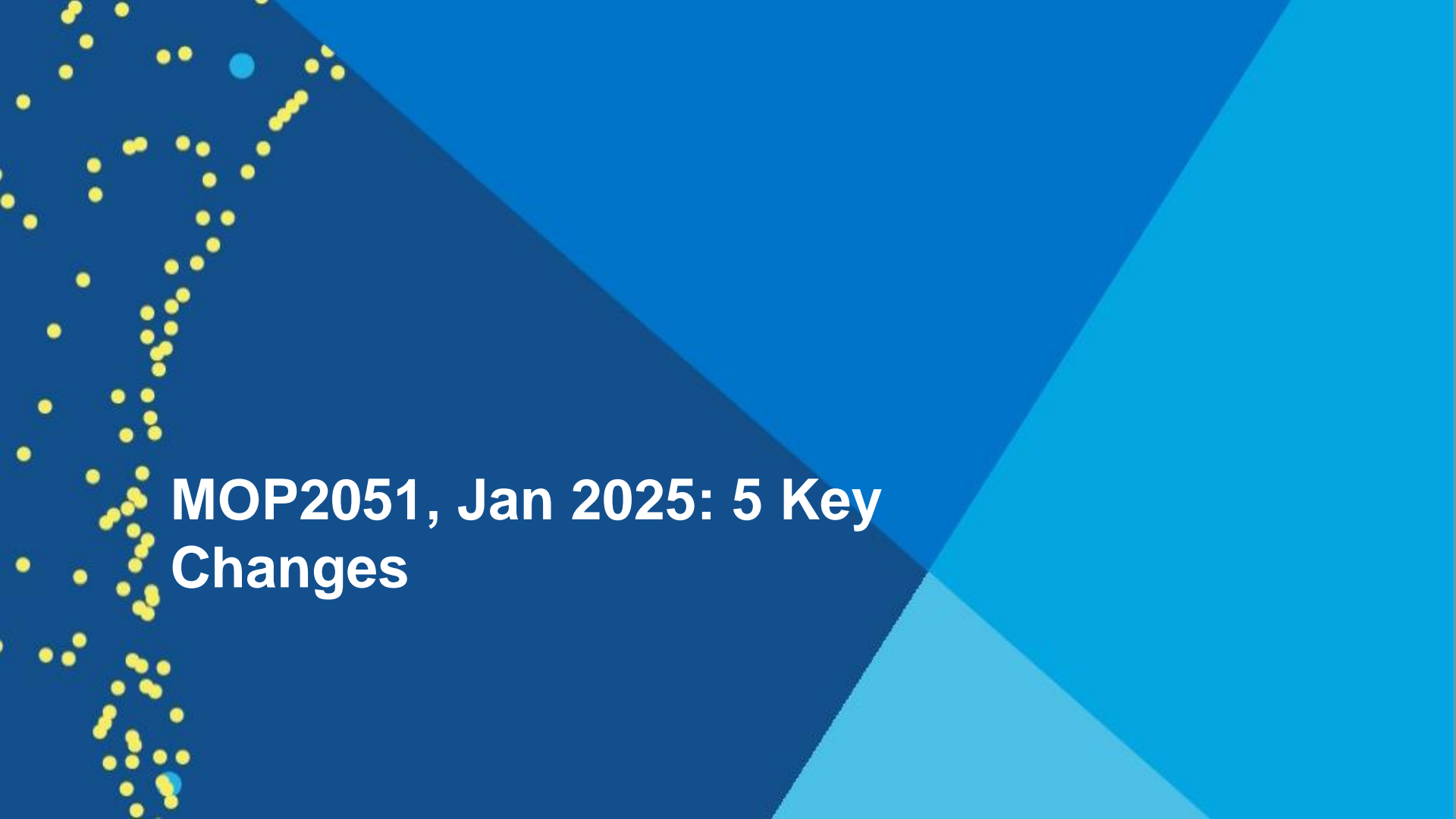
- July 2024 regional planning responsibilities were transitioned to lower tier municipalities
- Oct 2024 new Provincial Planning Statement (PPS 2024) came into effect and additional changes
- Oct 2024 significant changes to the *Planning Act*.



# We Continue to Listen

## Since the February 2024 version

- Staff had several meetings with landowners
  - In response to what we've heard, we have incorporated some changes to policies, including **city structure, land use designations, building heights and urban design**
- **December 2024 Information Report presented to Council**

The background features a dark blue area on the left containing a cluster of small yellow dots and two larger blue dots. This area is bordered by large, diagonal geometric shapes in various shades of blue, creating a modern, abstract design.

