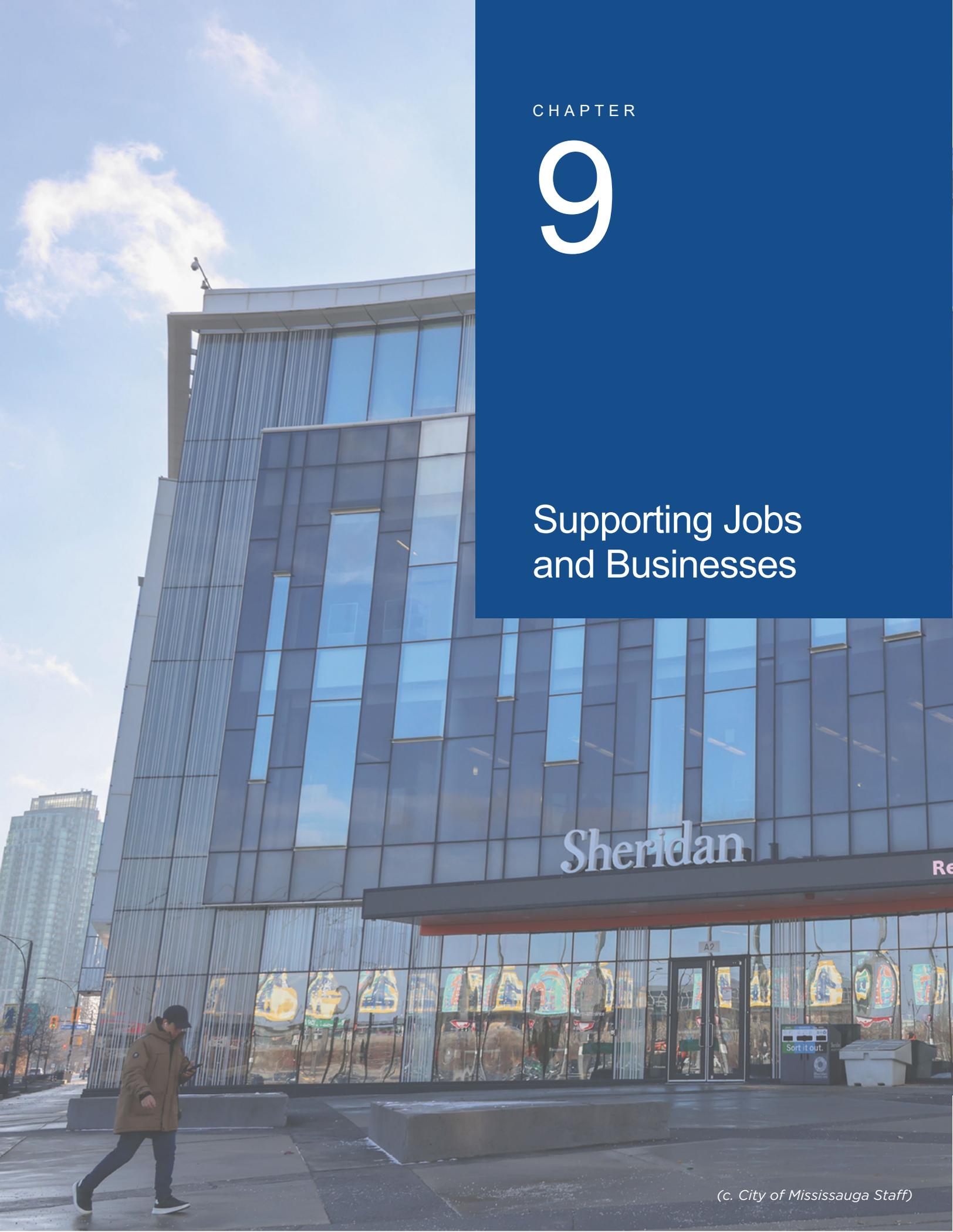


CHAPTER

9

Supporting Jobs and Businesses



Sheridan

9.1 Introduction

Mississauga is an economically strong city where people and businesses thrive. The city's economic success is based on its ability to attract and retain a diversity of business operations and highly skilled local and global talent. The city is within one of the world's fastest growing major economies and has one of the best-connected international airports. Major existing and planned *higher order transit* infrastructure and several 400 series highways, support travel connections to *employment areas* across the city.

Local jobs and a diversified economy are important for Mississauga's future. Wholesale trade; manufacturing; professional, scientific and digital technology services; transportation, smart logistics; warehousing; and film and television companies as well as various other employment sectors, are all represented in the city. Many of these companies are innovative businesses, large corporations and head offices. Mississauga is home to a significant number of international and Fortune 500 companies and a thriving film industry as well as a vital base of small and medium sized businesses.

