# Corporate Report

Clerk's Files

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**PDC** FEB 27 2012

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**DATE:** February 7, 2012

**TO:** Chair and Members of Planning and Development Committee
Meeting Date: February 27, 2012

**FROM:** Edward R. Sajecki
Commissioner of Planning and Building

**SUBJECT:** **Focus on Mississauga 2012, Residential Directory 2012, Office Directory 2012, and Mississauga Existing Land Use Study 2010**

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**RECOMMENDATION:** That the report titled *"Focus on Mississauga 2012", "Residential Directory 2012"*, *"Office Directory 2012"* and *"Mississauga Existing Land Use Study 2010"*dated February 7, 2012 from the Commissioner of Planning and Building, be received.

**BACKGROUND:** The report titled *"Focus on Mississauga 2012"* (attached CD under separate cover), addresses the monitoring requirements of the Mississauga Official Plan (2011) as it pertains to the Downtown, Major Nodes and Community Nodes (see Sections 5.3.1, 5.3.2, 5.3.3 and 19.2.2 of the Mississauga Official Plan (2011)) and in accordance with the requirements in the Regional Official Plan and in the Province of Ontario's Places to Grow Growth Plan. This information is intended to assist in the development application review process and to provide an atlas of information for the public and development community with respect to population, housing types, office, business and land use.

The report titled *"Residential Directory 2012"* (attached under separate cover) provides information on residential multiple units. It does not contain existing detached dwelling units.

The report titled *"Office Directory 2012"* (attached under separate cover) provides information on office space.

The report titled *"Mississauga Existing Land Use Study 2010"* (attached under separate cover) is an annual publication summarizing the results of the Existing Land Use Survey. The data are compiled through a combination of building permit issuances, land use designations, zoning, development applications, aerial photos and site checks that occurred in the Fall of 2010.

The *"Residential Directory 2012"*, the *"Office Directory 2012"* and the *"Mississauga Existing Land Use Study 2010"* are used for the following purposes:

- to assist in the monitoring of the Mississauga Official Plan (2011) as an input to the *"Focus on Mississauga 2012"* report;
- as an input to the Growth Forecast model, and subsequent use in the Development Charges Background Study, and various master plans such as the Fire Master Plan and Future Directions Report;
- to monitor trends in residential and office developments;
- to assist in the development application review process; and
- to respond to special requests from staff and the public.

All documents will be posted on the City's web site at www.mississauga.ca/data.

**COMMENTS:** **Focus on Mississauga 2012**

The new Mississauga Official Plan (2011) organizes the city into seven City Structure elements. The "*Focus on Mississauga 2012"* report examines how three of these elements - Downtown, Major Nodes and Community Nodes - are meeting the policies and targets set out in the Plan.

The principal findings of the *"Focus on Mississauga 2012"* report are as follows:

- Mississauga is well on its way to achieving the density targets for the Downtown established in the Growth Plan and Mississauga Official Plan (2011). The density of the Downtown is currently 191.7 residents and jobs combined per ha (77.6 per ac). A minimum density of 200 residents and jobs combined per ha (83 per ac) is required by 2031, however, 300 to 400 residents and jobs combined per ha (125 to 167 per ac) is the proposed target. The Downtown will achieve the minimum density requirements well before the 2031 timeframe and is making good progress on achieving the proposed density targets.

  Mississauga Official Plan (2011) has a target population to employment ratio of 1:1 for the Downtown. While the Downtown has a large employment base, the strength of the residential market is evident in the current ratio of 2.4 residents to every employee. The addition of 44,600 jobs is needed to achieve the target ratio.

- There are two Major Nodes – Central Erin Mills and Uptown (formerly the Hurontario Node centered at Eglinton Avenue and Hurontario Street). The target density for these areas is 200 to 300 residents plus jobs combined per ha (83 to 125 per ac) and a population to employment target of 1:2 to 2:1. At present, both Major Nodes are under the prescribed density target, however, both have considerable development potential and the capacity to meet the density target.

  With regard to the population to employment ratio, Central Erin Mills has a solid employment base provided by the Credit Valley Hospital, the Erin Mills Town Centre and other medical and commercial uses. While the number of employees exceeds residents in Central Erin Mills, residential development has also been active. As a result, the Central Erin Mills Major Node is meeting the population to employment ratio target.

  The Uptown Major Node is currently the focus of considerable residential development (e.g., the Pinnacle International development proposal). To achieve a population to employment ratio of 2:1, 3,250 additional jobs are required.

- Five out of eight Community Nodes are meeting the density target of 100 to 200 residents plus jobs per ha (41.7 to 83 per acre). Increasing employment opportunities is a challenge for all Community Nodes with the exception of Streetsville which is the only Community Node within the population to employment target range of 1:2 to 2:1.

**Residential Directory 2012**

Residents of Mississauga have a variety of housing choices. Of the 111,566 residential units within the *"Residential Directory 2012"*

- 63.4% (70,688) of units are apartments;
- 32.8% (36,578) of units are townhouses;
- 1.1% (1,235) of units are plexes and mixed use;
- 2.7% (3,065) of units are others types of dwellings (e.g., seniors residents).

Aproximately 48% of the total units in the City of Mississauga are of multi-unit type while the remaining 52% (approximately 121,160) which are not included in this inventory, are detached and semi-detached dwelling units.

**Office Directory 2012**

The *"Office Directory 2012"* reports that Mississauga has 3.1 million $m^2$ (33.8 million sq. ft.) of office space. This inventory is composed of:

- 58.4% of office space, 1.83 million $m^2$ (19.7 million sq. ft.) is classified as Major Office. Major Office is generally defined as a freestanding office building of 10,000 $m^2$ (107,639 sq. ft.) or greater, or with 500 jobs or more; and
- 41.6% of office space, 1.31 million $m^2$ (14.1 million sq. ft.) is classified as Secondary Office. Secondary Office means business, professional and administrative offices, less than 10,000 $m^2$ (107,639 sq. ft.) or accommodating less than 500 jobs.

**Mississauga Existing Land Use Study 2010**

The *"Mississauga Existing Land Use Study 2010"* reports on how lands within the city are used. As expected, residential and employment areas occupy large amounts of land, but it is interesting to note that transportation rights-of-way accounts for one-fifth of land within the city. The large amount of land devoted to open space/greenbelt and school/institutional uses is also of note. The existing land use distribution of Mississauga's total 29,200 ha (72,200 ac) of land is as follows:

- 29.2% (8,530 ha or 21,070 acres) are residential;
- 20.5% (5,990 ha/14,800 ac) are transportation rights-of-way;
- 15.2% (4,440 ha/10,960 ac) are business employment/industrial;
- 11% (3,220 ha/7,950 ac) are open space/greenbelt;
- 9.2% (2,690 ha/6,660 ac) are school/institutional;
- 6% (1,750 ha/4,340 ac) are commercial/office/mixed;
- 5.2% (1,520 ha/3,760 ac) are vacant/farm;
- 2.5% (740 ha/1,840 ac) are utility/public works;
- 0.9% (270 ha/670 ac) are community/places of religious assembly; and
- 0.3% (80 ha/210 ac) are "other".

The distribution of land uses demonstrates that Mississauga is an urban city with a healthy mix of uses necessary to achieve a complete community where people can live, work and play.

**STRATEGIC PLAN:** The Mississauga Official Plan (2011) is a key instrument for implementing several of the goals in the Strategic Plan.

The *"Focus on Mississauga 2012"* report identifies how the goals are being met in accordance with section 19.2.2 of the Mississauga Official Plan (2011), the Regional Official Plan and the Places to Grow Growth Plan.

**FINANCIAL IMPACT:** N/A

**CONCLUSION:** The monitoring reports - *"Focus on Mississauga 2012", "Residential Directory 2012"*, *"Office Directory 2012"* and *"Mississauga Existing Land Use Study 2010"* – indicate that the city is achieving many of the targets established in Mississauga Official Plan (2011). The density levels being achieved, particularly in the Downtown, support city building initiatives such as higher order transit as proposed in the Hurontario Main Street Study. The reports also indicate that the city has a variety of housing choices and a substantial amount of office space. While residential and employment uses account for much of land use in the city, transportation rights-of-way and open space/greenbelt are also major land uses.

**ATTACHMENTS:** Under Separate Cover: Focus on Mississauga 2012 (CD)
Residential Directory 2012
Office Directory 2012
Mississauga Existing Land Use Study 2010

Edward R. Sajecki
Commissioner of Planning and Building

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# Focus on Mississauga 2012

Atlas of the Downtown, Major Nodes
and Community Nodes

officialplan
Monitoring

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# Focus on Mississauga 2012


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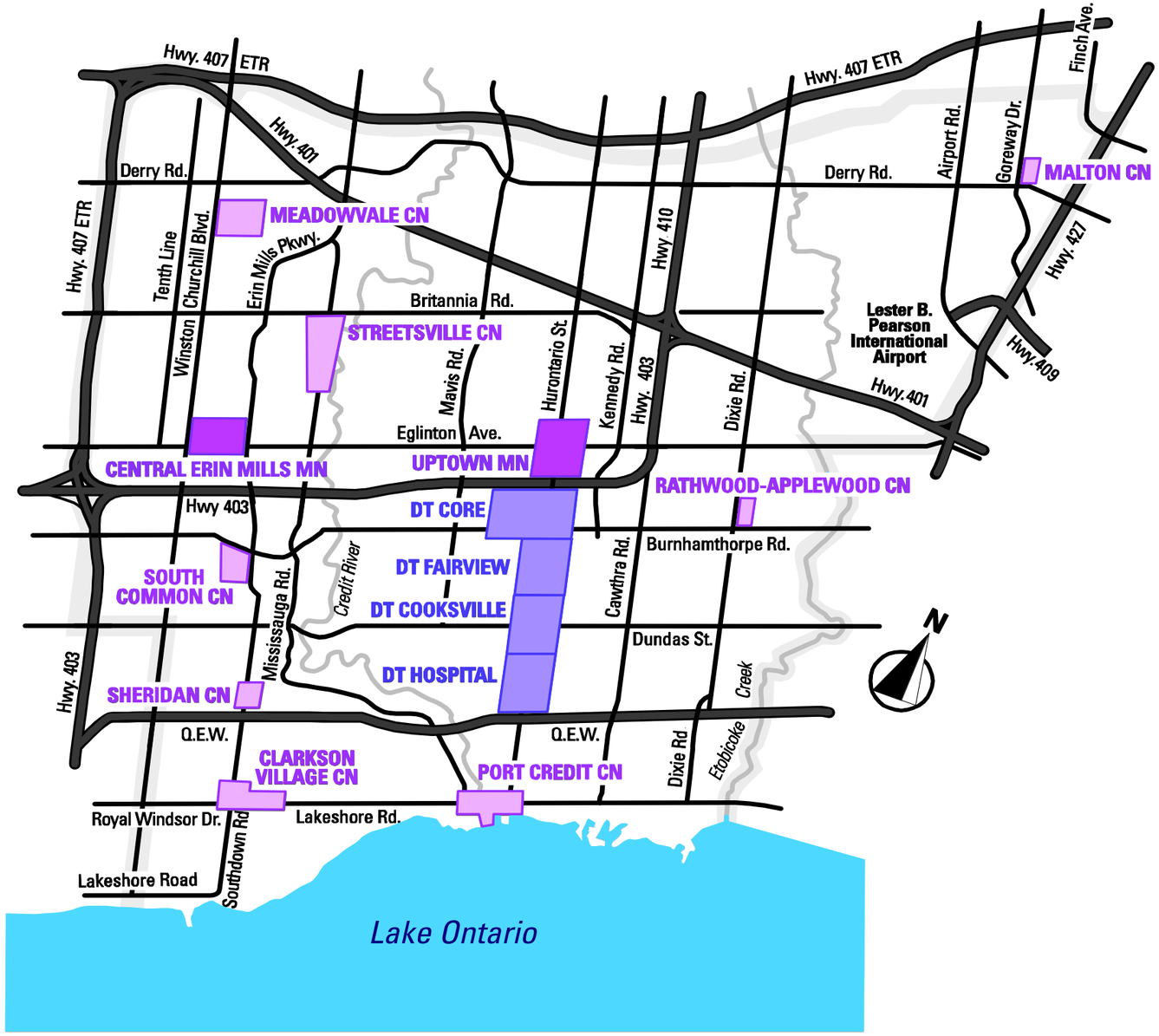
This information product addresses the monitoring requirements of the New Mississauga Official Plan as it pertains to the Downtown, Major Nodes and Community Nodes (see sections 19.2, 5.3.1, 5.3.2, and 5.3.3) in accordance with the requirements set out in the Province of Ontario's Places to Grow Growth Plan. This product is intended to assist in the application review process, and to provide information to the public and development community in an open and transparent way.

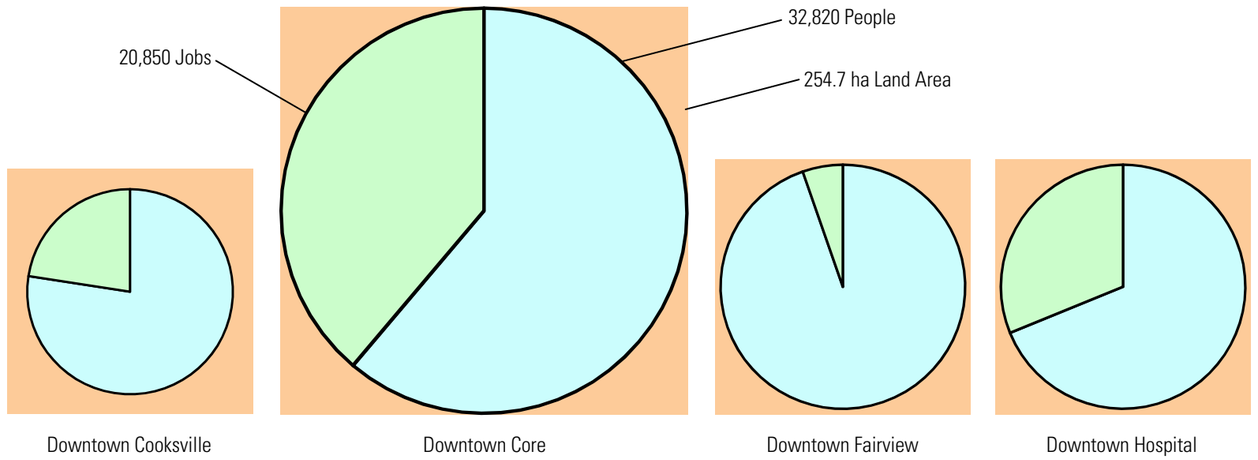
# Index Map




Index Map showing Downtown, Major Nodes, and Community Nodes

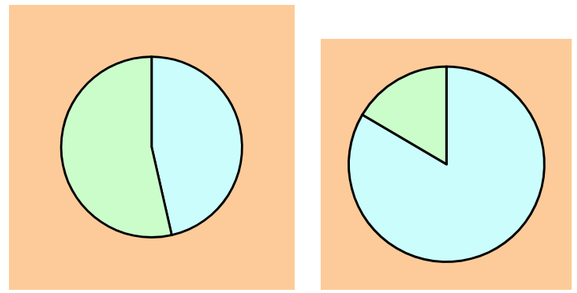
# Land Area, People and Employment Comparison

## Downtown



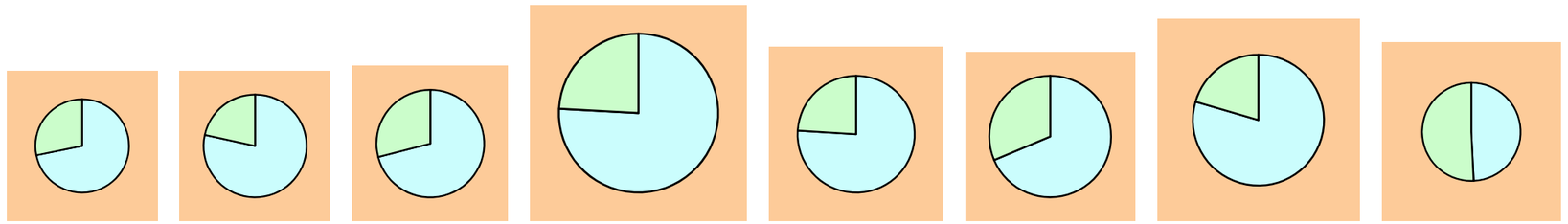

Downtown Cooksville | Downtown Core | Downtown Fairview | Downtown Hospital

## Major Nodes



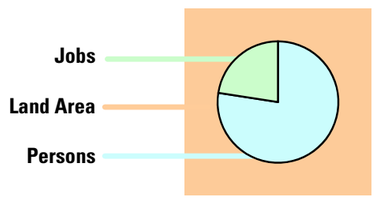
Central Erin Mills | Uptown

## Community Nodes



Clarkson Village | Malton | Meadowvale | Port Credit | Rathwood / Applewood | Sheridan | South Common | Streetsville

## Legend




Geographic Area

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# Focus on Mississauga 2012

officialplan Monitoring

## Downtown Core

### History

The McLaughlin Group began purchasing farmland in the Hurontario and Burnhamthorpe area in the late 1960's and a 25 year plan was unveiled for the city core, which included developing a new commercial centre. The Downtown Core began its development in 1973 with the completion of the newly built Square One Shopping Centre. At that time, the Downtown consisted of little more than Square One and large amounts of vacant farmland. Square One has undergone many expansions through the past four decades, and with its growth the downtown core has seen an increase in high-rise residential and office development. The Downtown Core started out with little to no development in its vicinity, but it still continues to remain the focal point of the city's urban structure, as the city has grown to become the sixth-largest municipality in Canada.



### Present Day

Today, the Downtown Core is the focus of the Urban Growth Centre for the city; it represents the heart of the city and houses the city's cultural and institutional centres, as well as being a regional centre and major transportation hub for the Greater Toronto Area. The core also contains the Civic Centre, Celebration Square, Sheridan College, the Living Arts Centre, the Central Library, the YMCA and Kariya Park. The Core is also comprised of a mix of office buildings and high-rise residential apartments focused around the retail commercial development within and around Square One Shopping Centre. Recently the Downtown Core has seen the emergence of Celebration Square, the completion of the new Sheridan College Campus, new commercial development along Rathburn Road, improvements to the transit terminal, and the completion of the iconic 'Marilyn Monroe' buildings.

In the City Council adopted Mississauga Official Plan (September 2010), Downtown Core is identified as part of the Downtown, part of a new urban structure, which focuses growth to areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure. The Downtown Core is intended to be a vibrant city and regional centre where residents are able to live, work and play.

It is also where employees, shoppers, residents, theatregoers and students gather in a mixed use environment, where development is pedestrian-friendly, and the public realm is inviting. Mixed-use and office development should be a priority in the core which will better balance the existing and planned residential development. The future block pattern and street network will be supportive of walking and cycling as viable and convenient forms of transportation. To achieve these goals, minimum and maximum height and density standards will apply.

The next step in planning the future of the Downtown Core is the undertaking of a Local Area Plan that implements the recommendations of the *Downtown 21 Master Plan*. The Downtown Core Local Area Plan will provide the basis for future development in the Downtown Core to ensure that the Downtown becomes a vibrant city core and a destination of choice.

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# Fast Facts

## Land Area, Housing, Population, Employment

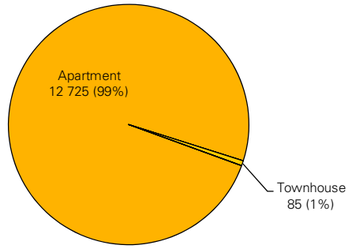
| | |
|---|---|
| 254.7 | Area (ha) (629.4 acres) |
| 12 810 | Residential Units |
| 32 820 | Population (inc. census undercount) |
| 20 850 | Employment (inc. home based businesses) |
| 1 191 | Business Sites (113 vacant business sites) |

## Existing Land Use

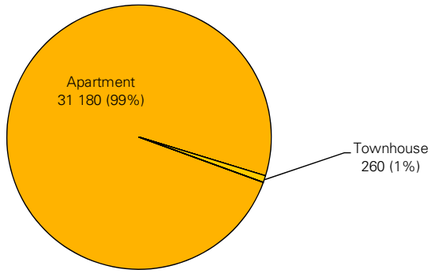
| | ha | acres | percentage |
|---|---|---|---|
| Residential | 26.1 | 64.4 | 10% |
| Mixed Residential / Retail | 8.4 | 20.8 | 3% |
| Office | 0.0 | 0.0 | 0% |
| Public / Institutional / Other | 12.8 | 31.6 | 5% |
| Retail / Commercial | 53.1 | 131.2 | 21% |
| Industrial | 0.0 | 0.0 | 0% |
| Open Space | 11.6 | 28.7 | 5% |
| Transportation Right-of-Way / Walkway | 78.9 | 195.0 | 31% |
| Parking | 2.1 | 5.2 | 1% |
| Others | 31.5 | 77.8 | 12% |
| Vacant | 30.2 | 74.7 | 12% |
| Total | 254.7 | 629.4 | 100% |

Source: Existing Land Use Survey Fall 2010. Totals may not sum due to rounding.

## Residential Units




## Residential Population




Residential Population does not include census net undercoverage

## Businesses and Employees by Sector

| Sector | Non-Vacant Business Sites Percentage | Employees Percentage |
|---|---|---|
| Accommodation and Food Services | 7% | 7% |
| Administrative and Support, Waste Management and Remediation Services | 6% | 5% |
| Agriculture, Forestry, Fishing and Hunting | 0% | 0% |
| Arts, Entertainment and Recreation | 0% | 1% |
| Construction | 1% | 0% |
| Educational Services | 3% | 2% |
| Finance and Insurance | 8% | 18% |
| Health Care and Social Assistance | 6% | 6% |
| Information and Cultural Industries | 1% | 2% |
| Management of Companies and Enterprises | 1% | 1% |
| Manufacturing | 2% | 2% |
| Mining, Quarrying, and Oil and Gas Extraction | 0% | 0% |
| Other Services (except Public Administration) | 5% | 3% |
| Professional, Scientific and Technical Services | 13% | 18% |
| Public Administration | 1% | 0% |
| Real Estate and Rental and Leasing | 3% | 5% |
| Retail Trade | 24% | 15% |
| Transportation and Warehousing | 0% | 0% |
| Utilities | 0% | 0% |
| Wholesale Trade | 3% | 6% |
| Unknown | 17% | 10% |
| Total | 100% | 100% |

Source: Mississauga Employment Database 2010, see data notes for sector descriptions.
Does not include home based businesses

# Official Plan Targets



## Density

**210.7** Persons and Jobs/ha (85.3/acre)

**128.9** Persons/ha (52.1/acre)

**81.9** Jobs/ha (33.1/acre)

## About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.1.4 states that the Downtown will achieve a minimum gross density of 200 residents and jobs combined per hectare by 2031. The City will strive to achieve a gross density of between 300 and 400 residents and job combined per hectare in the Downtown.

Density measures the number of residents and jobs combined per gross hectare.

Section 5.3.1.6 states that the Downtown will achieve an average population to employment ratio of 1:1, measured as an average across the entire Downtown.

## Monitoring Summary

At a current density of 210.7, the Downtown Core exceeds the minimum gross density target of 200 residents and jobs combined per gross hectare.

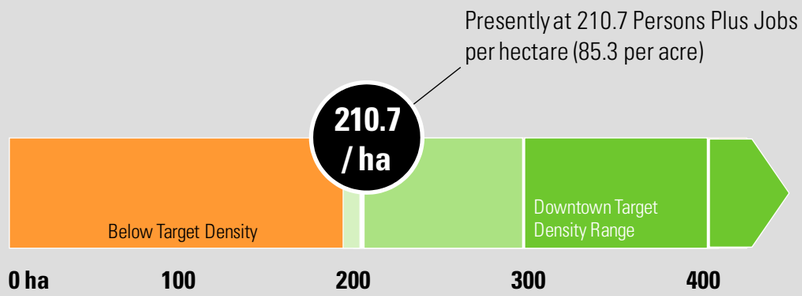
At a current PPJ of 1.6:1, the Downtown Core does not meet the target population to employment ratio of 1:1.

The monitoring for the Downtown is measured as an average across the entire Downtown. Please refer to the Downtown Summary Section of this document for a monitoring summary of the entire Downtown.

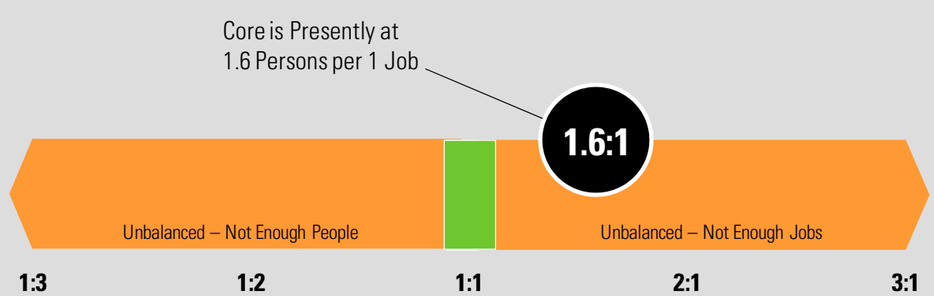
There are currently a number of development applications in progress in the Downtown Core which could result in approximately 6,390 new residential units combined and approximately 3,160 $m^2$ (34,000 sq. ft) of retail/commercial space.

Note - Development applications that have been approved but yet developed are not included in the development applications mentioned above.

## Density



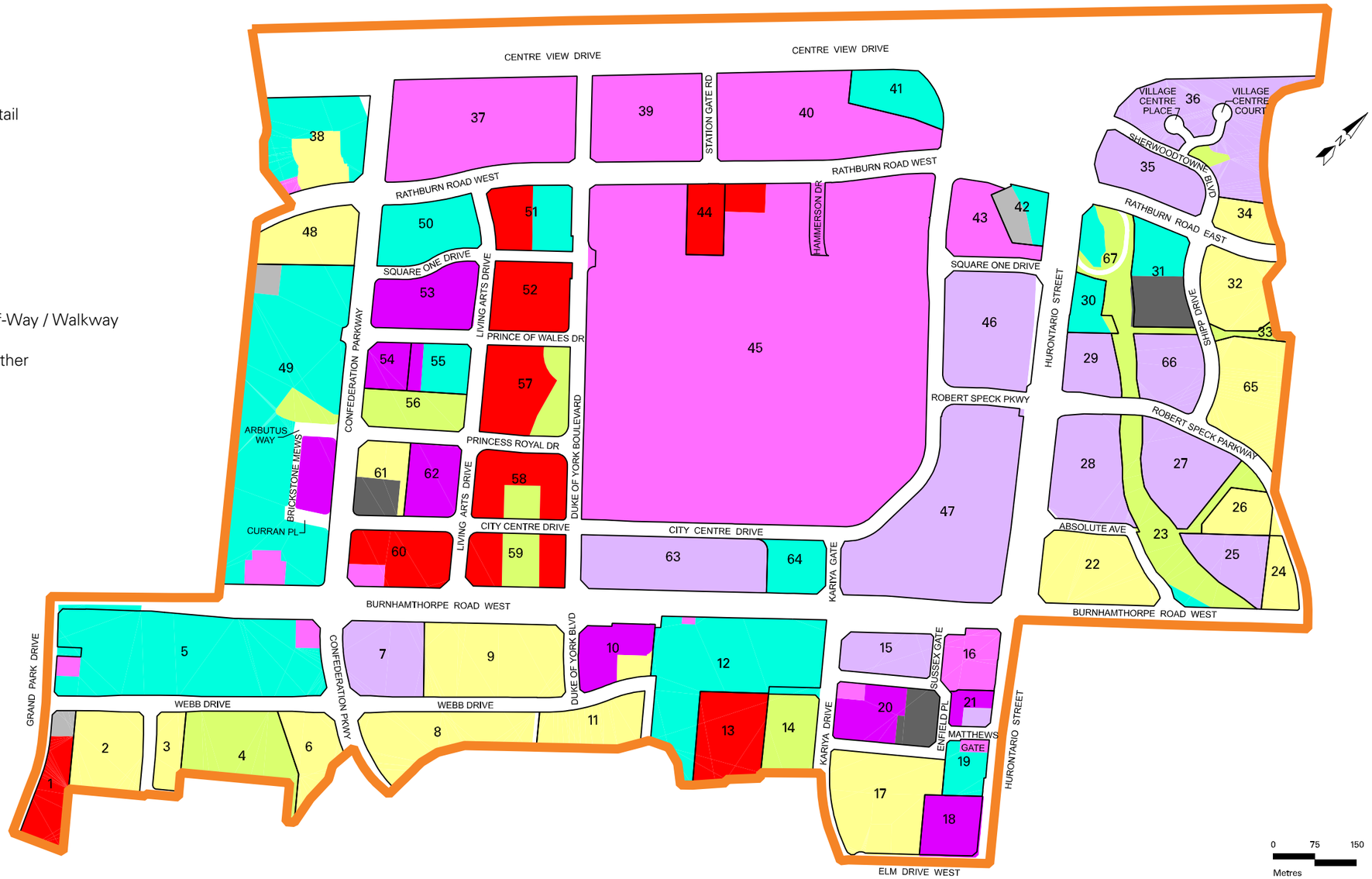

## Persons Plus Jobs Ratio



Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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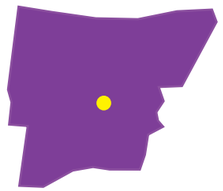


# Land, Buildings, People and Jobs

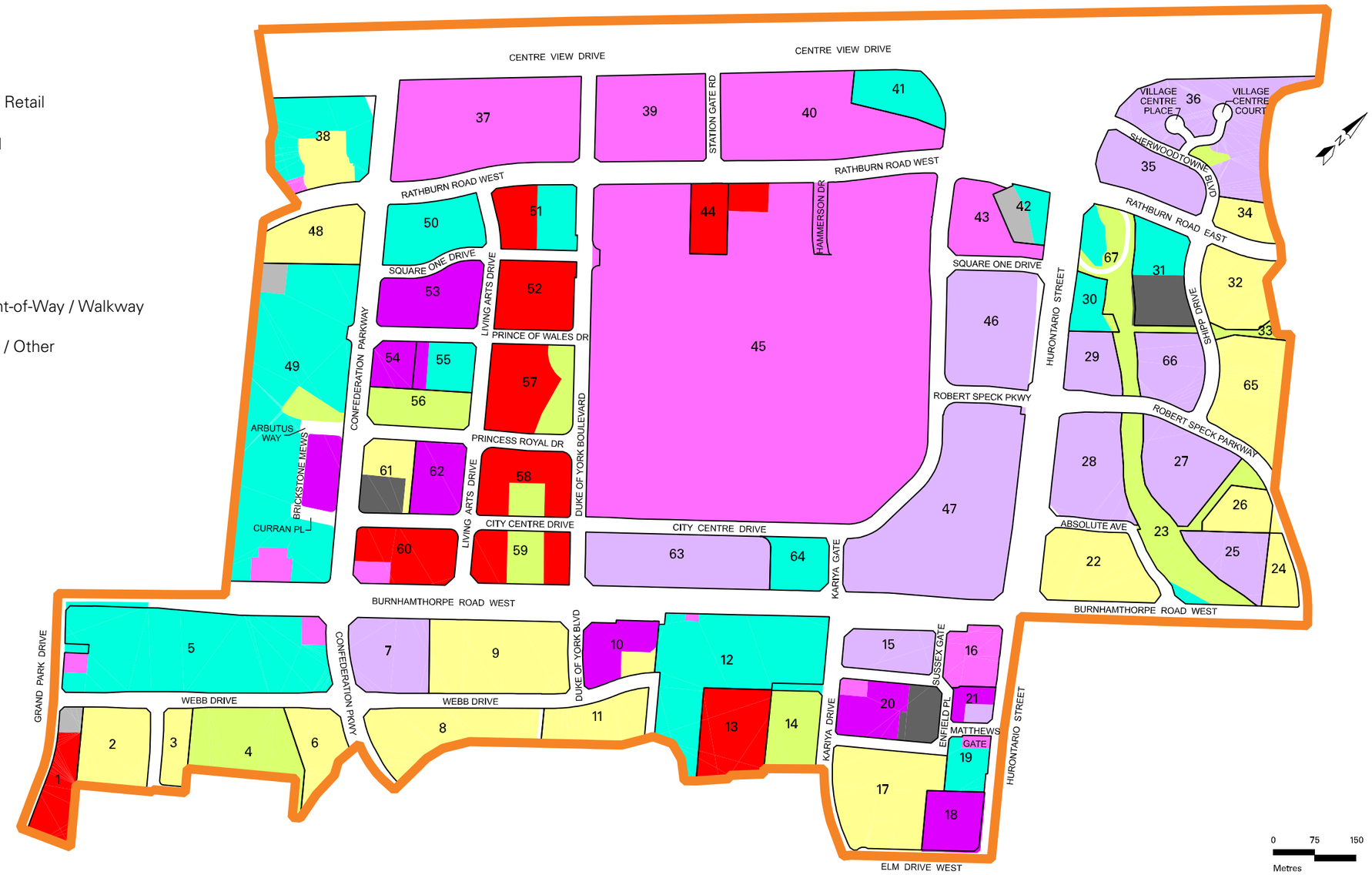
| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 1 | 1.33 | 3.28 | UP, PRA | UT, HD | U, RA1-28 | | | 560 WEBB DR<br>3637 GRAND PARK DR | | | | | | | | | | | | Westside Presbyterian Church | 5-9 | Other Services (except Public Administration) |
| 2 | 1.82 | 4.49 | RES4 | HD | RA5-17 | | | 550 WEBB DR | 550 Webb Dr | 27 | 32677 | 351735 | | | | | Apartment | 344 | 955 | | | |
| 3 | 0.68 | 1.68 | RES4 | HD | RA4-6 | | | 3655 REDMOND RD | 3655 Redmond Rd | 13 | 11638 | 125271 | | | | | Apartment | 125 | 347 | | | |
| 4 | 2.61 | 6.45 | OS | G, OS | G1, OS1 | | | 450 WEBB DR | | | | | | | | | | | | | | |
| 5 | 6.86 | 16.94 | RET3, VAC | DMU | CC2{1}, H-CC2{1} | | | 425 WEBB DR<br>454 BURNHAMTHORPE RD W<br>465 WEBB DR<br>475 WEBB DR<br>3960 CONFEDERATION PKY<br>3970 CONFEDERATION PKY<br>3975 GRAND PARK DR<br>3981 GRAND PARK DR<br>3985 GRAND PARK DR | | | | | | | | | | | | | |
| 6 | 1.20 | 2.98 | RES4 | HD | RA5-15 | | | 400 WEBB DR | 400 Webb Dr | 23 | 25800 | 277711 | | | | | Apartment | 224 | 622 | | | |
| 7 | 1.87 | 4.62 | OFF | DMU | H-CC2{1} | | | 350 BURNHAMTHORPE RD W | | | | | 350 Burnhamthorpe Rd W | 10 | 13788 | 148414 | | | | Mahoney International Group<br>Vacant<br>Richardson Partners Financial<br>Industrial Alliance Securities Inc.<br>Vacant<br>Druxy's<br>Alioli Ristorante<br>City View Chiropractic Clinic Asociates<br>Rodriguez, Dr. William & Associates<br>Lennard Commercial Realty Ltd.<br>Richardson Partners Financial Ltd.<br>National Bank of Canada<br>Aversan<br>Allegis Group Canada<br>Roman Sahaydakivsky Barrister & Solicitor<br>Vacant<br>State Farm Insurance<br>Grant Thornton LLP<br>Johnson Inc.<br>C G C Inc.<br>Assante Financial Management Ltd.<br>Prophix Software Inc.<br>Vocam Canada<br>S T Microelectronics Canada Inc. | NA<br>NA<br>NA<br>NA<br>1-4<br>10-19<br>10-19<br>10-19<br>10-19<br>10-19<br>5-9<br>20-49<br>50-99<br>1-4<br>NA<br>1-4<br>50-99<br>5-9<br>50-99<br>20-49<br>50-99<br>5-9<br>5-9 | No description on record<br>No description on record<br>No description on record<br>No description on record<br>No description on record<br>Accommodation and Food Services<br>Accommodation and Food Services<br>Health Care and Social Assistance<br>Health Care and Social Assistance<br>Real Estate and Rental and Leasing<br>Finance and Insurance<br>Finance and Insurance<br>Professional, Scientific and Technical Services<br>Administrative and Support, Waste Management and Remediation Services<br>Real Estate and Rental and Leasing<br>No description on record<br>Finance and Insurance<br>Professional, Scientific and Technical Services<br>Finance and Insurance<br>Manufacturing<br>Finance and Insurance<br>Retail Trade<br>Wholesale Trade<br>Manufacturing |
| 8 | 2.52 | 6.24 | RES4 | HD | RA4-5, RA5-10 | | | 300 WEBB DR<br>350 WEBB DR | 300 Webb Dr<br>350 Webb Dr | 15<br>22 | 14642<br>29821 | 157606<br>320993 | | | | | Apartment<br>Apartment | 256<br>197 | 592<br>456 | | | |
| 9 | 3.29 | 8.13 | RES4 | DMU | CC2-4, H-CC2{1}, CC2{1} | | | 270 BURNHAMTHORPE RD W<br>300 BURNHAMTHORPE RD W<br>310 BURNHAMTHORPE RD W<br>325 WEBB DR<br>330 BURNHAMTHORPE RD W<br>335 WEBB DR<br>3880 DUKE OF YORK BLVD<br>3888 DUKE OF YORK BLVD | 330 Burnhamthorpe Rd W<br>310 Burnhamthorpe Rd W<br>3888 Duke of York Blvd<br>3880 Duke of York Blvd<br>335 Webb Dr<br>325 Webb Dr | 32<br>34<br>31<br>31<br>23<br>23 | 21824<br>40141<br>46864<br>46194<br>28764<br>28764 | 234914<br>432078<br>504440<br>497232<br>309621<br>309621 | | | | | Apartment<br>Apartment<br>Apartment<br>Apartment<br>Apartment<br>Apartment | 254<br>260<br>468<br>472<br>459<br>298 | 588<br>602<br>1083<br>1092<br>1062<br>689 | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