# MOP2051, Jan 2025: 5 Key Changes

# 1- Enable More Housing in Protected Major Transit Station Areas (MTSAs)

## HOW:

- Height increases up to 35 storeys in select areas along the future Hurontario LRT corridor.
- Height maximum increases from 22 storeys to 30 storeys along a portion of the Port Credit Growth Node closest to the Port Credit GO Station.
- Height maximum increases from 9 storeys to 12 storeys along portions of the Dundas Corridor.
- 2 and 3 storey maximum heights across all MTSAs have increased to a maximum of 4 storeys.

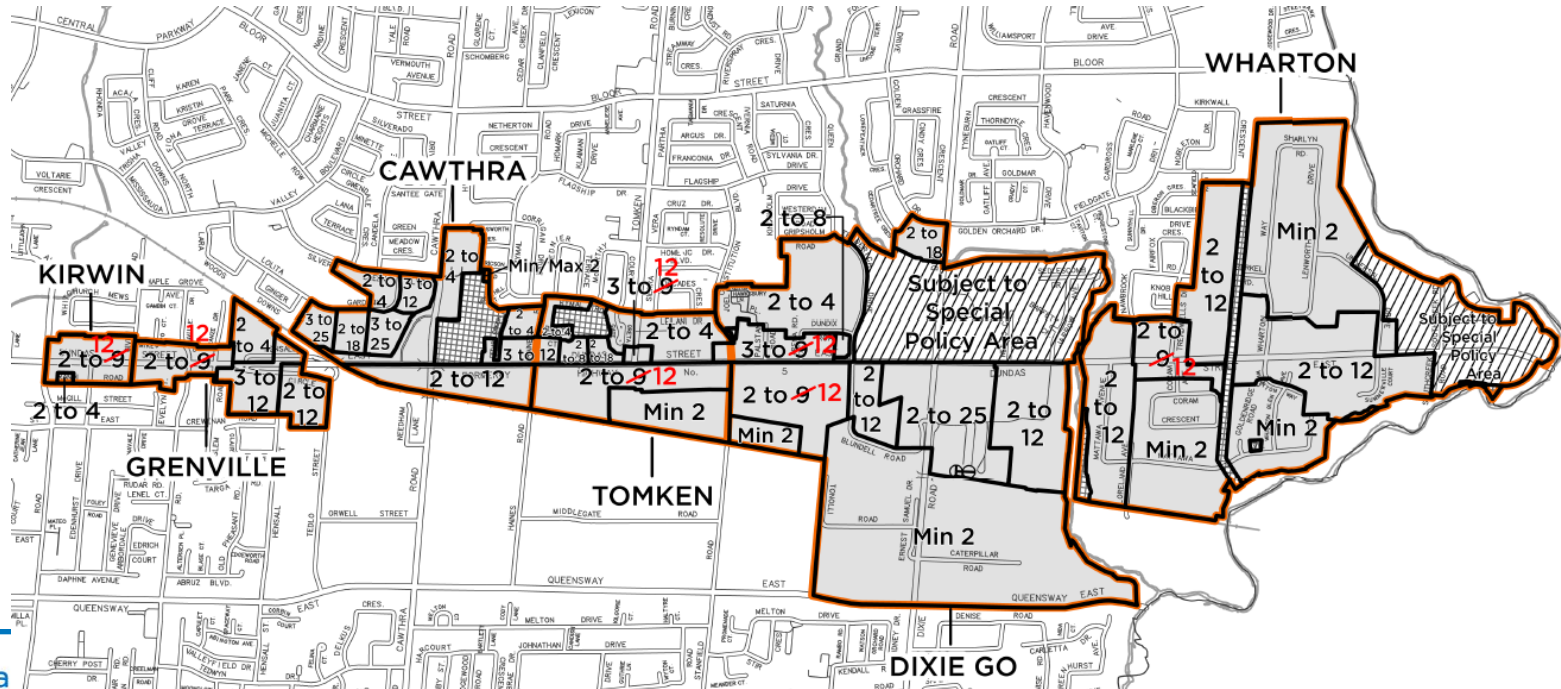


# Excerpt from Schedule 8L – Cooksville GO, Dundas, Queensway, North Service





## Excerpt from Schedule 8f – Dundas BRT



## 2- Incentivize Affordable Housing and Complete Communities

### HOW:

- Permit additional height equivalent to Inclusionary Zoning units Gross Floor Area (GFA)
- More height for towers with non-residential uses above the 1st floor
- More height for lands beside (but outside of) MTSA's as a transition
- Relaxation of some policies related to angular planes, height transition and full Gross Floor Area (GFA) replacement of commercial uses
- Removal of development application requirement for a Housing Assessment Report

