CHAPTER

3

Directing New Development



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3.1 Introduction

As the city grows and urbanizes, the wise use of its resources and infrastructure becomes critical to its success and resilience. It is important that Mississauga adopt an integrated approach to land use, environmental and infrastructure planning. This will optimize the use of land, resources and infrastructure, consistent with provincial direction. This approach supports the establishment of a strong city structure composed of a hierarchy of *Strategic Growth Areas*, each dedicated to accommodating growth in accordance with its capacity. Within these *Strategic Growth Areas*, communities will have access to employment, transit, public services and, where permitted by the policies of the Plan, a range of *housing options*.

This chapter describes the City Structure that will be used as the framework for determining where population and employment growth will be directed towards and, conversely, those areas of the city where change will be more gradual and limited. As such, this chapter also indicates at a high level where major infrastructure investments will be located.


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3.2 Growth Forecast

Mississauga's population and employment growth are expected to be strong over the next 30 years. Mississauga has sufficient land to accommodate projected growth to 2051 and beyond. New growth will continue to be accommodated primarily through redevelopment and intensification within developed areas.

Encouraging compact, mixed use development in appropriate locations will provide greater opportunities to live and work in Mississauga and reduce the need for extensive travel to fulfill day-to-day living necessities. Directing growth to *Strategic Growth Areas* with existing or planned *higher order transit* service and enhancing opportunities for walking and cycling. It will also allow for competitive alternatives to vehicular travel, which will reduce our greenhouse gas emissions, minimize impacts on our environment and promote public health.

3.2.1 The population and employment forecasts for Mississauga are shown in Table 3-1 and will constitute a basis for this Plan.

Table 3-1. Population and Employment Forecasts as per the Region of Peel Forecast (April 2022)

Year	Population[1]	Households	Employment
2041	920,000	320,000	565,000
2051	995,000	345,000	590,000

Notes:

1) [1]Population figures include a Census undercount of 3.3 percent.

2) Figures rounded to the nearest 5,000.

3.2.2 This Plan will ensure that there is adequate land capacity to accommodate population and employment growth to 2051.

3.2.3 Forecasted growth will be directed to appropriate locations to provide *transit-supportive* densities, to ensure that resources and assets are managed in a sustainable and equitable manner and to:

a. protect *ecological functions*, public health and safety;

b. optimize the use of existing and proposed services and infrastructure such as transit and ***community infrastructure***;

c. meet long term needs;

d. build strong, livable, universally accessible, climate resilient communities; and

e. promote economic prosperity.

3.2.4 Most of Mississauga's future growth will be directed to *Strategic Growth Areas*, which are the Downtown, Growth Centres, Growth Nodes, and ***Major Transit Station Areas***.

3.2.5 In directing growth as per Table 3-1, Mississauga will:

a. ensure that the City's natural, environmental, and cultural resources are maintained for present and future generations;

b. ensure that development is mixed use, compact, and transit and *active transportation* supportive, in appropriate locations, to provide a range of local live/work opportunities;

c. permit a range of *housing options* within low-rise residential Neighbourhoods; and

d. protect the economic vitality of *employment areas* to allow for a diversity of employment uses.

3.2.6 Planning for infrastructure, *public service facilities, strategic growth areas* and *employment areas* may extend beyond the 2051 planning horizon.

3.2.7 The City's population and employment forecasts are premised on the adequacy of services and infrastructure to support growth in appropriate locations. New development will proceed according to the planned provision of necessary services and will not exceed the capacity of existing and planned infrastructure and ***community infrastructure***.

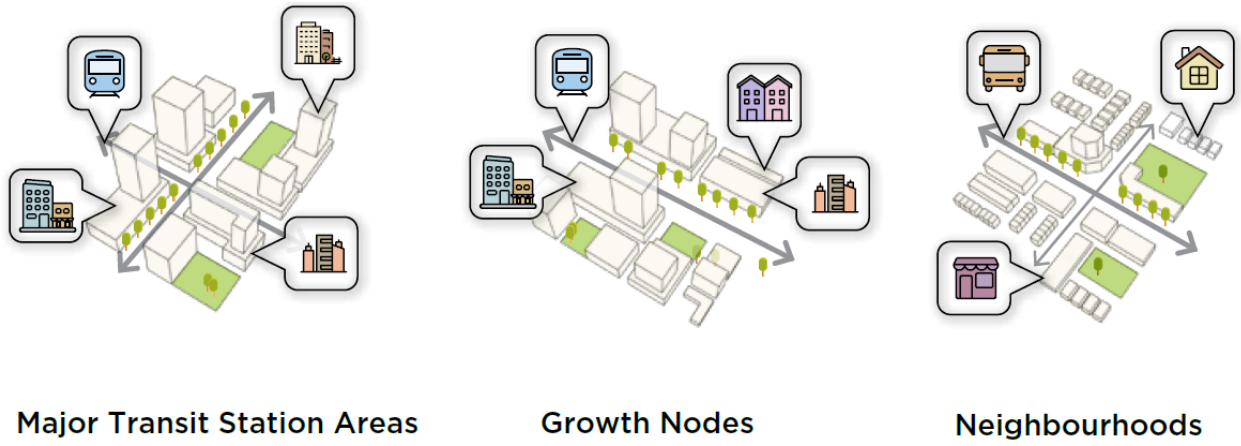
3.2.8 Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated. Alternatively, development proposals may be phased in coordination with service and infrastructure providers for the provision of services and infrastructure.

