



CHAPTER

2

Vision

2.1 Vision Statement

As the City looks into the future, it acknowledges that for thousands of years, *Indigenous Peoples* have lived, travelled and been stewards of the lands now known as Mississauga. Mississauga will be well designed, livable and inclusive. It will be known for its cultural diversity, healthy neighbourhoods, inspiring waterfront and vibrant downtown. Mississauga will prioritize pedestrians, *affordable* homes, taking action on climate change, improving individual and community health and supporting jobs and businesses.

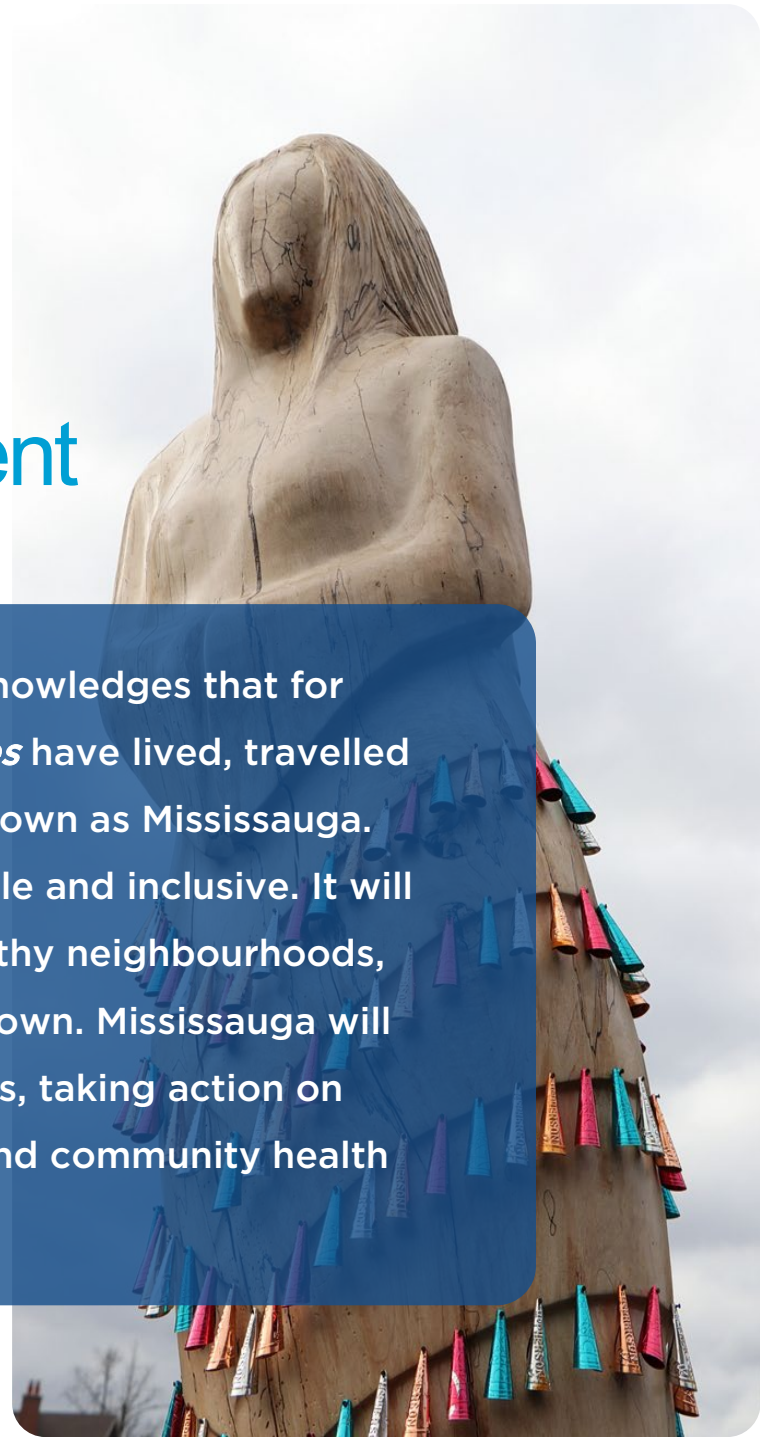


Figure 2.1. Sawmill Sid, 2022, The Dance (c. Heritage Mississauga and Sanborg Productions).

