

Amendment No. 3
to
Mississauga Official Plan 2051

By-law No. 0122-2026

A by-law to Adopt Mississauga Official Plan 2051 Amendment No. 3

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an official plan amendment thereto;

AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;


AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan 2051 regarding a change in the land use designation from Residential Low Rise I and Greenlands to Residential Low Rise II in the Central Erin Mills Neighbourhood Character Area and policy changes and mapping modifications within the Applewood Neighbourhood Character Area;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 3 to Mississauga Official Plan 2051, is hereby adopted.

ENACTED and PASSED this 24th day of June, 2026.

Signed 
ACTING MAYOR

Signed 
CLERK

Amendment No. 3
to
Mississauga Official Plan 2051

The following text and Maps "A" and "B" attached constitute Amendment No. 3.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated June 3, 2026, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to:

- Change the land use designation from Residential Low-Rise I and Greenlands to Residential Low-Rise II in the Central Erin Mills Neighbourhood Character Area
- Change the land use designation from Residential Mid-Rise to Residential High-Rise and add a Special Site in the Applewood Neighbourhood Character Area.
- Add a Special Site to permit an 18 storey building in the Applewood Neighbourhood Character Area.

LOCATION

The lands affected by this Amendment are located in the Central Erin Mills and Applewood Neighbourhood Character Areas.

BASIS

Mississauga Official Plan 2051 (MOP 2051) came into effect on March 24, 2026, as approved with modifications by the Minister of Municipal Affairs and Housing.

1. Within the Central Erin Mills Neighbourhood Character Area, the subject lands are designated Greenlands and Residential Low-Rise I. The Greenlands designation permits conservation, flood control and/or erosion management and passive recreational and parkland type uses. The Residential Low-Rise I permits street-facing low-rise dwellings up to 3 storeys.

An Official Plan Amendment is required to change the land use designation from Residential Low-Rise I and Greenlands to Residential Low-Rise II, in order to permit townhouses and stacked townhouses on a condominium road.

The proposed land use is compatible with the surrounding land uses and incorporates sufficient setbacks and urban design standards that provide an appropriate transition to the neighbourhood. Additionally, an Environmental Impact Study has been submitted in support of the application and the proposed development will not have an impact to the adjacent natural feature.

2. The subject lands are designated Residential High-Rise which permits Apartments.

An Official Plan Amendment is required to add a Special Site to permit increased height on the site relative to the Character Area.

The proposed Amendment adds to the range of housing options in the area, demonstrating an appropriate unit mix to accommodate larger family-sized units. The massing and scale of the proposal's built form is

compatible with the planning vision and character of the surrounding neighbourhood.

3. The subject lands are designated Residential Mid-Rise which permits apartment dwellings that are at least five storeys and up to a maximum of eight storeys.

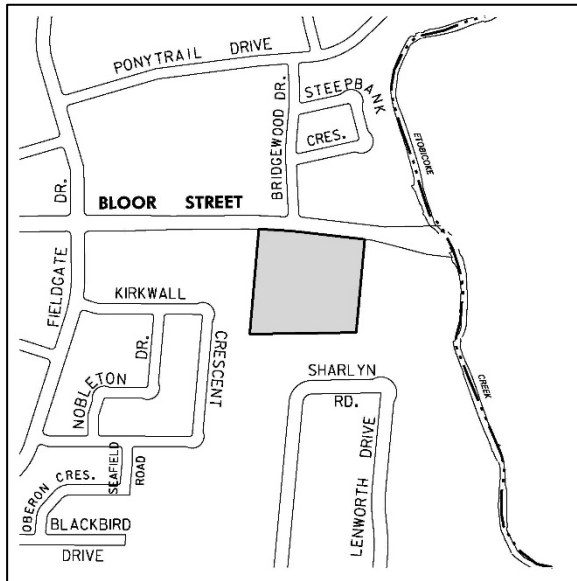
An Official Plan Amendment is required to add a Special Site to the Applewood Neighbourhood Character Area, to permit increased height on the subject lands relative to the Character Area. A change in land use designation from Residential Mid-Rise to Residential High Rise is also required to permit increased heights.