1-6

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 10 | 1.37 | 3.39 | RES4, MIX1 | DMU | CC2{2} | | | 220 BURNHAMTHORPE RD W<br>223 WEBB DR<br>225 WEBB DR<br>234 BURNHAMTHORPE RD W<br>3885 DUKE OF YORK BLVD<br>3909 DUKE OF YORK BLVD<br>3939 DUKE OF YORK BLVD | 220 Burnhamthorpe Rd W<br>3939 Duke of York Blvd<br>223 Webb Dr<br>225 Webb Dr | 35<br>35<br>36<br>37 | 30657<br>25730<br>29462<br>32877 | 329992<br>276958<br>317129<br>353888 | | | | Apartment<br>Apartment<br>Apartment<br>Apartment | 375<br>343<br>326<br>353 | 868<br>794<br>754<br>817 | Vacant<br>Naturalpathic Clinic<br>Spa Aqua<br>E-Tax Accounting & Taxation<br>Zen Garden Spa Retreat<br>City Centre Real Estate Ltd.<br>Coco Vanilla Spa<br>Sunshine Day Spa<br>Citygate Medical Centre<br>City Gate Drugstore<br>Citygate Dental | NA<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4 | No description on record<br>Health Care and Social Assistance<br>Other Services (except Public Administration)<br>Professional, Scientific and Technical Services<br>Arts, Entertainment and Recreation<br>Real Estate and Rental and Leasing<br>Other Services (except Public Administration)<br>Other Services (except Public Administration)<br>Health Care and Social Assistance<br>Retail Trade<br>Health Care and Social Assistance |
| 11 | 1.46 | 3.60 | RES4 | HD | RA4-6 | | | 250 WEBB DR | 250 Webb Dr | 15 | 28700 | 308927 | | | | | Apartment | 265 | 613 | | | |
| 12 | 4.94 | 12.21 | VAC | DMU, HD | H-CC2{2}, D | | | 194 BURNHAMTHORPE RD W<br>196 BURNHAMTHORPE RD W<br>200 BURNHAMTHORPE RD E | | | | | | | | | | | | | | |
| 13 | 1.93 | 4.78 | SCH | LDI | R3 | | | 3590 JOAN DR | | | | | | | | | | | | Fairview Public School | 20-49 | Educational Services |
| 14 | 1.29 | 3.18 | OS | OS | OS2 | Listed - 3620 KARIYA DR | | 3620 KARIYA DR | | | | | | | | | | | | | | |
| 15 | 1.21 | 2.98 | OFF | DMU | H-CC2{2} | | | 50 BURNHAMTHORPE RD W<br>52 BURNHAMTHORPE RD W<br>70 BURNHAMTHORPE RD W<br>78 BURNHAMTHORPE RD W<br>80 BURNHAMTHORPE RD W<br>82 BURNHAMTHORPE RD W<br>84 BURNHAMTHORPE RD W<br>86 BURNHAMTHORPE RD W<br>88 BURNHAMTHORPE RD W<br><br>90 BURNHAMTHORPE RD W | | | | | 50 Burnhamthorpe Rd W<br>90 Burnhamthorpe Rd W | 14<br>15 | 29723<br>27790 | 319938<br>299132 | | | | Sylvan Learning Centre<br>Celesta Financial Inc.<br>Freeman Formalwear<br>Edgemore Capital Ltd.<br>Laser Eye Centres<br>Polar Infosys Inc<br>UCMAS Canada Inc.<br>Trading Spots Inc.<br>Hunt Personnel<br>Cogenix Consulting Ltd.<br>Bean Bag Factory<br>CareVest Capital Inc.<br>Discrete Media Inc.<br>McLean Clinic Cosmetic & Plastic Surgery<br>Dr. S. J. Baur Chiropractor, & Wioletta<br>Mississauga Optometric Clinic<br>Gandy Associates Inc.<br>Dr. Julian Bower & Associates, Dental<br>Right Management Consultants<br>SHEJ Global Developments Inc<br>Infoskill Intelligent Solutions<br>Vision360 Solutions Inc.<br>Korea Exchange Bank of Canada<br>Active Media Services Inc.<br>Organizational Health Inc.<br>Springrolls.ca<br>Axis Communications<br>PostNet<br>Gateway Newstands<br>Ackley Corporation<br>CanKopy Document Solutions<br>Vacant<br>MacKenzie Business Centre Inc.<br>Hasty Market<br>Dr. Cleaners<br>Ashlar Stone Management Consultants<br>Career Connections<br>Compusoft Business Systems<br>Comprehensive Accounting & Tax Services<br>Alliance (A.L.) Canada Inc | 5-9<br>1-4<br>1-4<br>5-9<br>5-9<br>5-9<br>5-9<br>5-9<br>5-9<br>5-9<br>5-9<br>5-9<br>NA<br>5-9<br>1-4<br>5-9<br>5-9<br>5-9<br>5-9<br>5-9<br>10-19<br>10-19<br>10-19<br>10-19<br>10-19<br>10-19<br>5-9<br>1-4<br>1-4<br>1-4<br>1-4<br>NA<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4 | Educational Services<br>Finance and Insurance<br>Retail Trade<br>Finance and Insurance<br>Health Care and Social Assistance<br>Professional, Scientific and Technical Services<br>Educational Services<br>Wholesale Trade<br>Administrative and Support, Waste Management and Remediation Services<br>Professional, Scientific and Technical Services<br>Manufacturing<br>Finance and Insurance<br>No description on record<br>Health Care and Social Assistance<br>Health Care and Social Assistance<br>Health Care and Social Assistance<br>Educational Services<br>Health Care and Social Assistance<br>Professional, Scientific and Technical Services<br>Construction<br>Professional, Scientific and Technical Services<br>Professional, Scientific and Technical Services<br>Finance and Insurance<br>Professional, Scientific and Technical Services<br>Professional, Scientific and Technical Services<br>Accommodation and Food Services<br>Wholesale Trade<br>Manufacturing<br>Retail Trade<br>Professional, Scientific and Technical Services<br>Manufacturing<br>No description on record<br>Administrative and Support, Waste Management and Remediation Services<br>Retail Trade<br>Other Services (except Public Administration)<br>Professional, Scientific and Technical Services<br>Administrative and Support, Waste Management and Remediation Services<br>Professional, Scientific and Technical Services<br>Professional, Scientific and Technical Services<br>Professional, Scientific and Technical Services |

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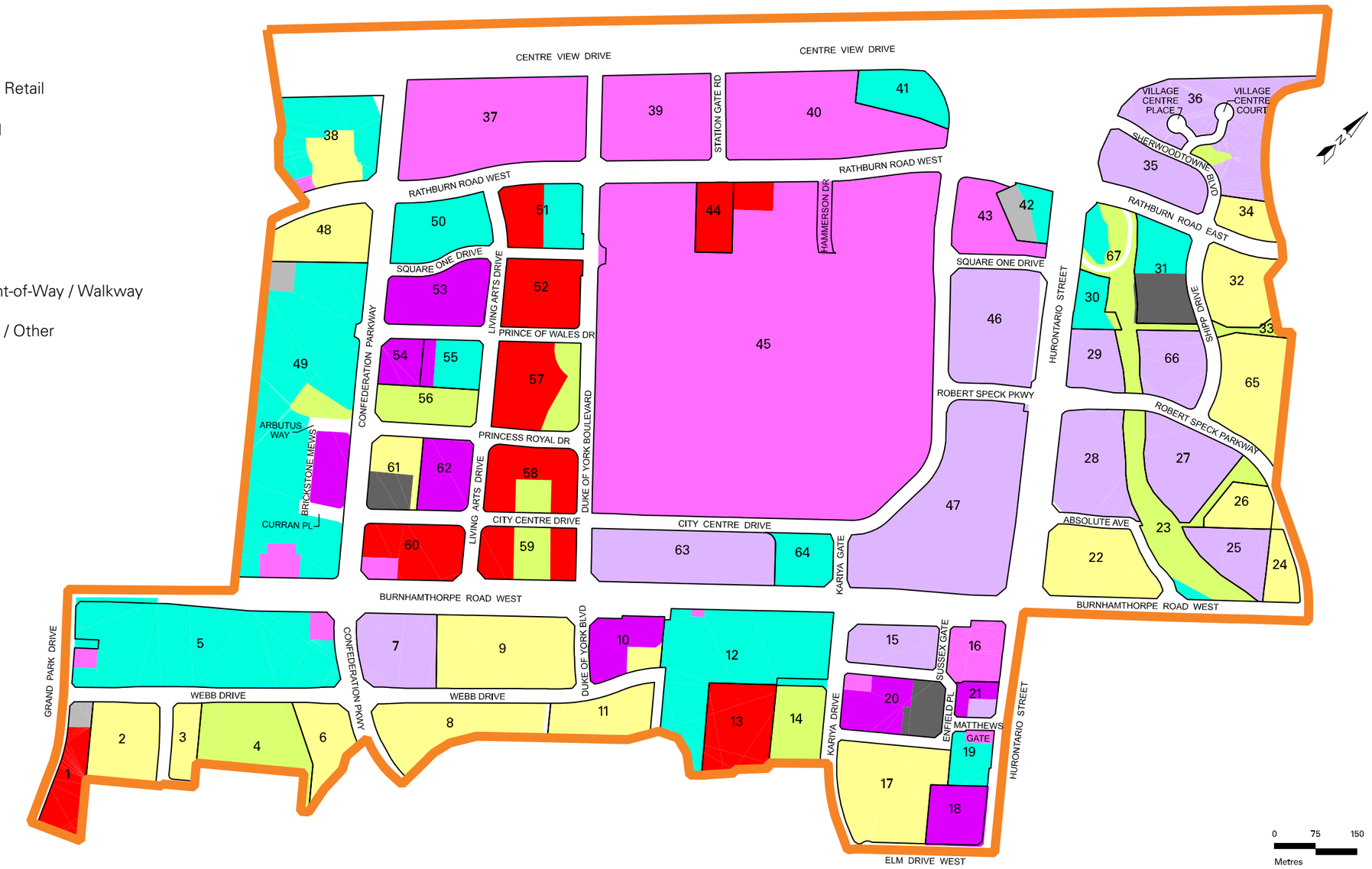
1-7

Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




1-8

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 15 | | | | | | | | | | | | | | | | | | | | Rockvale Capital Management Inc. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Remax Realty One Inc. | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | GWP Consulting Co. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Carlson Wagonlit Lecor Travel | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | ESS Medical Systems | NA | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Acne Treatment Clinic - Dr. R. Geller | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Polytech International | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Ociltree Management Inc. | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Coco Café | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Van Gogh Salon & Day Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Law Office | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Benefits Counsel (Canada) Ltd. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Chipkar, R.J. Real Estate Ltd. | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | ESS Business Strategies Group | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Leafcom Communications | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Impact Auto Auctions | 10-19 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | G W L Realty Advisors Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Mackenzie Business Corp. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Pallett Valo LLP | 50-99 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | J. J. Barnicke Ltd. | 50-99 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | U S C Education Savings Plans Inc. | 50-99 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Sage Software | 50-99 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | G W L Realty Advisors Inc | 50-99 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Kimberly-Clark Inc. | 50-99 | Management of Companies and Enterprises |
| | | | | | | | | | | | | | | | | | | | | BMO Nesbitt Burns Corp. Ltd. | 50-99 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Cunningham Lindsay | 50-99 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | The BPA Financial Group of Companies | 50-99 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | The Kenna Group | 100-299 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Shej Global Developments Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Quadrus Investment Services Ltd. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Watch Guard Technologies Canada Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Helluva Car Wash | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Auto Vin Canada | NA | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Sino-Forest Corp. | 1-4 | Agriculture, Forestry, Fishing and Hunting |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Avis Rent a Car | NA | Real Estate and Rental and Leasing |

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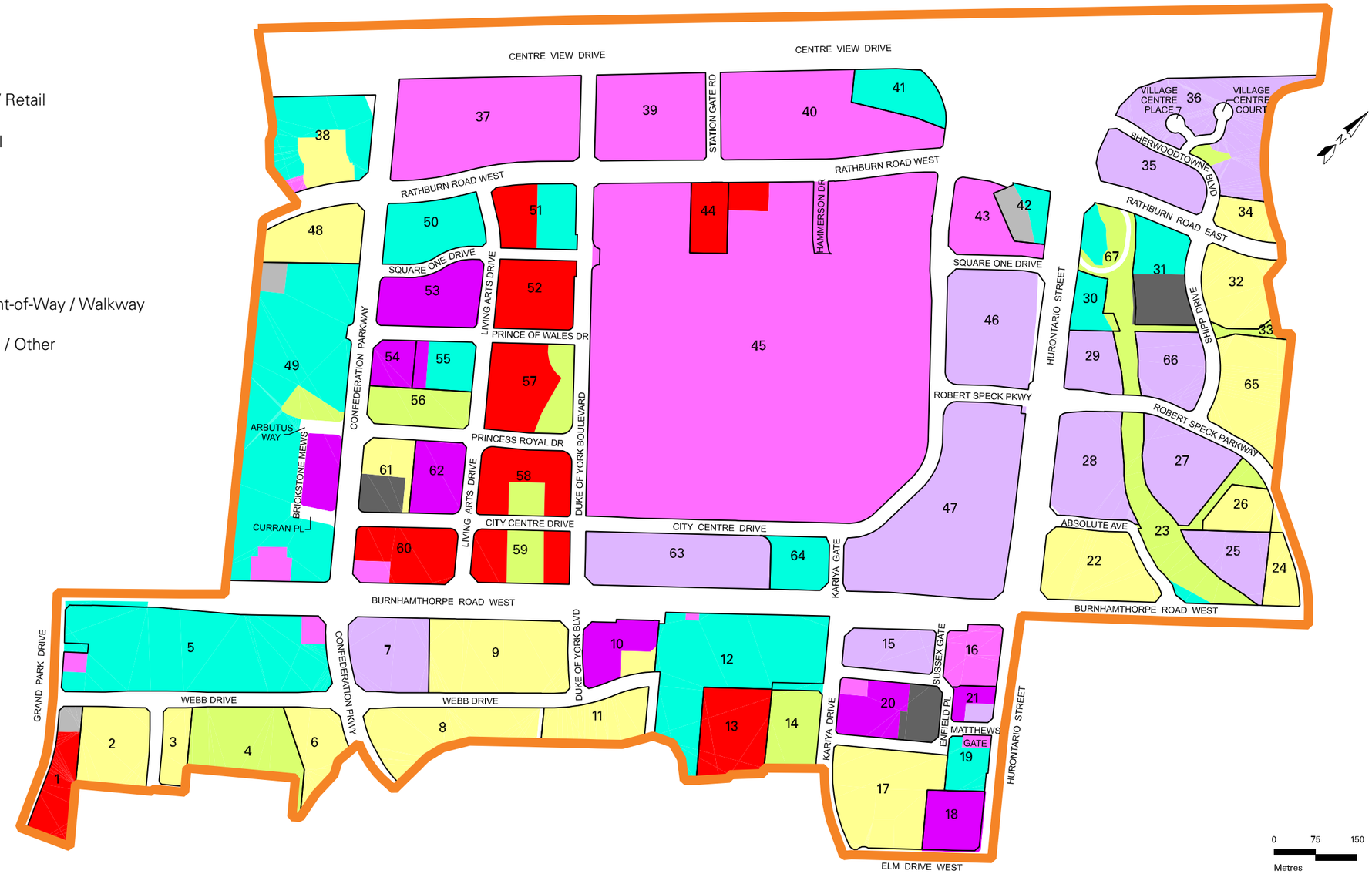
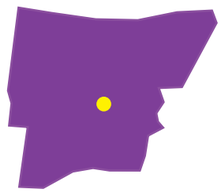
Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




1-10



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 15 | | | | | | | | | | | | | | | | | | | | David Aplin Recruiting | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Shepell Fgi | 100-299 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Edward Jones Investments | 100-299 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Forsythe | 20-49 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Twentieth Century Fox Film Corporation | 20-49 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | University Health Network | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | George Media Inc. | 20-49 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | Home Instead Senior Care | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Adesa Canada Inc. | 20-49 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | West50 Pourhouse & Grille | 20-49 | Management of Companies and Enterprises |
| | | | | | | | | | | | | | | | | | | | | Great-West Life Assurance Co., The | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | ScotiaMcLeod Inc. | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Biogen Idec Canada Inc. | 20-49 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Select Sandwich | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Canadian Agency for Tax Relief | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Association of Canadian Financial Corp. | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Larox Inc | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | J.A.Austin Associates Ltd. | 1-4 | Management of Companies and Enterprises |
| | | | | | | | | | | | | | | | | | | | | Business Stratigies Group | 1-4 | Professional, Scientific and Technical Services |
| 16 | 1.04 | 2.56 | RET2, RET1 | DMU | H-CC2-3, H-CC2{2} | | | 3670 HURONTARIO ST<br>3680 HURONTARIO ST | | | | | | | | | | | | Petro-Canada | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Café Nicole | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Novotel Hotel Mississauga | 100-299 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Square One Certigard | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Hertz Car & Truck Rental | 1-4 | Real Estate and Rental and Leasing |
| 17 | 3.07 | 7.59 | RES3, RES4 | DMU | CC2-1, H-CC2{2} | | | 55 ELM DR W | 156 Enfield Pl | 25 | 37300 | 401497 | | | | | Apartment | 288 | 666 | | | |
| | | | | | | | | 57 ELM DR W | 55 Elm Dr W | 23 | 32350 | 348214 | | | | | Apartment | 322 | 745 | | | |
| | | | | | | | | 59 ELM DR W | 3605 Kariya Dr | 23 | 31633 | 340502 | | | | | Apartment | 285 | 659 | | | |
| | | | | | | | | 61 ELM DR W | 3567-3597 Kariya Dr | 3 | 2288 | 24623 | | | | | Townhouse | 6 | 16 | | | |
| | | | | | | | | 63 ELM DR W | 57-67 Elm Dr W | 2 | 1345 | 14480 | | | | | Townhouse | 12 | 33 | | | |
| | | | | | | | | 65 ELM DR W | | | | | | | | | | | | | | |
| | | | | | | | | 67 ELM DR W | | | | | | | | | | | | | | |
| | | | | | | | | 156 ENFIELD PL | | | | | | | | | | | | | | |
| | | | | | | | | 3567 KARIYA DR | | | | | | | | | | | | | | |
| | | | | | | | | 3569 KARIYA DR | | | | | | | | | | | | | | |
| | | | | | | | | 3571 KARIYA DR | | | | | | | | | | | | | | |
| | | | | | | | | 3573 KARIYA DR | | | | | | | | | | | | | | |
| | | | | | | | | 3575 KARIYA DR | | | | | | | | | | | | | | |
| | | | | | | | | 3577 KARIYA DR | | | | | | | | | | | | | | |
| | | | | | | | | 3587 KARIYA DR | | | | | | | | | | | | | | |
| | | | | | | | | 3589 KARIYA DR | | | | | | | | | | | | | | |
| | | | | | | | | 3591 KARIYA DR | | | | | | | | | | | | | | |
| | | | | | | | | 3593 KARIYA DR | | | | | | | | | | | | | | |
| | | | | | | | | 3595 KARIYA DR | | | | | | | | | | | | | | |
| | | | | | | | | 3597 KARIYA DR | | | | | | | | | | | | | | |
| | | | | | | | | 3605 KARIYA DR | | | | | | | | | | | | | | |
| 18 | 1.10 | 2.72 | MIX2 | DMU | CC2{2} | | | 1 ELM DR W | 33 Elm Dr W | 29 | 27163 | 292383 | | | | | Apartment | 356 | 824 | City Centre Convenience | 1-4 | Retail Trade |
| | | | | | | | | 33 ELM DR W | 1 Elm Dr W | 31 | 29062 | 312823 | | | | | Apartment | 361 | 835 | | | |
| | | | | | | | | 3550 HURONTARIO ST | | | | | | | | | | | | | | |
| | | | | | | | | 3558 HURONTARIO ST | | | | | | | | | | | | | | |
| | | | | | | | | 3564 HURONTARIO ST | | | | | | | | | | | | | | |
| | | | | | | | | 3570 HURONTARIO ST | | | | | | | | | | | | | | |
| | | | | | | | | 3576 HURONTARIO ST | | | | | | | | | | | | | | |
| 19 | 0.74 | 1.84 | RET3, VAC | DMU | H-CC2{2} | | SP/9/27, H-OZ/9/1 | 3600 HURONTARIO ST | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 3606 HURONTARIO ST | | | | | | | | | | | | | | |
| | | | | | | | | 3618 HURONTARIO ST | | | | | | | | | | | | | | |

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Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

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- Mixed Residential / Retail
- Retail / Commercial
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- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
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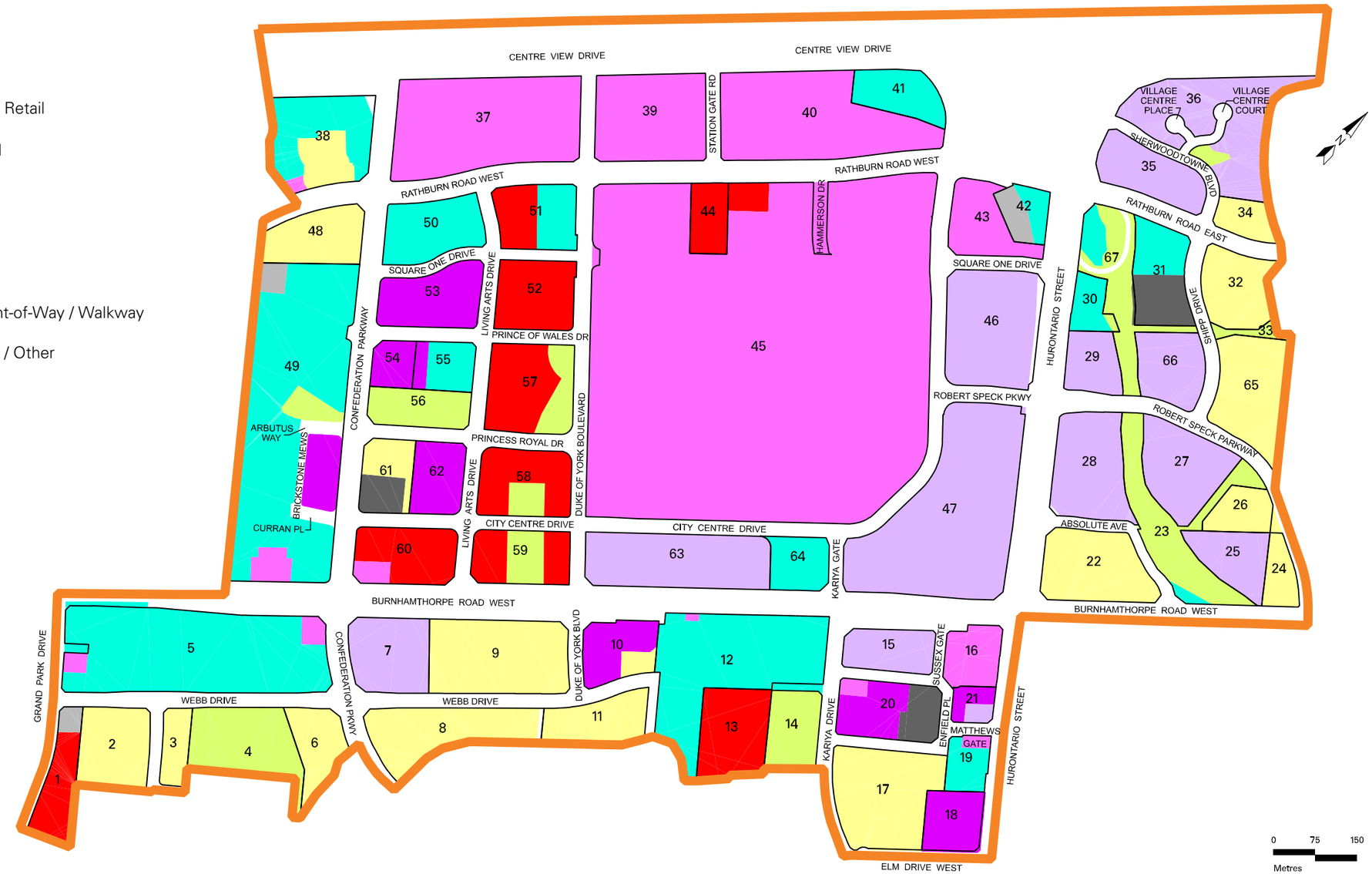
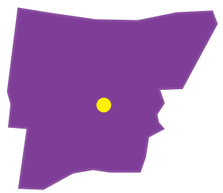
- Others




1-12



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 20 | 1.87 | 4.63 | RET1, PKG, MIX1 | DMU | H-CC2{2} | | | 185 ENFIELD PL<br>215 ENFIELD PL<br>265 ENFIELD PL<br>285 ENFIELD PL<br>295 ENFIELD PL | 265, 285 Enfield Pl | 22 | 52501 | 565121 | | | | | Apartment | 500 | 1157 | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Seoul Kal-Bi @ Kariya | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | The Enfield Fox | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Full Circle Forex Training | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Joel M. Schacher - Orthodontist | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Udupi Madras Café | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Subway | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Karma Restaurant And Lounge | NA | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Enfield Place Dental Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Labour Ready | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Enfield Place Medical Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Grano Ristorante | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Bhumika Salon | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Cura Pharmacy | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Enfield Variety | 1-4 | Retail Trade |
| 21 | 0.48 | 1.19 | OFF, MIX1 | DMU | H-CC2{2}, CC2{2} | | | 208 ENFIELD PL<br>3660 HURONTARIO ST<br>3662 HURONTARIO ST | 208 Enfield Pl | 36 | 24530 | 264040 | 3660 Hurontario St | 10 | 5373 | 57835 | Apartment | 278 | 643 | BBCG Claim Services Ltd. | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Catholic Crosscultural Services | 20-49 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | New Balance Canada Inc. | 20-49 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | IFSE.ca | 20-49 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Dr. Victoria R. Santiago & Associates - | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Berlitz Canada Inc. | 10-19 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Canadian Institute of Financial Planning | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | The President's Group | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Money Mart | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Dollar Thrifty Automotive Group Canada | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Toper Temps Inc. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Red Leaf Real Estate Ltd. | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Berlitz Language Centre | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Elpis Global Education | 5-9 | Educational Services |
| 22 | 2.32 | 5.73 | RES4 | DMU | CC2{3} | | | 50 ABSOLUTE AVE | 60 Absolute Ave | 56 | 40863 | 439845 | | | | | Apartment | 427 | 1116 | | | |
| | | | | | | | | 60 ABSOLUTE AVE | 50 Absolute Ave | 50 | 38172 | 410888 | | | | | Apartment | 286 | 748 | | | |
| | | | | | | | | 70 ABSOLUTE AVE | 70 Absolute Ave | 31 | 25315 | 272487 | | | | | Apartment | 311 | 813 | | | |
| | | | | | | | | 80 ABSOLUTE AVE | 90 Absolute Ave | 27 | 23432 | 252225 | | | | | Apartment | 453 | 1184 | | | |
| | | | | | | | | 90 ABSOLUTE AVE | 80 Absolute Ave | 35 | 31312 | 337042 | | | | | Apartment | 372 | 973 | | | |
| 23 | 2.62 | 6.48 | VAC, OS | DMU, OS,G | CC2{3}, OS1, G1 | | | | | | | | | | | | | | | | | |
| 24 | 0.65 | 1.62 | RES4 | DMU | H-CC2{3} | | | 200 ROBERT SPECK PKY | 200 Robert Speck Pky | 21 | 20188 | 217304 | | | | | Apartment | 161 | 421 | | | |
| 25 | 1.29 | 3.19 | OFF | DMU | H-CC2{3} | | | 170 ROBERT SPECK PKY | | | | | 170 Robert Speck Pky | 2 | 1760 | 18945 | | | | HealthComm | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | 176 ROBERT SPECK PKY | | | | | 176 Robert Speck Pky | 2 | 1760 | 18945 | | | | JQ Janquinn Search Group Inc. | NA | No description on record |
| | | | | | | | | 186 ROBERT SPECK PKY | | | | | 186 Robert Speck Pky | 2 | 1760 | 18945 | | | | Vacant | NA | No description on record |
| | | | | | | | | 190 ROBERT SPECK PKY | | | | | 190 Robert Speck Pky | 2 | 1760 | 18945 | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Peel Halton Acquired Brain Injury Services | 50-99 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | HBI College | 20-49 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | St. Elizabeth Health Care | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | GMAC Real Estate | 20-49 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Faye Clack Communications Inc. | 20-49 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Centre for Education & Training | 100-299 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Acrobat Research | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Raymond James Ltd. | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Elite Staffing Solutions Inc. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Mavericks Communications Inc. | 10-19 | Professional, Scientific and Technical Services |
| 26 | 0.84 | 2.07 | RES5 | DMU | CC2{3} | | | 100 ROBERT SPECK PKY | 100 Robert Speck Pky | 4 | 9941 | 107010 | | | | | Apartment | 113 | 295 | Chartwell Classic Robert Speck Retirement Residence | 10-19 | Health Care and Social Assistance |

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Focus on Mississauga 2012 - Downtown Core

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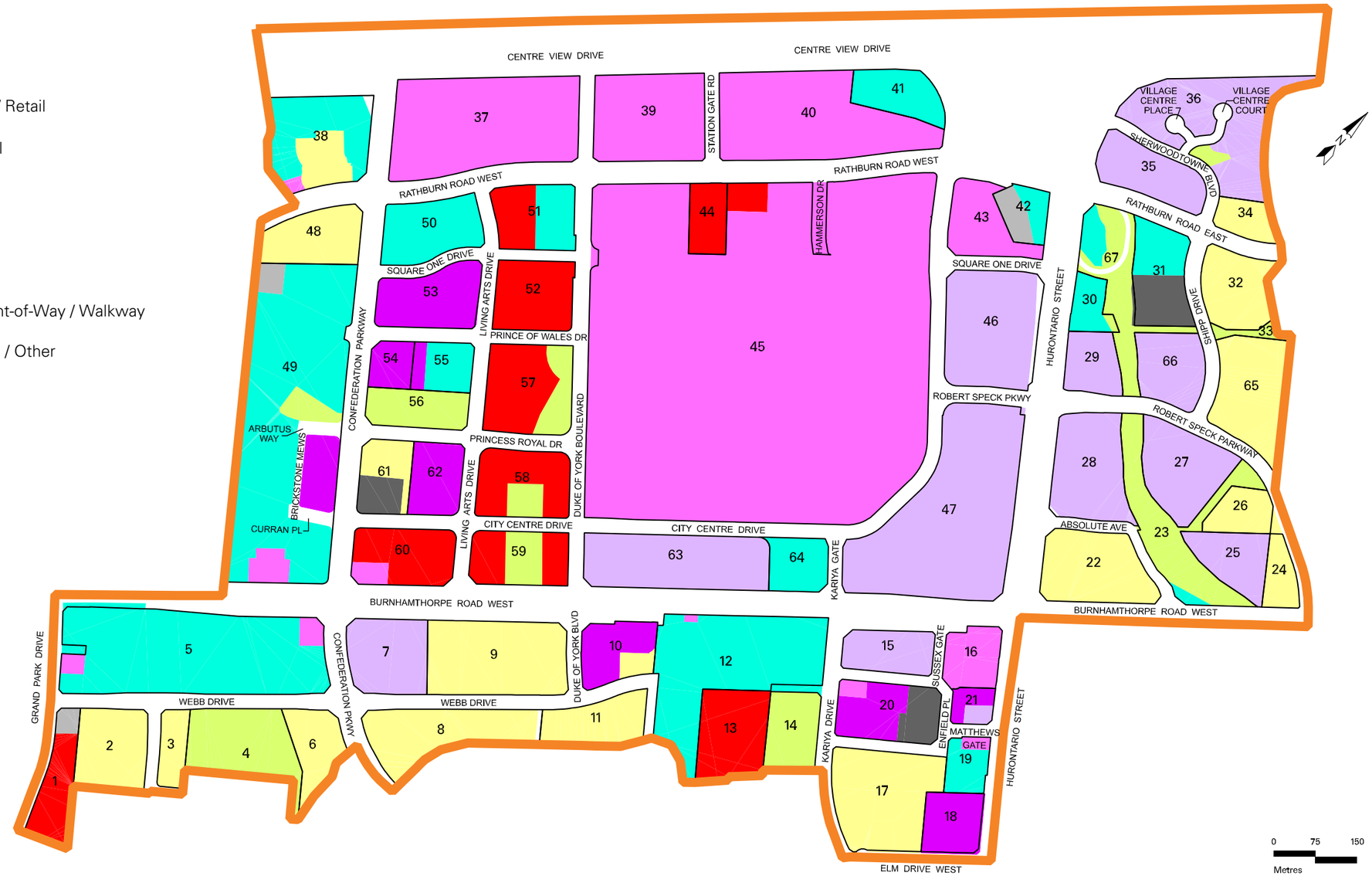
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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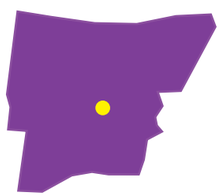

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 27 | 2.14 | 5.30 | OFF | DMU | H-CC2{3} | | | 4 ROBERT SPECK PKY | | | | | 4 Robert Speck Pky | 15 | 26900 | 289552 | | | | Signature Healthcare Services | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Trenlogic Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Siron Technologies Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Stephan Machinery Ltd. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | DO2 Technologies | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | First Energy Solar | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Future Tech Systems | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Global Bay Mobile Technologies | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Hahn Investment | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Travel Prof. Intl. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Sanjay Thacker | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Cervelo Pharmaceuticals Ltd. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Sistek Data | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Smart Touch | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | SOS Water Systems Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Technology Associates Int. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | McGovern Mgmg Corp. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Resperonics Hospital Group. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | IQPM | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Ciber of Canada | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Greenwich Global Technologies | 1-4 | Management of Companies and Enterprises |
| | | | | | | | | | | | | | | | | | | | | Blue Sky Realty | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Akleh & Associates | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | I Health | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | ICF World Homes | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Cobe BCT Canada | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | InfoProc | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Mohit Narang | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | I Shiner Kedeckel Zweig | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | J & B Promotions | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Law Office of Monika Curyk | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Les Investigations Gibraltar Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Mainline Info Systems | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Paradigm | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | CM & Associates Canadian Immigration | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | IFG Project Resources | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Canadian Food Safety Institute | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Narita Systems Canada | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Allied Intl. Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Andmir Environmental Group | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Anne Whitten Bilingual Recruitment Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Bayview Corp. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | BK Law | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Addison Management Consultants | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | CST Consultants Inc. Branch 644 | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Action Prof. Legal Services | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Canadian Travel Association | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Career Teacher | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Caregiver Canada | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Huhey Consulting Grp. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Burlington Construction | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Delta Refinery | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Omega Trading Cargo | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | M & S Investments | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Compuexcel | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Coobera Capital Corp. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Cornerstone Systems | NA | No description on record |