3.2.9 The City Structure, growth forecast and land use designations will inform the vision for growth and future investments in transit, ***community infrastructure*** and services.

3.2.10 The City will collaborate with infrastructure and service providers to develop and maintain servicing and infrastructure plans and establish phasing priorities which incorporate the timing, efficient provision and financing of services and infrastructure that support sustainable growth within *Strategic Growth Areas*. These should address and incorporate issues such as timing and efficient provision and financing of necessary municipal services, and fiscal impacts to the municipality. Where an approved development master plan is not already in place, the City will consider developing staging and sequencing plans that provide for the orderly, fiscally responsible and efficient progression of development that is coordinated with infrastructure plans.

3.3 City Structure

The City Structure recognizes that various areas of the city perform different functions. For example, the Strategic Growth Areas contains a mix of uses, whereas Neighbourhoods contain predominantly residential uses. The City Structure organizes the city into functional areas to establish the framework for planning policies that will guide development. This framework serves as the basic foundation for the Official Plan and is the basis for more detailed policies that will shape the city over the coming decades. Schedule 1: City Structure, identifies among others the following elements of the City Structure:



(c. City of Mississauga)

The various elements of the City Structure will play a unique role in accommodating development. Some will be areas where growth is focused and directed, while others will accommodate some development, but will not be the primary location for future growth. Detailed City Structure policies, including land use, height and density provisions, are found in Chapters 10 to 17 of this Plan.

Growth is assigned to City Structure elements following a hierarchy of density and uses. This hierarchy mainly directs most planned growth towards the City's *Strategic Growth Areas*, with additional moderate density increases expected in other City Structure elements as described further in this section.