The proposed Amendment represents appropriate intensification to be built in conjunction with existing apartment sites. The massing and scale of the proposed built form is compatible with the planned urban character and vision for the East Bloor Corridor.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Chapter 17, Index Map 11, Special Sites of Mississauga Official Plan 2051, is hereby amended by adding Special Site 195 and Special Site 198, in accordance with the Special Site Policies.
2. Chapter 17, Special Site Policies of Mississauga Official Plan 2051, is hereby amended by adding the following:

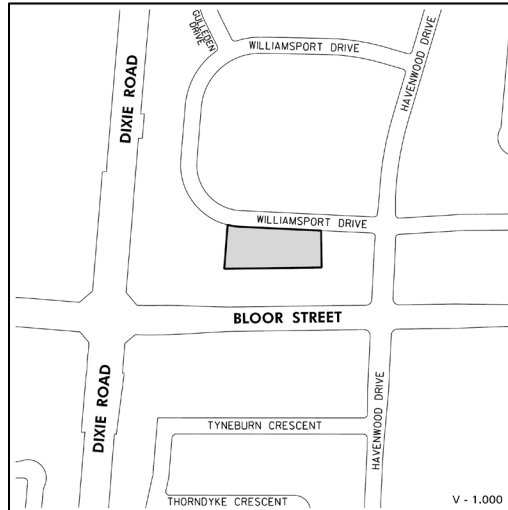
Site 195 (Applewood Neighbourhood)



17.195.1 The lands identified as Special Site 195 are located south of Bloor Street at Bridgewood Drive.

17.195.2 Notwithstanding the policies of this Plan, two apartment buildings with a maximum height of 18 storeys will be permitted in addition to the two existing apartment buildings.

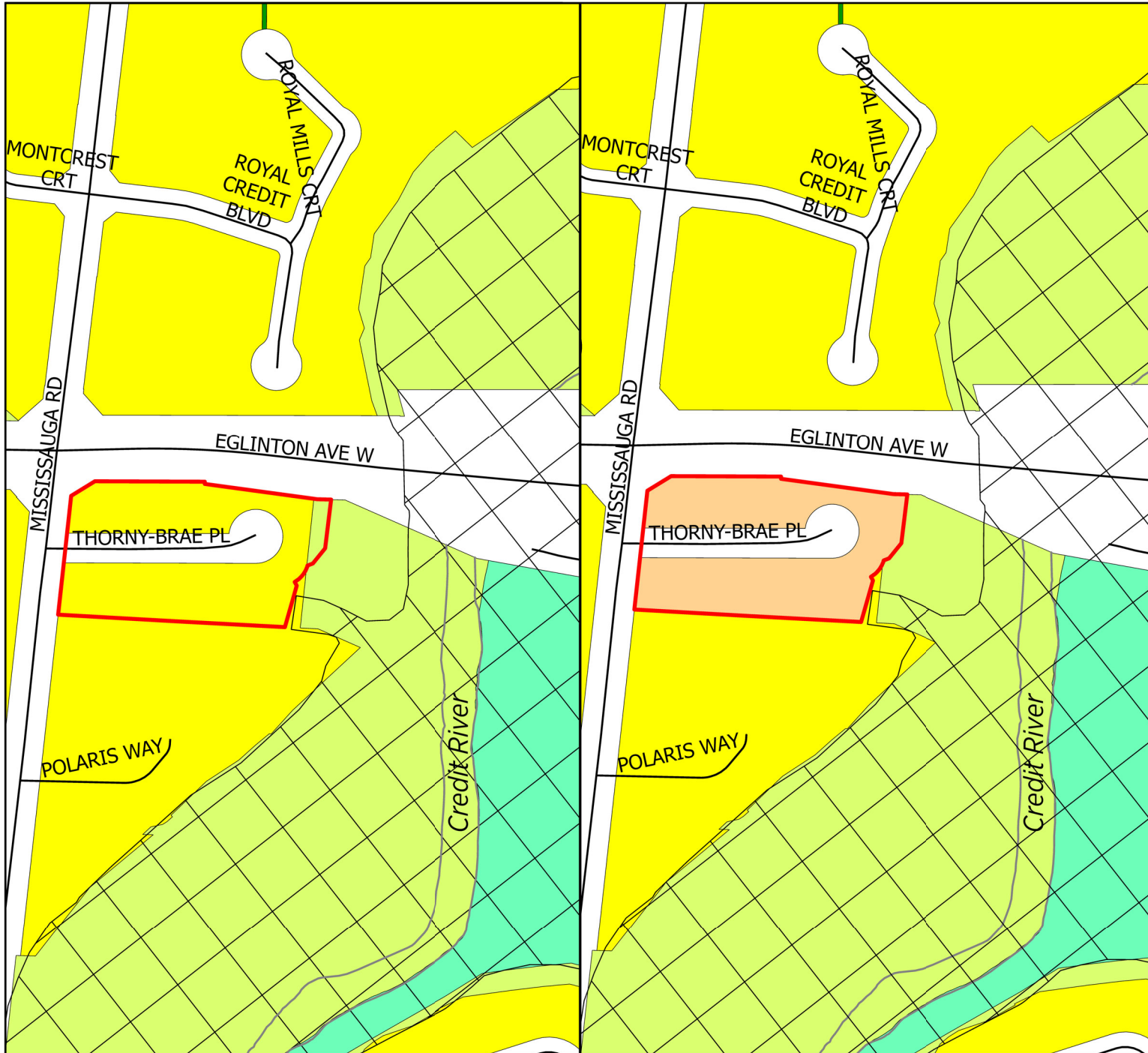
Site 198 (Applewood Neighbourhood)



17.198.1 The lands identified as Special Site 195 are located on the south side of Williamsport Drive, west of Havenwood Drive.