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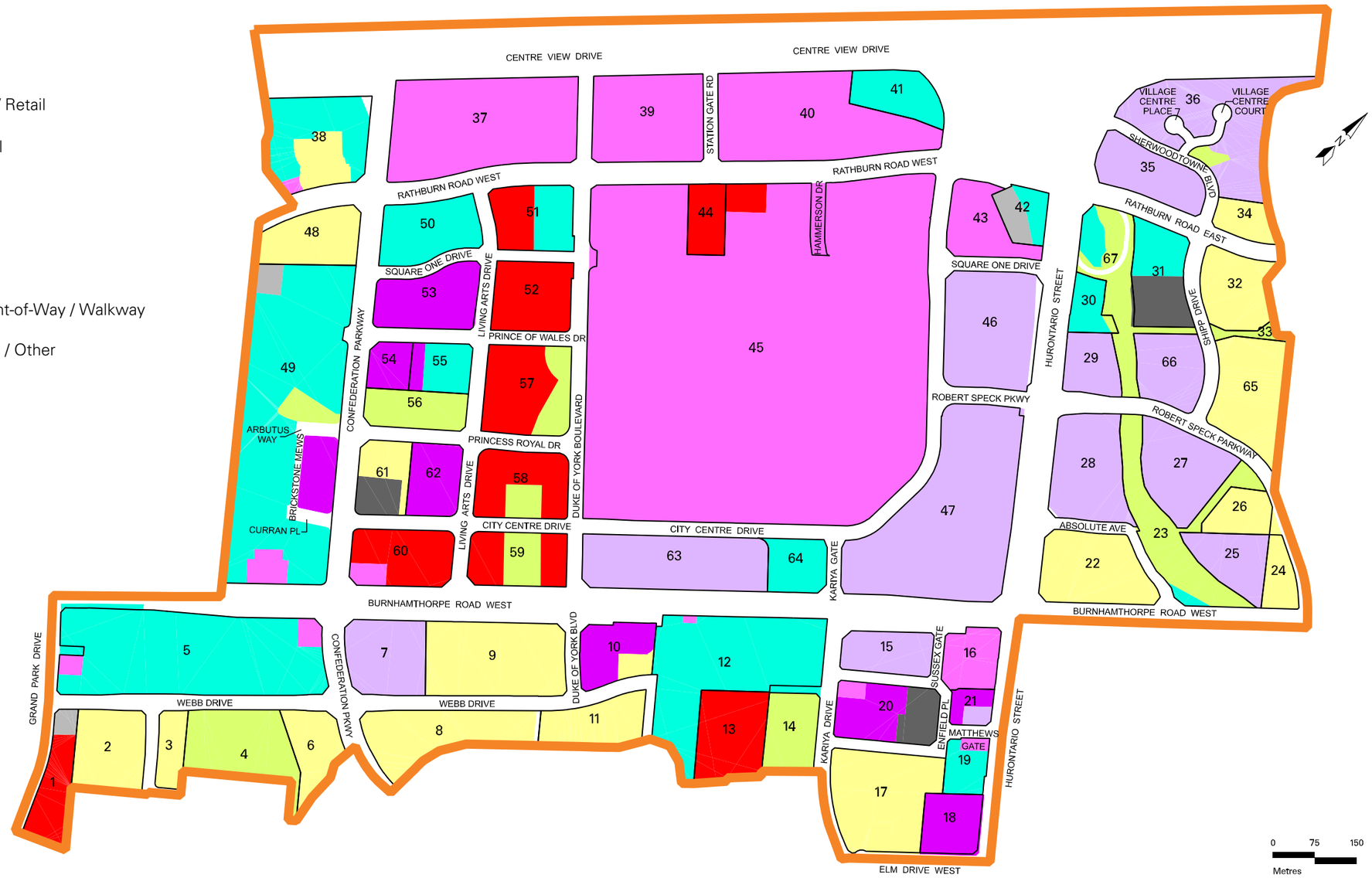
Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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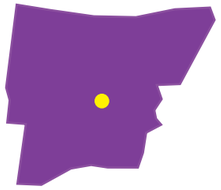

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 27 | | | | | | | | | | | | | | | | | | | | Datazoom Solutions Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | ADP | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Debt Counselling Services | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | ESL Plus & Academy of Teaching | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Discovernet Ltd. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | DNA Psychmetric Evaluations | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dynax-Fi Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | EBR Interactive | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Efficase Inc./LearnSAP-ca | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | EFI Technologies Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | ACS Corp. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | David Miner | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Ministry of Community & Social Services | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | INQVIS INC. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Children's Education Funds Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vassal Jewellery Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Oriental Motors | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | STS Capital Partners | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Rohde & Schwarz | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | First Horizon's Technologies | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Advancon Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | The Abacus Resource Group | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Rogers Cambell LLP | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | New Toronto Group | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Spectrum Mortgage | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Sasco Investments | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Hanco Technologies | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | HCP Canada Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | HB Innovation/ Twin Oaks Clean Spa Tech | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Profits U | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Process Fusion | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | PRANAH Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | PMCT Quest | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Permanent Solutions Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Nuviso Corp. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Fareea Sheik Prof. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Tatla Diversity Group | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Halaja Global Trading | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Global Trading Partners Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Genuity Business Intelligence Solutions Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Future Grp. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | FCV Jobs | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | FIC | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | The Mortgage Group | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Unity Mortgage Corporation | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Pars Intl. Freight Forwarding | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Green Organic Vegetables Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Saba Imaging Solutions | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Paradise Café | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Solutech | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Nova Chemicals | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | JMJ Construction | 1-4 | Construction |

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Focus on Mississauga 2012 - Downtown Core

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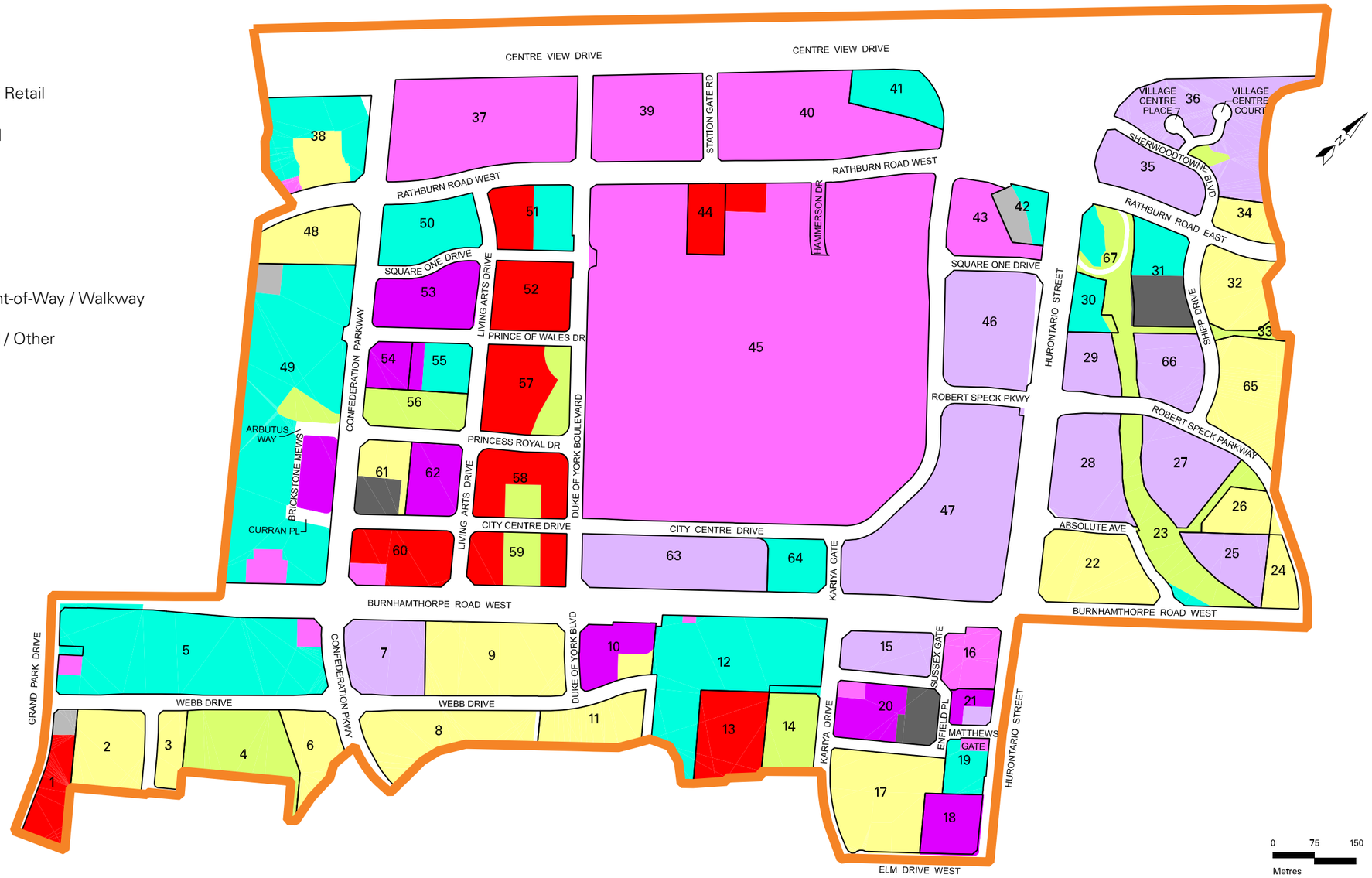


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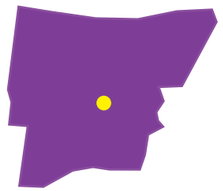

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 27 | | | | | | | | | | | | | | | | | | | | Cosa Freight Inc. | 1-4 | Transportation and Warehousing |
| | | | | | | | | | | | | | | | | | | | | Onix Systems | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | QuestBack Canada Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Midal Cables International Canada Ltd. | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Parkhouse Financial | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Checkpoint Software | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | A.E. Harrison & Partners Inc | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Law Office of Khan McCracken | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Vak Associates | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Sam Wakabayashi's Office/Queensbury | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Raritan Canada | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | ERPSQUARE Canada | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Sun Life Insurance Co. | 50-99 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Felix Global Corp. | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Keyser Mason Ball, LLP | 50-99 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Century 21 Best Sellers Ltd. | 50-99 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | RBC | 50-99 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Baxter Corporation | 300-499 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Interactive Executive Offices | 20-49 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Detour Gold | 5-9 | Mining, Quarrying, and Oil and Gas Extraction |
| | | | | | | | | | | | | | | | | | | | | Miller & Associates | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Knightsbridge Career Management | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Shipp Corporation Ltd. | 5-9 | Construction |
| | | | | | | | | | | | | | | | | | | | | EISAI Ltd. | 5-9 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Keith Shalock | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Oxford Properties Group | 10-19 | Real Estate and Rental and Leasing |
| 28 | 2.42 | 5.98 | OFF | DMU | CC2{3}, H-CC2{3} | | | 2 ROBERT SPECK PKY | | | | | 2 Robert Speck Pky | 15 | 26427 | 284460 | | | | ChemTech | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | CMI Mississauga | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Centum Mortgages Frontier | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Daniel J. Balena Barrister | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | VaeTech Inc | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | E-Zee Accounting and Tax Services | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | GC Nexus | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Comtech International Design Ltd. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | CA Consultants | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | 5 Pillars | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dr. Banducci | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Genesis Financial Consulting | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Subodh Mishra | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | PGH Canada Ltd. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | The Kalra Group | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Adam Aspilla | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dr. R. Bradley | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dr. Emile Ramlochan | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | SGE Communications | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Nous Info Systems | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Pamwell Health | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | GNJ General Trading | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | NECC Solutions | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | M Models and Talent Agency | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Kumuka Worldwide | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Kat Rose Custom Design | NA | No description on record |

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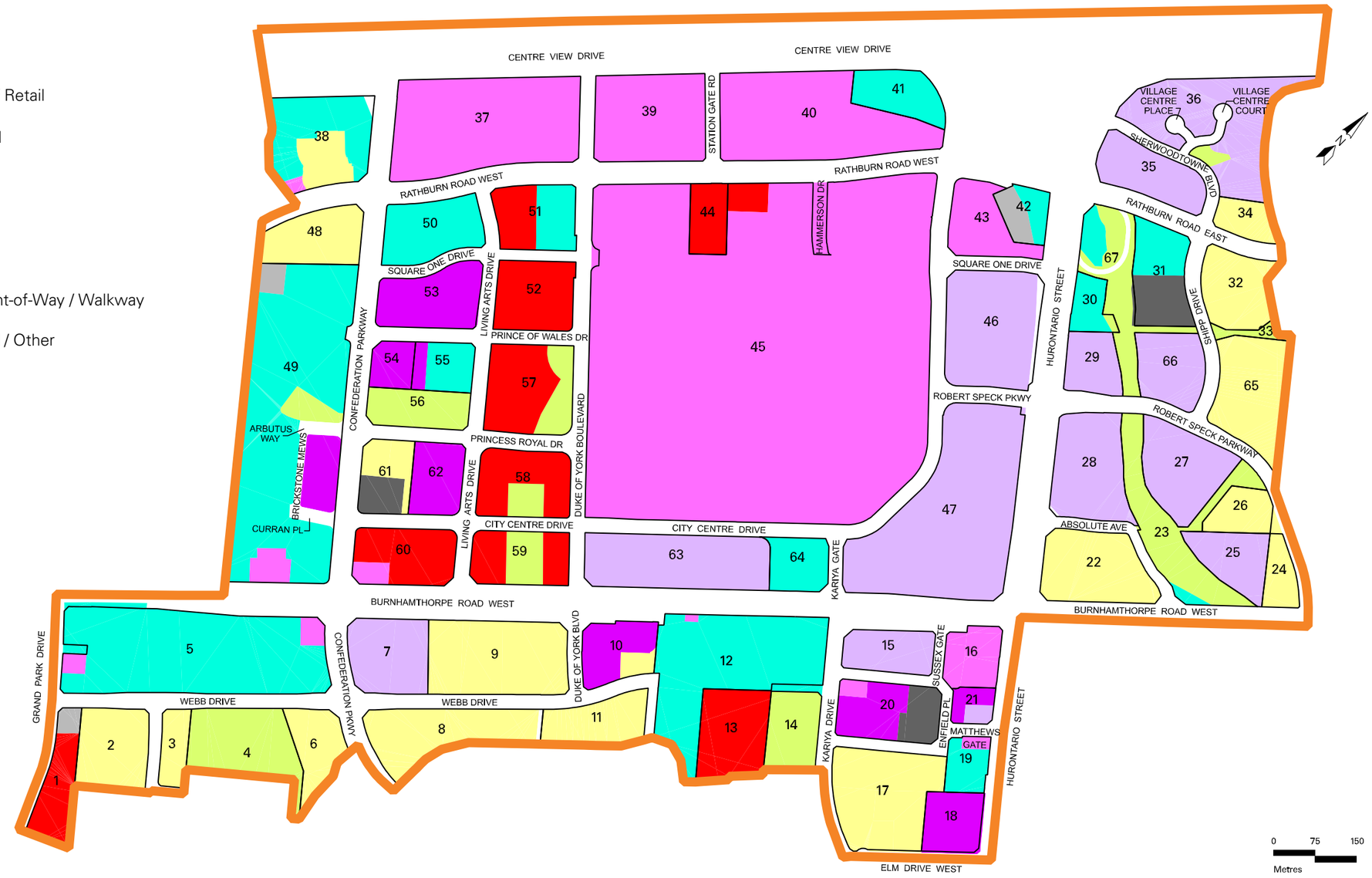
Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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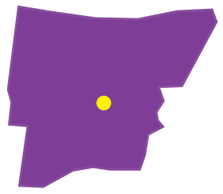

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 28 | | | | | | | | | | | | | | | | | | | | Intermatrix Corporation | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Hexaware Technologies | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | ProFormance Adjusting Solutions Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Gerald Duthie & Co. LLP Chartered | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Ammartech | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | E X E Steel | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Human Rights Adv. Services | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Regus Business Centre | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Zafar Husain Siddiqui ZHS Chartered | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Reininger Barrister | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Donna G. Mason, Barrister & Solicitor | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Dr. Michael Banducci, Optometrist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Jacobson, Dr. Lipton, Dr. Ringel (J.L.R. | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Redwell | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Carters Professional Corporation | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Debt Clinic of Canada Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Saveta Maria Young | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Intercontinental Hotels | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Eminus Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Mortgage Intelligence | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Rehabilitation Network | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Century Dry Cleaners | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Daman Aujla Law Office | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Tri-Gem Fine Jewellery Specialists | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Maple Trade Finance | 10-19 | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Citizenship and Immigration Canada | 50-99 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | Resolve Corporation | 500-999 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Assured Personnel | 20-49 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Scotiabank | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | ARS Assessment Rehabilitation Services | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Symcor | 100-299 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | S I Systems Ltd. | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | CentrilLogic | 10-19 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | Zagazeta Garcia LLP | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | The Mason Group | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Sales Factor Enterprises | 5-9 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Jet Airways | 10-19 | Transportation and Warehousing |
| | | | | | | | | | | | | | | | | | | | | Country Style Bistro Deli | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Credit & Debt Services | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Hoyes, Michalos & Associates | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Solucore Elevator Solutions Inc. | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Premier Photo Video | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | NRM Network Risk Management | 5-9 | Professional, Scientific and Technical Services |
| 29 | 1.04 | 2.57 | OFF | DMU | H-CC2{3} | | | 1 ROBERT SPECK PKY | | | | | 1 Robert Speck Pky | 15 | 23039 | 247992 | | | | Sybase Canada | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | O C Financial Services Inc. | 50-99 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Office Team | 20-49 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Kids Co. | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | TSI International Group | 10-19 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | PricewaterhouseCoopers LLP | 100-299 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Accountemps | 20-49 | Administrative and Support, Waste Management and Remediation Services |

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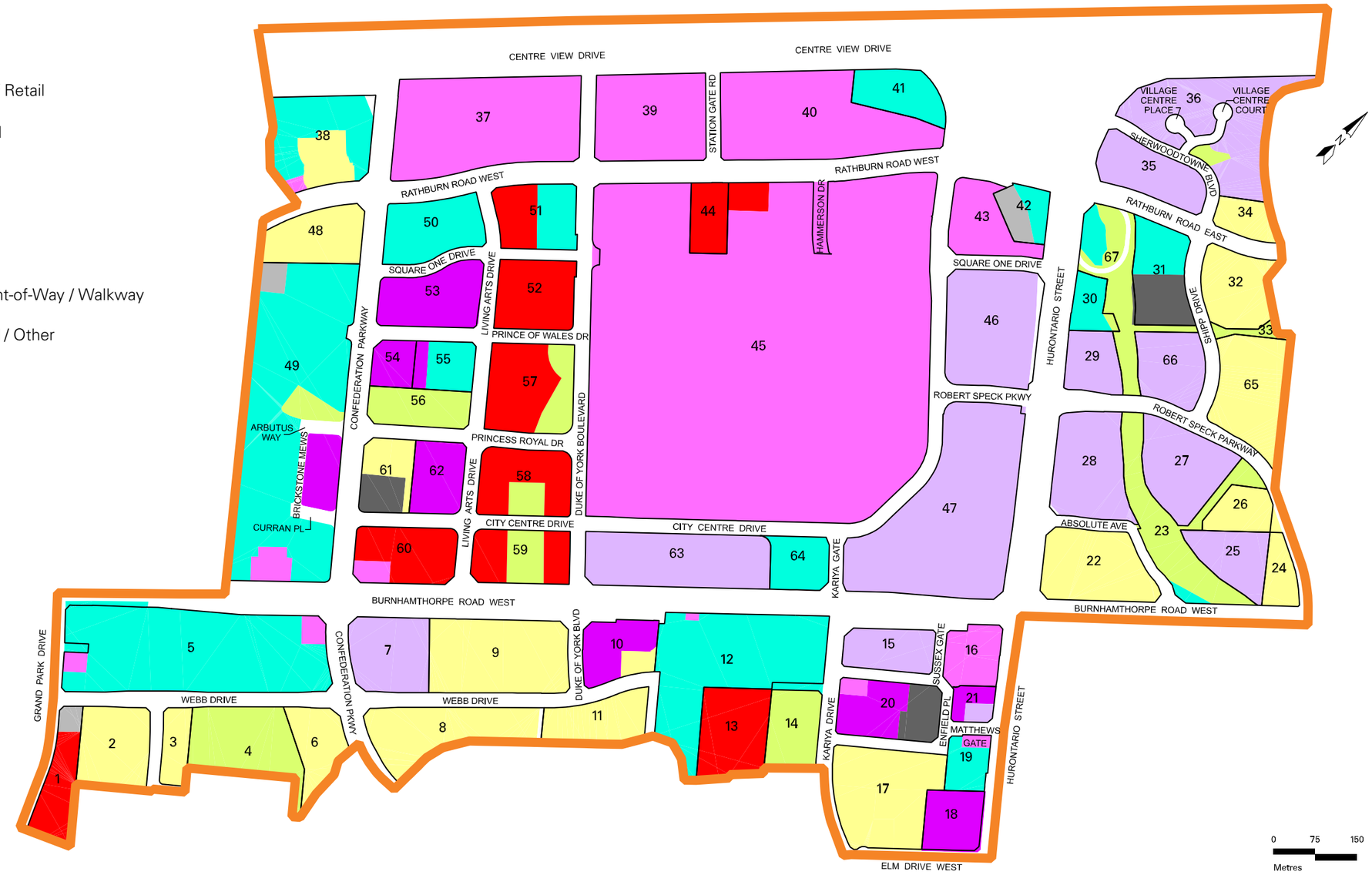
Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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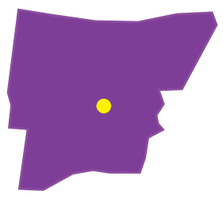

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 29 | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Robert Half Canada Inc. | 20-49 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Symcor | 500-999 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Brink's Canada Ltd. | 50-99 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | J T I-Macdonald Corp. | 50-99 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | C M A Canada | 20-49 | Administrative and Support, Waste Management and Remediation Services |
| 30 | 0.65 | 1.62 | OS, VAC | DMU, G | G1, H-CC2{3} | | | 4215 HURONTARIO ST | | | | | | | | | | | | | | |
| 31 | 1.74 | 4.30 | VAC, PKG | DMU | H-CC2{3} | | | 4190 SHIPP DR | | | | | | | | | | | | | | |
| 32 | 1.64 | 4.05 | RES4 | DMU | H-CC3{3} | | | 4185 SHIPP DR | 4185 Shipp Dr | 21 | 20986 | 225893 | | | | | Apartment | 230 | 601 | | | |
| | | | | | | | | 4205 SHIPP DR | 4205 Shipp Dr | 27 | 20986 | 225893 | | | | | Apartment | 175 | 458 | | | |
| 33 | 0.24 | 0.58 | OS | OS | OS1 | | | | | | | | | | | | | | | | | |
| 34 | 0.69 | 1.71 | RES4 | DMU | H-CC3{2} | | | 4235 SHERWOODTOWNE BLVD | 4235 Sherwoodtowne Blvd | 18 | 20400 | 219586 | | | | | Apartment | 170 | 444 | | | |
| 35 | 1.64 | 4.05 | OFF | DMU | H-CC2{3} | | | 4230 SHERWOODTOWNE BLVD | | | | | 4230 Sherwoodtowne Blvd | 3 | 1702 | 18320 | | | | Osteopathy Associates | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 4240 SHERWOODTOWNE BLVD | | | | | 4240 Sherwoodtowne Blvd | 4 | 3920 | 42195 | | | | JFK's Restaurant and Lounge | 10-19 | Accommodation and Food Services |
| | | | | | | | | 4250 SHERWOODTOWNE BLVD | | | | | 4310 Sherwoodtowne Blvd | 4 | 5597 | 60246 | | | | PSG Executive | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | 4310 SHERWOODTOWNE BLVD | | | | | 4250 Sherwoodtowne Blvd | 3 | 1689 | 18180 | | | | Thomas International Inc. | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Permanent Search Group, Employment Search Co. | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Meadwell | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Re/Max Realty Specialists Inc. | 10-19 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Sherwoodtowne Convenience | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | O'Connor Zanardo | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Mandaville Group Inc. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Sunny Grill & Deli | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Bearing Capital Partners | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Endodontic Solutions, Dr. K. S. Serota | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Sherwood Corporate Services Inc. | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Relaxology | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Realty Executives Card | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Moss McCabe | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | KMR Innovations Inc. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Atlantic Cleaner & Alteration | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Viesia W. Dabrowska | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Cisnet Inc. | NA | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Business Development Bank of Canada | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Newlife Fertility Centre | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | KGS Group | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | URY Borges-ho, M.A | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dr. Lisa Bentley-Dentist | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | The Woodbridge Group | 100-299 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Martyn, Dooley & Partners | 20-49 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | My Salon & Spa | 20-49 | Other Services (except Public Administration) |
| 36 | 3.71 | 9.17 | OS, OFF | OS, DMU | OS1, H-CC3{2} | | | 28 VILLAGE CENTRE PL | | | | | 4265 Sherwoodtowne Blvd | 2 | - | - | | | | Queen's Collegiate | NA | No description on record |
| | | | | | | | | 30 VILLAGE CENTRE PL | | | | | 57 Village Centre Pl | 3 | 423 | 4553 | | | | Links Canada | NA | No description on record |
| | | | | | | | | 32 VILLAGE CENTRE PL | | | | | 4300 Village Centre Crt | 2 | 341 | 3671 | | | | Guardian Insurance & Financial | NA | No description on record |
| | | | | | | | | 34 VILLAGE CENTRE PL | | | | | 4299 Village Centre Crt | 2 | 341 | 3671 | | | | State Farm Insurance/Ali Nazem Ins Agcy | NA | No description on record |
| | | | | | | | | 40 VILLAGE CENTRE PL | | | | | 4296 Village Centre Crt | 2 | 341 | 3671 | | | | InCharge Debt Solutions | NA | Professional, Scientific and Technical Services |
| | | | | | | | | 42 VILLAGE CENTRE PL | | | | | 4295 Village Centre Crt | 2 | 341 | 3671 | | | | Anzer IT Solutions | NA | No description on record |
| | | | | | | | | 44 VILLAGE CENTRE PL | | | | | 4292 Village Centre Crt | 2 | 341 | 3671 | | | | Discovery Science Learning Center | NA | No description on record |
| | | | | | | | | 46 VILLAGE CENTRE PL | | | | | 4291 Village Centre Crt | 2 | 341 | 3671 | | | | The Papillon Learning Centre | NA | No description on record |

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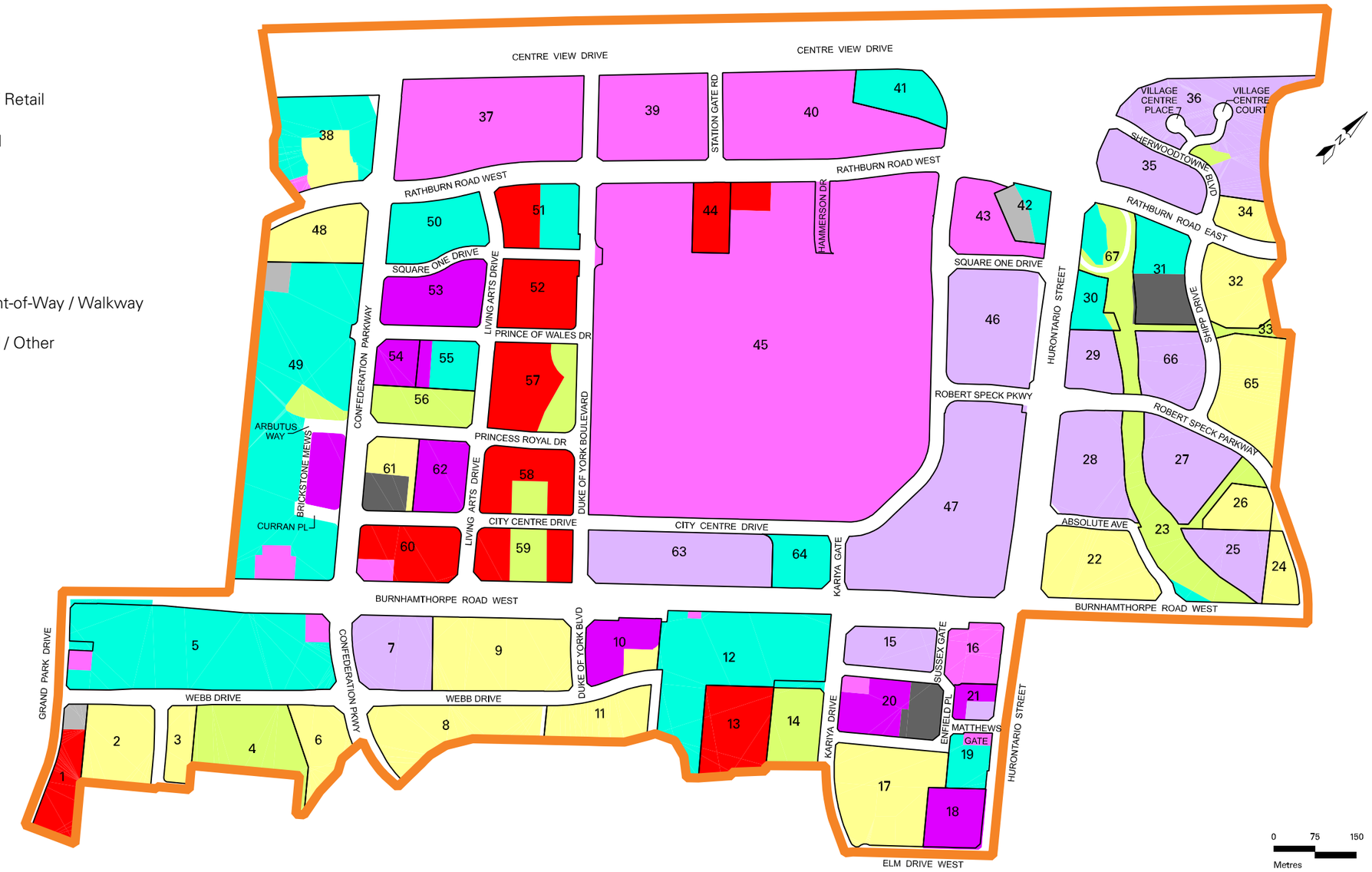
Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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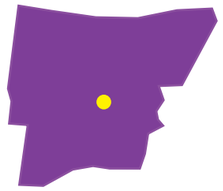

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 36 | | | | | | | | 48 VILLAGE CENTRE PL | | | | | 4288 Village Centre Crt | 2 | 341 | 3671 | | | | Sherwoodtowne Natural Medicine Clinic | NA | No description on record |
| | | | | | | | | 50 VILLAGE CENTRE PL | | | | | 4287 Village Centre Crt | 2 | 341 | 3671 | | | | Whitehall Bureau | NA | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | 51 VILLAGE CENTRE PL | | | | | 4284 Village Centre Crt | 2 | 341 | 3671 | | | | CrossroadsFinancial Solutions Inc. | NA | No description on record |
| | | | | | | | | 52 VILLAGE CENTRE PL | | | | | 4304 Village Centre Crt | 2 | 341 | 3671 | | | | Buyingblock.com | NA | No description on record |
| | | | | | | | | 53 VILLAGE CENTRE PL | | | | | 4275 Village Centre Crt | 2 | 341 | 3671 | | | | Dr. Monik Kalia | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 54 VILLAGE CENTRE PL | | | | | 4307 Village Centre Crt | 2 | 341 | 3671 | | | | C2K Education & Beyond Learning Centre | NA | No description on record |
| | | | | | | | | 55 VILLAGE CENTRE PL | | | | | 4263 Sherwoodtowne Blvd | 2 | - | - | | | | State Farm Insurance | 1-4 | Finance and Insurance |
| | | | | | | | | 57 VILLAGE CENTRE PL | | | | | 4261 Sherwoodtowne Blvd | 2 | - | - | | | | McEwen, Robert G. & Associates Ltd. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 4255 SHERWOODTOWNE BLVD | | | | | 4259 Sherwoodtowne Blvd | 2 | - | - | | | | Argyle & Broadstreet Inc. | 1-4 | Wholesale Trade |
| | | | | | | | | 4257 SHERWOODTOWNE BLVD | | | | | 4257 Sherwoodtowne Blvd | 2 | - | - | | | | Excel Financial Services | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 4259 SHERWOODTOWNE BLVD | | | | | 4255 Sherwoodtowne Blvd | 2 | 3716 | 39999 | | | | Falcon Group Cymak Canada Inc. | 1-4 | Construction |
| | | | | | | | | 4261 SHERWOODTOWNE BLVD | | | | | 4283 Village Centre Crt | 2 | 341 | 3671 | | | | Langlois Konrad Inkster (LKI) | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 4263 SHERWOODTOWNE BLVD | | | | | 42 Village Centre Pl | 3 | 423 | 4553 | | | | Keybase Financial Group | 1-4 | Finance and Insurance |
| | | | | | | | | 4265 SHERWOODTOWNE BLVD | | | | | 55 Village Centre Pl | 3 | 423 | 4553 | | | | Equity Builders | 10-19 | Finance and Insurance |
| | | | | | | | | 4275 SHERWOODTOWNE BLVD | | | | | 54 Village Centre Pl | 3 | 423 | 4553 | | | | Edwards Sterling Pierce | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 4275 VILLAGE CENTRE CRT | | | | | 53 Village Centre Pl | 3 | 423 | 4553 | | | | F.M. Macro Inc. | 1-4 | Wholesale Trade |
| | | | | | | | | 4283 VILLAGE CENTRE CRT | | | | | 52 Village Centre Pl | 3 | 423 | 4553 | | | | Hands for Health | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 4284 VILLAGE CENTRE CRT | | | | | 51 Village Centre Pl | 3 | 423 | 4553 | | | | Cognito Systems Inc. | 1-4 | Wholesale Trade |
| | | | | | | | | 4287 VILLAGE CENTRE CRT | | | | | 50 Village Centre Pl | 3 | 423 | 4553 | | | | Razi Khan and Mian Ali Accountants | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 4288 VILLAGE CENTRE CRT | | | | | 48 Village Centre Pl | 3 | 423 | 4553 | | | | O-Hearn and Sloan | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 4291 VILLAGE CENTRE CRT | | | | | 4303 Village Centre Crt | 2 | 341 | 3671 | | | | Egan Travel Ltd | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | 4292 VILLAGE CENTRE CRT | | | | | 44 Village Centre Pl | 3 | 423 | 4553 | | | | Mississauga Lifestyle Realty | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | 4295 VILLAGE CENTRE CRT | | | | | 40 Village Centre Pl | 3 | 423 | 4553 | | | | Palletizing Systems Ltd. | 1-4 | Wholesale Trade |
| | | | | | | | | 4296 VILLAGE CENTRE CRT | | | | | 34 Village Centre Pl | 3 | 423 | 4553 | | | | Sherwood Digital Copy Centre | 1-4 | Manufacturing |
| | | | | | | | | 4299 VILLAGE CENTRE CRT | | | | | 32 Village Centre Pl | 3 | 423 | 4553 | | | | CMAA Professional Corporation | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | 4300 VILLAGE CENTRE CRT | | | | | 30 Village Centre Pl | 3 | 423 | 4553 | | | | Absolute Financial Group Inc. | 10-19 | Finance and Insurance |
| | | | | | | | | 4303 VILLAGE CENTRE CRT | | | | | 28 Village Centre Pl | 3 | 423 | 4553 | | | | Parexel International | 5-9 | Wholesale Trade |
| | | | | | | | | 4304 VILLAGE CENTRE CRT | | | | | 4316 Village Centre Crt | 2 | 341 | 3671 | | | | Korman Associates | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | 4307 VILLAGE CENTRE CRT | | | | | 4315 Village Centre Crt | 2 | 341 | 3671 | | | | Petro-Techna International Ltd. | 5-9 | Manufacturing |
| | | | | | | | | 4308 VILLAGE CENTRE CRT | | | | | 4312 Village Centre Crt | 2 | 341 | 3671 | | | | Sherwoodtowne Physiotherapy | 5-9 | Health Care and Social Assistance |
| | | | | | | | | 4311 VILLAGE CENTRE CRT | | | | | 4311 Village Centre Crt | 2 | 341 | 3671 | | | | Holistic Bodyworx | 5-9 | Health Care and Social Assistance |
| | | | | | | | | 4312 VILLAGE CENTRE CRT | | | | | 4308 Village Centre Crt | 2 | 341 | 3671 | | | | ProTemps | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | 4315 VILLAGE CENTRE CRT | | | | | 46 Village Centre Pl | 3 | 423 | 4553 | | | | Raymond James MoneyPower Group | 1-4 | Finance and Insurance |
| | | | | | | | | 4316 VILLAGE CENTRE CRT | | | | | | | | | | | | The 500 Staffing Inc. | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Hansam General Contracting Ltd. | 5-9 | Construction |
| | | | | | | | | | | | | | | | | | | | | World Financial Group | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | LJM Developments | 5-9 | Construction |
| | | | | | | | | | | | | | | | | | | | | Skylark Holdings | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Heydary Samuel | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Synergydesign | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Executive Office | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Platinum Canadian Immigration Services | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Stephen Popovich Associates Inc. | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | NKC of Canada Inc. | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Randor Jewellery Inc. | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | T & M Financial Inc. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Edwards Sterling Pierce Business Centre | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Szmidt Counselling | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | The Law Offices of Akbar Ali | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Fellman, R.A. Barrister & Solicitor | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Shanthi Devanand | 1-4 | No description on record |
| | | | | | | | | | | | | | | | | | | | | Cathy P. Lum Barrister and Solicitor | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Stratworks Inc. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Bindoo, Ron M. Law Office | 1-4 | Professional, Scientific and Technical Services |

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Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