2.2 Historical Context

Since time immemorial, *Indigenous peoples* have lived, travelled and been stewards of the lands now known as Mississauga. Mississauga is home to many global *Indigenous Peoples*. The lands which constitute the present day City of Mississauga are part of the Treaty Lands and Traditional Territory of the Mississaugas of the Credit First Nation, The Haudenosaunee Confederacy and the Huron-Wendat and Wyandot Nations.

There are many different interpretations of how the name “Mississauga” came to exist, and it is most likely a European pronunciation for an Ojibwa word, Misswezhaging, meaning ‘(river) of many mouths’. The City of Mississauga thanks and acknowledges the Anishnaabe peoples who came to be known as the Mississaugas of the Credit for our name.



Figure 2.2. The Antrex Site, near Hurontario Street and Highway 403, was host to nine longhouses in the 13th and 14th century. The boulder pictured was used as a grinding surface south of House 4 (c. *ASI Heritage*).

Prior to the City of Mississauga’s incorporation in 1974, the first French and English settlements date back to the early 1800’s. Government officials from York, now known as Toronto, bought 34 000 hectares of the Mississauga Tract in 1805, and on August 2, 1805 this region was formed into Toronto Township. Many of the smaller existing communities were located near natural resources, waterways for industry and fishing, and routes leading into York. Most early villages served the farming community or local industries that processed natural resources including lumber, grain and farm products.

In 1820, the Crown made a second purchase and additional settlements were established. This led to the eventual displacement of the Mississaugas, who were relocated in 1847 to a reserve in the Grand River Valley near present day Hagersville.

In light of the continued growth seen in this area, the Toronto Township Council was formed in 1873 to oversee the affairs of the various villages, which were unincorporated at that time.

The majority of growth in Mississauga occurred in post World War II following the establishment of an extensive regional highway network. GO Train service was added along the Lakeshore Road railway line in 1967, but most of the communities created during this period were car-oriented.

Port Credit and Streetsville became towns in 1961 and 1962, respectively. In 1968, the township settlements of Lakeview, Cooksville, Lorne Park, Clarkson, Erindale, Sheridan, Dixie, Meadowvale Village and Malton were amalgamated to form the Town of Mississauga.

Growth and development generally moved north and west from southern Mississauga with large scale developments such as in Meadowvale and Erin Mills being built in the 1960s and 1970s. In 1974, the Town of Mississauga amalgamated with Port Credit, Streetsville and portions of the Townships of Toronto and Trafalgar to form the City of Mississauga.