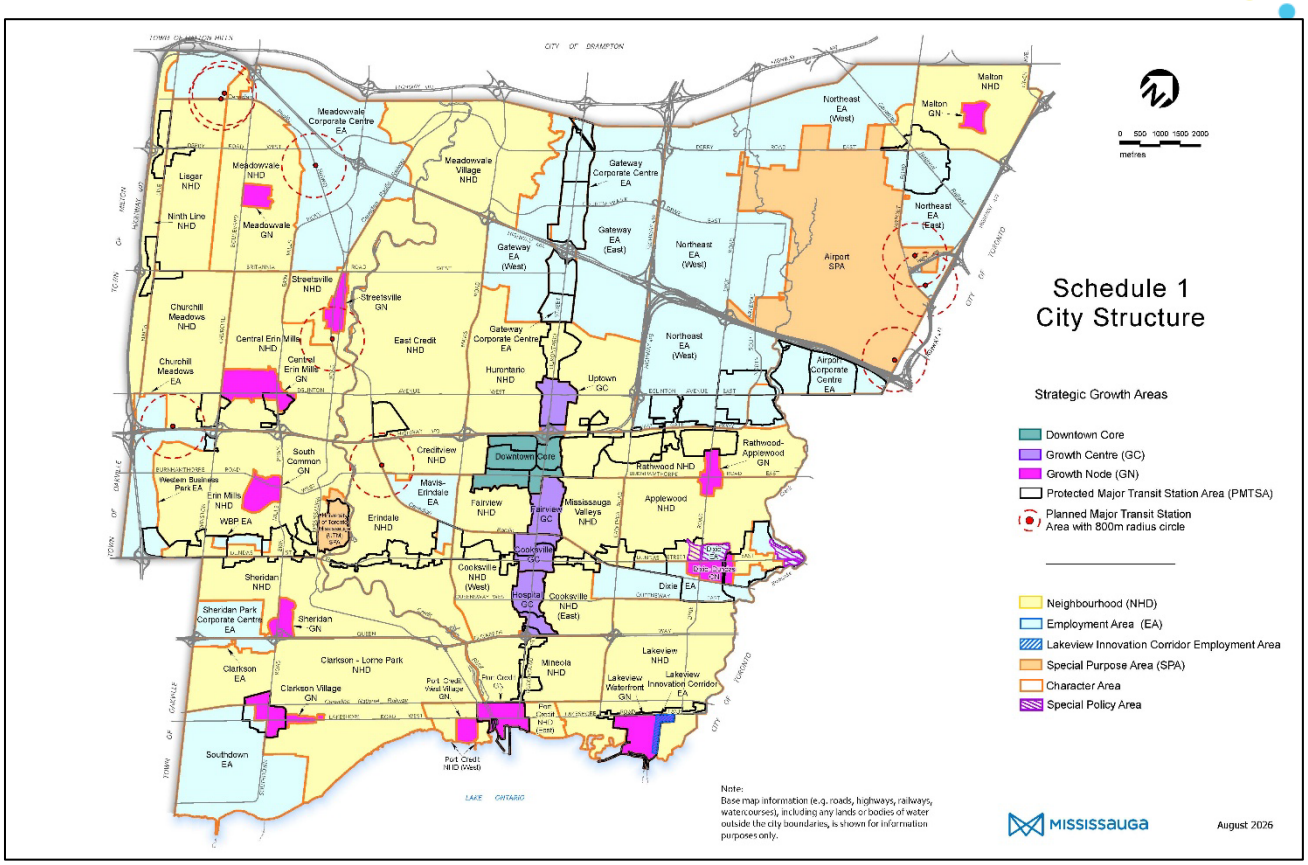
3.3.1 Strategic Growth Areas

The *Strategic Growth Areas* are the City's priority areas targeted to accommodate most of its future growth and development and to make efficient use of land and infrastructure. More than three quarters of the city's growth in population and employment to 2051 will be accommodated in *Strategic Growth Areas* where considerable development capacity exists.

Strategic Growth Areas will be attractive mixed-use areas and will be developed at densities that are high enough to support *frequent transit* service, walkability as well as physical and social infrastructure. Development in *Strategic Growth Areas* will support the achievement of *complete communities* and the provision of a range of *housing options*, including *affordable* housing, to serve all sizes, incomes, and ages of households.

Most *Strategic Growth Areas* within the City are delineated and have an assigned growth target. It is, however, possible that additional *Strategic Growth Areas* may be identified, delineated and added to this Plan. These future areas will fulfill the requirement to provide for *transit-supportive* densities that permit the achievement of *complete communities* and a compact built form, while ensuring appropriate transition to adjacent built forms.

It is expected that more efficient use of land within *Strategic Growth Areas* will occur as single storey buildings and surface parking lots are replaced with multi-storey developments and structured parking facilities.



Map 3-1: Strategic Growth Areas

3.3.1.1 *Strategic Growth Areas* in Mississauga comprise the following areas as shown in Map 3-1 and Schedule 1: City Structure:

- Downtown Core Character Area will contain the highest densities, tallest buildings and greatest mix of uses;
- ***Major Transit Station Areas*** will accommodate future growth with *transit-supportive* development reflective of their local context. ***Major Transit Station Areas*** are an overlay and their boundaries may include one or more City Structure elements and Character Areas. They incorporate sites in proximity to existing or planned *higher order transit* stations or stops within the City of Mississauga. These areas are identified on Schedule 8 and defined in Chapter 11. Additional policies for the Dundas Street Corridor, which is entirely bounded by ***Major Transit Station Areas***, are also included in Chapter 11;
- Growth Centres are comprised of Uptown, Fairview, Cooksville and Hospital Growth Centres and will provide for mixed-use communities with *transit-supportive* densities and heights that are sufficient for supporting the Hazel McCallion LRT (previously known as the Hurontario LRT) line. They will have lesser heights and densities than the Downtown Core; and
- Growth Nodes will generally provide for a mix of population and employment uses at densities and heights less than the Downtown Core and Growth Centres but greater than elsewhere in the city.

Growth Nodes comprise the following Character Areas:

- Central Erin Mills;
- Clarkson Village;
- Dixie-Dundas;
- Lakeview Waterfront;
- Malton;
- Meadowvale;
- Port Credit;
- Port Credit West Village;
- Rathwood-Applewood;
- Sheridan;
- South Common; and
- Streetsville.

The Central Erin Mills, Malton, Meadowvale, Rathwood-Applewood, Sheridan and South Common Growth Nodes were all established around indoor shopping malls and include additional policies to guide the redevelopment of these sites into mixed use *complete communities*.