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- Mixed Residential / Retail
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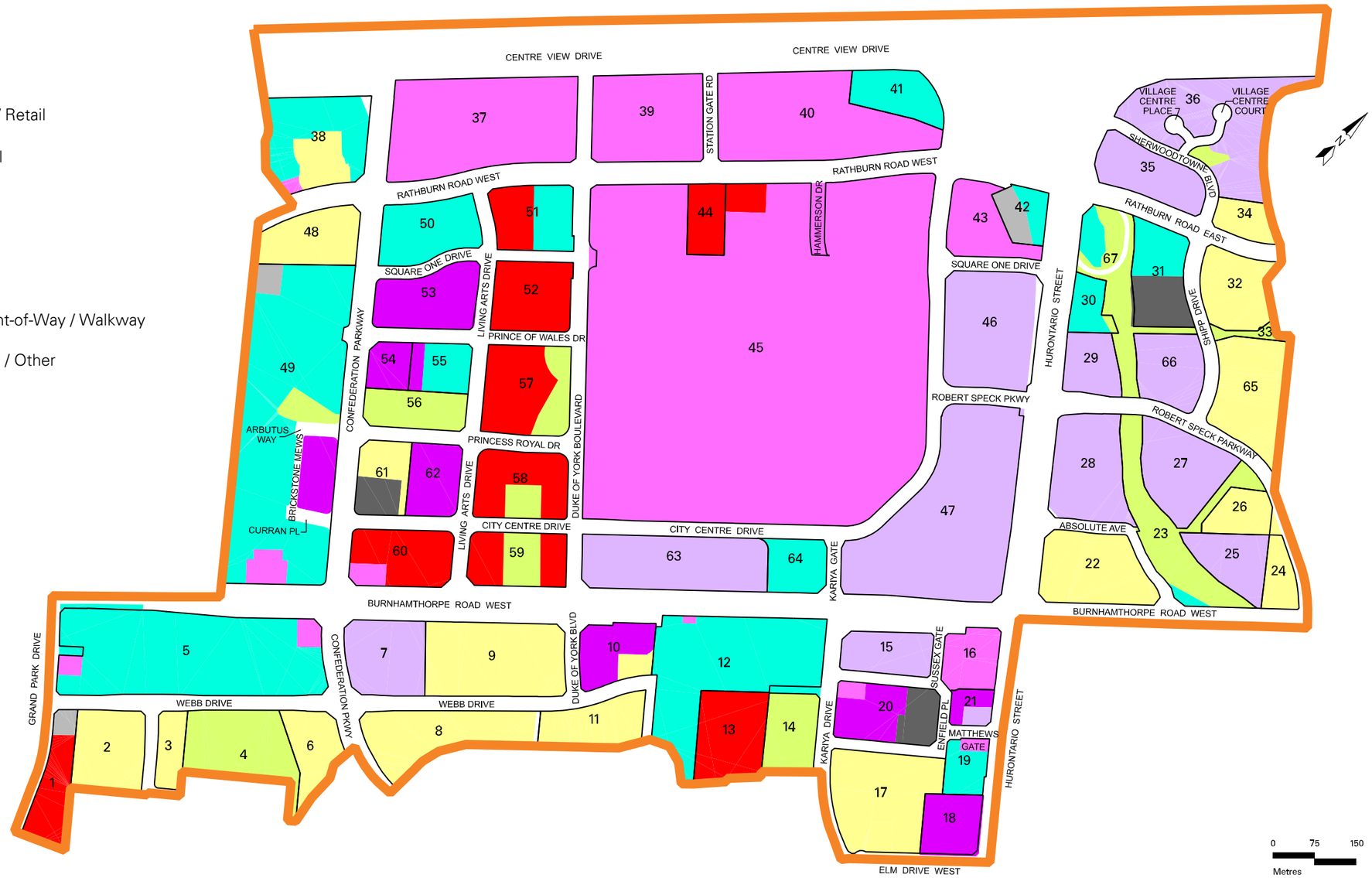
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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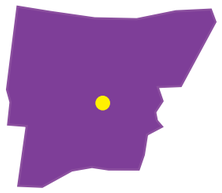

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 36 | | | | | | | | | | | | | | | | | | | | F Mirza Barristers | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | International Golf Course Development Inc. | 1-4 | Construction |
| | | | | | | | | | | | | | | | | | | | | Careers Plus Inc | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Rose Marie | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Electrolysis Clinic | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Maysoft Business Services | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Hany Ghobrial Accountants | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Mossman, Ronald F. Barristers & Solicitors | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | 558540 Ontario Ltd. | 1-4 | No description on record |
| | | | | | | | | | | | | | | | | | | | | W.D. Latimer Co. Ltd. | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Bogdan A. Kaminski | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Title & Jones Investments Inc. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Shawn Philbert, Barrister & Solicitor | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Mintax | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Sohail Ghayer Accounts and TaxServices | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Tariq T. Shah | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Quintessence Orthodontic Design | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | UC-Baby | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Orman Graphics | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dr. Shelly Gorman | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Release 3 Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Saffron Café | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | World Financial Group | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Canadian Academy of Vocal Music | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Accounting Circle, The and The Planning | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Mortgage Intelligence | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | MPI Tax Services | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | The Centre for Health | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Village Centre Orthodontics | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Excelion Technology Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Monest Finance | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Ubir bi | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Key Assets | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Alliance Youth Services | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Goodman & Griffin | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Condo Sky Home Marketing Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Canadian Mortgage Group Corp. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Golberg Capital Mic. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Centrum Landmark Financial | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Ohana Custom Homes Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | PSL Mediation | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |

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Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

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- Mixed Residential / Retail
- Retail / Commercial
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- Transportation Right-of-Way / Walkway
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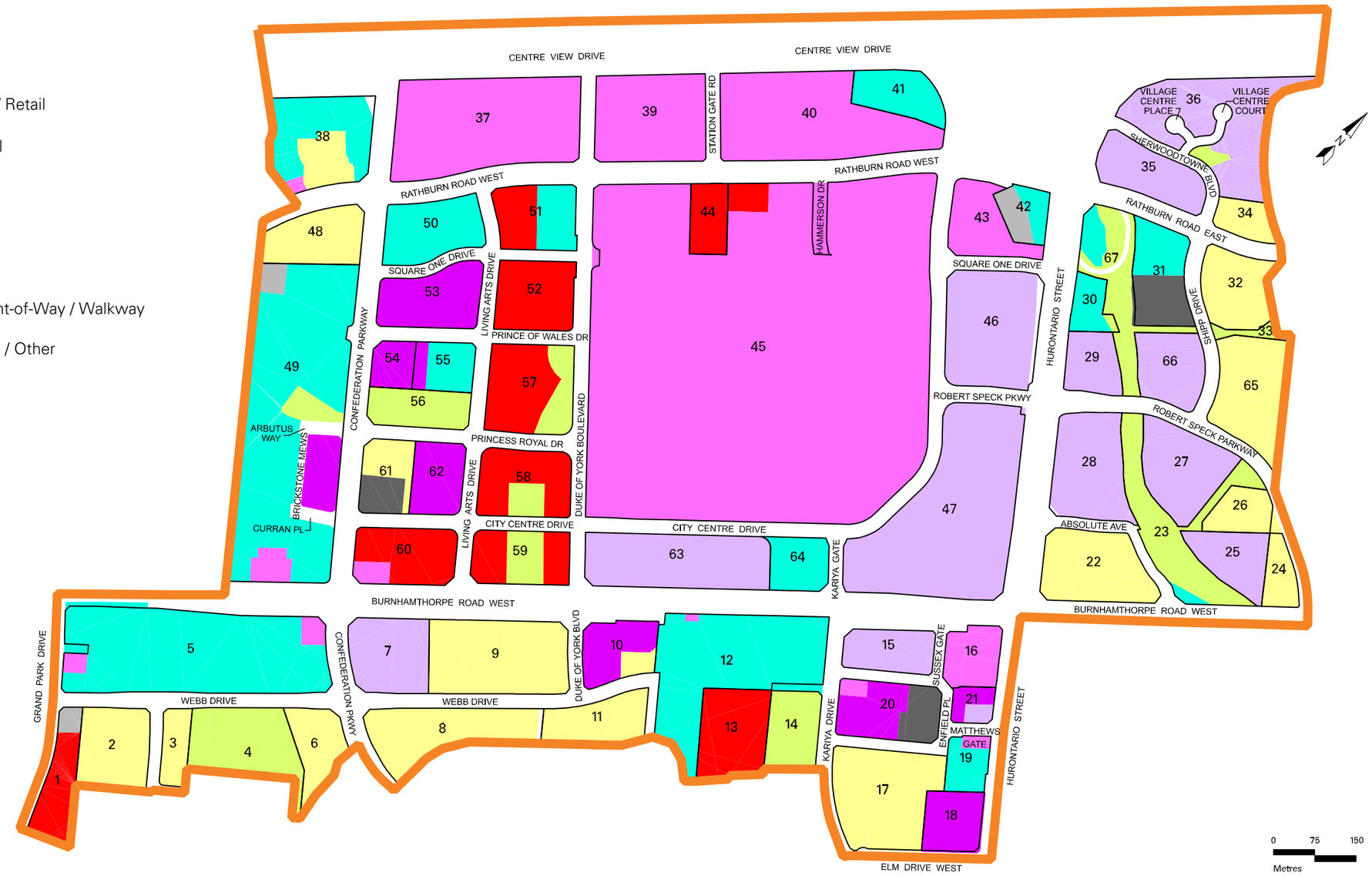


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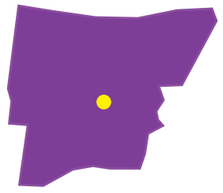

# Land, Buildings, People and Jobs

| LAND | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 36 | | | | | | | | | | | | | | | | | | | | Dental Office - Dr. M. Grossman, Dr. M. | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | ADD Centre - Attention Span Training | 10-19 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | DVI Diagnostics | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Alliance Francaise | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Quatro Group Software Systems Inc. | 10-19 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Canadian National Sportsmen's Shows | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Astra Fertility Clinic | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vanler Insurance Adjusters Ltd. | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Free Methodists Church In Canada, The | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Edge Marketing & Research | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Nawaz Taub & Wasseman Chartered | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Global | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Jarvis Ryan Associates | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | GfK Research Dynamics | 20-49 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Astra Fertility Laboratory | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Homelife Response Realty Inc. | 50-99 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Goodman & Griffin | 50-99 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Katalogic Inc. | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Village Centre Orthodontics | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Watson, C.N. & Associates Ltd. | 20-49 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Watson & Associates Economists Ltd. | 20-49 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Oral and Maxillofacial Surgeons | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Peridontists Associates | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | New Solutions Capital Group | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | David B. Searles Surveying Ltd. | 20-49 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Daigle & Hancock Barristers & Solicitors | 10-19 | Professional, Scientific and Technical Services |
| 37 | 5.49 | 13.57 | RET1 | DMU | H-CC2{1} | | | 299 RATHBURN RD W | | | | | | | | | | | | Famous Players Coliseum | 50-99 | Information and Cultural Industries |
| | | | | | | | | 309 RATHBURN RD W | | | | | | | | | | | | Canyon Creek Steak & Chophouse | 50-99 | Accommodation and Food Services |
| 38 | 2.88 | 7.12 | RET3, RES4, VAC | DMU | CC2-2 | | SP/6/207, SP/11/126 | 335 RATHBURN RD W | 335 Rathburn Rd W | 22 | 26326 | 283372 | | | | | Apartment | 296 | 760 | | | |
| | | | | | | | | 339 RATHBURN RD W | | | | | | | | | | | | | | |
| | | | | | | | | 345 RATHBURN RD W | | | | | | | | | | | | | | |
| | | | | | | | | 349 RATHBURN RD W | | | | | | | | | | | | | | |
| | | | | | | | | 359 RATHBURN RD W | | | | | | | | | | | | | | |
| 39 | 3.10 | 7.65 | RET1 | DCC | H-CC1 | | | 189 RATHBURN RD W | | | | | | | | | | | | Sport Chek Coast Mountain Sports | 20-49 | Retail Trade |
| | | | | | | | | 199 RATHBURN RD W | | | | | | | | | | | | Chapters Bookstore (Corporate name: | 20-49 | Retail Trade |
| | | | | | | | | 209 RATHBURN RD W | | | | | | | | | | | | Alice Fazooli's Italian Grill | 50-99 | Accommodation and Food Services |
| | | | | | | | | 219 RATHBURN RD W | | | | | | | | | | | | Starbucks Coffee | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Jack Astor's | 100-299 | Accommodation and Food Services |
| 40 | 4.89 | 12.08 | RET1 | DCC | H-CC1 | | | 99 RATHBURN RD W | | | | | | | | | | | | Playdium Mississauga | 100-299 | Arts, Entertainment and Recreation |
| 41 | 1.23 | 3.03 | VAC | DCC | H-CC1 | | | | | | | | | | | | | | | | | |
| 42 | 0.80 | 1.97 | VAC | DMU | H-CC2{2} | | | 11 SQUARE ONE DR | | | | | | | | | | | | | | |
| | | | | | | | | 15 SQUARE ONE DR | | | | | | | | | | | | | | |
| 43 | 1.45 | 3.59 | RET1 | DCC | CC1-1 | | | 25 SQUARE ONE DR | | | | | | | | | | | | Boston Pizza | 20-49 | Accommodation and Food Services |
| | | | | | | | | 35 SQUARE ONE DR | | | | | | | | | | | | Panera Bread | 10-19 | Accommodation and Food Services |
| | | | | | | | | 55 SQUARE ONE DR | | | | | | | | | | | | LCBO | 5-9 | Retail Trade |
| | | | | | | | | 65 SQUARE ONE DR | | | | | | | | | | | | Running Room Canada Inc. | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Spence Diamonds | 5-9 | Retail Trade |
| 44 | 0.85 | 2.11 | PUB | DCC | H-CC1 | | | 150 RATHBURN RD W | | | | | | | | | | | | City Centre Transit Terminal | 10-19 | No description on record |
| | | | | | | | | 200 RATHBURN RD W | | | | | | | | | | | | | | |

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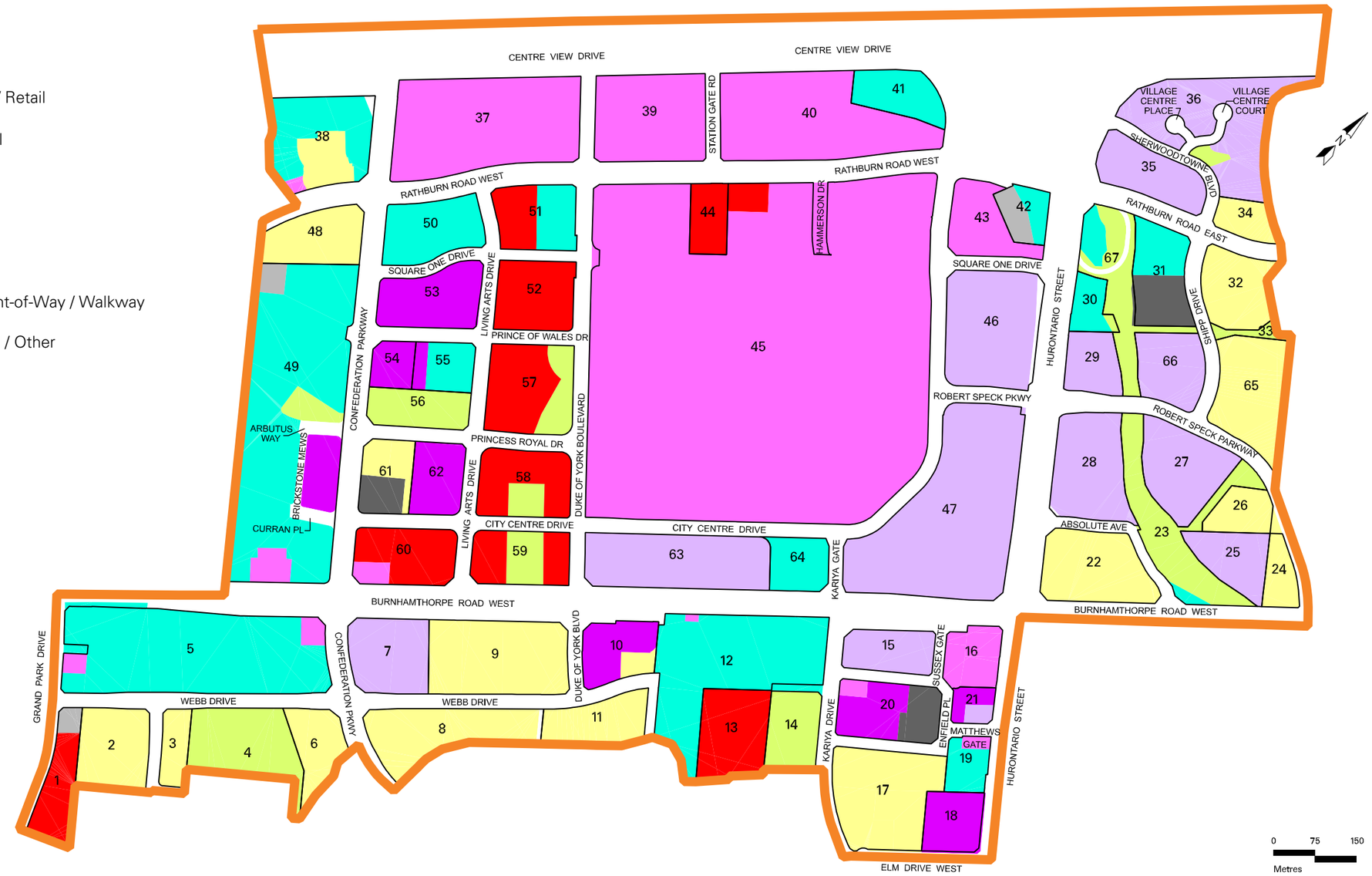
Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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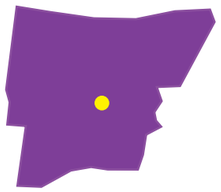

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 45 | 35.64 | 88.06 | PUB, RET1 | DCC | CC1, H-CC1 | | | 2 CITY CENTRE DR<br>95 SQUARE ONE DR<br>100 CITY CENTRE DR<br>155 SQUARE ONE DR | | | | | | | | | | | | Purolator Courier | 1-4 | Transportation and Warehousing |
| | | | | | | | | | | | | | | | | | | | | Lemongrass | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Esprit | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fine Gold Jewellers & Diamond Co. | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Guess by Marciano | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Payless ShoeSource's | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Michel's Baquette Bakery Café | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | RW & Co. | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dynamite | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Costa Blanca | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Kentucky Fried Chicken | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Things Engraved | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Bulk Barn | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Talbots | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Tip Top | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Taco Bell | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | La Senza Express | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Le Chateau- Ladies | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Siblings | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Ricki's | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Suzy Shier | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Best Buy Mobile | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Marciano | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Boathouse | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | MAC | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Jacob | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Joseppi & Mimmo Hair Design | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Aeropostale | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | European Jewellery | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Walters Music School | 10-19 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Lenscrafters | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Magicuts | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Disney Store, The | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Mississauga Board of Trade-Driver & | 5-9 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | Starbucks Coffee Canada | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Tilley Endurables | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | FCUK | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Black's Photography | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bank of Montreal | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | A & W | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Stitches | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | BCBG Max Axaria | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Lords + Ladies | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Subway | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Classic Fit | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Jimmy The Greek | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Bluenotes | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Buffalo | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Wireless Wave | 5-9 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | Jean Machine | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Sony Store, The | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bell | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Journeys | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Body Shop, The | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Millenium Nail Care | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Geox Canada | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Lush | 5-9 | Retail Trade |

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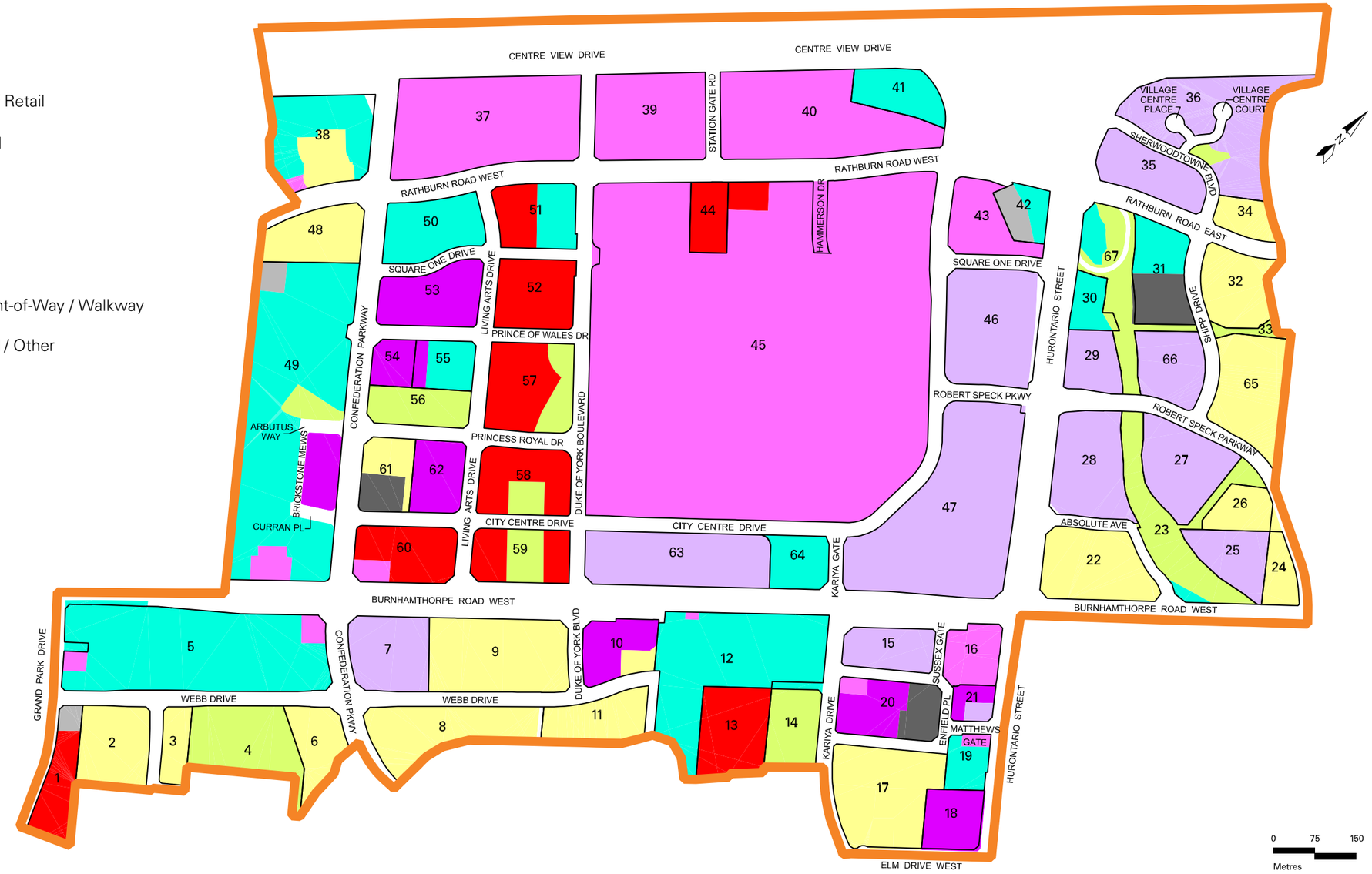
Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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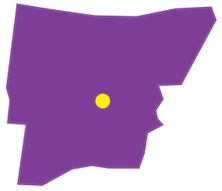

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 45 | | | | | | | | | | | | | | | | | | | | Carlton Cards | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dr. Marvin L. Katz - Dental Office | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Stance | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Zero Edge | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Ten Ren's Tea | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Villa Madina | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Mrs. Vanelli's | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Eddie Bauer | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Build A Bear Workshop | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Telus | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Steve Madden | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Tristan & America | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Rogers AT&T | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Spring | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Danier Leather | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Town Shoes | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Cinnabon | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Arby's | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Parasuco | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bell World | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Telus | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | The Source By Circuit City | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | West 49 | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Rogers Wireless | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bench | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Birks | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Aldo Accessories | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bebe | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Old Navy | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Brown's | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Oxford Prpoerties Group-Square One | 50-99 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | Square One Management Office | 50-99 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Moxie's Classic Grill | 50-99 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Gap/Gap Kids/Baby Gap/Gap Body | 50-99 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Earl's Restaurant & Bar | 50-99 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | McDonald's | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Richtree Market Restaurant | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Le Chateau | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | H & M | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Perfume Shop | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Canadian Blood Services | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Fiorio | 20-49 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Square One Security Office | 20-49 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | American Eagle Outfitters | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | TD Canada Trust | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Empire Studio 10 | 20-49 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | Roots Canada Ltd. | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dollarama | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Goodlife | 20-49 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Sunglass Hut | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Buckle Up | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Calvin Klein Underwear | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dippin' Dots | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Relaxology Wellness Centre | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Donato Salon & Spa | 50-99 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Tommy Kids | NA | Retail Trade |

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Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

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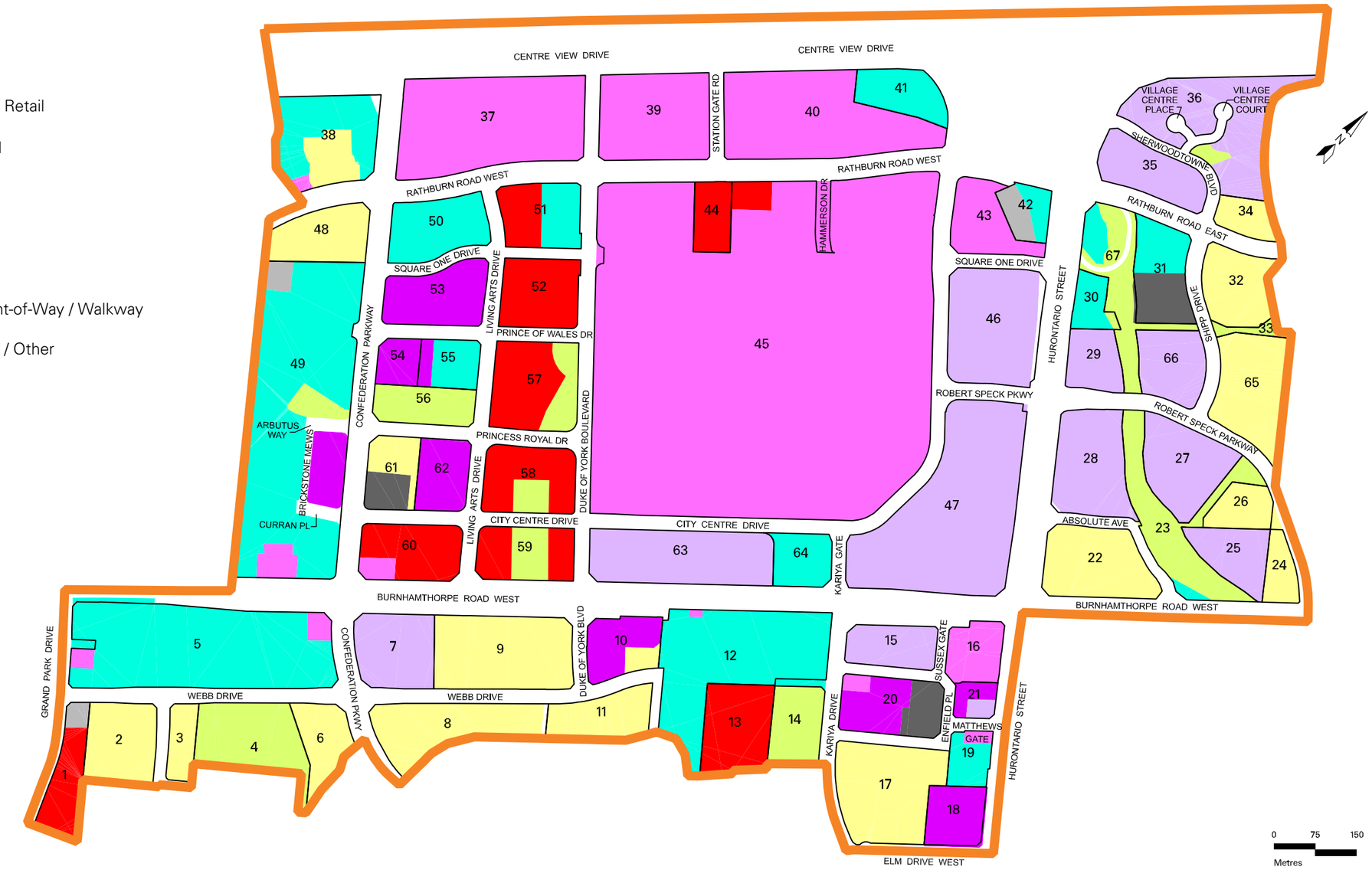


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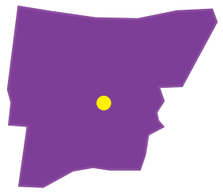

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 45 | | | | | | | | | | | | | | | | | | | | Harry Rosen | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Buffalo | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Royal LePage Real Estate Services Ltd. | NA | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Nike | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Scotiabank | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | The Children's Place | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Champs | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Thai Express | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Mexx | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | La Senza | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Jason Michael's Hair Salons & Spas | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Sirens | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Laura/Laura Petities | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Walter's Music Centres | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Aldo Shoes | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Garage | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Manchu Wok | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | The Square One Older Adult Centre | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Melanie Lyne | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fairweather | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Barber's Chair, The | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | HMV | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Banana Republic | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Shoppers Drug Mart | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Sears | 100-299 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Aritzia | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | PJ's Pet Centres | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | William Ashley Ltd | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Pink by Victoria Secret | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Lululemon | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Home Outfitters | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Tommy Hilfiger | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Sephora | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Club Monaco | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bay, The | 100-299 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Coach | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Zellers | 100-299 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Guess Canada Corporation | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Athlete's World | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Harry Rosen | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Tim Hortons | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Footlocker | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bath and Body Works | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Johnny Rockets | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Urban Behavior | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Wal-Mart | 100-299 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Marla's | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Yoyo's Cellular Accessories | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Faces | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Yves Rocher | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Key Man Engravables | 1-4 | Other Services (except Public Administration) |

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Focus on Mississauga 2012 - Downtown Core

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- Parking / Other
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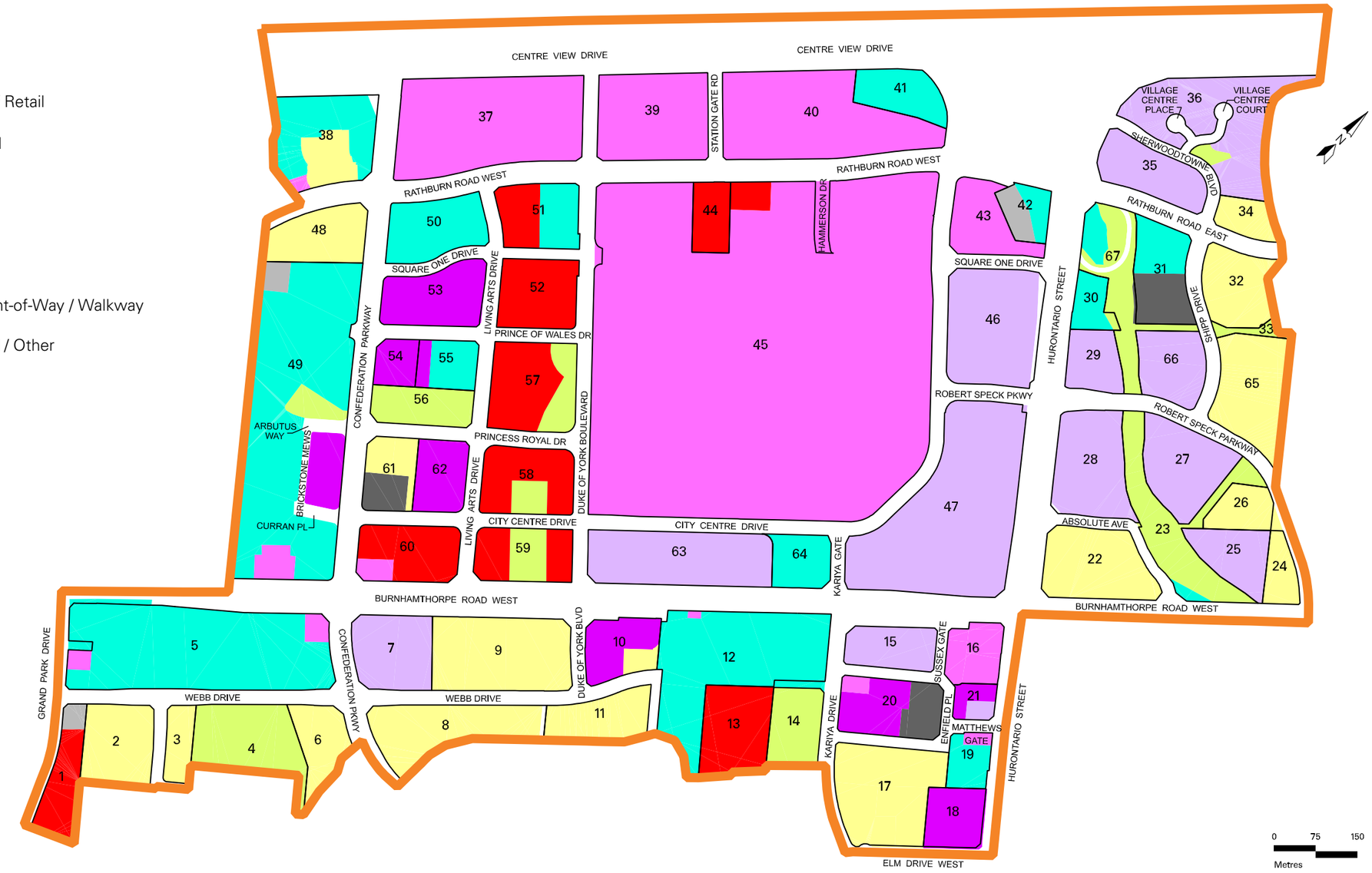


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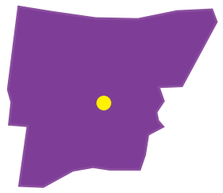

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 45 | | | | | | | | | | | | | | | | | | | | Merle Norman | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | The Pro Image | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Voluptuous | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Stitch It | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Timothy's | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Motherhood Maternity | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | The Loft | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Nutrition House | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Crate Designs | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Wine Rack, The | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Tailor's Choice | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Crepe de Licious | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Colacutt | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Car Buffs | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Canada Post | 1-4 | Transportation and Warehousing |
| | | | | | | | | | | | | | | | | | | | | Sterling Shoes | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Icing by Claires | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Stoneridge | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | International Clothiers Inc | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Swatch | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Caryl Baker Visage | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Tuxedo Royale | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Kernels | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Personal Edge | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Stitch It | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Capezio | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Baskin Robbins | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Rainbow Jade | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Trade Secrets | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Ardene | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Delta Optical | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Wireless Wave | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fine Diamonds | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Virgin Mobile | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Yogen Fruz | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | The Open Door Christian Drop In & Information Centre | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Toys, Toys, Toys | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Flhair Inc | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Melonhead | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Hamiko Collection | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | The Mall Soccer Store Ltd. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Perfume Shop | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dr. Dhir S. Chaudhury and Associates | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | The Picture Source | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Shefield & Sons | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | The Art of Shoe Repair | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Apollon Fine Men's Wear | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vivah Jewellery | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | The Sole Proprietor | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Dr. Danni De Luca - Optometrist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Great American Backrub | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | ICE Currency Exchange | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Cellphone Accessories | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Laura Secord | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Burger King | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | International News | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Peace Lutheran Church | 1-4 | Other Services (except Public Administration) |

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# Existing Land Use

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- Mixed Residential / Retail
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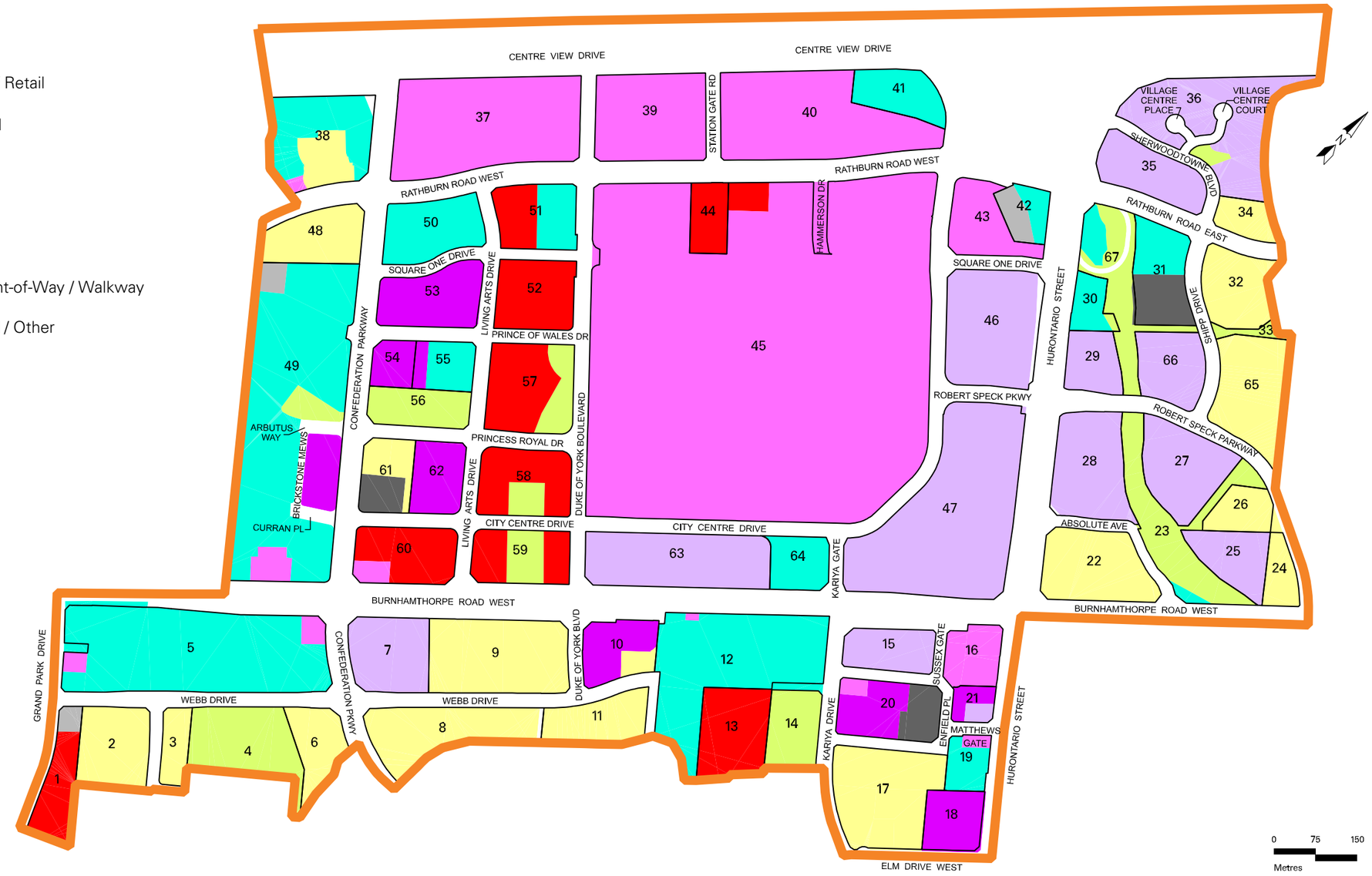
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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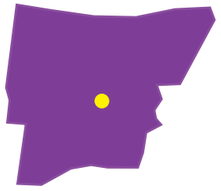