17.198.2 Notwithstanding the policies of this Plan, two apartment buildings with a maximum height of 12 storeys will be permitted.

3. Schedule 7/7E, Land Use Designations, of Mississauga Official Plan 2051, is hereby amended by changing the land use designation of the subject lands from Residential Low-Rise I and Greenlands to Residential Low-Rise II as shown in Map "A".
4. Schedule 7/7K, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Residential Mid-Rise to Residential High Rise as shown in Map "B".



LAND USE DESIGNATIONS

- | | |
|--------------------------|---------------------|
| Residential Low-Rise I | Office |
| Residential Low-Rise II | Business Employment |
| Residential Mid-Rise | Industrial |
| Residential High-Rise | Airport |
| Mixed Use | Institutional |
| Mixed Use Limited | Public Open Space |
| Downtown Mixed Use | Private Open Space |
| Downtown Core Mixed Use | Greenlands |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Mixed Employment | |

BASE MAP INFORMATION

- Heritage Conservation District
- Area Exception from LBPIA Operating Area
- 1996 NEP/2000 NEF Composite Noise Contours
- Natural Hazards
- LBPIA Operating Area Boundary See Aircraft Noise Policies

STRATEGIC GROWTH AREAS

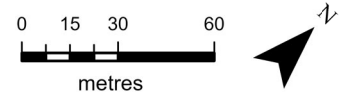
- Employment Area
- Downtown Core
- Growth Centre
- Growth Node
- Lakeview Innovation Corridor Employment Area
- Special Policy Area
- Special Purpose Area

AREA OF AMENDMENT

- FROM:**
- RESIDENTIAL LOW-RISE I
 - GREENLANDS
- TO:**
- RESIDENTIAL LOW-RISE II

Notes:

1. Major Transit Station Areas are shown on Schedule 8 and Schedules 8A to 8R.
2. The limits of the Natural Hazards shown on this schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.
3. Base map information (e.g. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
4. Roads shown on this schedule are existing or under construction and are shown for information purposes only. For future roads refer to Schedule 3, Long Term Street Network.