3.3.2 Neighbourhoods

Neighbourhoods typically accommodate the lowest densities and building heights. Neighbourhoods focus on residential uses, but include compatible retail uses, services and facilities.

3.3.3 Employment Areas

Employment Areas accommodate a diverse mix of employment uses but will not permit residential uses. Some *Employment Areas* include locations where there are concentrations of existing tall office buildings.

3.3.4 Special Purpose Areas

3.3.4.1 Special Purpose Areas are unique destinations of city and regional significance. They have some or all of the following characteristics:

a. specialized land uses and planning needs;

b. serve a large number of users;

c. substantial transportation demands;

d. play a significant role in the economy;

e. impact surrounding land uses and land use patterns;

f. generate significant employment;



Figure 3.1. The University of Toronto (U of T) Mississauga is the second largest U of T campus and provides a range of programs and areas of study *(c. Paul Orenstein)*

g. specialized infrastructure needs; and

h. are land extensive.

To date, two Special Purpose Areas have been identified: the Toronto-Lester B. Pearson International Airport and University of Toronto Mississauga (UTM). Policies for the Special Purpose Areas are located in the Special Site Policies Chapter 17.

3.3.5 City Structure Policies

3.3.5.1 The City Structure establishes a hierarchy associated with the scale and intensity of use. Each hierarchy level has a policy framework that guides height, density and land use requirements. Each is informed by the geography of the element, its purpose within the City and its capacity, which includes existing and planned infrastructure. The city structure and associated density hierarchy set the foundation for the orderly growth of the city. The City Structure is also designed to create unique communities that offer a range of housing types and provides guidance for those who wish to redevelop properties.

3.3.5.2 The policies associated with the City Structure will be maintained and reinforced as the city continues to develop. It is necessary that changes that affect the City Structure's hierarchy of densities be considered through an Official Plan update or review. The reasons for this include the following:

a. The Provincial planning framework requires all municipalities to identify the appropriate type and scale of development in *Strategic Growth Areas* and transition of built form to adjacent areas. This directive recognizes that there will be distinct policy approaches in allocating development height and intensity among different types of *Strategic Growth Areas*. Context sensitivity will play a role in this determination. While it is recognized that some height and density modifications to this Plan may be determined to be acceptable as part of the development application review process, amendments that are not consistent with the urban hierarchy may lead to its destabilization over time;

b. official plan updates and reviews constitute the appropriate process for the evaluation and potential revisions of height, density and other growth related policies that have city wide impacts. Official plan updates and reviews allow for a comprehensive and integrated approach to land use, environmental protection and infrastructure planning as directed by the *Provincial Planning Statement*;

c. erosion of development intensity policies through ongoing site specific amendments may lead to cumulative *negative impacts* on local services, ***community infrastructure*** and transportation facilities. While individual development approvals that are out of scale with the urban hierarchy may not display these impacts immediately, they may present aggregate effects over time. The optimal allocation of financial resources, infrastructure and service levels to match community needs requires a long term, integrated and comprehensive planning approach; and

d. clear land use planning permissions lead to predictable development expectations for everyone, including residents and developers. Frequent policy amendments that

result in expanded permissions may contribute to uncertainty and land speculation. This in turn can lead to higher land prices, hurting development viability and housing *affordability*. Greater certainty helps everyone make better decisions based on a known and consistent set of rules.

3.3.5.3 Growth will be primarily directed towards the *Strategic Growth Areas* as shown on Schedule 1: City Structure.

CITY STRUCTURE ELEMENT			NUMBER OF ELEMENTS	PLANNED MINIMUM DENSITY (PPJ/ha)	OVERVIEW OF PLANNED BUILT FORM
Major Transit Station Areas (MTSAs)* 62 Including 54 ***Protected MTSAs*** (PMTSA) and 8 Planned MTSAs	Downtown Core		1	400+	Greatest heights and densities in the city – generally no maximums specified
	Growth Centres	Uptown, Fairview, Cooksville and Hospital	4	300+	Generally ***tall buildings*** with a variation in height
	Growth Nodes		12	100 to 250+	A mixture of low-rise, mid-rise and ***tall buildings*** depending on Character Area policies and applicable PMTSA provisions
	Neighbourhoods		23	Generally not specified	Per land use designation / Character Area policies and applicable PMTSA provisions
	Employment Areas		13	Generally not specified	Generally a mixture of low-rise and mid-rise buildings with some ***tall buildings*** where existing offices are concentrated

Figure 3.2. A summary of height and density requirements for the City Structure elements. Land use designation, Character area and Special Site policies may establish alternative heights and densities and must be reviewed to determine requirements for specific properties.