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 45 | | | | | | | | | | | | | | | | | | | | Animal World | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | The Source Clothing Co. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Stockhomme | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Island Ink-Jet | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Havana Tobacconist | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Everything For A Dollar Store | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Gateway Newstands | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Planet Hobby | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Jane Harvey Lawyers | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Far East Centres | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | The Spanx Stop | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Mega Wraps | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Portraits Plus | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | IN Jewelry & Accessories | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bellaire Jewellers | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Anna Bella | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Victorian Collection | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bellissma Boutique | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Sushi Q (Exko Inc.) | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Victorian Shop | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | S&H Health Foods | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Proactive Solutions | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | New York Fries | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Steps | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Gymboree | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Claire De Lure | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Coles | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bikini Village | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Access | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Panda Shoes | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Nike | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Flight Centre | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Smart Set | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Teaopia | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Lids | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dairy Queen | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Costa Blanca X | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Mappins | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | EB Games | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | People's Jewellers | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Femme Du Carriere | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Peel Police Sub Station | 5-9 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | Spring | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Rocky Mountain Chocolate Factory | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | K. Barketti | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Broadway Fashion | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bubble Tease | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Cleo | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Starstruck Entertainment | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Sunglass Hut | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | La Swiss | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Hakim Optical | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Denise | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Le Chateau Menswear | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Charley's Steakery | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Swarovski | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | La Vie En Rose | 5-9 | Retail Trade |

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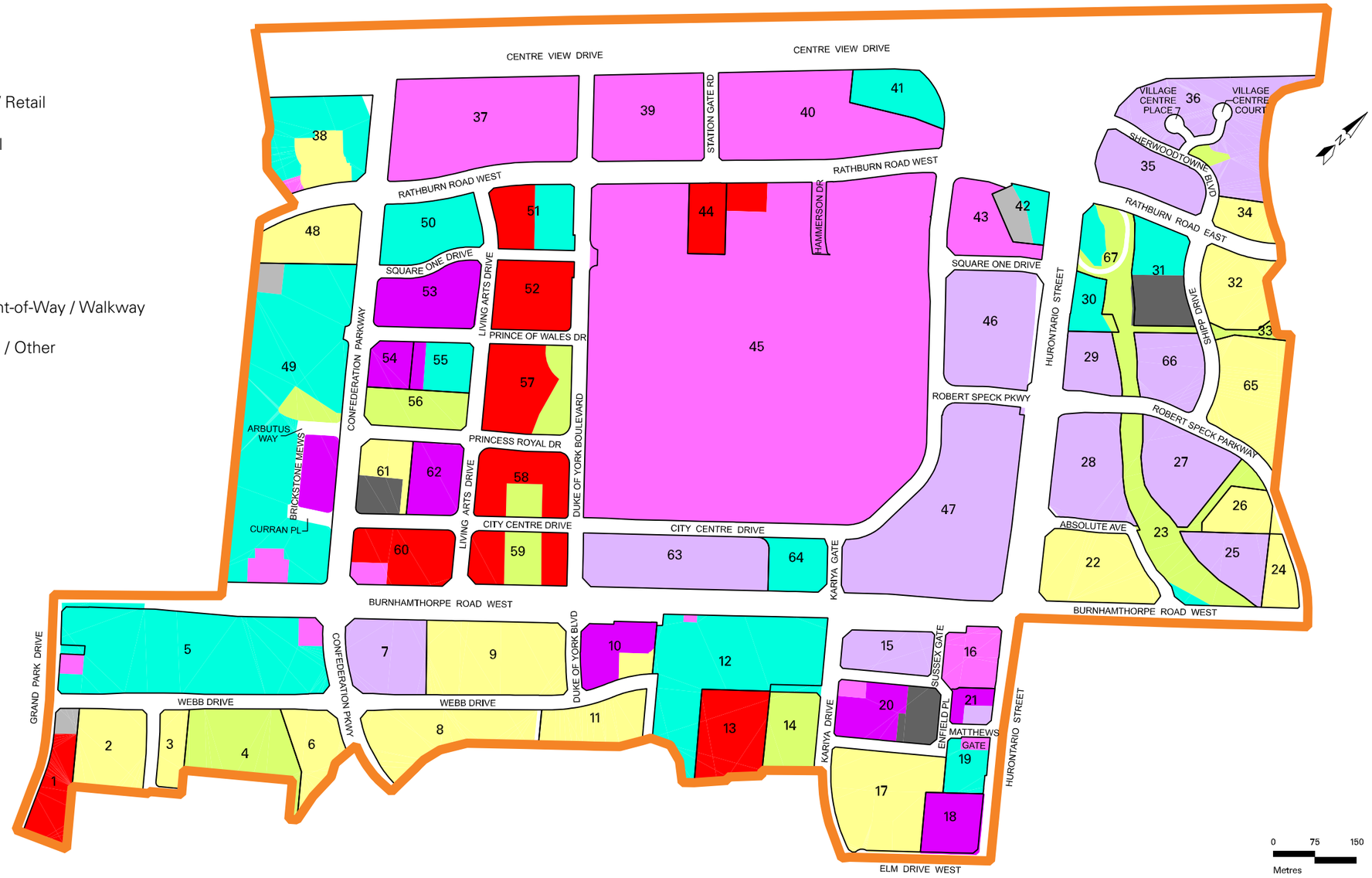


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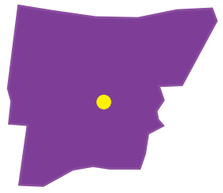

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 45 | | | | | | | | | | | | | | | | | | | | Ron Jon Surf Shop | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Second Cup | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Mr. Sub | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Asian Gourmet | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Teriyaki Experience | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Armand Jewellers | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Tantastic Tone and Tanning | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Panache | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Orange Julius | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Eyestar | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Lucky Brand Jeans | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Claire's | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | General Nutrition Centre (GNC) | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Marlin Travel | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Barnes & Castle | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Silver N' More | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Freshly Squeezed | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Bitter Sweet | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fruits and Passion | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Solo Mobile | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Feet First | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Naturalizer | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Mrs. Fields Cookies | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Pearle Vision | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Watch It | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Ready 2 Wear | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Norma Reed | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Games Workshop | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | As Seen On T.V Showcase | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fido | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | T Booth | 5-9 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | Bowring | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | The Spot | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Green Earth | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Soft Moc | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Personally Yours | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Thyme Maternity | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Aveda | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Pretzel Maker | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Nine West | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Addition Elle | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dack Shoes | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Brogue | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Laura Plus | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Hallmark | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Top Kids | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Star's Men's Shop | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Godiva Chocolatier | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bentley | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Koodo Mobile | 1-4 | Retail Trade |
| 46 | 3.44 | 8.51 | PROW, OFF | DMU | H-CC2{2} | | | 1 CITY CENTRE DR | | | | | 1 City Centre Dr | 16 | 26514 | 285397 | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Freedom 55 Financial | 100-299 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Deloitte & Touche L L P | 100-299 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Praxair Canada Inc. | 100-299 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Boston Pizza International Inc. | 50-99 | Management of Companies and Enterprises |
| | | | | | | | | | | | | | | | | | | | | CIBC Wood Gundy | 50-99 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | CIBC | 50-99 | Finance and Insurance |

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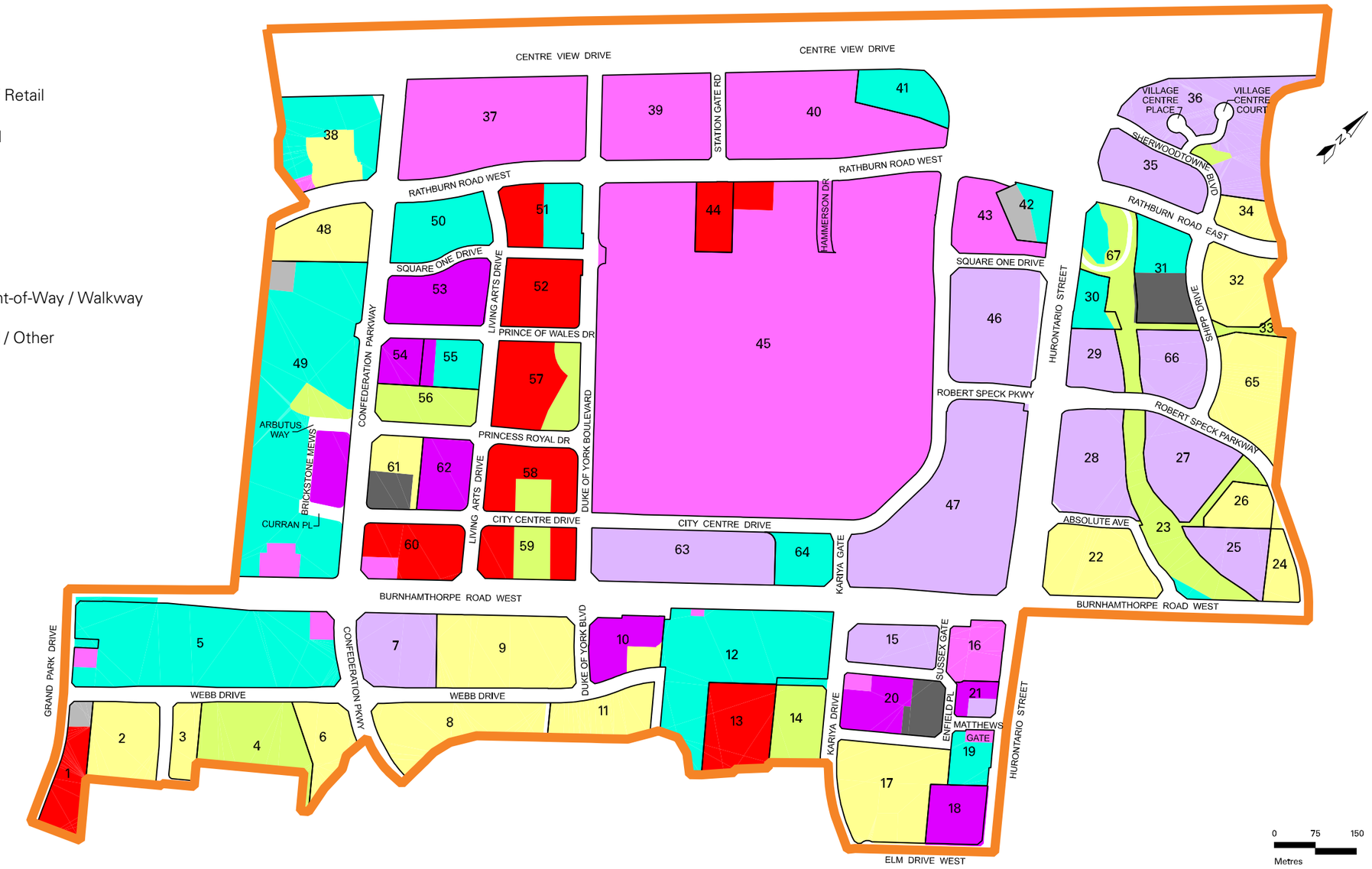
Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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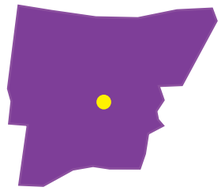

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 46 | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | City Centre Plaza Property Management | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | B D O Dunwoody LLP | 100-299 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Synopsys Inc | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Akzo Nobel Chemicals Ltd. | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | EC Advance | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Assante Capital Management Ltd. | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Claimsecure Inc. | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Select Sandwich | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Odessa & Baron | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Forde & Semple Media Works | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | City Centre Tobacco & Gifts | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Superior Dry Cleaning/Tailoring | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Capital Direct Lending Corp | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | CanKopy | 5-9 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Atradius | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Comprehensive Benefit Solutions Ltd. | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | The Finance Dept. Ltd | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Ridout & Maybee LLP Barristers & | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Lannick Contract Solutions | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Bibby Financial Services Canada | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Investors Group Financial Services Inc. | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Pro Count Financial Staffing | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Storck Canada Inc. | 5-9 | Management of Companies and Enterprises |
| | | | | | | | | | | | | | | | | | | | | Expedo Ship Management (Canada) Ltd. | 10-19 | Transportation and Warehousing |
| | | | | | | | | | | | | | | | | | | | | Lannick Associates | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Employment Solution, The | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| 47 | 7.21 | 17.82 | OFF | DMU | H-CC2{2} | | | 33 CITY CENTRE DR | | | | | 77 City Centre Dr | 8 | 18227 | 196195 | | | | Vacant | NA | No description on record |
| | | | | | | | | 55 CITY CENTRE DR | | | | | 55 City Centre Dr | 11 | 16050 | 172762 | | | | RBC Investments/ Dominion Securities Inc. | 50-99 | Finance and Insurance |
| | | | | | | | | 65 CITY CENTRE DR | | | | | 33 City Centre Dr | 6 | 23931 | 257593 | | | | Aviva | 50-99 | Finance and Insurance |
| | | | | | | | | 77 CITY CENTRE DR | | | | | | | | | | | | On The Curve Hot Stove & Wine Bar | 50-99 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Morguard Investments Ltd. - Property | 300-499 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Trios College of Information Technology/ | 20-49 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Ruth's Chris Steak House | 50-99 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Accenture Inc. | 300-499 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Ministry of Finance | 300-499 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | Public Works and Government Services | 20-49 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | Dr. G & Dr. M Eckler& Dr. S Black - | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Bridgemark | 20-49 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | I.T.G | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Royal Bank of Canada | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Young Drivers of Canada | 20-49 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Pepsi-QTG Inc. | 100-299 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | The Economical Insurance Group | 100-299 | Finance and Insurance |

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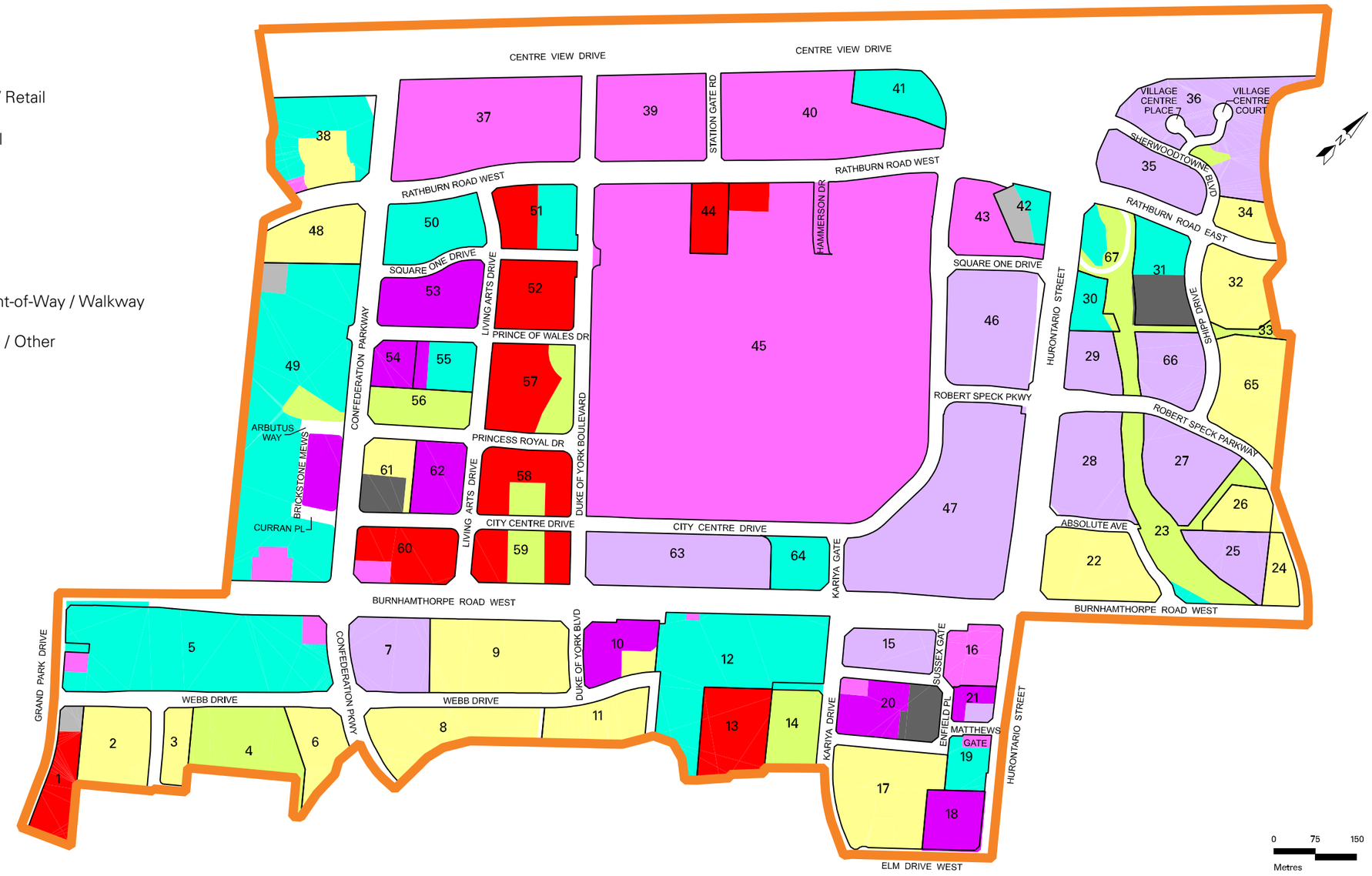
Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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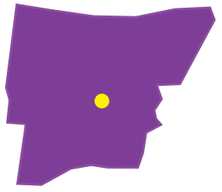

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 47 | | | | | | | | | | | | | | | | | | | | Apple One Employment Services Ltd. | 100-299 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Royal LePage Real Estate Services Ltd. | 100-299 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Racioppo Zuber Coetzee Dionne Law Firm | 20-49 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Monarch Wealth Corporation | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Kelly Scientific Resources | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | TSB 2000 | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Progess Software | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Ontario Health Study | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | York Promotions | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Global Training Centre Ltd. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Easy Home Ltd. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Pivotal Action Force | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Manku & Associates Inc | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Mississauga Eye Care Centre Inc. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Toronto College of Technology | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | City Centre Financial Services Inc. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Toronto District School Board | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Bridgeport Insurance Brokers | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Hoyes Michalos & Associates Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Canadian Capital Commodities Ltd. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Hon. Albina AAGuarnieri, P.C., M.P. | 1-4 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | Wagner International Insurance Brokers | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Physiotherapy Fix | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | State Farm Insurance - Roy Lee | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | FundSERV Inc. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Staffclick Personnel | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | John F. Silvester Barristor & Solicitor | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Shepell fgi | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Belle Rational Gems and Fine Jewellers | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Bannon Barrister & Solicitors | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | New Beginnings Chiropractic-Dr.Sundeep | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Caffe on The Go | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Peel/Halton/Dufferin Training Board | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Abelaw | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Ming Lee Driving School | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Café Moah | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Bereaved Families of Ontario | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Masood Ahmed Barrister Solicitor Notary | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Job Skills | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | FAST track-community centre | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | I.H.F.I.C | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Miles Canadian Immigration & Paralegal | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | RBC Financial Group- Medium Enterprise | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Altis Human Resources | 10-19 | Administrative and Support, Waste Management and Remediation Services |

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Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

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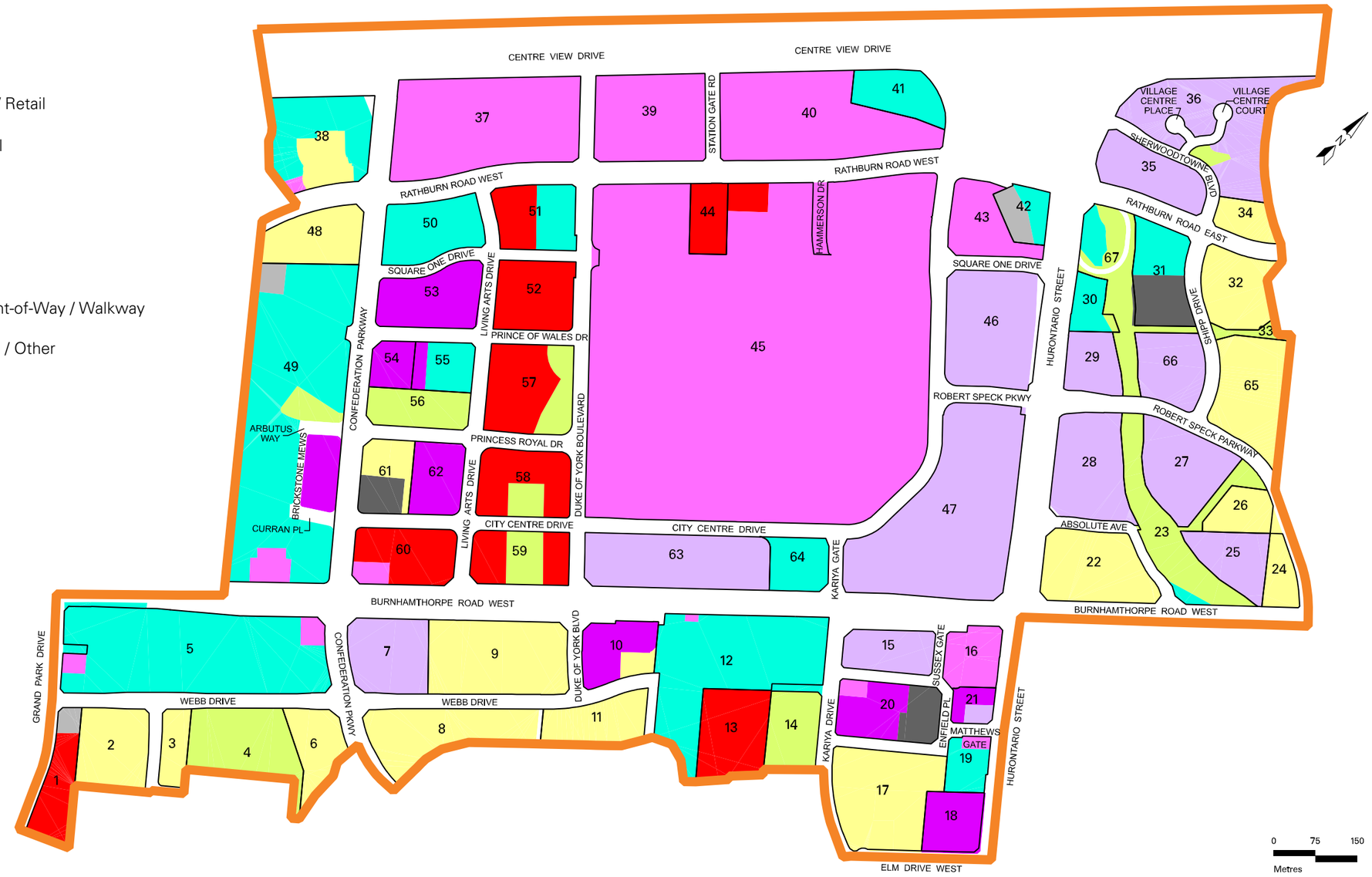
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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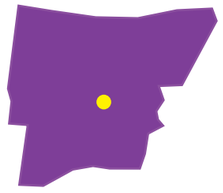


# Land, Buildings, People and Jobs

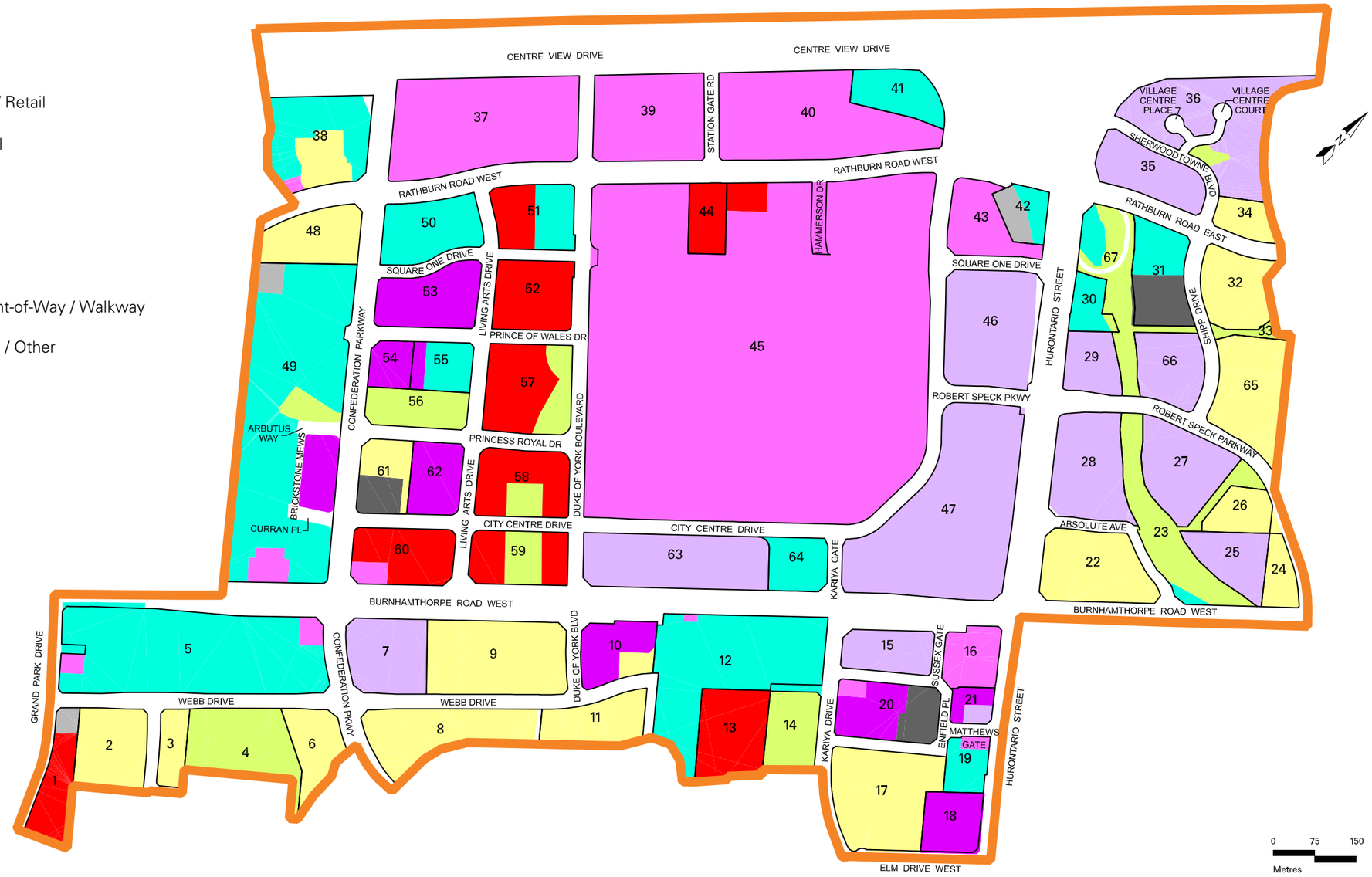
| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 47 | | | | | | | | | | | | | | | | | | | | Watser Management - Dental Office | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Bobby Brown, Dentist | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | RBC Private Counsel & Global Private | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Morguard | 10-19 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | BC Ministry of Small Business & Revenue | 10-19 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | Kelly Services | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Accounting Advantage | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | National Defense Recruiting Office | 10-19 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | BTH Education Group | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | State Farm Mutual Automobile Insurance | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | The Host | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Mississauga Board of Trade | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | RD Law Barristers & Solicitors | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | MBC Mortage Brokers of Canada Inc | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Canadian Business College | 5-9 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Spherion Staffing Solutions | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | CareerQuest Inc. | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Credit Canada Halton-Peel Consumer | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Herpers Chagani Gowliing Inc | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Sungard Availability Services | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Lift Temp | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Calian | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | DBM | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | WP Osborne Executive Search | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Quantum Management Services Ltd. | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Ideal Personnel | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Hercules | 5-9 | Management of Companies and Enterprises |
| 48 | 1.62 | 4.01 | RES4 | DMU | H-CC3{1} | | | 330 RATHBURN RD W | 350 Rathburn Rd W | 19 | 22420 | 241329 | | | | | Apartment | 184 | 473 | | | |
| | | | | | | | | 350 RATHBURN RD W | 330 Rathburn Rd W | 23 | 27140 | 292135 | | | | | Apartment | 224 | 575 | | | |
| 49 | 10.52 | 25.99 | UP, RET3, OS, PROW, MIX1, VAC | DMU, OS | H-CC3{1}, H-CC4-5, CCOS, H-CC4-4, H-CC4-3, CC4-3, H-CC4-2, H-CC4-1 | | 21T-M//4001, SPM/11/95 | 390 RATHBURN RD W | | | | | | | | | | | | | | |
| | | | | | | | | 465 BURNHAMTHORPE RD W | | | | | | | | | | | | | | |
| | | | | | | | | 510 ARBUTUS WAY | | | | | | | | | | | | | | |
| | | | | | | | | 515 CURRAN PL | | | | | | | | | | | | | | |
| | | | | | | | | 525 CURRAN PL | | | | | | | | | | | | | | |
| | | | | | | | | 530 ARBUTUS WAY | | | | | | | | | | | | | | |
| | | | | | | | | 4056 CONFEDERATION PKY | | | | | | | | | | | | | | |
| | | | | | | | | 4060 CONFEDERATION PKY | | | | | | | | | | | | | | |
| | | | | | | | | 4065 BRICKSTONE MEWS | | | | | | | | | | | | | | |
| | | | | | | | | 4066 CONFEDERATION PKY | | | | | | | | | | | | | | |
| | | | | | | | | 4070 CONFEDERATION PKY | | | | | | | | | | | | | | |
| | | | | | | | | 4076 CONFEDERATION PKY | | | | | | | | | | | | | | |
| | | | | | | | | 4080 CONFEDERATION PKY | | | | | | | | | | | | | | |
| | | | | | | | | 4088 CONFEDERATION PKY | | | | | | | | | | | | | | |
| | | | | | | | | 4092 CONFEDERATION PKY | | | | | | | | | | | | | | |
| | | | | | | | | 4098 CONFEDERATION PKY | | | | | | | | | | | | | | |
| | | | | | | | | 4099 BRICKSTONE MEWS | | | | | | | | | | | | | | |
| | | | | | | | | 4114 CONFEDERATION PKY | | | | | | | | | | | | | | |
| 50 | 1.80 | 4.44 | VAC | DMU | H-CC2{1} | | | 4220 LIVING ARTS DR | | | | | | | | | | | | | | |
| 51 | 1.66 | 4.09 | PUB, VAC | DMU | CC2{1} | | SP/7/197, H-OZ/7/4 | 300 RATHBURN RD W | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 4219 LIVING ARTS DR | | | | | | | | | | | | | | |
| 52 | 1.74 | 4.29 | PUB | DMU | CC2{1} | | | 275 PRINCE OF WALES DR | | | | | | | | | | | | | | |
| | | | | | | | | 4171 LIVING ARTS DR | | | | | | | | | | | | | | |
| | | | | | | | | 4180 DUKE OF YORK BLVD | | | | | | | | | | | | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

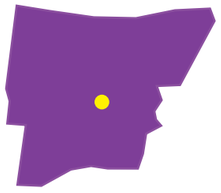
Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