The City's Economic Development Strategy identifies three core economic priorities: to Support Globally Minded Business, to Develop Distinctive Places, and to Deliver Durable Infrastructure. In this context, a number of target opportunities have been recognized in high growth key sectors, including Life Sciences; Smart Logistics; Higher Value Business Services; and Advanced Manufacturing.

Each of these sectors has a strong presence in Mississauga today, with business clusters in the Airport, Gateway, Meadowvale Business Park and Sheridan Park Corporate Centre Employment Areas. Sheridan Park is also a globally recognized research and innovation cluster. It is critical for the city to continue to grow and sustain these key sectors within the city.

To accommodate the city's forecasted 90,000 job growth by 2051, employment opportunities will be provided in mixed-use *Strategic Growth Areas* and in *Employment Areas* protected for employment uses.

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.

Providing sustainable modes of transportation to *Employment Areas* is a priority for the city. In addition to *higher order transit*, bus and *active transportation* routes will connect to *Employment Areas*. A planned *multimodal* transportation hub at the Airport will improve local and regional connectivity to and around the Airport.

9.1.1 Mississauga will encourage a range of employment opportunities reflective of the skills of the resident labour force.

9.1.2 Mississauga will protect *Employment Areas* shown on Schedule 1: City Structure, for a diversity of employment uses to meet current and future needs.

9.1.3 An adequate supply of lands providing locations for a variety of appropriate employment uses will be maintained to accommodate the City's growth forecasts and to support a vibrant and sustainable local economy.

9.1.4 Mississauga will provide for a wide range of employment activities including office and diversified employment uses. To this end Mississauga will:

- a. strive to increase office employment;
- b. encourage the establishment and support the growth of knowledge based industries, creative industries including film studios and artisans, and small innovative businesses;
- c. encourage the intensification of existing *Employment Areas* with compatible employment uses; and
- d. concentrate high-density employment uses such as **major office** and major institutional in **Major Transit Station Areas** and other *Strategic Growth Areas*.

9.1.5 Mississauga will facilitate the operation and where appropriate, the expansion of existing businesses as permitted by this Plan. In some locations, alternative land uses may be identified to encourage the relocation of existing businesses to allow the lands to redevelop in accordance with the planning vision for the area. Development proponents may be required to submit satisfactory studies prior to development.

9.1.6 Mississauga recognizes the importance of the Airport and shall protect its long-term operation and economic role when considering planning for land uses in the vicinity of the Airport.

9.1.7 To encourage economic development and competitiveness, Mississauga will ensure the necessary infrastructure, for which it is responsible, is provided to support current and forecasted employment needs.

9.1.8 Mississauga will undertake discussions with utility providers regarding the feasibility of servicing existing and future *employment areas* with leading edge telecommunications services, including broadband technology, to attract knowledge based industries and support the economic development, technological advancement and growth of existing businesses.

9.1.9 *Employment areas* will be planned and designed to minimize surface parking and be easily accessible by sustainable transportation modes, including transit and *active transportation*.

9.1.10 Mississauga will foster eco-industrial activity and clean technology in *employment areas*, which will demonstrate innovation and high levels of environmental and economic performance by:

- a. transforming the *employment area* into an eco-industrial zone;
- e. creating a sustainable economic area and green business areas;
- f. investing in green buildings, technology and practices;
- g. encouraging leveraged partnerships between public and private organizations; and
- h. establishing infrastructure with multiple objectives.

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.

9.2.1 **Major office** development will be directed to locate within the Downtown Core and other *Strategic Growth Areas* as appropriate.

9.2.2 **Secondary office** development will be encouraged to locate within certain Growth Nodes and **Major Transit Station Areas**.

9.2.3 Within *Strategic Growth Areas*, ground floor retail uses are encouraged within office buildings. Character Area policies may identify where ground floor retail uses will be required.



Figure 9.1. The Spectrum Square office buildings are in the Airport Corporate Centre Employment Area, located at a Bus Rapid Transit station and supported by neighbouring retail uses. (c. City of Mississauga)

9.3 Industry

Industrial uses include manufacturing, assembling, processing, fabricating, research and development, warehousing, distributing, and wholesaling, and sales and service accessory to these uses. Some types of urban agriculture, such as vertical agricultural facilities and greenhouses, may be considered an industrial use. Film studios are also considered an industrial use.

Industrial activities contribute significantly to the city's economic base. Industrial uses should locate in appropriate *Employment Areas*. It is a priority for Mississauga to ensure that *sensitive land uses* remain separated from industrial uses.

There is only one quarry remaining in operation in the Southdown Employment Area Character Area and no new quarries will be permitted. Existing areas of mineral resources will operate in compliance with legislation of the Provincial Government and the policies of this Plan.

9.3.1 Industrial uses will be permitted to locate within *Employment Areas*, in accordance with the policies of the Plan. Character Area policies may identify sites permitting industrial uses outside of *Employment Areas*.