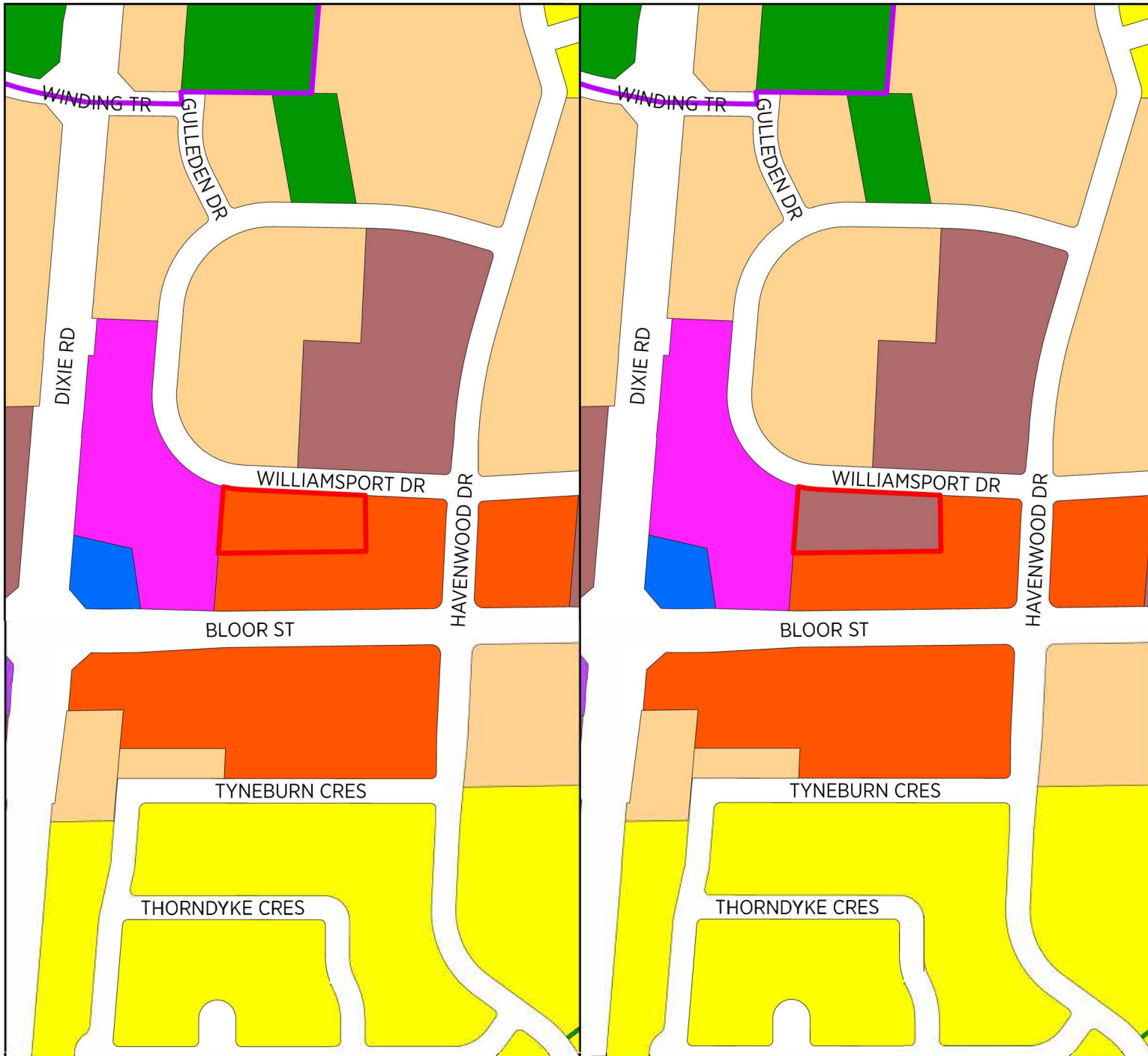


MAP 'A'
Part of Schedule 7/7E
Land Use Designations
of Mississauga Official Plan

EXISTING LAND USE DESIGNATIONS

AMENDED LAND USE DESIGNATIONS





LAND USE DESIGNATIONS

Residential Low-Rise I	Office
Residential Low-Rise II	Business Employment
Residential Mid-Rise	Industrial
Residential High-Rise	Airport
Mixed Use	Institutional
Mixed Use Limited	Public Open Space
Downtown Mixed Use	Private Open Space
Downtown Core Mixed Use	Greenlands
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Mixed Employment	

BASE MAP INFORMATION

Heritage Conservation District	Area Exception from LBPIA Operating Area
1996 NEP/2000 NEF Composite Noise Contours	Natural Hazards
LBPIA Operating Area Boundary See Aircraft Noise Policies	

STRATEGIC GROWTH AREAS

Downtown Core	Employment Area
Growth Centre	Lakeview Innovation Corridor Employment Area
Growth Node	Special Policy Area
	Special Purpose Area

AREA OF AMENDMENT

From

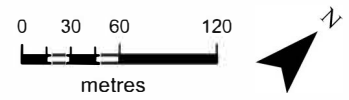
Residential Mid-Rise

To

Residential High-Rise

Notes:

- Major Transit Station Areas are shown on Schedule 8 and Schedules 8A to 8R.
- The limits of the Natural Hazards shown on this schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.
- Base map information (e.g. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
- Roads shown on this schedule are existing or under construction and are shown for information purposes only. For future roads refer to Schedule 3, Long Term Street Network.



MAP 'B'
Part of Schedule 7/7K
Land Use Designations
of Mississauga Official Plan
2051



5/29/2026

EXISTING LAND USE DESIGNATIONS

AMENDED LAND USE DESIGNATIONS

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan 2051 dated March 24, 2026.

INTERPRETATION

The provisions of Mississauga Official Plan 2051, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan 2051.

APPENDIX I
PUBLIC MEETING

All property owners and residents within the City of Mississauga were invited to attend a Public Meeting of the Planning and Development Committee held on June 22, 2026 in connection with this proposed Amendment.

There were no members of the public that made a deputation. There were no written submissions received for this proposed Amendment.

City of Mississauga Corporate Report



<p>Date: June 3, 2026</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's files: CD.02-MIS</p>
	<p>Meeting date: June 22, 2026</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (ALL WARDS) – Mississauga Official Plan 2051 (MOP 2051) – Omnibus Amendment

Recommendation

That the proposed amendments to Mississauga Official Plan 2051 (MOP 2051), as detailed in the report dated June 03, 2026, from the Commissioner of Planning and Building be approved in accordance with the following:

1. That the necessary official plan amendment by-laws in substantial conformance with Appendix 1 and Appendix 2 be enacted at a future City Council Meeting.
2. That notwithstanding planning protocol, the report regarding proposed amendments to MOP 2051 be considered both the public meeting and combined information and recommendation report.

