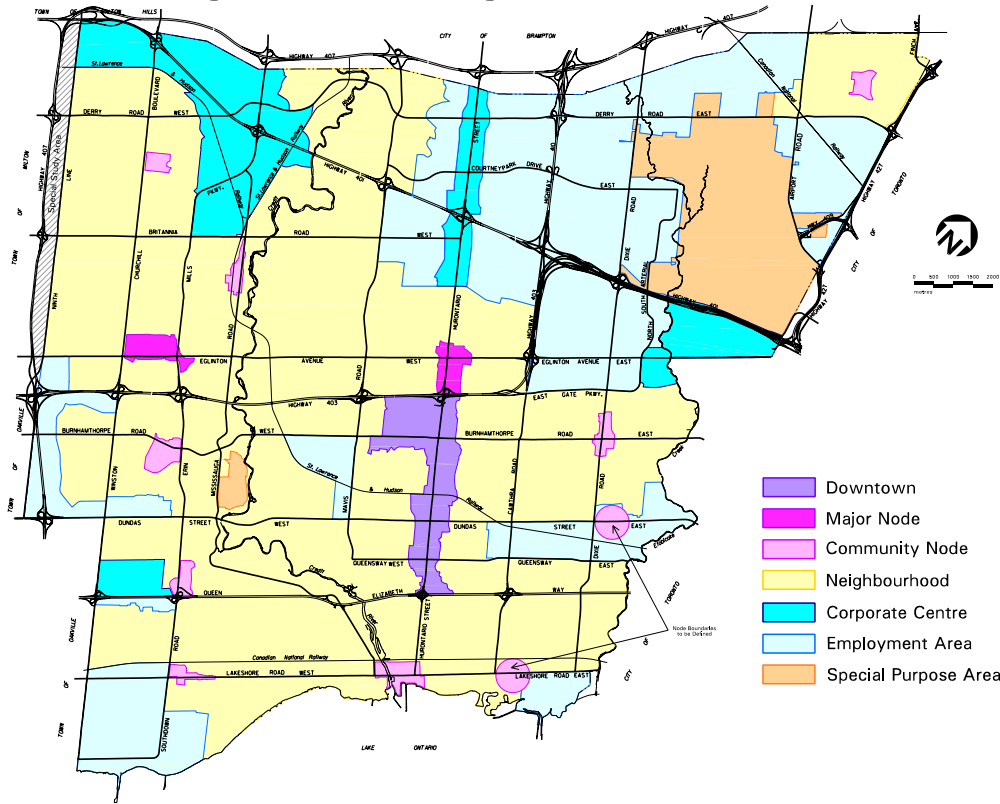
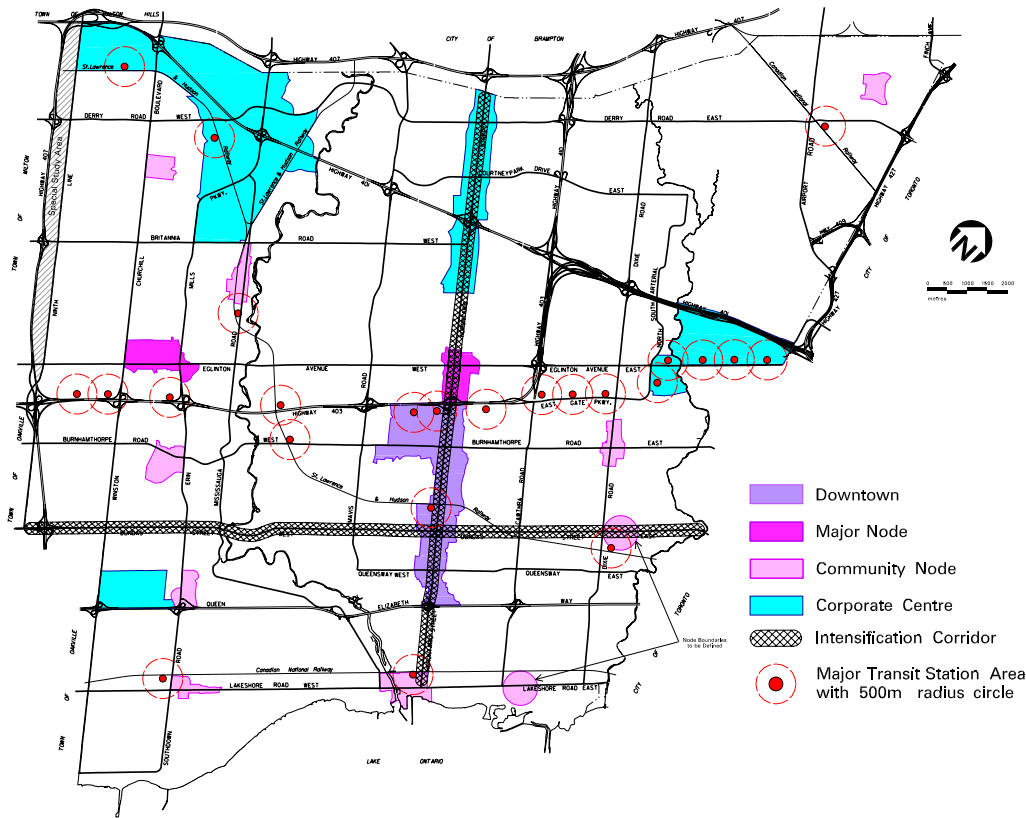


Urban System – City Structure



Intensification Areas



Executive Summary



official plan
 Mississauga

Executive Summary



Background

In 2010 City Council adopted a new official plan for the City of Mississauga.* An official plan is a policy document, prepared under the Planning Act, which is adopted by City Council and is legally binding – all public works must conform to it, and it cannot be changed without a formal public process. Its main purposes are to direct the use of land while providing a framework for evaluating development proposals, and to guide municipal decisions about infrastructure investments, such as transit and roads.