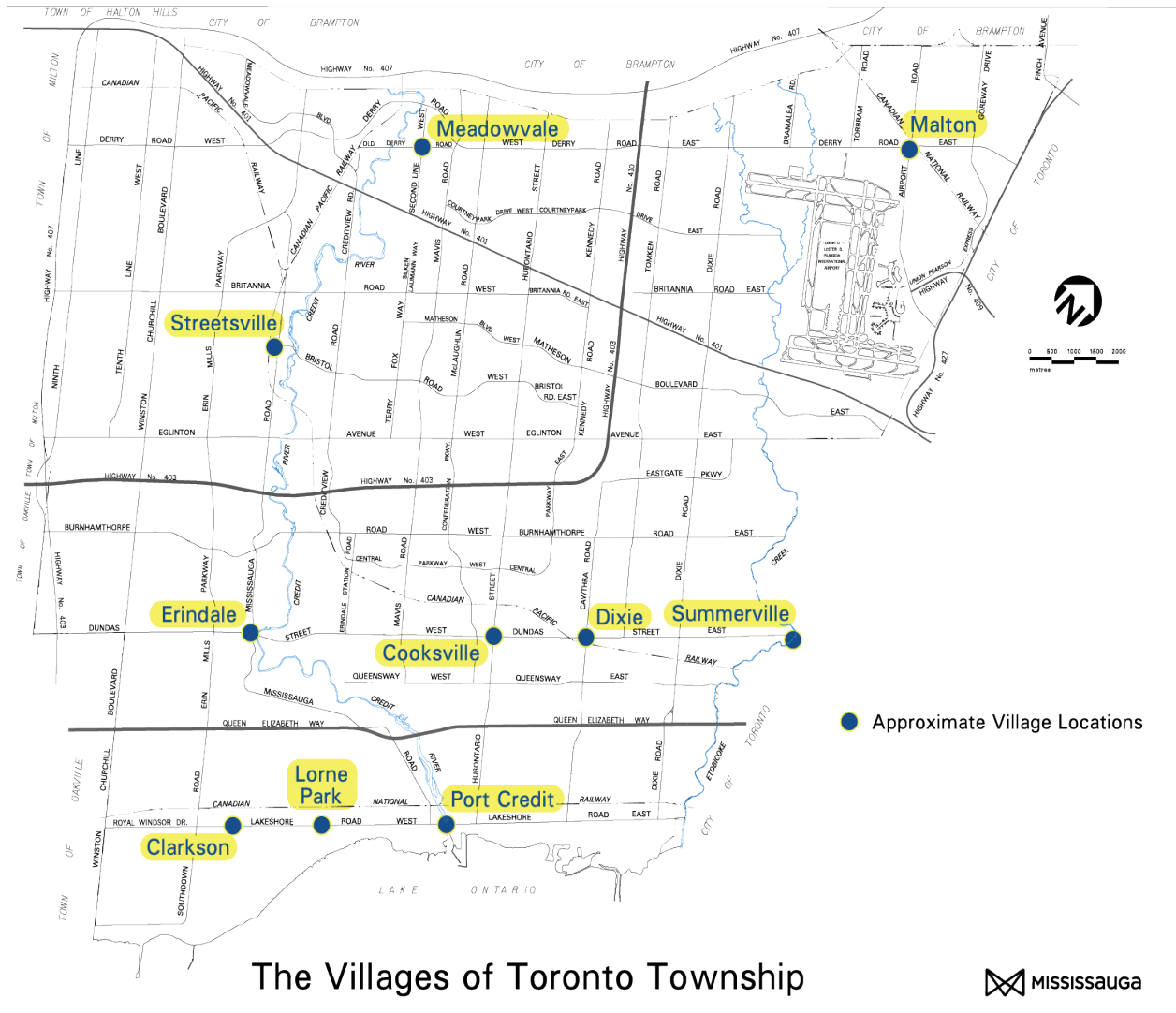


Figure 2.3. At the beginning of the 19th century, many hamlets and villages were established in the Toronto Township area. As fortunes declined in the late 1800's, some villages like Summerville disappeared. Later in the 20th century, other new settlements were formed and villages such as Erindale and Malton experienced a resurgence. (c. City of Mississauga Staff)

2.3 Current Context

As one of Canada's largest cities, Mississauga has been one of the fastest growing and most economically successful cities in the country. People of diverse backgrounds, ages and abilities have chosen to live, work and invest in Mississauga. Not only do Mississauga's residents want to raise their families in the community, they also want to spend their senior years in neighbourhoods that offer appealing amenities and healthy, urban lifestyle options.

While there is a range of housing choices in Mississauga, opportunities to expand this range must be pursued and should include innovative options. New residential development is expected to be accommodated in already developed areas and in compact forms such as additional residential units, duplexes, triplexes, townhouses and apartment buildings. Efforts are necessary to ensure a diverse range of tenures as well as *affordable* options are created within Mississauga.

With a thriving and diverse economy, Mississauga has successfully grown over recent decades and will continue to support its employment. The City is part of one of the world's fastest growing major city economies, with a growing network of public and *active transportation* and one of the best connected international airports. Mississauga has the opportunity to grow by cultivating new start-ups and attracting investment across key industry sectors for its established larger businesses and smaller enterprises. The City will continue to work with its residents, workforce, institutions and businesses to ensure Mississauga maintains a competitive edge.



Figure 2.4. Mississauga has a unique and diverse urban fabric, ranging from **tall buildings** to ground related low-rise developments, from parks to economic nodes. Strategic growth will be required to accommodate the City's projected economic and population forecast. (c. Adobe Stock)

2.4 Guiding Principles

The goals, objectives and policies of Mississauga Official Plan 2051 align with the Provincial Policy Statement (PPS). It focuses on planning for inclusive, vibrant, resilient communities, a healthy environment and a versatile, competitive economy. Furthermore, the Plan aligns with the City's Strategic Plan and emphasizes appropriate long term land use, growth and development policies.

Mississauga Official Plan 2051 will guide the physical evolution of the city through the management of growth and land development to 2051. It reflects the aspirations, changing needs and opportunities of the city. This latest Plan seeks to provide greater certainty in policy direction, removes redundant and obsolete policies and integrates best practices and policy innovation in an effort to optimize planning outcomes.