Executive Summary

- Mississauga Official Plan 2051 (MOP 2051) was adopted by Council on April 16, 2025, and subsequently submitted to the Ministry of Municipal Affairs and Housing (MMAH) for review and approval. It was approved, with modifications, on March 24, 2026.
- A consolidation of MOP 2051 which includes ministerial modifications has been completed.
- A first housekeeping amendment to MOP 2051 was approved by Planning and Development Committee on May 11, 2026. It included 19 previously approved development applications and Ontario Land Tribunal decisions, in addition to changes to the Mixed-Use Limited designation.

Originator's file: File names

- Since then, 3 previously approved development applications have been finalised and will be transitioned into MOP 2051 through this report.
- Additionally, City-initiated revisions to MOP 2051 were deemed necessary in order to align its policies with proposed updates to the Rental Housing Protection (RHP) By-law 0121-2018. These revisions include changes to Section 5.3.4 Protect and Grow the Rental Housing Stock and are part of this report.

Background

Mississauga Official Plan 2051 (MOP 2051) was adopted by Council on April 16, 2025, and subsequently submitted to the Ministry of Municipal Affairs and housing (MMAH) for review and approval. It was approved with modifications on March 24, 2026.

Comments

MOP 2051 Developer-Initiated Amendments

A first housekeeping amendment to MOP 2051 was approved at Planning and Development Committee, on May 11, 2026. It included developer-initiated amendments and Ontario Land Tribunal (OLT) decisions that were finalized before MOP 2051 was approved.

Since then, additional developer-initiated amendments have been finalized and are now being transitioned into MOP 2051. These amendments are found in Appendix 1.

MOP 2051 City-Initiated Amendment

Rental Protection Updates:

The Rental Housing Protection (RHP) By-law 0121-2018 is being updated to better protect vulnerable renters and the existing stock of affordable units. This update is important given changes to the rental housing market since the By-law was implemented in 2018. The update includes amendments related to the applicability of the by-law, the addition of tenant compensation during the period of redevelopment, and amendments to replacement unit requirements, among other minor amendment.

Proposed updates to the RHP By-law 0121-2018 are being brought forward to Planning and Development Committee at the same date as this report and are included in the report titled Proposed Amendments to the Rental Housing Protection By-law 0121-2018.

An amendment to MOP 2051 is important in order to align its policies with the above described proposed RHP By-law updates. The MOP 2051 proposed amendment is found in Appendix 2. It includes changes to Section 5.3.4 aiming to:

- Remove the requirement for a local municipal average vacancy rate to be used as a minimum threshold to convert or demolish rental units.
- Introduce changes to rental property demolition and conversion requirements in accordance with those in the proposed By-law. These include requiring:

Originator's file: File names

- Replacement units to be within 8% of the original unit's size
- Replacement units to have the same number of bedrooms as the original units
- Rental tenure to be retained for a 20-year period
- A 10-year retention of units at a similar level of rent to the original unit rent, as defined in the policies

Financial Impact

There are no financial impacts resulting from the recommendations in this report.

Conclusion

The proposed omnibus amendments are intended to keep MOP 2051 up to date by integrating development applications finalized during its review by MMAH, and aligning its policies with proposed updates to Mississauga's RHP By-law 0121-2018. These proposed amendments may still undergo modifications to address numbering, grammatical errors and other minor corrections as part of final formatting for future Council approval.