Why a New Plan?

The new Mississauga Official Plan is the first major rethink of Mississauga’s planning framework and embodies a fundamentally different approach to planning. Mississauga’s previous official plans were prepared when Mississauga had vast areas of largely vacant, or “greenfield” land, and was regarded as a bedroom community to Toronto. Suburban development supported by a car dominated transportation system shaped city planning and became an underlying philosophy of the official plan.

Mississauga is striving to be a more sustainable municipality, and because most development will now be infill or redevelopment, a new approach to planning is required. A new strategic plan vision for Mississauga was articulated in the “Our Future Mississauga – Be Part of the Conversation” public engagement process. A new official plan is required to align with this vision, incorporate other municipal studies such as the cycling master plan, and conform to Provincial planning initiatives, particularly the policies of the Growth Plan for the Greater Golden Horseshoe (Growth Plan).

*The official plan was subsequently approved by the Region of Peel and partially approved by the Ontario Municipal Board. For the status of outstanding appeals, please visit our website mississauga.ca/portal/residents/mississaugaofficialplan

Mississauga Official Plan Overview: A New Approach to Planning

The Mississauga Official Plan adopts a new approach to land use planning in Mississauga, with a focus on sustainable development and the strategic management of growth and change through the integration of environmental, land use, transportation and design objectives. It promotes growth in locations where it is financially sustainable and where it can be developed in compact efficient forms supported by existing and planned infrastructure necessary to create complete communities.

The transportation system will be designed to support all modes of travel with transit as a priority and walking and cycling regarded as legitimate means of transportation, not only as recreational activities. There is a greater emphasis on urban design to ensure a high quality built form with an attractive public face.

The importance of “soft” infrastructure, which includes housing, recreational facilities and cultural resources, is recognized as vital in creating complete communities where people of all ages and walks of life can thrive. This approach also includes the protection and enhancement of stable areas including the City’s natural and cultural heritage resources and residential neighbourhoods.

Vision and Guiding Principles

The vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources, particularly the Lake Ontario waterfront, the Credit River and other valley corridors, and its established, stable neighbourhoods. The City will plan for a strong, diversified economy supported by a range of mobility options and a variety of housing and community infrastructure to create distinct, complete communities. To achieve this vision the City will revitalize its infrastructure, conserve the environment and promote community participation and collaboration in its planning process.

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

- promote development decisions that support the sustainability of our natural environment;
- protect, enhance and where possible restore distinct natural features and functions;
- preserve the character, cultural heritage and livability of our communities;
- promote a strong, diversified economy that provides a range of jobs for residents;
- provide a range of mobility options (e.g., walking, cycling, transit, automobile) for people of all ages and abilities, by connecting people with places through coordinated land use, urban design and transportation planning efforts;
- plan for a wide range of housing, jobs and community resources to meet the daily needs of the community through all stages of life;
- create distinct, vibrant and complete communities;
- promote the participation and collaboration of all sectors to achieve this vision.

Key Features

There are a number of key features new to the Mississauga Official Plan. These include:

- a new urban system composed of three layers, the Green System, City Structure and Corridors;
- an urban hierarchy based on a growth management strategy, consisting of Downtown, Major Nodes, Community Nodes, Corporate Centres, Neighbourhoods and Employment Areas. A mixture of uses are required in these areas, together with minimum height and density standards to create vibrant districts;
- intensification areas where growth will be directed – key locations for transit and other infrastructure investments;
- a greater recognition of the importance of “soft” infrastructure – a wide range of housing choices, opportunities for education, social interaction, leisure and spiritual fulfillment; protecting the City’s heritage resources; and including art and culture in daily experiences;

- a stronger emphasis on urban design aimed at creating active pedestrian-friendly places, suitable transitions of building heights, limiting the impacts of new development on established neighbourhoods, protecting views and heritage resources and creating an attractive public realm.
- Minimum and maximum height requirements for a number of areas are provided until local area planning studies are complete;

Minimum/Maximum Height Requirements (Interim)*

City Structure Element	Minimum Height	Maximum Height
Downtown	3	Not specified
Major Nodes	2	25
Community Nodes	2	4
Corporate Centres	2 along Corridors and in Major Transit Station Areas	Not specified
Neighbourhoods	Transit Station Areas	4
Employment Areas	2 in Major Transit Station Areas and Intensification Corridors	Not specified
Intensification Corridors	2	As per City Structure Element
Corridors	2 except in Employment Areas	As per City Structure Element
Major Transit Station Areas	2	As per City Structure Element

* Character Area policies may establish alternative heights

- a policy shift from automobiles towards transit, cycling and walking as desirable transportation choices;
- policies to protect employment areas and to identify lands near transit facilities for offices;
- a new policy structure for local area planning which replaces planning districts with local area plans, the boundaries of which will be determined by future land use studies based on the issues and objectives of the study;
- changes to some designations such as the consolidation of the Medium Density, and High Density designations, the replacement of the General Commercial and Mainstreet Commercial designations with a Mixed Use designation, and a new Office designation.