In order to protect what is valuable and shape change responsibly, Mississauga Official Plan 2051 subscribes to the following key guiding principles for land use:

- Mississauga will promote social inclusion and value diversity. We will make land use and development decisions that are free from racial bias and that do not negatively impact *Indigenous Peoples* and equity deserving groups. Mississauga will ensure decisions accommodate the needs of communities by recognizing their socioeconomic diversity;
- Mississauga will support the creation of distinct, vibrant and *complete communities* by building healthy, walkable, beautifully designed and inspiring environments that contribute to a sense of community identity, cultural expression, well-being and inclusiveness;
- Mississauga will plan for a wide range of *housing options*, jobs and *community infrastructure* resources that address systemic inequities, unaffordability and meet the daily needs of the community through all stages of life;
- Mississauga will prioritize pedestrians. We will provide a range of mobility options (e.g., walking, cycling, transit, vehicular) for people of all ages and abilities by connecting people with places through coordinated land use, urban design and transportation planning efforts;
- Mississauga will take climate change seriously. We will support sustainable and climate resilient actions, including green building and design practices to help adapt to climate risks and reduce greenhouse emissions, especially within vulnerable communities;
- Mississauga will promote development decisions that support the preservation, enhancement and restoration of our Natural Heritage System and Water Resource System and enhance the quality of life for our present and future generations;
- Mississauga will use an *agricultural system* approach, and support and foster the long-term economic prosperity and productive capacity of the *agri-food network*;
- Mississauga will identify, protect, enhance and where possible restore distinct natural features, areas and linkages, including their *ecological functions*, particularly those associated with the Lake Ontario waterfront and the city's river and valley corridor system;
- Mississauga will enhance the cultural heritage and livability of our communities; and
- Mississauga will be a place where people want to invest. We will promote a strong diversified economy that provides a range of connections to global markets and equitable employment opportunities for residents and attracts lasting investment to secure financial stability.



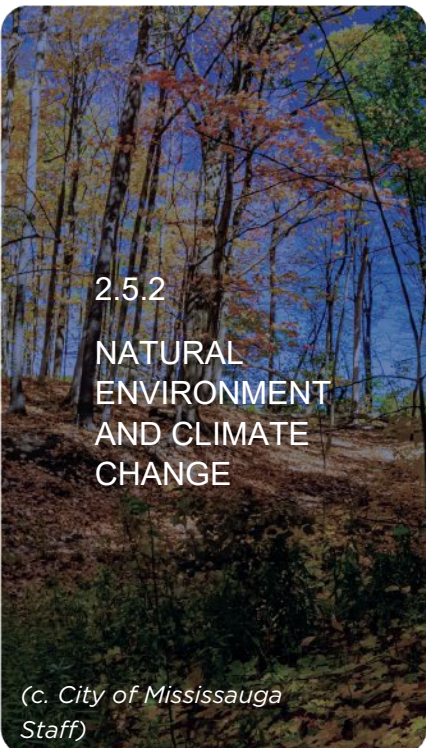
(c. Adobe Stock)

2.5 Achieving the Guiding Principles

Mississauga Official Plan 2051 will implement the guiding principles through the following strategic actions:

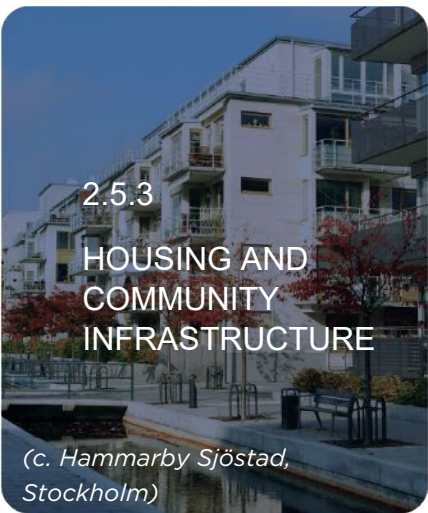


As Mississauga continues to evolve, its growth will be strategically managed by determining the appropriate arrangement and balance of land uses, including population and employment densities. Growth will be directed to key locations to support existing and planned transit and other infrastructure investments. These areas will have higher densities, a mixture of uses, be designed for walking, cycling and be close to local services and amenities. Additional moderate growth will take place within neighbourhoods which will support the creation of *complete communities* throughout the city.