Attachments

Appendix 1: MOPA Amendments List

Appendix 2: City-Initiated Amendments

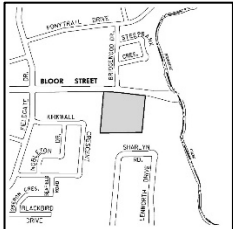
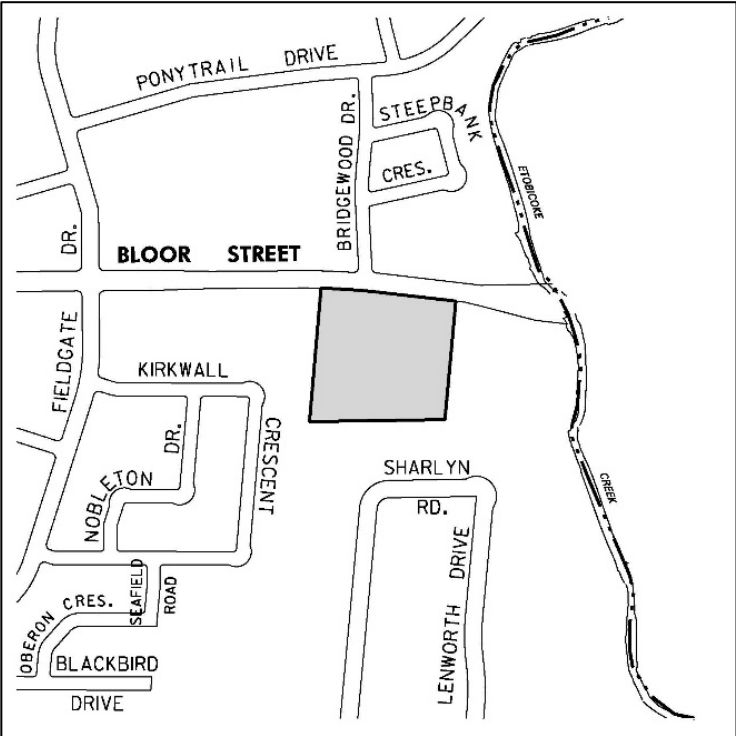


Andrew Whitemore, M.U.R.P., Commissioner of Planning &

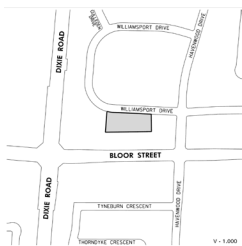
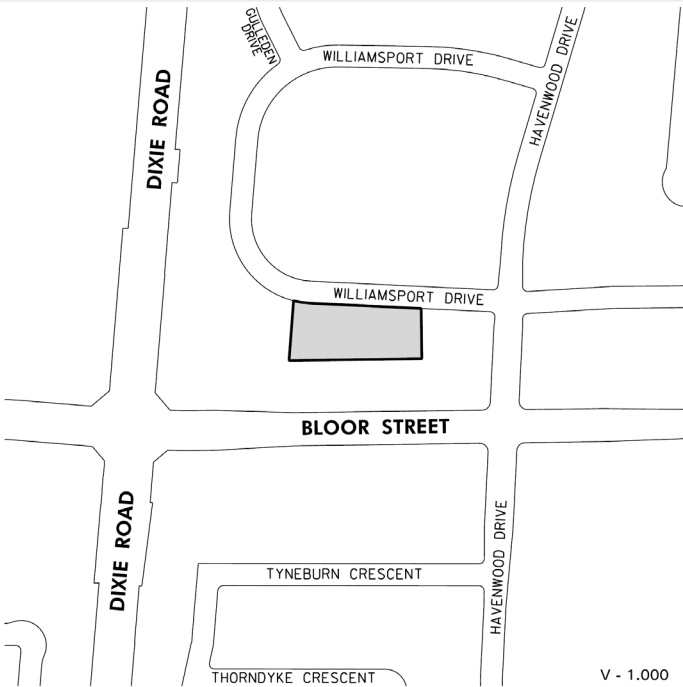
Building Prepared by: Amina Menkad, Planner

List of Approved Mississauga Official Plan (MOP) Amendments to be implemented in Mississauga Official Plan 2051 (MOP 2051)

Change #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes	
1	1775 Thorny Brae Place (OZ/OPA 25-16 W8)	Schedule 7/7E, Land Use Designations, of Mississauga Official Plan 2051, is hereby amended by changing the land use designation of the subject lands from Residential Low-Rise I and Greenlands to Residential Low-Rise II as shown in the associated mapping.	<p>MAP 'A' Part of Schedule 7/7E Land Use Designations of Mississauga Official Plan</p>	
2	1840-1850 Bloor Street (OZ/OPA 20/003 W3)	Chapter 17, Index Map 11- Special Sites of MOP2051, is hereby amended by	None	