1-48



# Land, Buildings, People and Jobs

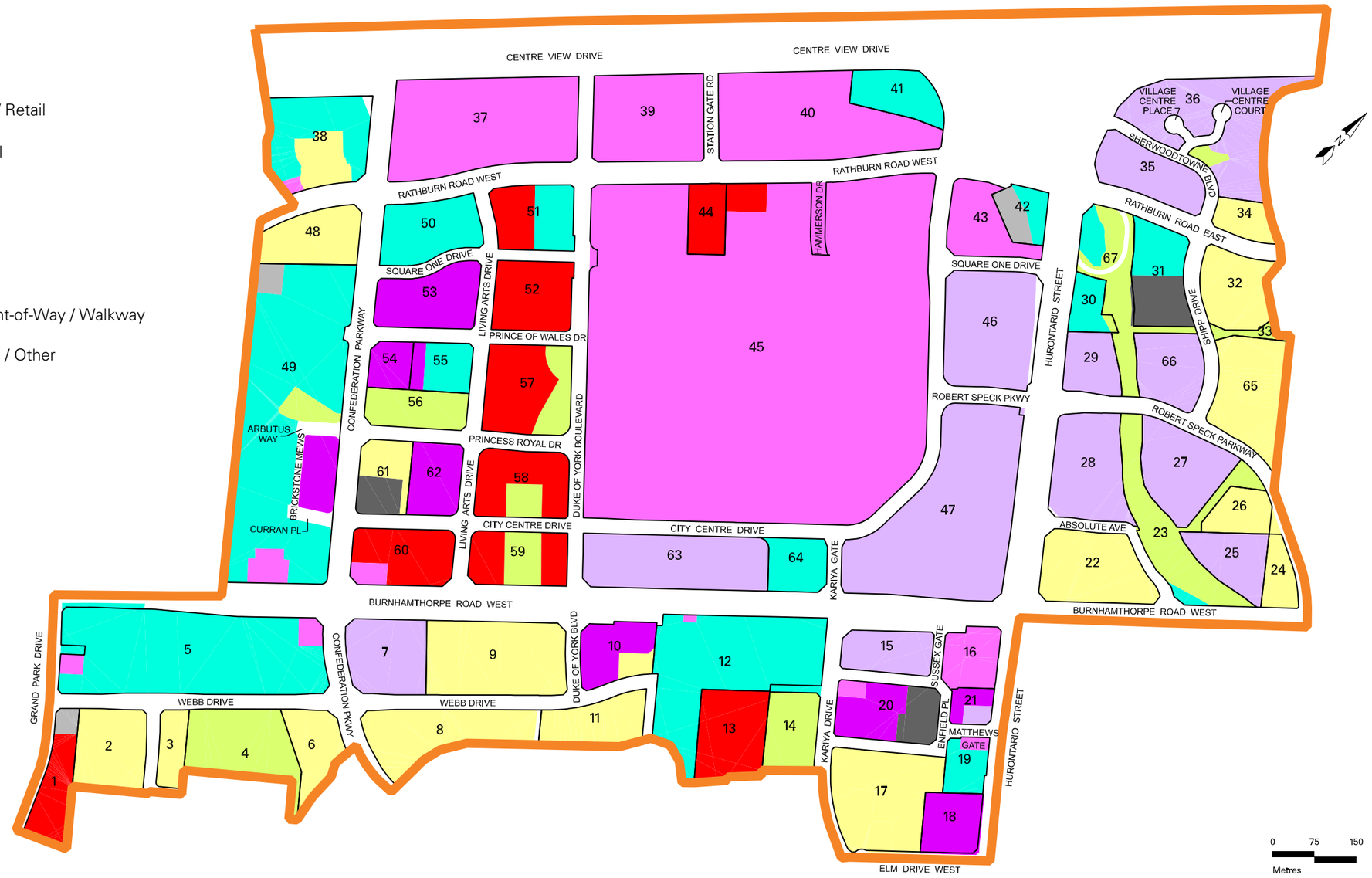
| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 53 | 1.85 | 4.56 | MIX1 | DMU | CC2{1} | | | 360 SQUARE ONE DR | 385 Prince of Wales Dr | 36 | 32965 | 354837 | | | | | Apartment | 453 | 1107 | | | |
| | | | | | | | | 365 PRINCE OF WALES DR | 383 Prince of Wales Dr | 3 | 4858 | 52289 | | | | | Apartment | 32 | 78 | | | |
| | | | | | | | | 370 SQUARE ONE DR | | | | | | | | | | | | | | |
| | | | | | | | | 383 PRINCE OF WALES DR | | | | | | | | | | | | | | |
| | | | | | | | | 385 PRINCE OF WALES DR | | | | | | | | | | | | | | |
| | | | | | | | | 4175 CONFEDERATION PKY | | | | | | | | | | | | | | |
| | | | | | | | | 4188 LIVING ARTS DR | | | | | | | | | | | | | | |
| 54 | 0.63 | 1.56 | MIX1 | DMU | CC2{1} | | | 388 PRINCE OF WALES DR | 388 Prince of Wales Dr | 38 | 37435 | 402946 | | | | | Apartment | 405 | 1040 | | | |
| 55 | 0.94 | 2.33 | MIX1, VAC | DMU | CC2{1} | | | 368 PRINCE OF WALES DR | | | | | | | | | | | | | | |
| | | | | | | | | 378 PRINCE OF WALES DR | | | | | | | | | | | | | | |
| 56 | 1.23 | 3.03 | OS | OS | CCOS | | | 355 PRINCESS ROYAL DR | | | | | | | | | | | | Vacant | NA | No description on record |
| 57 | 2.45 | 6.05 | OS, CC | OS, DMU | CCOS, H-CC2{1} | Listed - 4141 LIVING ARTS | | 300 PRINCE OF WALES DR | | | | | | | | | | | | Living Arts Centre | 20-49 | Arts, Entertainment and Recreation |
| | | | | | | | | 4141 LIVING ARTS DR | | | | | | | | | | | | | | |
| 58 | 1.97 | 4.88 | OS, PUB | OS, DMU | CCOS, CC2{1} | Listed - 300 CITY CENTRE | | 300 CITY CENTRE DR | | | | | 300 City Centre Dr | 12 | 14307 | 154001 | | | | City of Mississauga (City Hall) | 500-999 | Public Administration |
| 59 | 1.67 | 4.13 | CC, PUB, OS | DMU, OS | CC2{1}, CCOS | Listed - 301 BURNHAMTHORPE RD W | | 301 BURNHAMTHORPE RD W | | | | | | | | | | | | Mississauga Central Library | 100-299 | Information and Cultural Industries |
| 60 | 1.82 | 4.51 | RET3, CC | DMU | H-CC2{1} | | | 325 BURNHAMTHORPE RD W | | | | | | | | | | | | YMCA-Mississauga | 100-299 | Other Services (except Public Administration) |
| | | | | | | | | 329 BURNHAMTHORPE RD W | | | | | | | | | | | | | | |
| 61 | 1.21 | 2.99 | RES5, RES4, PKG | DMU | CC2{1} | | | 380 PRINCESS ROYAL DR | 380 Princess Royal Dr | 7 | 10514 | 113170 | | | | | Apartment | 146 | 375 | AMICA at City Centre | 50-99 | Health Care and Social Assistance |
| | | | | | | | | 350 PRINCESS ROYAL DR | 350 Princess Royal Dr | 17 | 14293 | 153848 | | | | | Apartment | 138 | 354 | | | |
| 62 | 1.19 | 2.93 | MIX1 | DMU | CC2{1} | | | 320 CITY CENTRE DR | 4080/ 320 Living Arts Dr/ City Centre Dr | 30 | 29484 | 317369 | | | | | Apartment | 371 | 953 | Hasty Market | 5-9 | Retail Trade |
| | | | | | | | | 330 PRINCESS ROYAL DR | 4090/ 330 Living Arts Dr/ Princess Royal Dr | 30 | 34994 | 376676 | | | | | Apartment | 368 | 945 | Second Cup | 5-9 | Accommodation and Food Services |
| | | | | | | | | 4070 LIVING ARTS DR | | | | | | | | | | | | Remedy's Rx Clinic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 4080 LIVING ARTS DR | | | | | | | | | | | | Remedy's Rx Pharmacy | 1-4 | Retail Trade |
| | | | | | | | | 4090 LIVING ARTS DR | | | | | | | | | | | | Great Lakes Dental Care | 5-9 | Health Care and Social Assistance |
| | | | | | | | | 4100 LIVING ARTS DR | | | | | | | | | | | | | | |
| 63 | 3.18 | 7.86 | OFF | DMU | H-CC2{2} | | | 151 CITY CENTRE DR | | | | | 201 City Centre Dr | 11 | 21566 | 232136 | | | | Zawada Health | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 201 CITY CENTRE DR | | | | | 151 City Centre Dr | 9 | 7618 | 82000 | | | | Desjardins Ontario Central Financial Centre | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Skills for Employment, Life and Family | 5-9 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | City of Mississauga | 100-299 | No description on record |
| | | | | | | | | | | | | | | | | | | | | EDS | 100-299 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Laura Canada | 10-19 | Management of Companies and Enterprises |
| | | | | | | | | | | | | | | | | | | | | ACCES | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Newport Sports Management Inc. | 10-19 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Tim Horton's | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Ocean Spray International Services, Inc | 10-19 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | YMCA Employment and Community Services | 20-49 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Merit | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | vpi Inc/Mississauga STEP | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Innovations in Business Sol'n | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dr. K. Zoberi & Associates | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Stanwick Lam Watt - Periodontist | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. A. W. Karisly, Dr. O. Shan Ph. D. | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Metro Rehabilitation Centre | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Family Services of Peel | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Kingsway Real Estate Brokerage | NA | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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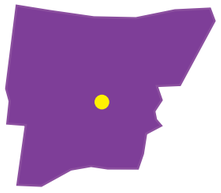

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 63 | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | C T C TrainCanada | 20-49 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Hays | 20-49 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Stephenson's Rental Services | 20-49 | Management of Companies and Enterprises |
| | | | | | | | | | | | | | | | | | | | | Abbi | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | John William Burgess Enterprises Inc. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Failte Irish Pub | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Canadian Career College of Innovative | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Ministry of Health and Long-Term Care | 20-49 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Oakes, Tammy & Associates | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Assante Capital Management Ltd. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Print Three Inc. | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Iton | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Key Financial Group Ltd | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Robertson Career Assets | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Peel Committee on Sexual Assault (PCSA)/ Rape Crisis Centre | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | The Institute at Holistic Nutrition | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Manpower | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Nynas Canada Inc. | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Micro-Tech Reporting Inc. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Gateway On The Go | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | TouchStone Personell Inc | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Vision Claims Management Inc. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | ECTS | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Business Education College | 5-9 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Chase Consultants Inc. | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Samera Q. Zoberi - Vision Rehabilitation | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Co-operators Insurance & Financial | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Grade Expectations Learning Centres | 5-9 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | PEOPLEsource Staffing Solutions Inc. | 20-49 | Administrative and Support, Waste Management and Remediation Services |
| 64 | 1.01 | 2.49 | VAC | DMU | H-CC2{2} | | | 97 CITY CENTRE DR<br>101 CITY CENTRE DR | | | | | | | | | | | | | | |
| 65 | 2.44 | 6.03 | RES3 | DMU | CC3-1 | | | 97 ROBERT SPECK PKY<br>99 ROBERT SPECK PKY<br>101 ROBERT SPECK PKY<br>103 ROBERT SPECK PKY<br>105 ROBERT SPECK PKY<br>107 ROBERT SPECK PKY<br>117 ROBERT SPECK PKY<br>119 ROBERT SPECK PKY<br>121 ROBERT SPECK PKY<br>123 ROBERT SPECK PKY<br>125 ROBERT SPECK PKY<br>127 ROBERT SPECK PKY<br>129 ROBERT SPECK PKY<br>131 ROBERT SPECK PKY<br>4121 SHIPP DR<br>4123 SHIPP DR<br>4125 SHIPP DR<br>4127 SHIPP DR<br>4129 SHIPP DR | 97-131/4121-4157 Robert Speck Pky/Shipp Dr | 3 | 19993 | 215200 | | | | Townhouse | 69 | 214 | | | |

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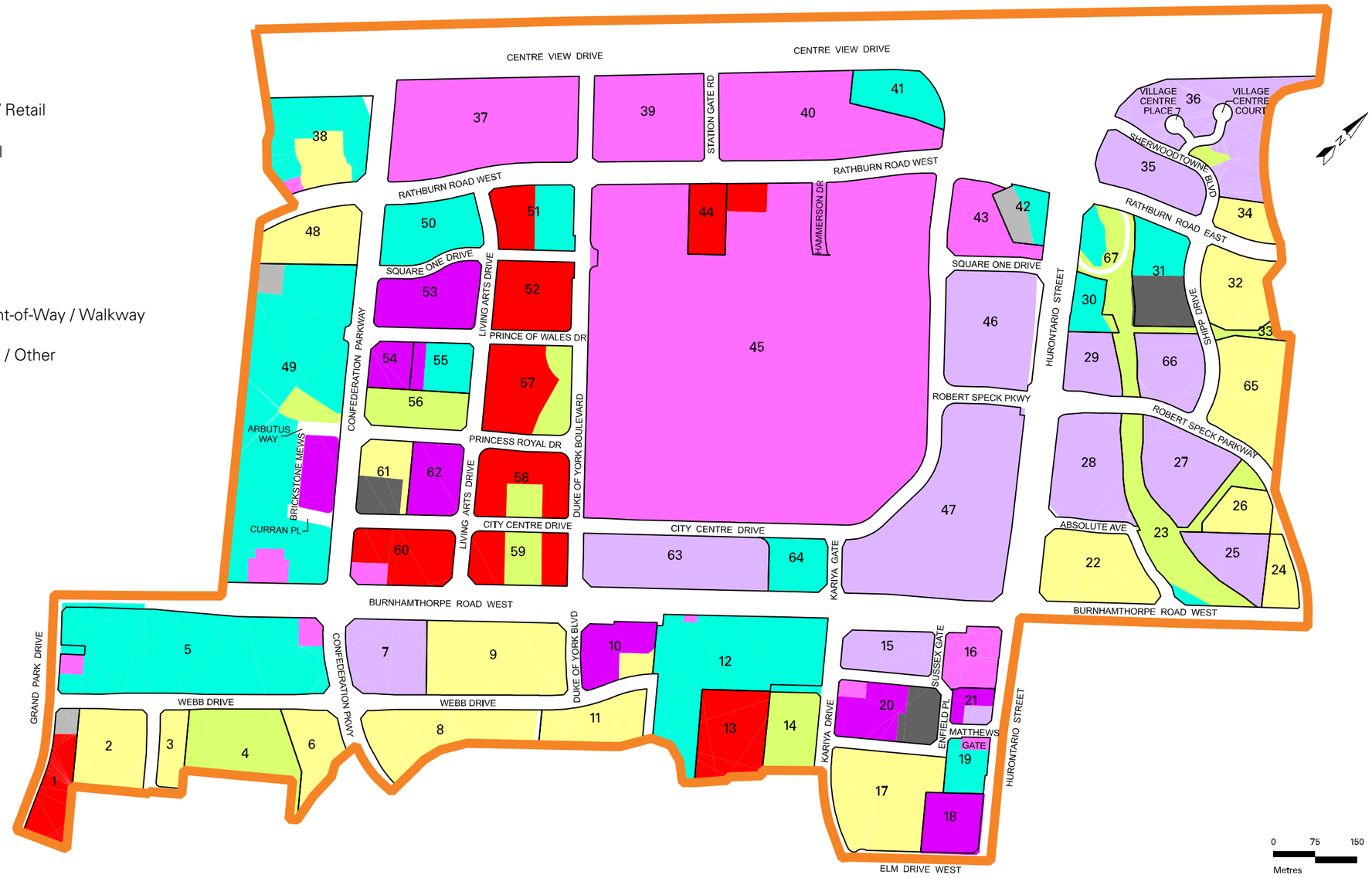
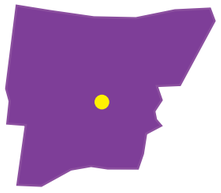
Focus on Mississauga 2012 - Downtown Core

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




1-52



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 65 | | | | | | | | 4131 SHIPP DR<br>4135 SHIPP DR<br>4139 SHIPP DR<br>4141 SHIPP DR<br>4143 SHIPP DR<br>4145 SHIPP DR<br>4147 SHIPP DR<br>4151 SHIPP DR<br>4153 SHIPP DR<br>4155 SHIPP DR<br>4157 SHIPP DR | | | | | | | | | | | |
| 66 | 1.49 | 3.68 | OFF | DMU | H-CC2{3} | | | 3 ROBERT SPECK PKY | | | | | 3 Robert Speck Pky | 15 | 27090 | 291597 | | | | Personal Insurance Company of Canada/Certas Direct | 500-999 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Manuelife | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Landlord and Tenant Board | 20-49 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | HCP Social/Infrastructure | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Allan Candy Co. Ltd. | 20-49 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | CIBC - Insurance Services | 50-99 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Volt Workforce Solutions Canada | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Printing House Ltd., The | 5-9 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Gateway Newstands | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Reynolds and Reynolds (Canada) Ltd. | 100-299 | Professional, Scientific and Technical Services |
| 67 | 2.16 | 5.34 | PROW, VAC, OS | DMU, G | H-CC2{3}, G1 | | | | | | | | | | | | | | | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

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# Focus on Mississauga 2012

officialplan Monitoring

## Downtown Fairview

### History

Historically, Downtown Fairview has been part of the Fairview District, which was originally planned in 1965, as part of a review of the lands of the North Cooksville Community. During that time it was the area surrounding Hurontario Street and Dundas Street that was considered 'downtown Mississauga' and the lands north of the railway and south of Highway 403 were entirely planned for future residential development. However, with the development of Mississauga's City Centre after 1970, that changed. Mississauga's City Centre became the city's new downtown, and it was the Fairview District that would connect City Centre to Cooksville. The Dundas-Fairview Secondary Plan, approved in April, 1981, further provided a vision for the area and it was not until the 1990's, when the boundary of the current Cooksville District was created, that Fairview became solidified as a transition zone between Cooksville and the Downtown Core. It is this transition that will continue to bridge future intensification between the Downtown Core and Downtown Cooksville along the Hurontario Corridor, as the city plans for the future.



### Present Day

Downtown Fairview is part of the Urban Growth Centre for the city and is centred on the east and west sides of Hurontario Street, south of the Downtown Core. The area consists of a mix of high density apartments, townhouses, detached residential and semi-detached residential uses, office and commercial uses, with the potential for additional high density apartments.

In the City Council adopted Mississauga Official Plan (September 2010), (http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan) Downtown Fairview is identified as part of the Downtown, part of a new urban structure, which focuses growth to areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure. Future intensification is to be developed within 500 metres (1640 feet) of either side of Hurontario Street, as part of future high-order transit initiatives. The Urban Growth Centre is intended to be a vibrant city and regional centre where residents are able to live, work and play.

Downtown Fairview is not only vital to higher-order transit but also in connecting the Downtown Core and Downtown Cooksville; land use recommendations through the Hurontario / Mainstreet Corridor Master Plan will determine an appropriate mix and transition of land uses for the area.

Pedestrian, cycling and transit connections will play an important role in defining future development. To achieve these goals, minimum and maximum height and density standards will apply.

MISSISSAUGA Leading today for tomorrow

# Fast Facts

## Land Area, Housing, Population, Employment

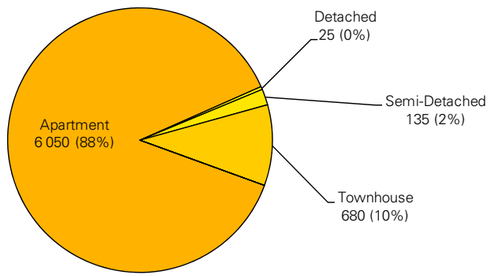
| | |
|---|---|
| 98.6 | Area (ha) (243.7 acres) |
| 6 890 | Residential Units |
| 18 550 | Population (inc. census undercount) |
| 1 040 | Employment (inc. home based businesses) |
| 43 | Business Sites (1 vacant business site) |

## Existing Land Use

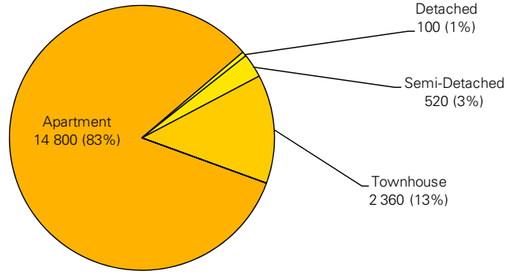
| | ha | acres | percentage |
|---|---|---|---|
| Residential | 65.3 | 161.3 | 66% |
| Mixed Residential / Retail | 0.0 | 0.0 | 0% |
| Office | 0.4 | 1.1 | 0% |
| Public / Institutional / Other | 3.5 | 8.7 | 4% |
| Retail / Commercial | 4.5 | 11.1 | 5% |
| Industrial | 0.0 | 0.0 | 0% |
| Open Space | 3.8 | 9.3 | 4% |
| Transportation Right-of-Way / Walkway | 20.0 | 49.5 | 20% |
| Parking | 0.0 | 0.0 | 0% |
| Others | 0.2 | 0.5 | 0% |
| Vacant | 1.0 | 2.5 | 1% |
| Total | 98.6 | 244.0 | 100% |

Source: Existing Land Use Survey Fall 2010. Totals may not sum due to rounding.

## Residential Units




## Residential Population




Residential Population does not include census net undercoverage

## Businesses and Employees by Sector

| Sector | Non-Vacant Business Sites Percentage | Employees Percentage |
|---|---|---|
| Accommodation and Food Services | 10% | 11% |
| Administrative and Support, Waste Management and Remediation Services | 0% | 0% |
| Agriculture, Forestry, Fishing and Hunting | 0% | 0% |
| Arts, Entertainment and Recreation | 0% | 0% |
| Construction | 0% | 0% |
| Educational Services | 2% | 13% |
| Finance and Insurance | 2% | 4% |
| Health Care and Social Assistance | 38% | 22% |
| Information and Cultural Industries | 0% | 0% |
| Management of Companies and Enterprises | 0% | 0% |
| Manufacturing | 0% | 0% |
| Mining, Quarrying, and Oil and Gas Extraction | 0% | 0% |
| Other Services (except Public Administration) | 14% | 4% |
| Professional, Scientific and Technical Services | 2% | 0% |
| Public Administration | 2% | 0% |
| Real Estate and Rental and Leasing | 0% | 0% |
| Retail Trade | 26% | 43% |
| Transportation and Warehousing | 0% | 0% |
| Utilities | 0% | 0% |
| Wholesale Trade | 0% | 0% |
| Unknown | 2% | 2% |
| Total | 100% | 100% |

Source: Mississauga Employment Database 2010, see data notes for sector descriptions.
Does not include home based businesses

# Official Plan Targets



## Density

**198.5** Persons and Jobs/ha (80.4/acre)

**187.9** Persons/ha (76.1/acre)

**10.5** Jobs/ha (4.3/acre)

## About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.1.4 states that Downtown will achieve a minimum gross density of 200 residents and jobs combined per hectare by 2031. The City will strive to achieve a gross density of between 300 and 400 residents and job combined per hectare in the Downtown.

Density measures the number of residents and jobs combined per gross hectare.

Section 5.3.1.6 states the Downtown will achieve an average population to employment ratio of 1:1, measured as an average across the entire Downtown.

## Monitoring Summary

At a current density of 198.5, Downtown Fairview does not meet the minimum density target of 200 residents and jobs combined per gross hectare.

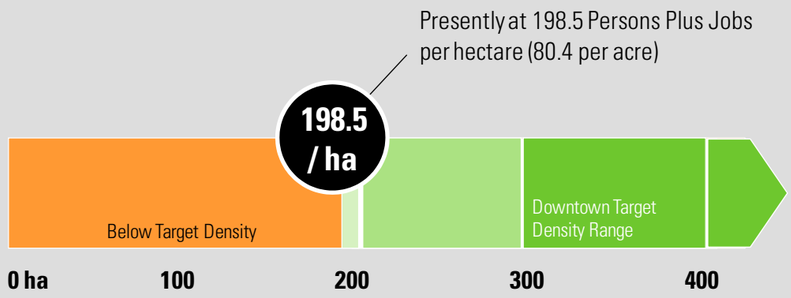
At a current PPJ of 17.8:1, Downtown Fairview does not meet the target population to employment ratio of 1:1.

The monitoring for the Downtown is measured as an average across the entire Downtown. Please refer to the Downtown Summary Section of this document for a monitoring summary of the entire Downtown.

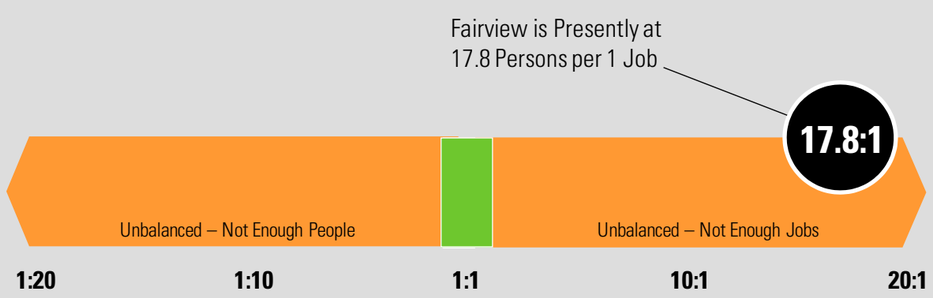
There are currently no development applications in progress in Downtown Fairview.

Note - Development applications that have been approved but yet developed are not included in the in progress development applications list.

## Density



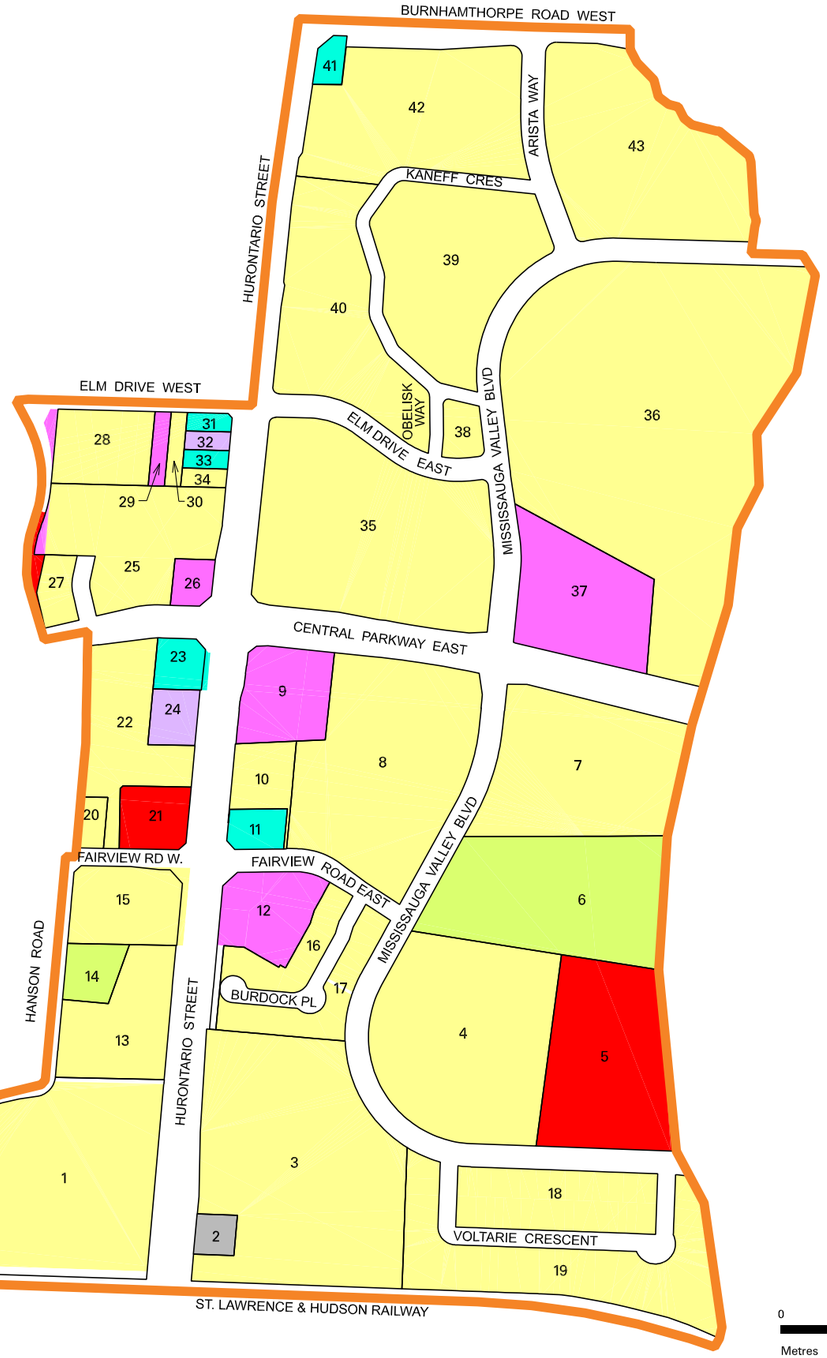

## Persons Plus Jobs Ratio



Focus on Mississauga 2012 - Downtown Fairview

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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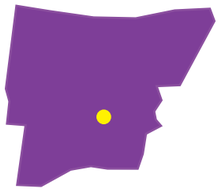

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 1 | 4.41 | 10.90 | PROW, RES3 | MD | RM4 | | | 60 HANSON RD | 60 Hanson Rd | 3 | 18580 | 199995 | | | | | Townhouse | 145 | 466 | | | |
| 2 | 0.21 | 0.52 | UP | UT | U | | | 3237 HURONTARIO ST | | | | | | | | | | | | | | |
| 3 | 5.75 | 14.21 | RES3 | MD | RM4 | | | 180 MISSISSAUGA VALLEY BLVD | 180 Mississauga Valley Blvd | 3 | 28657 | 308464 | | | | | Townhouse | 216 | 768 | | | |
| 4 | 4.19 | 10.35 | RES3 | MD | RM4 | | | 215 MISSISSAUGA VALLEY BLVD | 215 Mississauga Valley Blvd | 2 | 17829 | 191911 | | | | | Townhouse | 161 | 573 | | | |
| 5 | 2.83 | 7.00 | SCH | MD | RM4-57 | | | 277 MISSISSAUGA VALLEY BLVD | | | | | | | | | | | | Thornwood Public School | 20-49 | Educational Services |
| 6 | 5.45 | 13.46 | OS | G, OS | G1, OS1 | | | 305 MISSISSAUGA VALLEY BLVD | | | | | | | | | | | | | | |
| 7 | 3.26 | 8.05 | RES3 | MD | RM4 | | | 41 MISSISSAUGA VALLEY BLVD | 41 Mississauga Valley Blvd | 2 | 13922 | 149856 | | | | | Townhouse | 110 | 391 | | | |
| 8 | 4.23 | 10.45 | RES4 | HD | RA4-41 | | | 50 MISSISSAUGA VALLEY BLVD | 50 Mississauga Valley Blvd | 18 | 21149 | 227648 | | | | | Apartment | 176 | 527 | | | |
| | | | | | | | | 20 MISSISSAUGA VALLEY BLVD | 20 Mississauga Valley Blvd | 18 | 21149 | 227648 | | | | | Apartment | 176 | 527 | | | |
| 9 | 1.05 | 2.58 | RET2 | MVC | C5-6 | | | 3445 HURONTARIO ST | | | | | | | | | | | | Tim Horton's | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Esso | 1-4 | Retail Trade |
| 10 | 0.53 | 1.32 | RES4 | HD | RA3-8 | | | 15 FAIRVIEW RD E | 15 Fairview Rd E | 10 | 9142 | 98404 | | | | | Apartment | 96 | 288 | | | |
| 11 | 0.29 | 0.72 | VAC | O | O | | | | | | | | | | | | | | | | | |
| 12 | 1.03 | 2.54 | PROW, RET2, RET1 | MVC, CC, LDII | RM5, C5-3, C-1 | | | 3355 HURONTARIO ST<br>22 FAIRVIEW RD E | | | | | | | | | | | | Popeye's Chicken & Biscuits | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Town & Country Market | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fairview Pharmacy | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fairview Florist | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | L A Cleaners | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Lazer Boutique | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Soft Touch Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Fairview Ten Medical Clinic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dental Office - Dr. Franzoi | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Unknown Occupant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Shell | 1-4 | Retail Trade |
| 13 | 1.46 | 3.62 | RES4 | HD | RA4-5 | | | 30 HANSON RD | 30 Hanson Rd | 13 | 18239 | 196325 | | | | | Apartment | 199 | 538 | | | |
| 14 | 0.40 | 0.99 | OS | OS | OS1 | | | 26 HANSON RD | | | | | | | | | | | | | | |
| 15 | 1.06 | 2.62 | RES3 | MD | RM5, RM4 | | | 38 FAIRVIEW RD W | 2-22 Hanson Rd | 2 | 2037 | 21926 | | | | | Townhouse | 38 | 122 | | | |
| | | | | | | | | 22 HANSON RD | 38 Fairview Rd W | 3 | 4913 | 52884 | | | | | Townhouse | 11 | 35 | | | |
| | | | | | | | | 20 HANSON RD | | | | | | | | | | | | | | |
| | | | | | | | | 18 HANSON RD | | | | | | | | | | | | | | |
| | | | | | | | | 16 HANSON RD | | | | | | | | | | | | | | |
| | | | | | | | | 14 HANSON RD | | | | | | | | | | | | | | |
| | | | | | | | | 12 HANSON RD | | | | | | | | | | | | | | |
| | | | | | | | | 10 HANSON RD | | | | | | | | | | | | | | |
| | | | | | | | | 8 HANSON RD | | | | | | | | | | | | | | |
| | | | | | | | | 6 HANSON RD | | | | | | | | | | | | | | |
| | | | | | | | | 4 HANSON RD | | | | | | | | | | | | | | |
| | | | | | | | | 2 HANSON RD | | | | | | | | | | | | | | |
| 16 | 0.63 | 1.56 | RES1, RES2 | LDII | RM5 | | | 3370 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3368 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3366 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3364 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3360 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3358 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3356 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3354 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3352 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3350 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3348 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3346 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3344 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3342 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3338 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3336 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3332 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3300 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3298 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |

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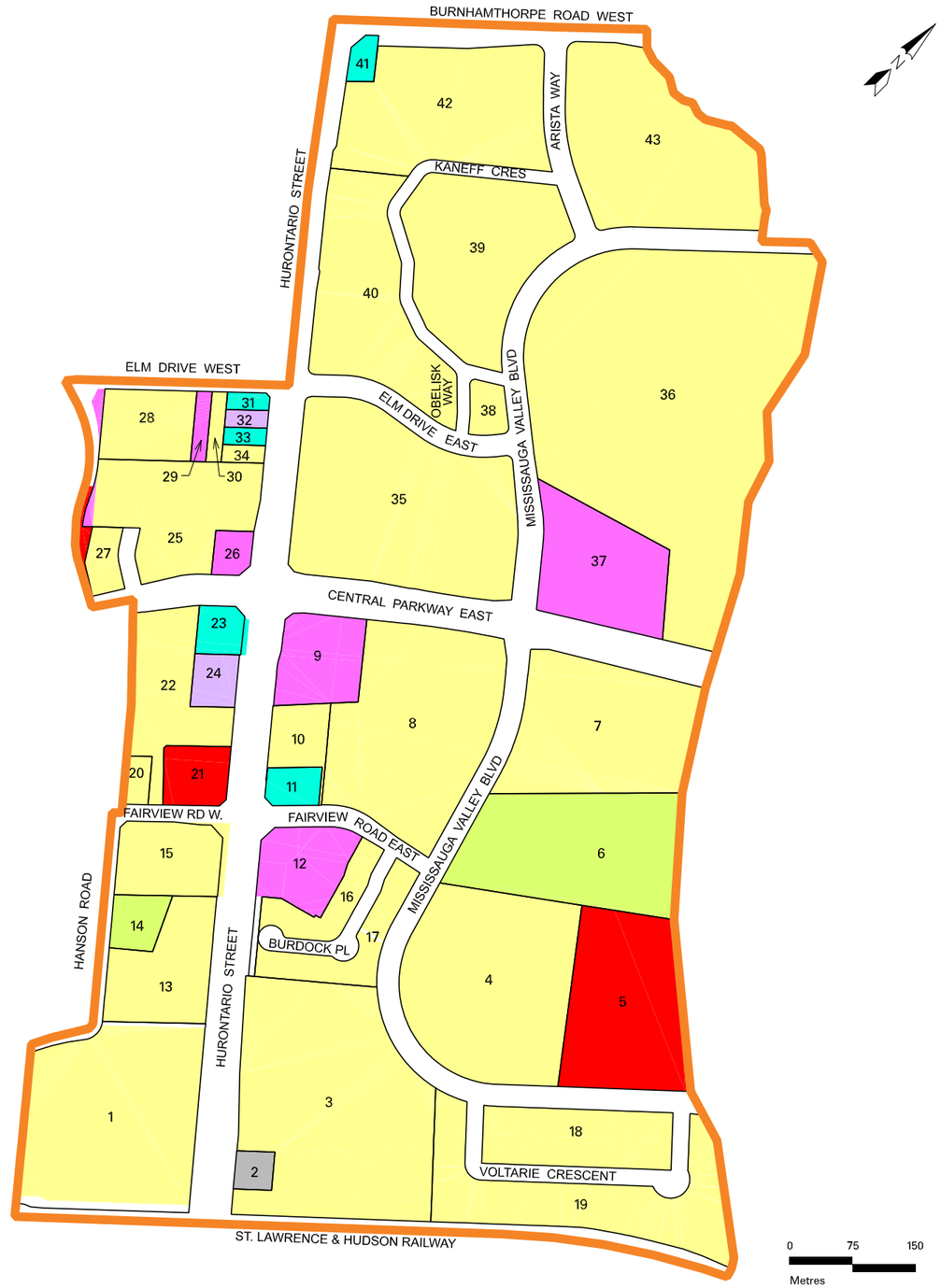
Focus on Mississauga 2012 - Downtown Fairview

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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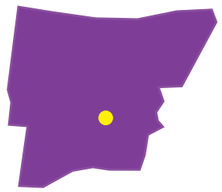

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 16 | | | | | | | | 3294 BURDOCK PL | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 3292 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3288 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3286 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3282 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3280 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3276 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3274 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| 17 | 0.85 | 2.10 | RES1, RES2 | LDII | RM5 | | | 3371 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3369 BURDOCK PL | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 3365 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3363 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3359 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3357 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3353 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3351 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3347 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3345 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3341 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3339 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3335 BURDOCK PL | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 3333 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3329 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3327 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3323 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3321 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3317 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3315 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3311 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3309 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3305 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3303 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3299 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3297 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3293 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3291 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3287 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3285 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3281 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3279 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3275 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3273 BURDOCK PL | | | | | | | | | Semi-Detached | 1 | - | | | |
| 18 | 1.55 | 3.83 | RES1, RES2 | LDII | R3, RM1 | | | 284 MISSISSAUGA VALLEY BLVD | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 278 MISSISSAUGA VALLEY BLVD | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 272 MISSISSAUGA VALLEY BLVD | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 268 MISSISSAUGA VALLEY BLVD | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 262 MISSISSAUGA VALLEY BLVD | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 256 MISSISSAUGA VALLEY BLVD | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 250 MISSISSAUGA VALLEY BLVD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 246 MISSISSAUGA VALLEY BLVD | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 238 MISSISSAUGA VALLEY BLVD | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 234 MISSISSAUGA VALLEY BLVD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 228 MISSISSAUGA VALLEY BLVD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 209 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 171 VOLTARIE CRES | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 169 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 163 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |

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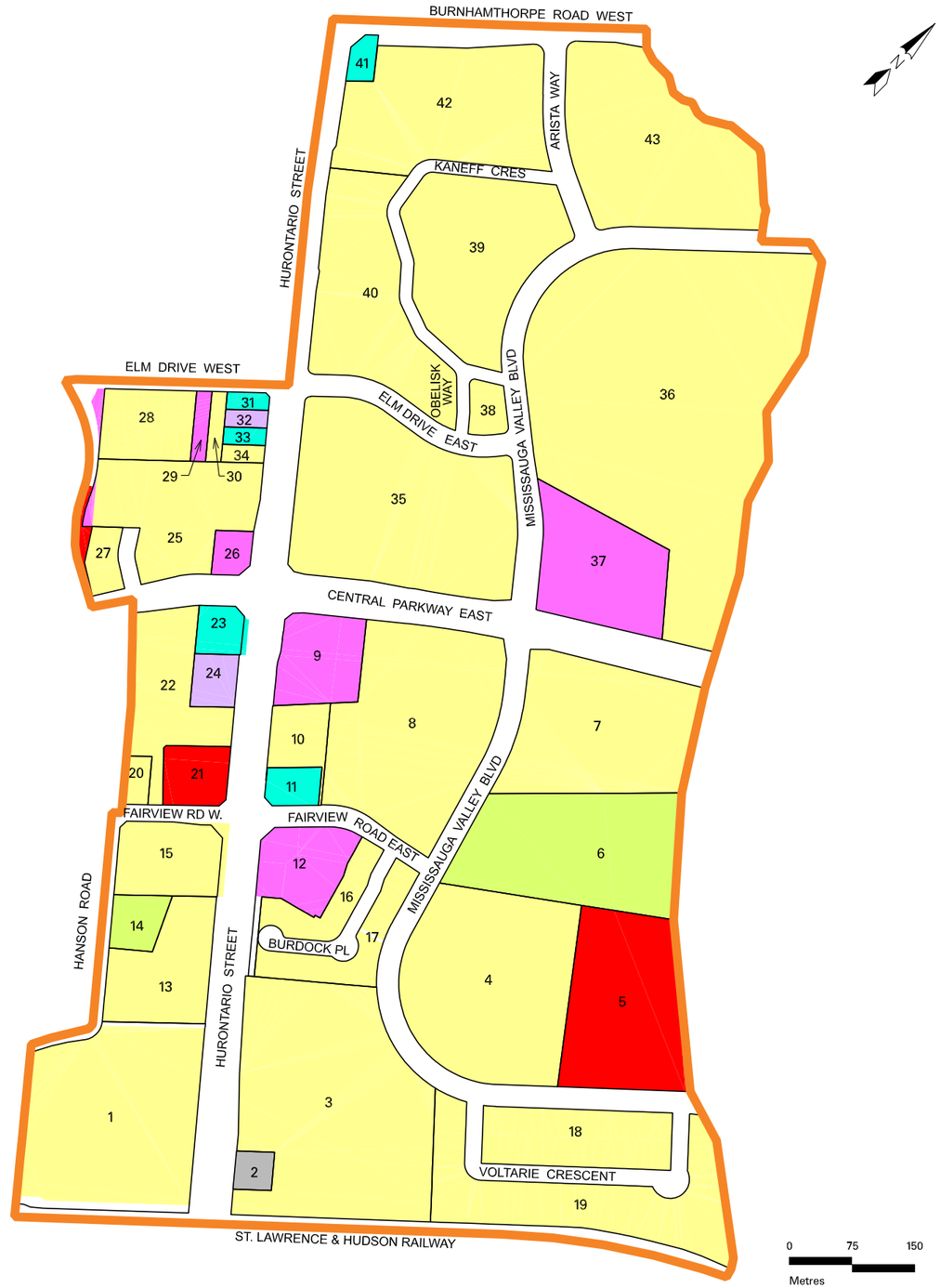
# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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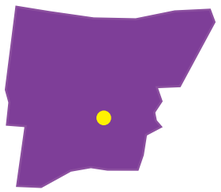


# Land, Buildings, People and Jobs

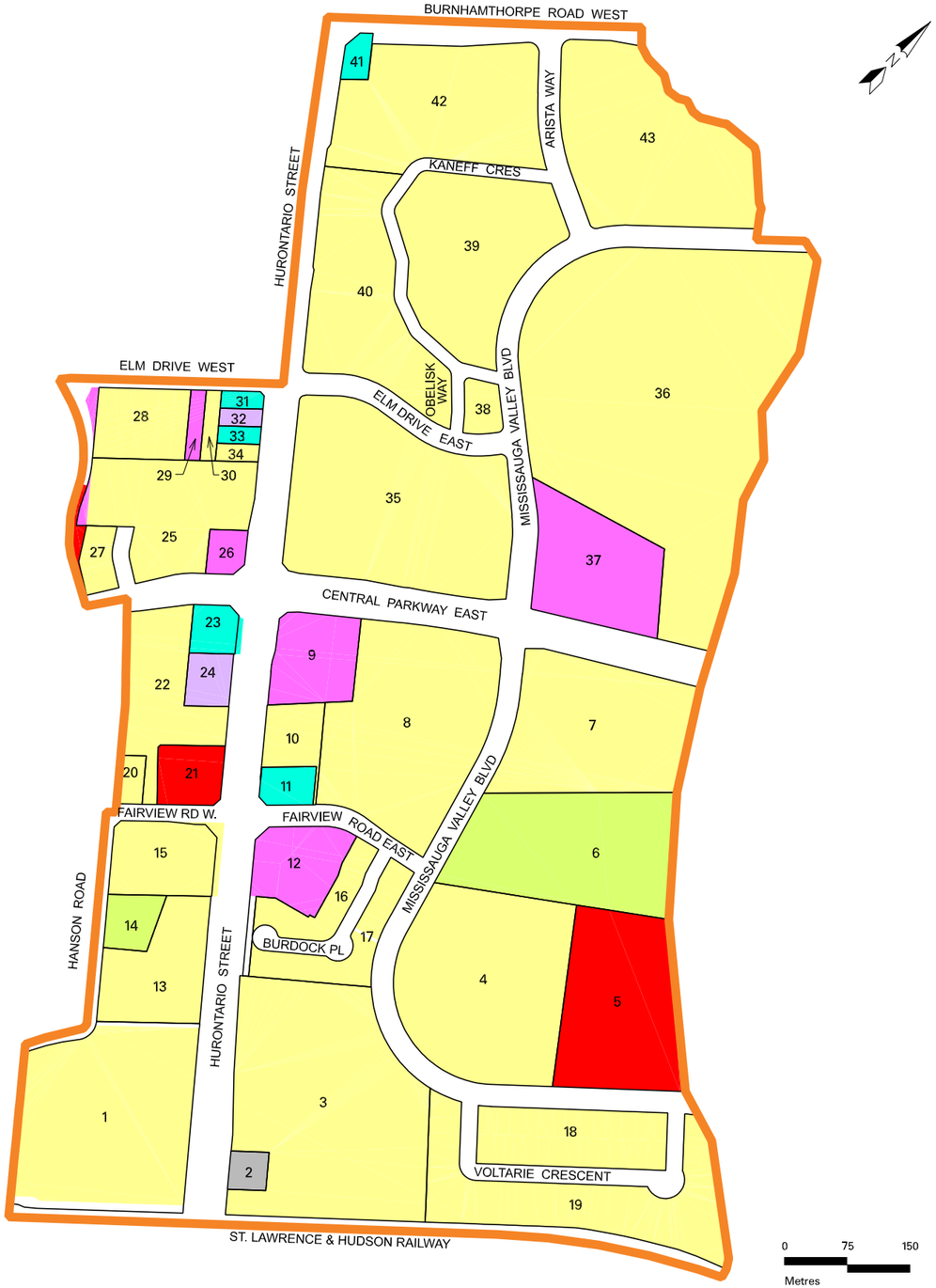
| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 18 | | | | | | | | 161 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 157 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 155 VOLTARIE CRES | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 149 VOLTARIE CRES | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 147 VOLTARIE CRES | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 143 VOLTARIE CRES | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 141 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 137 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 135 VOLTARIE CRES | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 131 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 129 VOLTARIE CRES | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 125 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 123 VOLTARIE CRES | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 119 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 117 VOLTARIE CRES | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 113 VOLTARIE CRES | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 111 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 103 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 101 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 69 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| 19 | 2.78 | 6.88 | RES2 | LDII | RM1 | | | 208 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 204 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 202 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 198 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 196 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 192 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 190 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 186 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 184 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 180 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 178 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 174 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 172 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 168 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 166 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 162 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 160 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 156 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 154 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 150 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 148 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 144 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 142 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 138 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 136 VOLTARIE CRES | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 132 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 130 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 126 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 124 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 120 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 118 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 116 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 112 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 108 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 106 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 102 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 100 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

Focus on Mississauga 2012 - Downtown Fairview

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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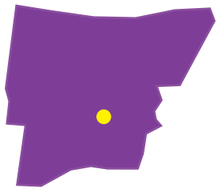

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 19 | | | | | | | | 96 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 94 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 90 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 88 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 84 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 82 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 78 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 76 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 72 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 70 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 66 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 64 VOLTARIE CRES | | | | | | | | | Semi-Detached | 1 | - | | | |
| 20 | 0.18 | 0.43 | RES1 | LDI | R3 | | | 41 FAIRVIEW RD W | | | | | | | | | Detached | 1 | - | | | |
| 21 | 0.55 | 1.35 | PUB | HD | RA1-29 | | | 15 FAIRVIEW RD W | | | | | | | | | | | | Fire Station 101, Headquarters | 100-299 | Public Administration |
| 22 | 1.59 | 3.94 | RES4 | HD | RA4-17, RA2-4 | | | 30 CENTRAL PKY W | 25 Fairview Rd W | 16 | 20005 | 215334 | | | | | Apartment | 171 | 463 | | | |
| | | | | | | | | 25 FAIRVIEW RD W | 30 Central Pky W | 8 | 8607 | 92646 | | | | | Apartment | 107 | 289 | | | |
| 23 | 0.31 | 0.77 | VAC | HD | RA3-20 | | | 20 CENTRAL PKY W | | | | | | | | | | | | | | |
| 24 | 0.33 | 0.83 | OFF | O | O-10 | | | 3420 HURONTARIO ST | | | | | 3420 Hurontario St | 3 | 1865 | 20075 | | | | City Centre Family Physicians | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | City Centre Physiotherapy | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. A. Seetner Eye & Eyelid Physician & Surgeon | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. S. Adat DMD, Hurontario Dental Centre | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dixie X-Ray Associates Limited | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dermatology Enhancement Clinic - Dr. E. Eisenberg | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Gamma Dynacare - Laboratory | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Citi Centre Medical Pharmacy | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dr. M. K. Yang | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | S. Nelles, M.D. | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. W.W. Sahheed - Family Physician | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | N. Abdelshaheed, Family Physician | 1-4 | Health Care and Social Assistance |
| 25 | 2.17 | 5.36 | RES4 | HD | RA2-4, RA5-16 | | | 3525 KARIYA DR | 3515 Kariya Dr | 32 | 22380 | 240898 | | | | | Apartment | 67 | 155 | | | |
| | | | | | | | | 3515 KARIYA DR | 33 Central Pky W | 6 | 5292 | 56963 | | | | | Apartment | 300 | 694 | | | |
| | | | | | | | | 3504 HURONTARIO ST | 3525 Kariya Dr | 31 | 24200 | 260489 | | | | | Apartment | 328 | 759 | | | |
| | | | | | | | | 33 CENTRAL PKY W | 3504 Hurontario St | 33 | 22839 | 245839 | | | | | Apartment | 276 | 639 | | | |
| 26 | 0.23 | 0.58 | RET1 | MU | C3 | | | 3480 HURONTARIO ST | | | | | | | | | | | | Wally's Restaurant Hamburger & Steak | 1-4 | Accommodation and Food Services |
| 27 | 0.30 | 0.75 | RES2 | HD | D-2 | | | 3490 OMEATH CRT | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3488 OMEATH CRT | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3484 OMEATH CRT | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3482 OMEATH CRT | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3478 OMEATH CRT | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3476 OMEATH CRT | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3472 OMEATH CRT | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 3470 OMEATH CRT | | | | | | | | | Semi-Detached | 1 | - | | | |
| 28 | 0.92 | 2.28 | RES1 | HD | D-1 | | | 64 ELM DR W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 58 ELM DR W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 50 ELM DR W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 44 ELM DR W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 38 ELM DR W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 34 ELM DR W | | | | | | | | | Detached | 1 | - | | | |
| 29 | 0.15 | 0.38 | RET1 | HD | D-1 | | | 28 ELM DR W | | | | | | | | | | | | New Playland Nursery School | 5-9 | Health Care and Social Assistance |
| 30 | 0.15 | 0.38 | RES1 | HD | D-1 | | | 24 ELM DR W | | | | | | | | | Detached | 1 | - | | | |
| 31 | 0.11 | 0.26 | VAC | HD | D-1 | | | 3536 HURONTARIO ST | | | | | | | | | | | | Vacant | NA | No description on record |
| 32 | 0.11 | 0.26 | OFF | HD | D-1 | | | 3528 HURONTARIO ST | | | | | 3528 Hurontario St | 1 | 116 | 1249 | | | | Taxplace | 1-4 | Professional, Scientific and Technical Services |
| 33 | 0.11 | 0.26 | VAC | HD | D-1 | | | 3518 HURONTARIO ST | | | | | | | | | | | | | | |
| 34 | 0.11 | 0.27 | RES1 | HD | D-1 | | | 3514 HURONTARIO ST | | | | | 3514 Hurontario St | 2 | 130 | 1399 | Detached | 1 | - | | | |
| 35 | 5.02 | 12.40 | RES4 | HD | RA5-8 | | | 1580 MISSISSAUGA VALLEY BLVD | 1580 Mississauga Valley Blvd | 19 | 26709 | 287496 | | | | | Apartment | 224 | 554 | | | |
| | | | | | | | | 50 ELM DR E | 30 Elm Dr E | 19 | 24875 | 267754 | | | | | Apartment | 224 | 554 | | | |
| | | | | | | | | 30 ELM DR E | 50 Elm Dr E | 19 | 25015 | 269261 | | | | | Apartment | 322 | 797 | | | |

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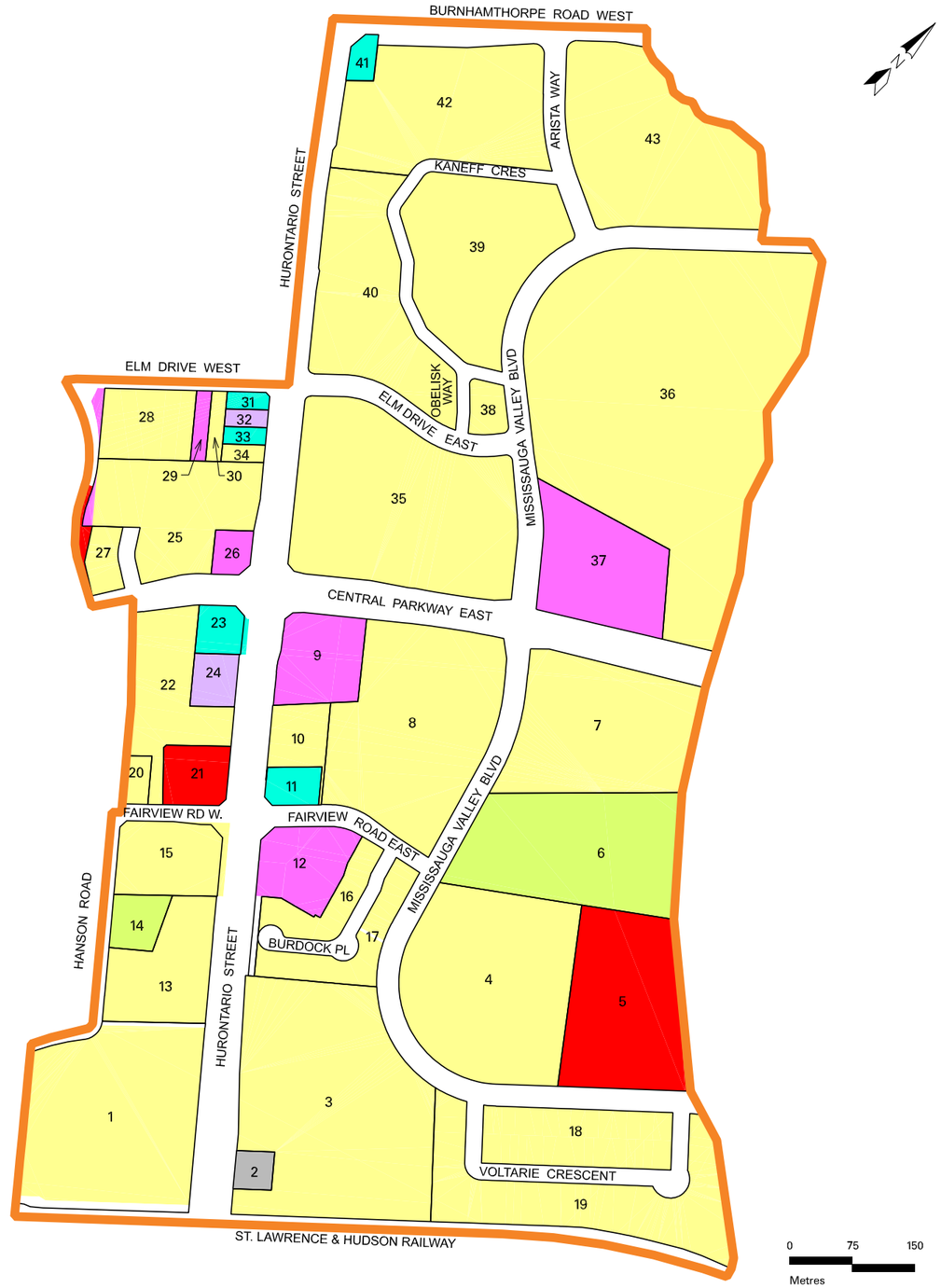
Focus on Mississauga 2012 - Downtown Fairview

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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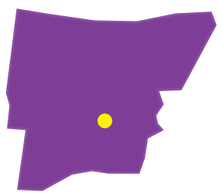

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 36 | 10.67 | 26.37 | RES4 | HD | RA5-3 | | | 1563 MISSISSAUGA VALLEY BLVD | 1405 Mississauga Valley Blvd | 9 | 8898 | 95778 | | | | | Apartment | 373 | 846 | | | |
| | | | | | | | | 1547 MISSISSAUGA VALLEY BLVD | 1423 Mississauga Valley Blvd | 16 | 32523 | 350078 | | | | | Apartment | 168 | 381 | | | |
| | | | | | | | | 1477 MISSISSAUGA VALLEY BLVD | 1477 Mississauga Valley Blvd | 22 | 27424 | 295192 | | | | | Apartment | 300 | 680 | | | |
| | | | | | | | | 1423 MISSISSAUGA VALLEY BLVD | 1547 Mississauga Valley Blvd | 22 | 27424 | 295192 | | | | | Apartment | 300 | 680 | | | |
| | | | | | | | | 1405 MISSISSAUGA VALLEY BLVD | 1563 Mississauga Valley Blvd | 9 | 15645 | 168403 | | | | | Apartment | 168 | 381 | | | |
| 37 | 1.99 | 4.93 | RET1 | MU | C2 | | | 1585 MISSISSAUGA VALLEY BLVD | | | | | | | | | | | | Family Photo DVD | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Metro | 50-99 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Shoppers Drug Mart | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Becker's | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | TD Canada Trust | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Iona Dental Office-Dr. V. M. Mithia and | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Chris Cleaners | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Iona Doctors Clinic Walk-In & Family Care | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | The Wine Rack | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Pizza Pizza | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Spizzirri's Hair Stylist, The | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | New Look Men's Hairgrooming, The | 1-4 | Other Services (except Public Administration) |
| 38 | 0.27 | 0.68 | RES4 | HD | RA5-4 | | | | | | | | | | | | | | | | | |
| 39 | 3.12 | 7.72 | RES4 | HD | RA5-4 | | | 3695 KANEFF CRES | 3575 Kaneff Cres | 24 | 22798 | 245398 | | | | | Apartment | 282 | 698 | | | |
| | | | | | | | | 3575 KANEFF CRES | 3695 Kaneff Cres | 20 | 23096 | 248605 | | | | | Apartment | 234 | 579 | | | |
| 40 | 2.93 | 7.23 | RES4 | HD | RA5-8 | | | 3620 KANEFF CRES | 3590 Kaneff Cres | 20 | 27870 | 299993 | | | | | Apartment | 309 | 765 | | | |
| | | | | | | | | 3590 KANEFF CRES | 3620 Kaneff Cres | 23 | 27056 | 291231 | | | | | Apartment | 251 | 621 | | | |
| 41 | 0.16 | 0.41 | VAC | HD | RA5-18 | | | 12 BURNHAMTHORPE RD E | | | | | | | | | | | | | | |
| 42 | 3.37 | 8.32 | RES4 | HD | RA5-8, RA5-18 | | | 3700 KANEFF CRES | 3700 Kaneff Cres | 24 | 27792 | 299153 | | | | | Apartment | 279 | 690 | | | |
| | | | | | | | | 3650 KANEFF CRES | 3650 Kaneff Cres | 34 | 39497 | 425146 | | | | | Apartment | 260 | 643 | | | |
| 43 | 3.92 | 9.69 | RES4 | HD | RA5-3 | | | 3665 ARISTA WAY | 3665 Arista Way | 19 | 41192 | 443391 | | | | | Apartment | 458 | 1050 | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

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# Focus on Mississauga 2012

## Downtown Cooksville

### History

The Downtown Cooksville area has been historically known as the 'Cooksville Corners', which began as a small village settlement back in the 1820's. Today, however, there are only a handful of remnants from its past. Also, the precinct was home to the large Cooksville Brickyard, from 1912 up until 1995, where many Cooksville residents worked. Downtown Cooksville continues to evolve, as its land use mix and existing building types change. The future vision for the area is to create unique destinations that are not only mixed-use but pedestrian-friendly main street development that reflects the rich history of the area's past.

### Present Day

Downtown Cooksville is part of the Urban Growth Centre for the city and is centred on the east and west sides of Hurontario Street, south of Downtown Fairview. The area is focussed on "The Cooksville Corners", and consists of a mix of commercial uses mainly in strip plazas, high density apartments, townhouses, detached residential uses, office, open space and community infrastructure uses, with the potential for additional office, commercial and high density apartments.

In the City Council adopted Mississauga Official Plan (September 2010), (http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan ) Downtown Cooksville is identified as part of the Downtown, part of a new urban structure, which focuses growth to areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure. Higher Order Transit along Hurontario Street and transit-oriented development, particularly at the Cooksville Corners, will provide the framework for future land uses.




Downtown Cooksville is intended to be a vibrant main street community where it compliments the Downtown Core as a 'lower town', providing similar amenities for community residents and those from across the GTA, where an eclectic mix of ethnicities, cultures, and age groups interact. Higher Order Transit and community and cultural facilities will be encouraged in the precinct. To achieve these goals, minimum and maximum height and density standards will apply.

# Fast Facts

## Land Area, Housing, Population, Employment

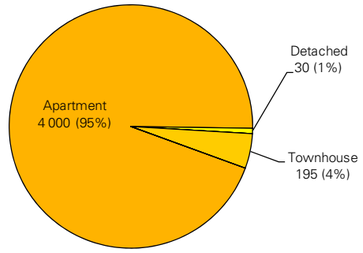
| | |
|---|---|
| 92.5 | Area (ha) (228.5 acres) |
| 4 230 | Residential Units |
| 10 720 | Population (inc. census undercount) |
| 3 120 | Employment (inc. home based businesses) |
| 693 | Business Sites Vacant (59 vacant business sites) |

## Existing Land Use

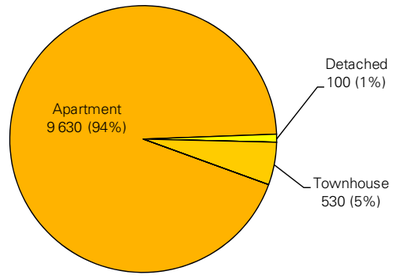
| | ha | acres | percentage |
|---|---|---|---|
| Residential | 26.8 | 66.3 | 29% |
| Mixed Residential / Retail | 1.3 | 3.1 | 1% |
| Office | 0.0 | 0.0 | 0% |
| Public / Institutional / Other | 6.8 | 16.9 | 7% |
| Retail / Commercial | 16.0 | 39.6 | 17% |
| Industrial | 0.9 | 2.3 | 1% |
| Open Space | 5.4 | 13.3 | 6% |
| Transportation Right-of-Way / Walkway | 18.4 | 45.4 | 20% |
| Parking | 4.8 | 11.9 | 5% |
| Others | 5.4 | 13.5 | 6% |
| Vacant | 6.7 | 16.6 | 7% |
| Total | 92.5 | 228.9 | 100% |

Source: Existing Land Use Survey Fall 2010. Totals may not sum due to rounding.

## Residential Units




## Residential Population




Residential Population does not include census net undercoverage

## Businesses and Employees by Sector

| Sector | Non-Vacant Business Sites Percentage | Employees Percentage |
|---|---|---|
| Accommodation and Food Services | 9% | 7% |
| Administrative and Support, Waste Management and Remediation Services | 6% | 6% |
| Agriculture, Forestry, Fishing and Hunting | 0% | 0% |
| Arts, Entertainment and Recreation | 0% | 0% |
| Construction | 0% | 0% |
| Educational Services | 4% | 10% |
| Finance and Insurance | 5% | 8% |
| Health Care and Social Assistance | 22% | 25% |
| Information and Cultural Industries | 1% | 2% |
| Management of Companies and Enterprises | 0% | 0% |
| Manufacturing | 2% | 2% |
| Mining, Quarrying, and Oil and Gas Extraction | 0% | 0% |
| Other Services (except Public Administration) | 14% | 9% |
| Professional, Scientific and Technical Services | 8% | 7% |
| Public Administration | 1% | 1% |
| Real Estate and Rental and Leasing | 2% | 1% |
| Retail Trade | 20% | 17% |
| Transportation and Warehousing | 0% | 0% |
| Utilities | 0% | 0% |
| Wholesale Trade | 1% | 1% |
| Unknown | 5% | 5% |
| Total | 100% | 100% |

Source: Mississauga Employment Database 2010, see data notes for sector descriptions.
Does not include home based businesses

# Official Plan Targets



## Density

**149.6** Persons and Jobs/ha (60.6/acre)

**115.9** Persons/ha (46.9/acre)

**33.7** Jobs/ha (13.7/acre)

## About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.1.4 states that the Downtown will achieve a minimum gross density of 200 residents and jobs combined per hectare by 2031. The City will strive to achieve a gross density of between 300 and 400 residents and job combined per hectare in the Downtown.

Density measures the number of residents and jobs combined per gross hectare.

Section 5.3.1.6 states that the Downtown will achieve an average population to employment ratio of 1:1, measured as an average across the entire Downtown.

## Monitoring Summary

At a current density of 149.6, Downtown Cooksville does not meet the minimum gross density of 200 residents and jobs combined per gross hectare.

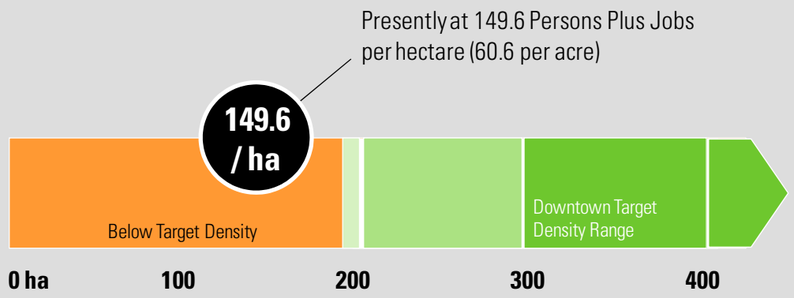
At a current PPJ of 3.4:1, Downtown Cooksville does not meet the target population to employment target of 1:1.

The monitoring for the Downtown is measured as an average across the entire Downtown. Please refer to the Downtown Summary Section of this document for a monitoring summary of the entire Downtown.

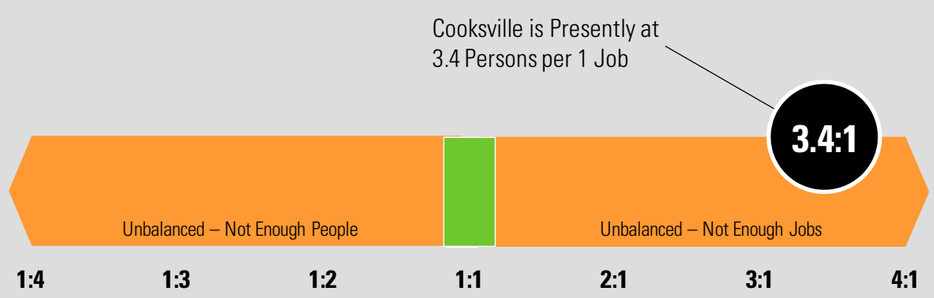
There are currently a number of development applications in progress in Downtown Cooksville which could result in approximately 600 residential units and 28,000 $m^2$ (302,000 sq. ft.) of mixed residential/retail.

Note - Development applications that have been approved but yet developed are not included in the in progress development applications list.

## Density

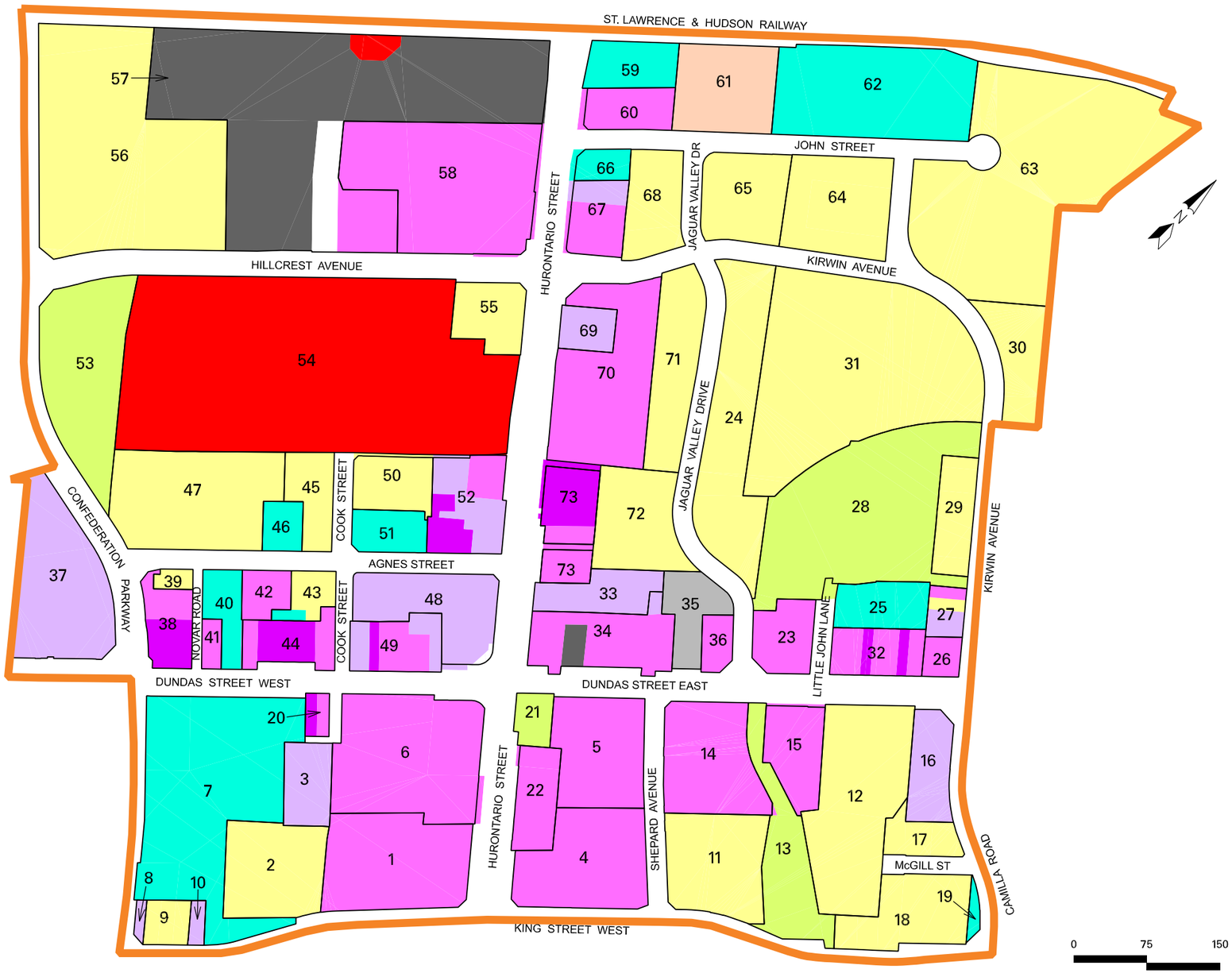



## Persons Plus Jobs Ratio



# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



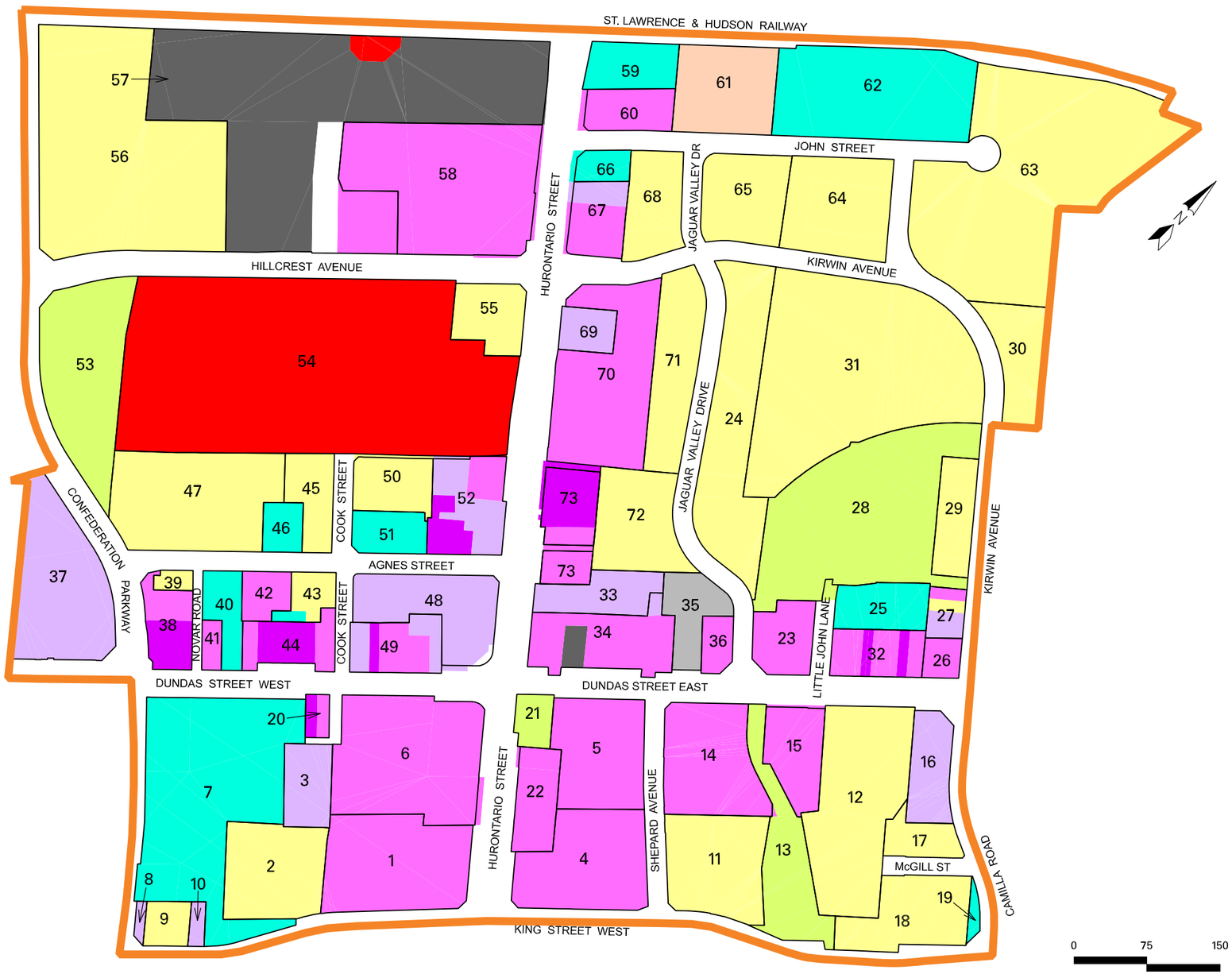
# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 1 | 1.39 | 3.44 | RET1 | MU | C4 | | | 2576 HURONTARIO ST<br>2550 HURONTARIO ST | | | | | | | | | | | | Hair Impressions Ltd | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Little Caesars | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Karpaty Pastry & Deli | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Cooksville Cleaners | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Orchard Family Restaurant | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Ed & Sue's Food and Drug Basics | 50-99 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Mobilicity | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Golden Discount Store | 5-9 | Retail Trade |
| 2 | 0.97 | 2.41 | RES5 | HD | RA1-15 | | | 73 KING ST W | 73 King St W | 3 | 4058 | 43685 | 73 King St W | 5 | 2894 | 31151 | Apartment | 80 | 197 | Heritage House | 20-49 | Health Care and Social Assistance |
| 3 | 0.41 | 1.02 | OFF | O | O | | | 71 KING ST W | | | | | 71 King St W | 5 | 3908 | 42067 | | | | T. Rebane Medicine Professional | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Bone Density Office, Osteoporosis | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Kristy Prouse | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Maselle G. Virey - Psychiatrist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. E. Lau (Family Medicine) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Physicians Lab | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Keti Deligrudeva, D. Welland | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. M. Lester, Dr. P. Strachan | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. N. Clements - Orthopaedic Surgeon | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Karen O'Neill Medicine Professional Corp. | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. R. Saplys | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. J. Mugharl, Dr. Din (Family Doctors) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Mississauga Optical Inc. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dr. Wilson (Orthopaedic Surgeon) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Freedom Foot Care Clinic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. R. Clark (Gastroenterology) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. P. Liao - Obstetrics and Gynecology | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. J. Stewart - Orthopaedic Surgeon | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. W. Rosenthall (Endocrinologist) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. S. Lalani (Psychiatrist) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. V. Bonde - Obstetrics and Gynecology | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. I. Khan | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Lydia M. Kreuk MA Hearing Services Inc. | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Getahun-Orthopaedic Surgeon | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. P. Talwalkar & Dr. T. Hoff (Family | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. H. Cheah - Orthopaedic Surgeon | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. V. Chiu - Optometrist | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. F. Wool-Smith Dental Office | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. V. Sennik (Orthopaedic Surgeon) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Selchen | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. D. Smith | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. R. Kelly | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dr. D. Brooks, Dr. J. Thomson | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | King Street X-Ray and Ultrasound/ CML | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | pmac | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. J. Levitz, Dr. W. Rubenstein, Dr. A. Wong (Ora | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. R. Daily | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Devesh Varma - Glaucomist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. V. Sluzar (Cardiologist) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Jennifer's Corner Coffee & Tea | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | King Medical Arts Pharmacy & Home | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dr. Taromi (Orthopaedic Surgeon) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. R. Chen, Dr. G. McIssac, Dr. T. Carnat | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. L Huang, Dr. C. Whitmore, Dr. P. Fentry, Dr. H.D. Choi, Dr. N. Whitney | 5-9 | Health Care and Social Assistance |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 4 | 1.21 | 2.98 | RET1 | MU | C4 | | | 2560 SHEPARD AVE<br>2515 HURONTARIO ST<br>35 KING ST E | | | | | | | | | | | | Vera's Coiffure | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | A Wag and A Wiggle Dog Grooming Salon | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Pacific Pharmacy Mississauga | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Freddy's Kitchen | NA | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Krakow Delicatessen | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Cover Nails & Body | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Foot & Back Clinic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Bright Vision Optical | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Cash 4 You | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Video Time | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dental Office - Dr. Lucyna Poloczek | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. M.J. Pineda - Optometrist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Global Travel | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | ComFeet Medical Supplies Inc. | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Nina's Collection | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Pevex | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Piast Travel Inc. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | K-10 Graphics Inc | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Margarita's Image Innovations | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Domino's Pizza | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Quick Money | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Stars Barber Shop | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Simply Flowers & Things Inc. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | K T Alteration Professional Tailor | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | African Caribbean Grocers Inc | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | King Jewellery | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Ramiya's salon | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | AA Discount Variety & Discount Store | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Elite Group | 20-49 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Man to Man Hair Shop | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Dental Office - Dr. R. Sansone / Dr. J. | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Elizabeth Hair Design | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Biz Net Café | 1-4 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | Tammy Hair Salon Barber Shop | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Live and Direct Marketing Inc. | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Khybar Kabob House Afghan Cuisine | NA | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | 5 & 10 Coin Laundry | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Hair Art Salon | 1-4 | Other Services (except Public Administration) |
| 5 | 1.02 | 2.52 | RET1 | MU | C4-9 | Listed | | 2594 SHEPARD AVE<br>2580 SHEPARD AVE<br>40 DUNDAS ST E<br>38 DUNDAS ST E<br>36 DUNDAS ST E<br>34 DUNDAS ST E<br>32 DUNDAS ST E<br>30 DUNDAS ST E<br>28 DUNDAS ST E<br>26 DUNDAS ST E<br>24 DUNDAS ST E<br>20 DUNDAS ST E<br>14 DUNDAS ST E | | | | | | | | | | | | Star Pharmacy | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Naturelax Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | The Style House of Fashion | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bombay Delights | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | B K C Accounting & Tax Preparation | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Shilla Hair Salon | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Locks & Curls Beauty Salon | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Jimmy Hair Stylist | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Microtech Communication Inc. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Gold Gold Travel & Tours | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Sana Variety Discount Store | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | NJ Style Cut | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Tabaq Restaurant | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Mississauga Web Fusion Internet Lounge | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | The Jump Off (Urban Clothing) | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fatima Grocers | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Print 2 Go | 1-4 | Manufacturing |