Mississauga has natural areas of exceptional beauty and quality. Mississauga will serve as a steward of the environment by identifying, protecting, enhancing, restoring and expanding its Natural Heritage System and Water Resource System, thus further growing and connecting its Green System. The City will work collaboratively with the Conservation Authorities to ensure that *watershed* planning is undertaken to support a comprehensive, integrated, and long term approach to the protection, enhancement, or restoration of the *quality and quantity of water* within the city's *watersheds*.

The City will make use of sustainable *green infrastructure* and protect and grow its tree canopy in order to respond to climate risks. It will work to reduce greenhouse gas emissions and increase resilience to climate change events by adopting mitigation policies such as compact, mixed-use, *transit-supportive* communities and promoting energy conservation and efficiency.



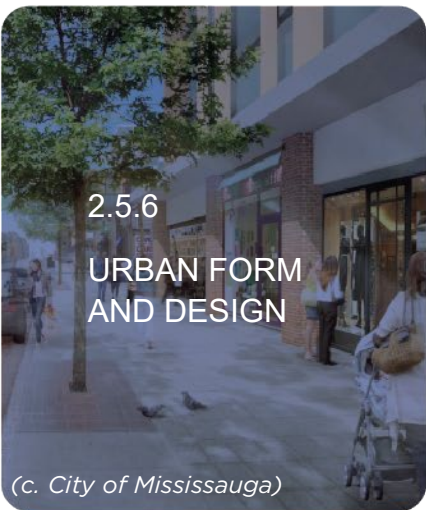
Mississauga will contain healthy, equitable, vibrant communities that provide existing and future residents with *housing options* responding to their needs. These options will include a greater diversity of housing types, living arrangements and tenure for individuals of all ages, abilities and social statuses. Achieving increased housing *affordability* and inclusion will be prioritized. Compatible infill *housing options* and small-scale retail and service uses will be enabled within neighbourhoods. Communities will have equitable access to important local *community infrastructure* including schools, libraries, recreation centers, daycares, places of religious assembly and emergency services.



Mississauga will promote expressions of art, culture and design to foster a distinct sense of community identity, stimulate inclusivity and create lively, richly textured places where people want to live and visit. Celebrating and conserving our cultural heritage resources to maintain a connection to the past will be a priority of the City.



Mississauga's expected future growth and its existing traffic congestion provide the urgency for increasing people's travel options and permitting a broader range of land uses closer to where people live. People will be prioritized over cars. The needs of all travelers will be considered in the design and management of transportation infrastructure, with emphasis on sustainable transportation modes (walking, cycling, transit) and reduction of car dependence. Safety is a priority on the street network. Mississauga is a *Vision Zero* city with the goal of zero fatalities and serious injuries from collisions on city streets. Future growth in the city will be focused around transit, with a full and integrated range of transit options, including local bus services, express bus services, Bus Rapid Transit (BRT), Light Rail Transit (LRT), and regional bus and rail services. *Active transportation* connections to transit will be a priority. New and improved pedestrian walkways, crossings and sidewalks will bring more destinations within comfortable walking distance and make walking regularly more attainable. Making cycling an attractive transportation option will be achieved by ensuring bicycle networks that are safe, comfortable, connected and convenient.



Mississauga will promote a strong civic identity by ensuring that the urban form and design of the city (e.g. buildings, streets, *streetscapes*, landscapes, parks, and infrastructure) contribute positively to everyday living in Mississauga. *Placemaking* initiatives will be used to support active living and improved public health, comfort and social interaction. Mississauga will encourage green development standards and technologies to address challenges related to climate change.



Mississauga has a progressive and diversified economy. Maintaining its current strength, while further diversifying its base by providing the opportunity for people of all ages and backgrounds to thrive, will be important for its future success. The City will foster innovative and creative businesses by capitalizing on a dynamic downtown, attractive office centres and hi-tech infrastructure, and by enabling the efficient movement of goods. It will maintain an adequate supply of employment lands to meet future needs. The City will work to provide an appropriate mix of jobs and services to support the creation of thriving and connected *complete communities*.



Mississauga will facilitate participation, collaboration, education and partnerships with *Indigenous Peoples*, residents and employees, and with stakeholders including government, business, education and non-profit groups. Mississauga will work to remove barriers to ensure that everyone is given opportunities to participate in the land use planning process that shapes the city and its neighbourhoods. Land use decisions will consider the results of engagement with the community and *Indigenous Peoples* and potential impacts on the city's most vulnerable, including equity-deserving groups.