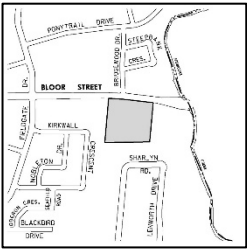
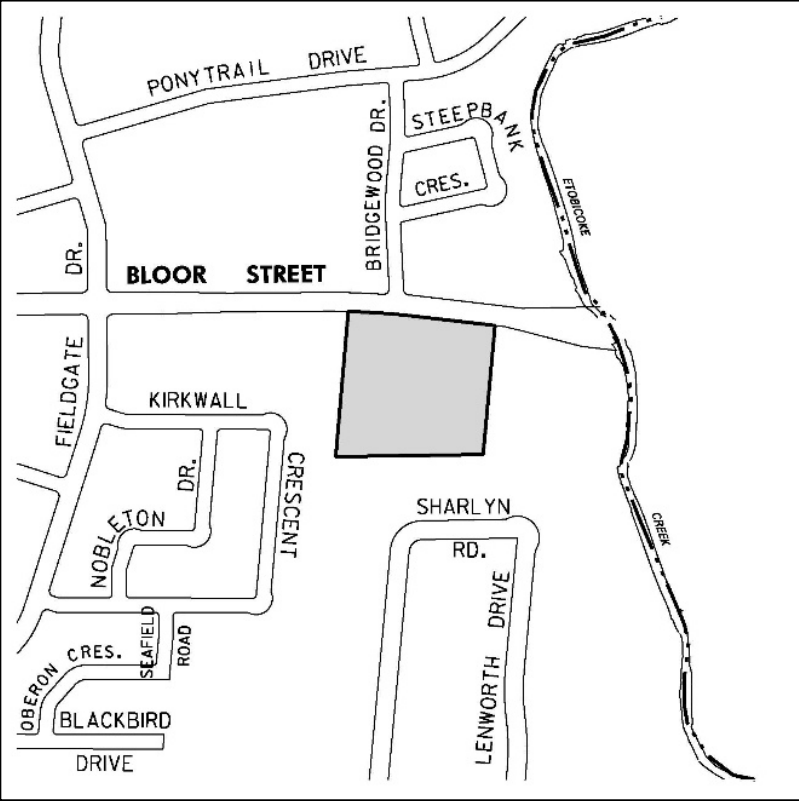
Change #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
		<p>adding Special Site 195 (Applewood Neighbourhood).</p>	
		<p>Chapter 17, Special Site Policies of Mississauga Official Plan, be hereby amended by adding the following:</p> <p>Site 195 (Applewood Neighbourhood)</p>  <p>17.195.1 The lands identified as Special Site 196 are located south of Bloor Street at Bridgewood Drive.</p>	

Change #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
		<p>17.195.2 Notwithstanding the policies of this Plan, two apartment dwellings with a maximum height of 18 storeys will be permitted in addition to the two existing apartment dwellings.</p>	
3	<p>1470 Williamsport Drive (OZ/OPA 25-7 W3)</p>	<p>Chapter 17, Index Map 11- Special Sites of Mississauga Official Plan 2051, is hereby amended by adding Special Site 198 (Applewood Neighbourhood).</p>	None

Change #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
		<p>Chapter 17, Special Site Policies of Mississauga Official Plan 2051, be hereby amended by adding the following:</p> <p>Site 198 (Applewood Neighbourhood)</p>  <p>17.198.1 The lands identified as Special Site 195 are located on the south side of Williamsport Drive, west of Havenwood Drive.</p> <p>17.198.2 Notwithstanding the policies of this</p>	

Change #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
		Plan, two apartment dwellings with a maximum height of 12 storeys will be permitted, in addition to the existing 6 storey apartment building	

Change #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
		<p>Schedule 7/7K, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Mid-Rise to High Rise as shown in the associated mapping.</p>	<p>LAND USE DESIGNATIONS</p> <ul style="list-style-type: none"> Residential Low-Rise I Residential Low-Rise II Residential Mid-Rise Residential High-Rise Mixed Use Mixed Use Limited Downtown Core Mixed Use Convenience Commercial Major/Village Commercial Mixed Employment Office Business Employment Industrial Airport Institutional Public Open Space Private Open Space Greenlands Parkway Belt West Utility <p>BASE MAP INFORMATION</p> <ul style="list-style-type: none"> Heritage Conservation District 1998 MAP2000 LULU Composite Node Centres LPIA Operating Area Boundary Special Natural Features Natural Hazards <p>STRATEGIC GROWTH AREAS</p> <ul style="list-style-type: none"> Employment Area Lakeshore Innovation Corridor Employment Area Downtown Core Growth Centre Growth Node Special Policy Area Special Purpose Area <p>AREA OF AMENDMENT</p> <p>From: Residential Mid-Rise</p> <p>To: Residential High-Rise</p> <p>Notes:</p> <ol style="list-style-type: none"> Major Transit Station Areas are shown on Schedule B and Schedule BA to 5B. The levels of the Natural Hazards shown on this schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location. Base map information (e.g. roads, highways, railways, watercourses), including any lands or interests of other entities (outside the city boundary), is shown for information purposes only. Roads shown on this schedule are existing or under construction and are shown for information purposes only. For more information, see Schedule 1, Long Term Street Network. <p>MAP 'A' Part of Schedule 7/7K Land Use Designations of Mississauga Official Plan 2051</p> <p>MISSISSAUGA</p> <p>5/29/2026 brenic</p> <p>I:\cadd\Projects\ReportMaps\257832_OZ_OPA_25-7_W3_RPT\ArcGIS\25007 - MOPA_Schedule7_Landuse.aprx</p>