# 3- Streamline and Simplify Policies

## HOW:

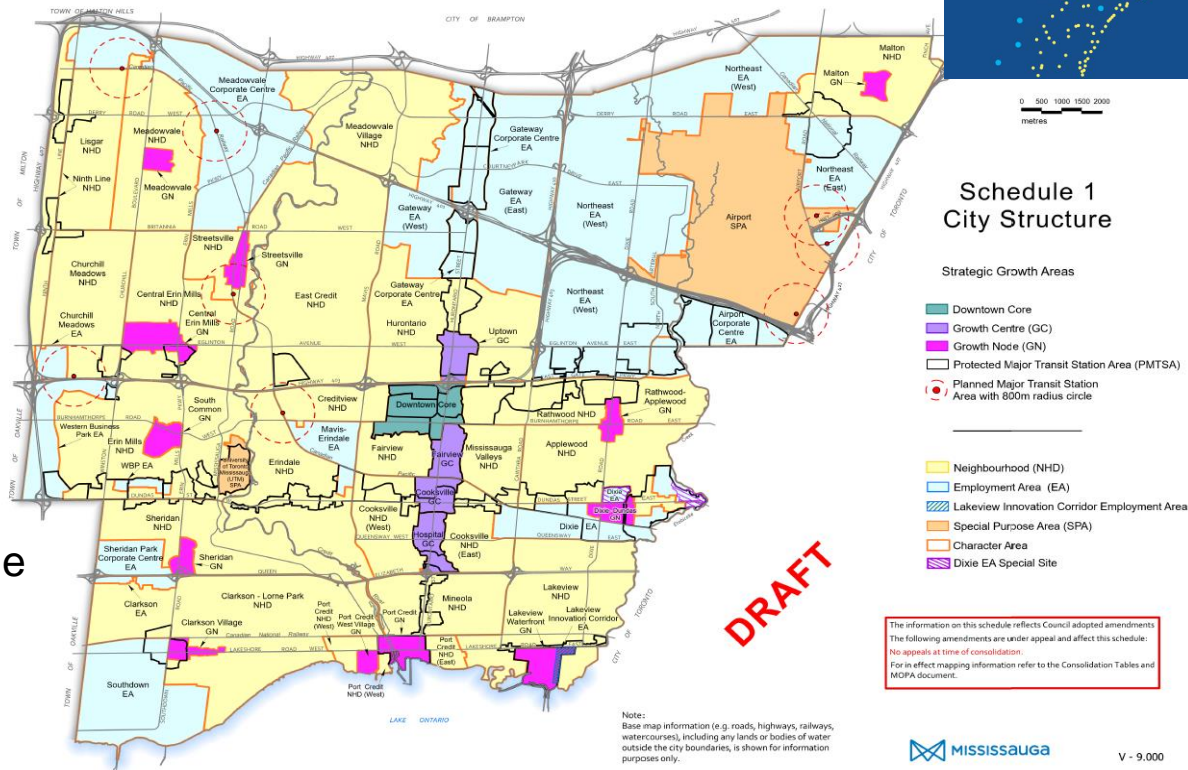
- Revoke and consolidating ROP into MOP
- Bring the new OP into consistency with the PPS 2024
- Address new Employment Area directions from the province



# 4- Update City Structure

HOW:

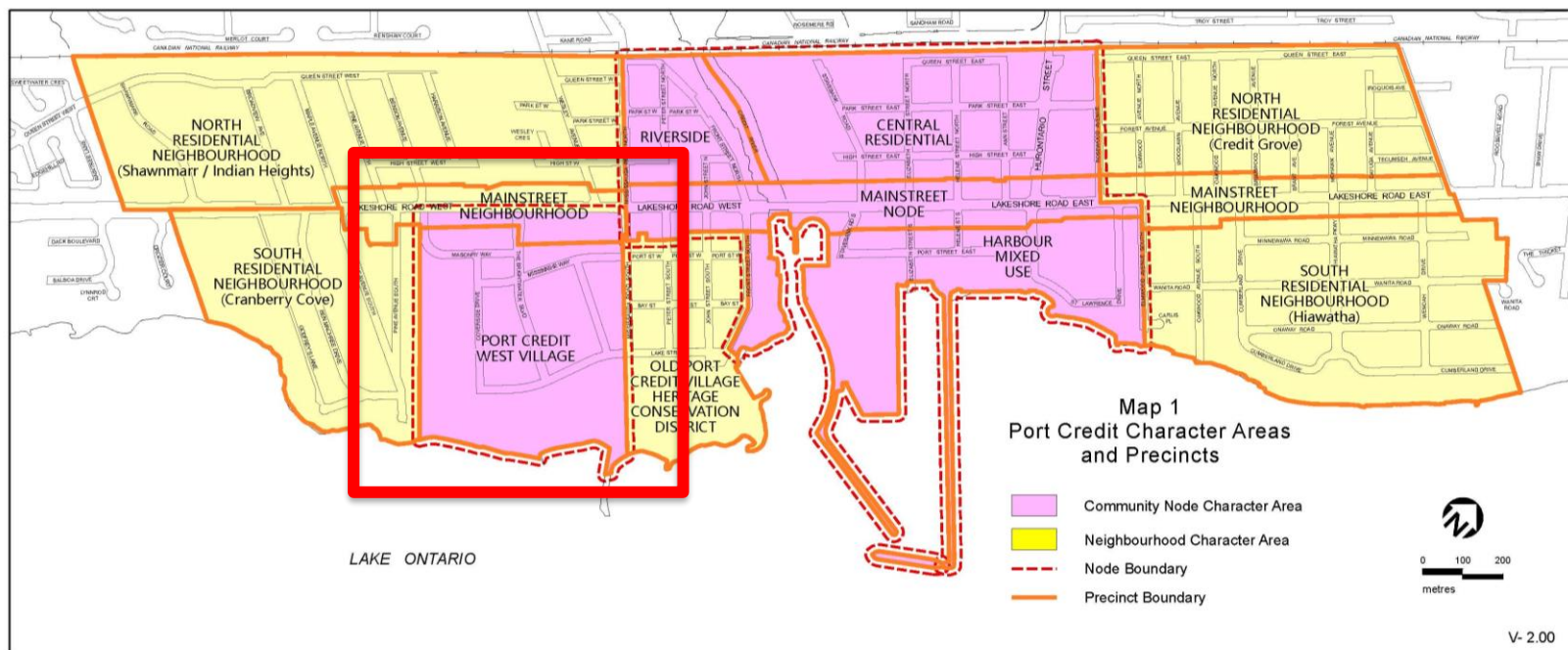
- Downtown Core
- Growth Centres
- Growth Nodes
- Brightwater Site as a Growth Node



# 4. Update City Structure

## Added Port Credit West Village Growth Node in Chapter 14

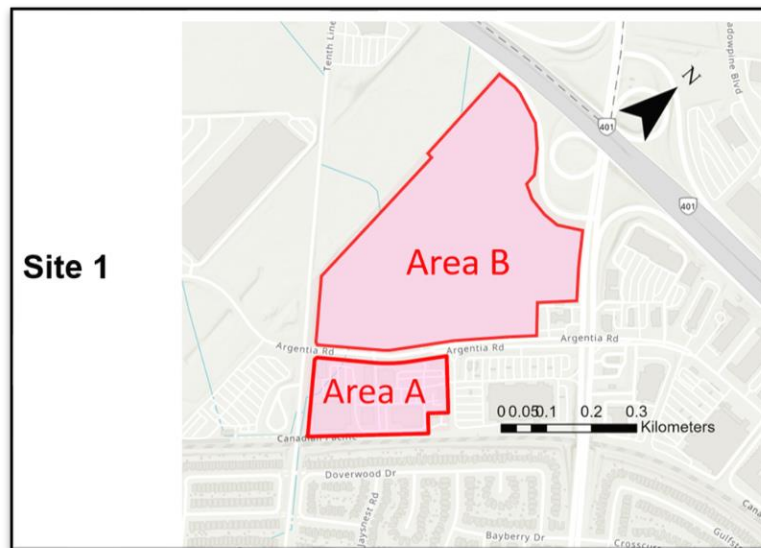
HOW:





# 5- Incorporate land use studies that promote new mixed-use communities

HOW:



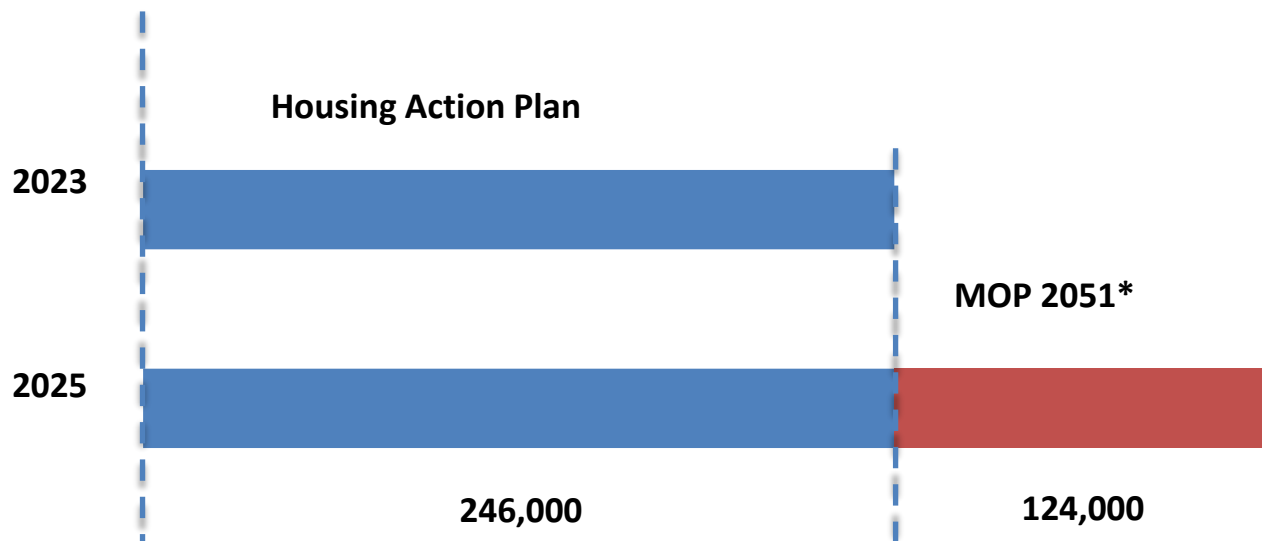
SmartCentres – Meadowvale



Dixie Outlet Mall – Lakeview

# Result: New Policies Permit More Housing

Approximate Total Units: 370,000



\* Subject to final Study recommendations/Council and Minister's approval



## Next Steps

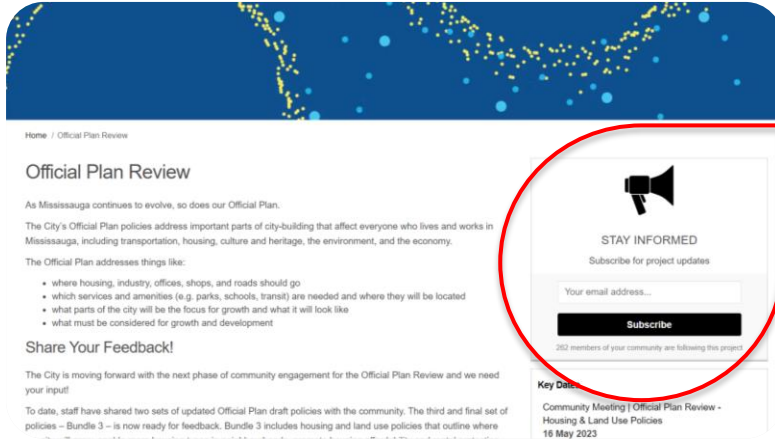
- Possible public in-person meeting (February)
- Seek Council adoption (March/April 2025)
- Submit to the Ministry/Province for approval (Q2 2025)

# For more Information



Visit  
[www.mississauga.ca/officialplan](http://www.mississauga.ca/officialplan)  
for more information on the  
Official Plan Review

# Subscribe



Subscribe for project updates:





## Get your questions answered.

Try Mississauga's  
Guide to City Planning  
and Development

Our guide is organized around the topics we get asked about most:

- What is city planning?
- Guiding city growth
- How land gets developed
- Development in your neighbourhood
- Ways to get involved

Visit: [mississauga.ca/city-planning-guide](https://mississauga.ca/city-planning-guide)