9.3.2 Mississauga will protect lands within *Employment Areas* for industrial uses.

9.3.3 Development will minimize land use conflicts between industrial uses and *sensitive land uses*.

9.3.4 Within *Employment Areas*, Mississauga will support the continued operation of existing industrial uses and discourage employment uses and *sensitive land uses* in the vicinity of existing industrial land uses that would:

- a. require industrial uses to significantly modify their operations;
- b. cause industrial uses to be in non-compliance with pertinent standards; and
- c. inhibit the development of designated industrial lands for the purposes permitted by this Plan.

9.3.5 Industrial uses in proximity to residential uses and *sensitive land uses* will:

- a. not have outdoor storage;
- b. not generate air pollution, odour or excessive noise; and
- c. have a high standard of building design and landscaping.

9.3.6 Mississauga may identify alternative land uses and redesignate sites with existing industrial uses outside of *Employment Areas* or within *Strategic Growth Areas* to encourage the relocation of the existing business, thus allowing the lands in the vicinity to redevelop in accordance with the existing or planned land uses.

9.3.7 Applications to expand an existing quarry must determine the area of influence and other additional information deemed necessary by the City.

9.3.8 Progressive rehabilitation of excavated pits and quarries will proceed toward a compatible after use for the site in accordance with approved site development and rehabilitation plans approved by the City and Provincial Government.

9.3.9 Processing of excavated materials and related activities must occur within, or contiguous to, the area licensed.

9.3.10 Prior to the consideration of development proposals within the area of influence of quarry operations, it will be demonstrated to the satisfaction of the City, that there will be no adverse impacts that would make it incompatible with the quarry operation so as not to preclude or hinder the continued use of the quarry or which would be incompatible for reasons of public health, public safety or environmental impact.

9.4 Retail

Retail means the sale, lease and/or rental of goods to the public. Retail is often combined with other uses such as personal service establishments, offices, financial institutions, restaurants and overnight accommodations.

The primary locations for retail uses will be the *Downtown Core*, *Growth centres* and *Growth Nodes*. Retail uses within these locations will be encouraged to contribute to a vibrant, mixed use environment and be developed in combination with residential and office uses.

Within *Employment Areas*, retail associated with **Area of Employment** permitted uses will be encouraged in order to provide services to local businesses and employees. New freestanding retail uses will not be permitted.

Within *Neighbourhoods*, further retail and commercial uses will be directed to lands designated Mixed Use. Small scale retail uses will be encouraged to develop in combination with residential and office uses.

Employment Areas have a number of lawfully established retail uses, that have existed prior to October 20, 2024. These retail uses will be recognized by this Plan, however, their expansion and the establishment of new **retail** uses will not be allowed. Existing retail areas will be encouraged to redevelop to appropriate non-retail employment uses.

9.4.1 Retail uses are encouraged to locate primarily *Strategic Growth Areas* or in locations as identified in Character Area policies.

9.4.2 Retail uses may be permitted within *Neighbourhoods* to provide for a convenient access for the local residents. Character Area policies or local area plans will identify appropriate locations and types of uses.



Figure 9.2. Square One in downtown Mississauga is Ontario's largest shopping centre, a destination for many residents and visitors. (c. Visit Mississauga)

9.4.3 Within the *Downtown Core*, *Growth Centres* and Growth Nodes, existing single storey retail development will be encouraged to redevelop into multi-storey mixed use developments.

9.4.4 Local area reviews or planning studies will consider alternative land uses for lands with lawfully established retail uses within *Employment Areas*.

9.5 Post-Secondary Institutions

Post-secondary institutions can attract and support the growth of strong, innovative businesses, and further the needs and interests of youth, older adults and recent immigrants to Mississauga. Mississauga is home to a well educated labour force. Ensuring that residents have access to opportunities to develop the skills and knowledge needed to meet the needs of the business community is critical to the city's continued economic success.

Mississauga is home to The University of Toronto Mississauga, the Sheridan College campus, and the Mohawk and triOS college campus in the Downtown Core. In addition to these post-secondary institutions, the City promotes the establishment of new universities and colleges so that local students have a variety of learning opportunities within their community. This will also attract new residents to the city to further their education, retain youth and encourage partnerships between academic institutions and businesses. Improved transit facilities and providing for a range of suitable, *affordable* housing choices are also key to attracting new post-secondary schools, colleges and universities to Mississauga.

9.5.1 Mississauga will encourage the expansion of existing and the establishment of new post-secondary institutions within the city, particularly within the *Downtown Core*, *Growth Centres*, Growth Nodes, and in proximity to ***Major Transit Station Areas***.

9.5.2 In addition to educational, research, office and residential uses, other land uses that support the functioning of the post-secondary institution and the needs of the staff, students and visitors will be permitted.

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