Change #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
		<p>Chapter 17, Special Site Policies of Mississauga Official Plan, be hereby amended by adding the following:</p> <p>Site 195 (Applewood Neighbourhood)</p>  <p>17.195.1 The lands identified as Special Site 196 are located south of Bloor Street at Bridgewood Drive.</p> <p>17.195.2 Notwithstanding the policies of this Plan, two apartment</p>	

Change #	Affected Properties/ File #	Proposed MOP2051 Amendments	Schedule/Map Changes
		<p> dwellings with a maximum height of 18 storeys will be permitted in addition to the two existing apartment dwellings.</p>	

Text in black represents existing, in force MOP 2051 policies. Text in green represents new proposed policies. Changes are in ~~red strikethrough~~.

Chapter 5 Housing Choices and Affordable Homes

5.3.4 Protect and Grow the Rental Housing Stock

Rental housing is an important component of a sustainable housing supply. In contrast to secondary rental units (e.g. rented single-detached houses, accessory residential units, condominiums, etc.) that are offered for rent, purpose built rental housing can provide stable long term housing options when home ownership is not financially feasible or where rental tenure is preferred.

The prevailing high cost of homeownership creates an even greater demand for quality rental housing. Yet despite this, very little new rental supply has been constructed in Mississauga. Older rental stock, which is a prime source of affordable market housing for moderate-income households, is vulnerable to demolition and redevelopment. As the city continues to grow there is a desire to balance the need to protect affordable rental housing, encourage upgrades to the existing stock and build new rental housing to meet local needs.

5.3.4.1 Mississauga will directly assist all levels of government in preserving and increasing rental housing supply by:

- a. supporting the efforts of local not for profit housing organizations in providing rental housing to low- and moderate-income households and accommodation for people with disabilities and older adults;
- b. assisting the development of new rental units through the promotion of, and participation in, programs aimed at producing rental housing; and
- c. supporting the preservation of the rental housing stock.

5.3.4.2 Conversion of residential rental properties to a purpose other than the purpose of a residential rental property, or the demolition of residential rental properties exceeding six dwelling units will not be permitted **without a Section 99.1 Permit provided through the**

~~Rental Housing Protection By-law 121-2018. if it adversely affects the supply of affordable rental housing as determined by affordable housing units targets and rental vacancy rates.~~

5.3.4.3 Mississauga will ensure purpose built rental apartments are retained to provide housing options for varying lifestyle and economic needs. The City may prohibit and regulate the demolition of residential rental properties and may prohibit and regulate the conversion of residential rental properties to a purpose other than the purpose of a residential rental property, in accordance with the provisions of the Municipal Act.

5.3.4.4 Mississauga will regulate:

- a. the conversion of residential rental units to any other form of tenure in properties with six or more residential units; and
- b. the demolition of existing residential rental units in properties with six or more dwelling units.

~~5.3.4.5 A local municipal average rental vacancy rate shall be used as a minimum threshold to permit the conversion of residential rental units to ownership tenure or demolition of residential rental units, unless replacement rental units are provided. The rental vacancy rate of 3 percent for the preceding three years as reported by the Canada Mortgage and Housing Corporation (CMHC) shall be used.~~

5.3.4.65 If demolition or conversion of a residential rental property ~~the replacement of rental units~~ is permitted, replacement or retention of rental units will be provided, in accordance with the Rental Housing Protection By-law, including, but not limited to:

- ~~a. the same or higher number of units of comparable sizes (i.e. number of bedrooms);~~
- a. units of comparable sizes (Gross Floor Area (GFA) within 8% of the original unit sizes);
- b. units with the same number of bedrooms as the original unit
- ~~b~~c. 20-year retention of units as rental tenure; and
- d. 10-year retention of units at a similar level of rent to the original unit rent. Similar rents are defined as the last paid rent with increases no higher than the annual Provincial Guideline, and adjustments made based on the inclusion or exclusion of utilities in the rent. ~~replacement units will be retained at be. Similar rents are defined as the last rent paid by the tenant with an increase no higher than the annual Provincial Guideline and a one-time capital allowance of 3 percent.~~

5.3.4.7 Demolition or conversion of rental properties will only be permitted where:

- a. the average rental vacancy rate within the City is at or above three (3) for each of the three preceding years;
- b. the conversion to ownership housing would result in the creation of affordable housing; or
- c. the demolition or conversion is needed to address existing health and safety issues through retrofits and renovations, which would result in an increase in rental levels above the threshold for affordability.