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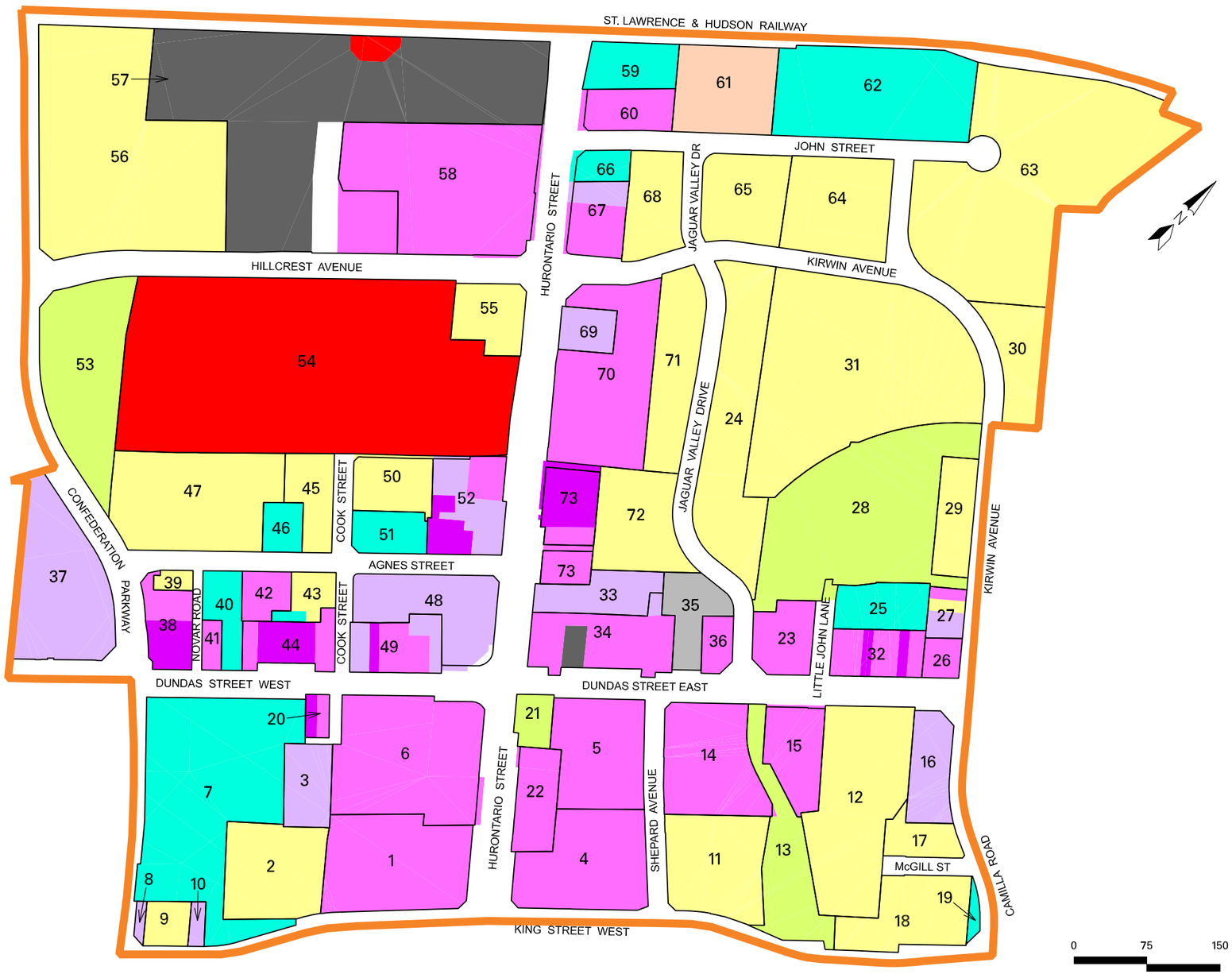
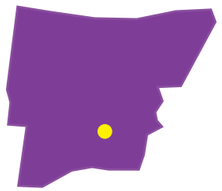
# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




0 75 150
Metres

3-8



# Land, Buildings, People and Jobs

| LAND | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 5 | | | | | | | | | | | | | | | | | | | | Curry Leaves | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Home Team Realty Inc. | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Urbam Concepts Family Barbers | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | T & T Accounting & Taxation Services | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Ismail International Trade and | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Elegance Collection | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | GSM Cell Phones | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Beauty Essence | NA | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Cellutronics Communications | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Five two Five Gift Shop | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | World of Bedding Goods | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Albashwat Halal Restaurant | NA | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | A.M. Financial Group | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Compusat Works | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Karani Electronics & Toys | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Manila Bakery | 5-9 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Pot Luck | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Money Mart | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Desi Corner | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Maple Computers | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Karachi Bazaar 2000 | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Min - A - Mart | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vrcom Help | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Laser Copy | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Jeya and Brothers CD's & Video Rentals & Sales | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Feast Fast Food | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Franky Hair Styling | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | African Link | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Wazobia planet | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Semi Fast Food, Korean & Japanese Food | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Exquisite Beauty Care | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Lynn Dao's Christian Gift Shop | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Behzad Law Office | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dental & Medical Office - Dr. Thuy Dung | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Best Lunch Express | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Vital Looks Salon & Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Talat Rehan- Barrister & Solicitor | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Jeon Ju Korea | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | B&W Clothing and Things | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Industry Employment Agency | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | P.S.K. Perfume | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Hanna's Beauty Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | You Style Beauty Salon | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Tamari Trading Computers | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Studio 168 | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Sangam Salon | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Salon Asia | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | J. J. Novelties | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Lee's Beauty Salon | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Fabulously Cheap Enterprise | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Tax & Accounting | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Paan Centre | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | The Touch Hair Design | 1-4 | Other Services (except Public Administration) |

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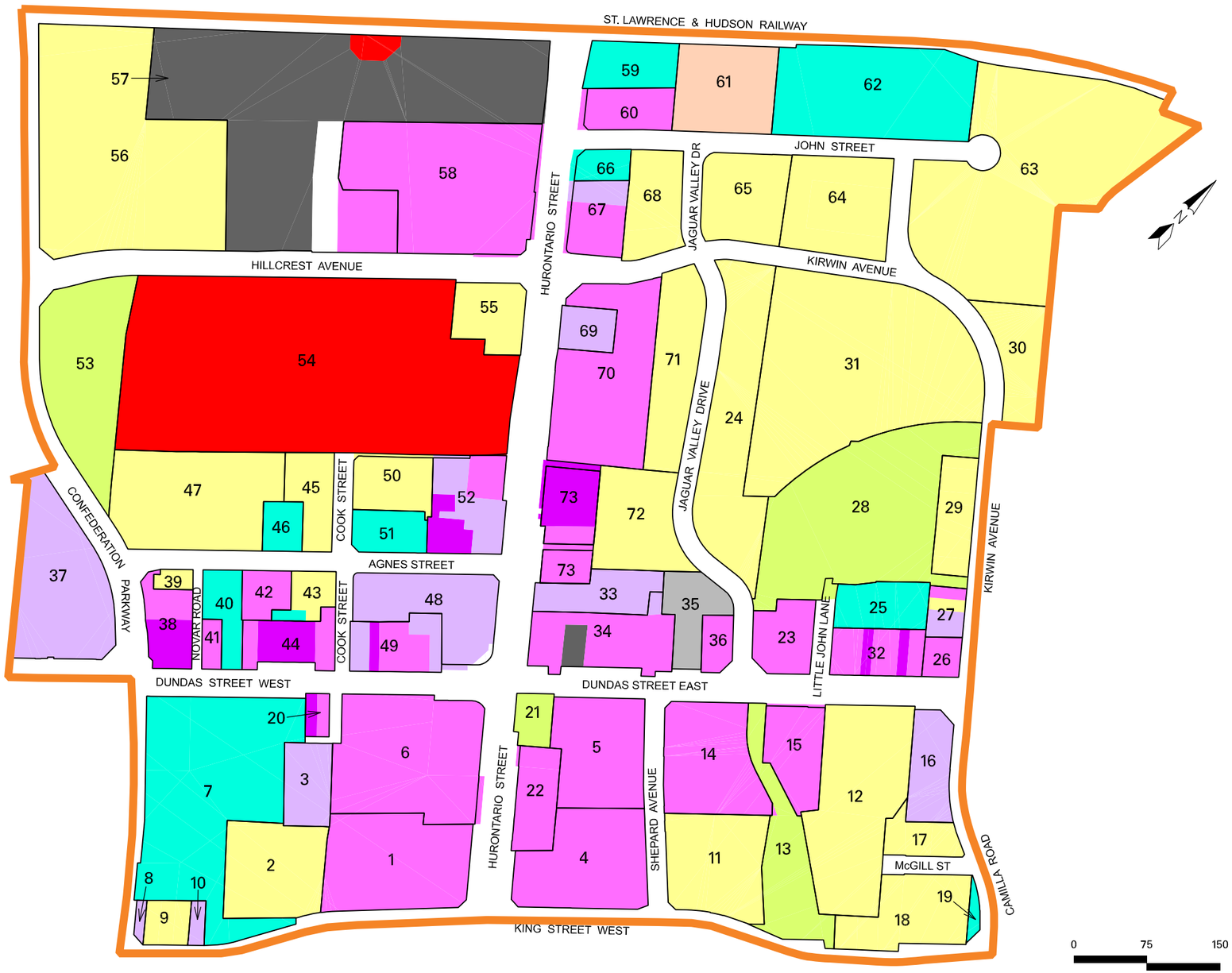
# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 6 | 1.83 | 4.53 | RET1 | MU | C4-9 | | | 2586 HURONTARIO ST | | | | | | | | | | | | | | |
| | | | | | | | | 2580 HURONTARIO ST | | | | | | | | | | | | | | |
| | | | | | | | | 48 DUNDAS ST W | | | | | | | | | | | | | | |
| | | | | | | | | 46 DUNDAS ST W | | | | | | | | | | | | | | |
| | | | | | | | | 44 DUNDAS ST W | | | | | | | | | | | | | | |
| | | | | | | | | 42 DUNDAS ST W | | | | | | | | | | | | | | |
| | | | | | | | | 40 DUNDAS ST W | | | | | | | | | | | | | | |
| | | | | | | | | 38 DUNDAS ST W | | | | | | | | | | | | | | |
| | | | | | | | | 2 DUNDAS ST W | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | Barber Shop | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | Cooksville Coin Laundry | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | Aerus Electrolux Canada | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | Lishkara Fabrics Inc. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | Dundas Fruit & Vegetable | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | Royal Bank of Canada | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | Bollywood Rush | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | Al-Shami Restaurant | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | Nader Halal Meat Market & Variety | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | Arco Computers Ltd. | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | Dollar Discount | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | Al Marwa Super market | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | TD Canada Trust | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | Blockbuster Video | 5-9 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | Srii Rangam | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | Beauty Supply Warehouse | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | Nader Halal Meat Market & Variety | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | Pharmacy Mobile Connections | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | Unknown Occupant | NA | No description on record |
| 7 | 2.83 | 6.99 | VAC | MU | C4-8 | | OZ/OPA/7/22, 21T-M//9001 | 2555 CONFEDERATION | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 2551 CONFEDERATION | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 110 DUNDAS ST W | | | | | | | | | | | | | | |
| | | | | | | | | 100 DUNDAS ST W | | | | | | | | | | | | | | |
| | | | | | | | | 90 DUNDAS ST W | | | | | | | | | | | | | | |
| 8 | 0.04 | 0.10 | OFF | LDII | R3-66 | | SPM/6/250 | 2537 CONFEDERATION | | | | | | | | | | | | Ania M. Szpirak | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Herbalife | 1-4 | Health Care and Social Assistance |
| 9 | 0.21 | 0.52 | RES1 | LDII | R3 | | | 107 KING ST W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 105 KING ST W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 101 KING ST W | | | | | | | | | Detached | 1 | - | | | |
| 10 | 0.07 | 0.18 | OFF | LDII | R3-44 | | | 95 KING ST W | | | | | 95 King St W | 1 | 129 | 1391 | | | | King St Medical Centre-Dr. M.F. Anderson | 1-4 | Health Care and Social Assistance |
| 11 | 1.03 | 2.56 | RES4 | HD | RA4-11 | | | 85 KING ST E | 75 King St E | 18 | 20780 | 223676 | | | | | Apartment | 153 | 374 | King Gardens Retirement Home | 50-99 | Health Care and Social Assistance |
| | | | | | | | | 75 KING ST E | 85 King St E | 10 | 8621 | 92796 | | | | | Apartment | 209 | 512 | | | |
| 12 | 1.78 | 4.40 | RES4 | HD | RA4-18 | | | 120 DUNDAS ST E | 100 Dundas St E | 13 | 13792 | 148457 | | | | | Apartment | 155 | 379 | | | |
| | | | | | | | | 100 DUNDAS ST E | 120 Dundas St E | 12 | 12878 | 138619 | | | | | Apartment | 169 | 414 | | | |
| 13 | 0.87 | 2.16 | OS | G, LDI | G1 | | | 105 SHEPARD AVE | | | | | | | | | | | | | | |
| 14 | 1.07 | 2.65 | RET1 | MU | C4 | | | 60 DUNDAS ST E | | | | | | | | | | | | Kentucky Fried Chicken | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Montfort Mediterranean Cuisine | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Dollar Blast | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | India Town Food Centre | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | City Convenience | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Cash Max | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Peckett's Pharmacy Drugs Ltd. | 5-9 | Retail Trade |
| 15 | 0.54 | 1.34 | RET1 | MU | G1, C4 | | | 90 DUNDAS ST E | | | | | | | | | | | | Mario's BarBQ | 5-9 | Accommodation and Food Services |
| | | | | | | | | 86 DUNDAS ST E | | | | | | | | | | | | Auto Island Used Car Sales | 1-4 | Retail Trade |
| 16 | 0.48 | 1.17 | OFF | O | O | | | 132 DUNDAS ST E | | | | | 130 Dundas St E | 5 | 4720 | 50806 | | | | Graham Alarm Monitoring Ltd. | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | 130 DUNDAS ST E | | | | | | | | | | | | Reachout Committee Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | 6G Video Solutions Inc. | 1-4 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | John Howard Society of Peel Halton | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Mississauga Community Legal Services | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Summit Learning Centre | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Cruise Professionals, The | 20-49 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Caring For Kids | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Eunice Kim & Associates - Barristers and Solicitor | 5-9 | Professional, Scientific and Technical Services |

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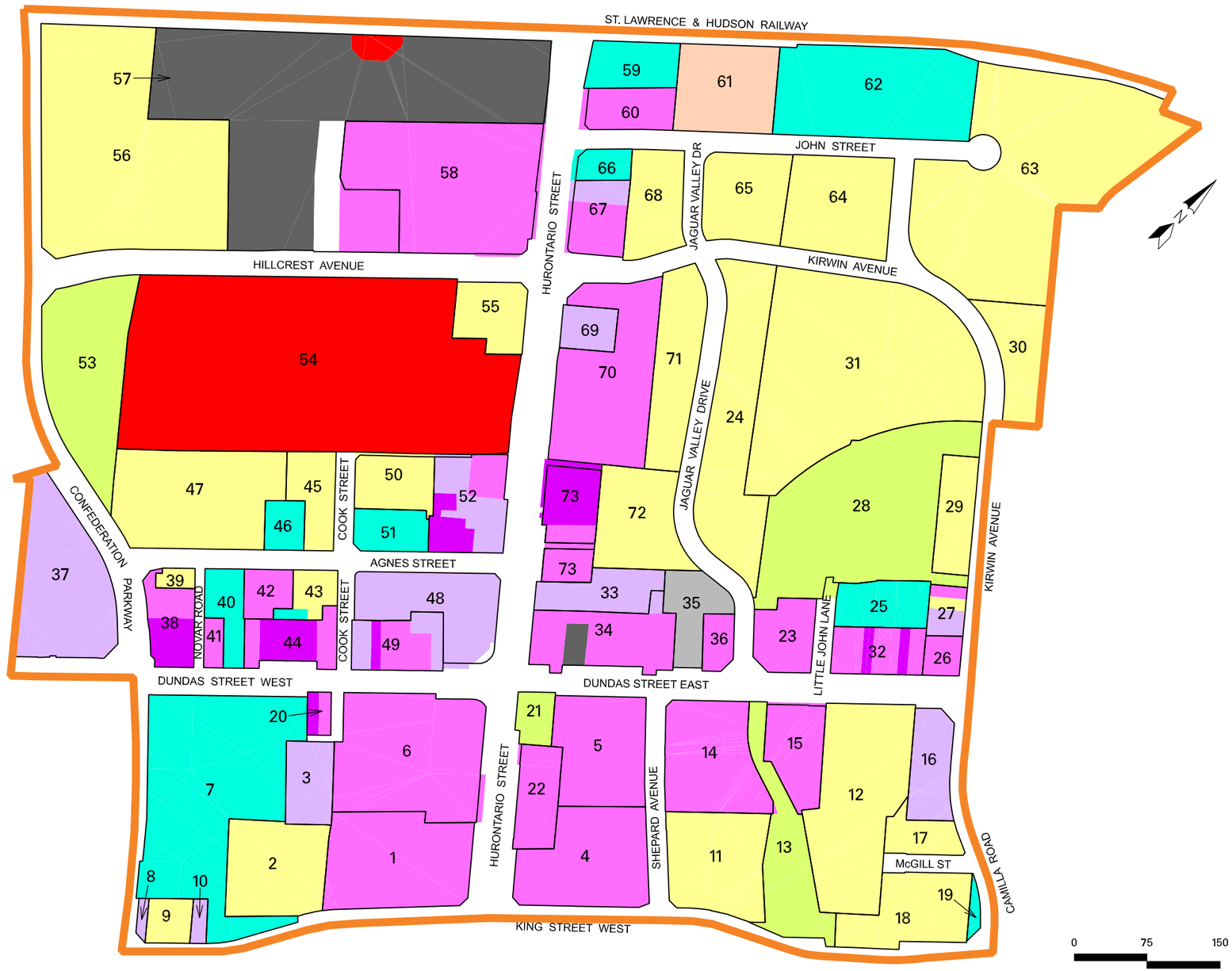
# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



# Land, Buildings, People and Jobs

| LAND | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 16 | | | | | | | | | | | | | | | | | | | | Thompson Job Skills Academy Ltd. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Van Wyngaarden & Associates | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Greg Braithwaite-Chartered Life | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Idealspine Rehabilitation Clinic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Sinclair Financial - Manulife Financial | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Charles Russell - Chartered Accountant | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Ovenden & Ovenden, Barristers & Solicitors | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Connexion Emploi | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Edgar R. Schink Barrister & Solicitor | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | James B. Walker & Co. Ltd. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Jong Bum Lee, CGA | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Quantum Virtual Doctor Clinic | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Oxford Insurance Group Ltd. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Thinking Math & Science- TMS | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Earl Munday-Chartered Life Underwriter & Financial Consultant | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Dr. Orest S- Naturopathic Doctor | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | IFANCA Canada | 1-4 | Information and Cultural Industries |
| 17 | 0.29 | 0.71 | RES1 | LDI | R3 | | | 149 MCGILL ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 141 MCGILL ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 133 MCGILL ST | | | | | | | | | Detached | 1 | - | | | |
| 18 | 0.82 | 2.03 | RES1 | LDI | R3 | | | 158 MCGILL ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 157 KING ST E | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 150 MCGILL ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 149 KING ST E | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 142 MCGILL ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 141 KING ST E | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 134 MCGILL ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 133 KING ST E | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 129 KING ST E | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 125 KING ST E | | | | | | | | | Detached | 1 | - | | | |
| 19 | 0.06 | 0.14 | VAC | LDI | R3 | | | 164 MCGILL ST | | | | | | | | | | | | | | |
| | | | | | | | | 163 KING ST E | | | | | | | | | | | | | | |
| 20 | 0.11 | 0.27 | MIX2, RET1 | MU | C4-9 | | | 68 DUNDAS ST W | 64 Dundas St W | 2 | 471 | 5074 | | | | | Apartment | 2 | - | Manila Foods and Crafts | NA | Retail Trade |
| | | | | | | | | 66 DUNDAS ST W | | | | | | | | | | | | Dr. L. Gaum - Oral and Maxillofacial | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 64 DUNDAS ST W | | | | | | | | | | | | Appeal's Beauty Salon | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 62 DUNDAS ST W | | | | | | | | | | | | Bountiful basket | 1-4 | Retail Trade |
| | | | | | | | | 58 DUNDAS ST W | | | | | | | | | | | | Western Union | NA | Finance and Insurance |
| | | | | | | | | 56 DUNDAS ST W | | | | | | | | | | | | | | |
| 21 | 0.20 | 0.50 | OS | MU | C4-9 | | | 10 DUNDAS ST E | | | | | | | | | | | | | | |
| 22 | 0.45 | 1.11 | RET1 | MU | C4-9 | | | 2579 HURONTARIO ST | | | | | 2577/2579 Hurontario St | 2 | 403 | 4338 | | | | Vacant | NA | No description on record |
| | | | | | | | | 2577 HURONTARIO ST | | | | | | | | | | | | Vicky's Nail & Body | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | 2567 HURONTARIO ST | | | | | | | | | | | | A.J. Photo & Camera Service | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 2565 HURONTARIO ST | | | | | | | | | | | | Imaculate Hair Concept | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 2563 HURONTARIO ST | | | | | | | | | | | | Sinbad | 1-4 | Retail Trade |
| | | | | | | | | 2561 HURONTARIO ST | | | | | | | | | | | | Just Look Clothing | 1-4 | Retail Trade |
| | | | | | | | | 2559 HURONTARIO ST | | | | | | | | | | | | Planet Optical | 1-4 | Retail Trade |
| | | | | | | | | 2557 HURONTARIO ST | | | | | | | | | | | | Super Nails & Spa | 20-49 | Other Services (except Public Administration) |
| | | | | | | | | 2555 HURONTARIO ST | | | | | | | | | | | | GQ Hair Studio | NA | Other Services (except Public Administration) |
| | | | | | | | | 2553 HURONTARIO ST | | | | | | | | | | | | Sunrise Variety & Oriental Grocery | 1-4 | Retail Trade |
| | | | | | | | | 2551 HURONTARIO ST | | | | | | | | | | | | Discount Beauty Supplies | 1-4 | Retail Trade |
| | | | | | | | | 2549 HURONTARIO ST | | | | | | | | | | | | Granny's Place Take-out | 1-4 | Retail Trade |
| | | | | | | | | 2547 HURONTARIO ST | | | | | | | | | | | | Raza | 1-4 | Information and Cultural Industries |
| | | | | | | | | 2545 HURONTARIO ST | | | | | | | | | | | | Hair For You | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 2543 HURONTARIO ST | | | | | | | | | | | | Job Connection | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | 2541 HURONTARIO ST | | | | | | | | | | | | DMR Hair & Tattoo Studio | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Super Nail | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Just Incredible | 1-4 | Retail Trade |

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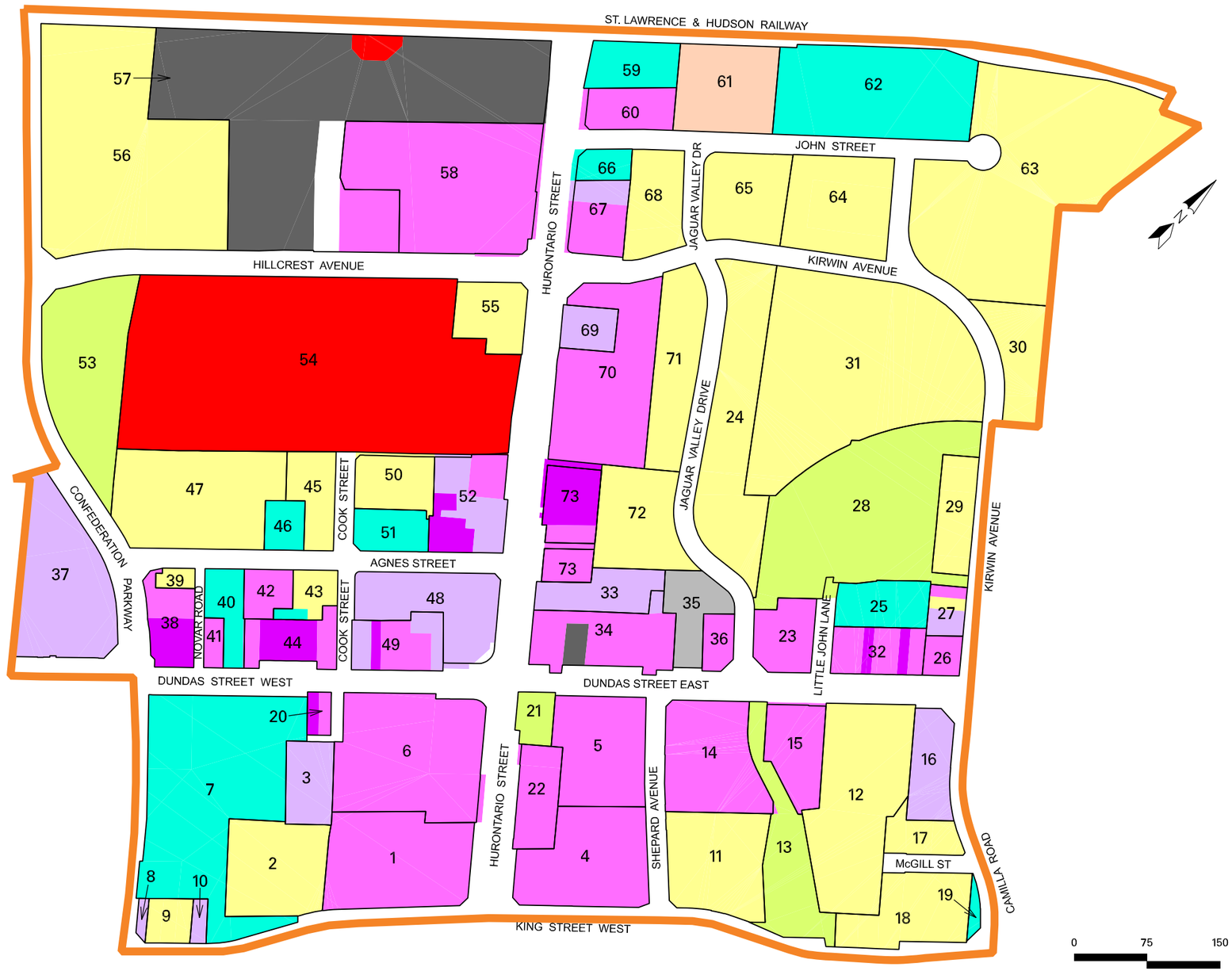
# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




0 75 150
Metres

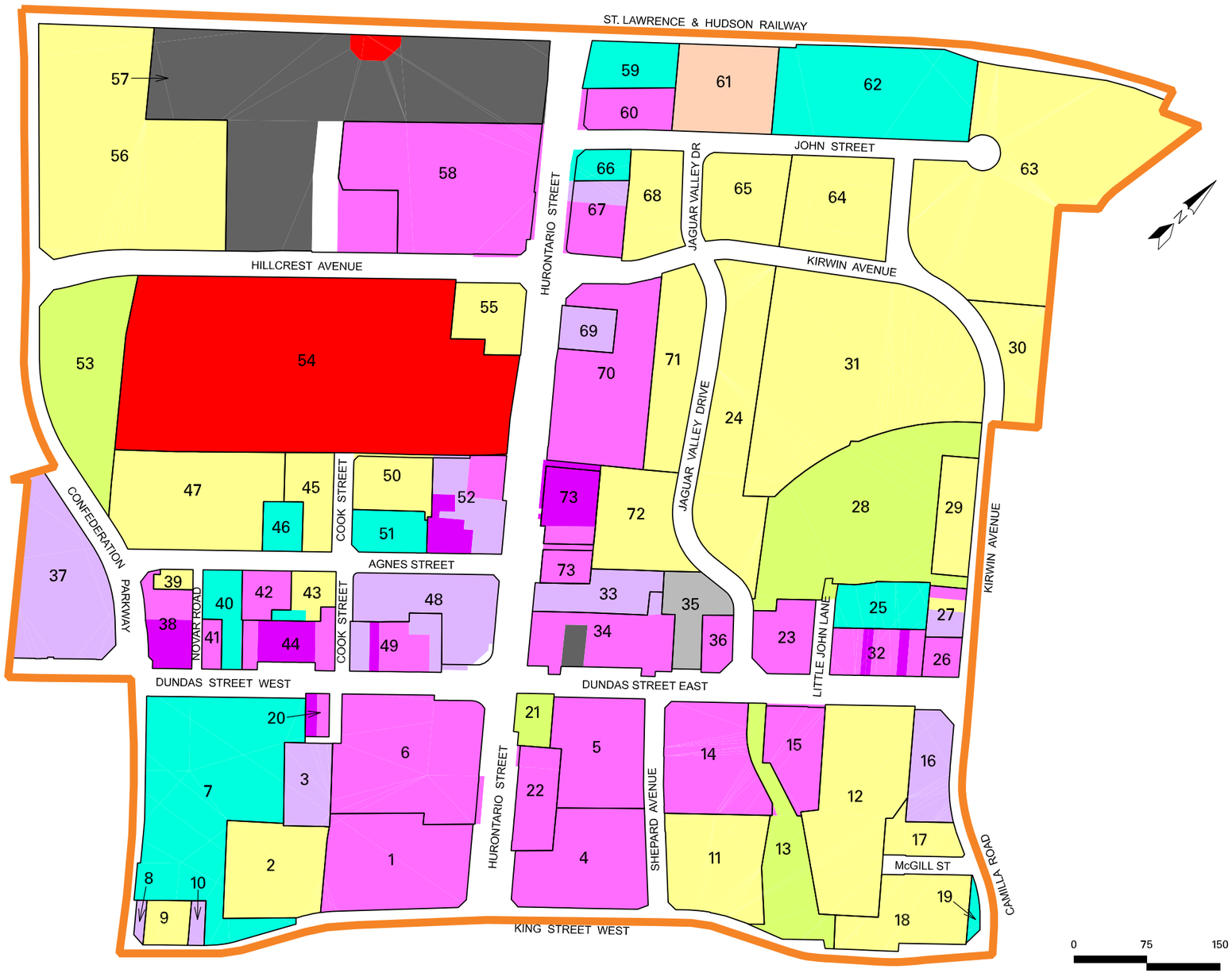
# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 22 | | | | | | | | | | | | | | | | | | | | Pho Ba Ca | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Maple Staffing Inc. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Nina Nails | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | HPL Sunrise Pharmacy Ltd. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dr. Van Nham V. Tran - Family Physician | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Trinbago Unisex Barber Salon | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Hadi Consultants | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Caribbean Barbers Ltd. | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Rising Sun Tattoo & Piercing Studio | 1-4 | Other Services (except Public Administration) |
| 23 | 0.43 | 1.06 | RET1 | G, MU | C4 | | | 95 DUNDAS ST E | | | | | | | | | | | | AA Account Tax Services- Azhar Hussain | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 93 DUNDAS ST E | | | | | | | | | | | | Noble Foreign Exchange Inc. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Grand Master Kwang Lee Tai Kwon Do | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Top Discount Travel Services | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Aksya's Fashion | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vikoso Home Care Services | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Rasda Holdings Ltd. | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Mississauga Insight IT Tech Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Caribbean Wealth Estates (Sales Rep) | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | SP Staffing Inc. | NA | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Pilot Courier Canada | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Arabic Network Channel Canada | NA | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | GTA Money Problems | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dollarama | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Paddon + Yorke Inc. | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Vector Marketing | 20-49 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dental Office - Dr. Samia Iskander | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Save on Travel | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Payless Travel | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| 24 | 1.66 | 4.09 | RES4 | G, HD | RA1-1, RA2-5, RA2 | | | 3131 JAGUAR VALLEY DR | 3089 Jaguar Valley Dr | 5 | 5103 | 54929 | | | | | Apartment | 58 | 130 | | | |
| | | | | | | | | 3089 JAGUAR VALLEY DR | 3065 Jaguar Valley Dr | 3 | 1781 | 19171 | | | | | Apartment | 65 | 146 | | | |
| | | | | | | | | 3065 JAGUAR VALLEY DR | 3131 Jaguar Valley Dr | 5 | 4595 | 49461 | | | | | Apartment | 21 | 47 | | | |
| | | | | | | | | 3041 JAGUAR VALLEY DR | 3041 Jaguar Valley Dr | 5 | 3613 | 38890 | | | | | Apartment | 45 | 101 | | | |
| 25 | 0.45 | 1.11 | VAC | MU | C4-52 | | SP/3/239 | 3034 KIRWIN AVE | | | | | | | | | | | | | | |
| 26 | 0.15 | 0.38 | RET2 | MU | C4-10 | | | 135 DUNDAS ST E | | | | | | | | | | | | Cooksville Service Centre | 1-4 | Other Services (except Public Administration) |
| 27 | 0.19 | 0.48 | RES1, RET1, OFF | MU | C4-52 | | SP/3/239 | 3032 KIRWIN AVE | | | | | 3016 Kirwin Ave | 1 | 110 | 1184 | Detached | 1 | - | Vacant | NA | No description on record |
| | | | | | | | | 3026 KIRWIN AVE | | | | | 3020 Kirwin Ave | 1 | 92 | 990 | | | | Vacant | NA | No description on record |
| | | | | | | | | 3020 KIRWIN AVE | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 3016 KIRWIN AVE | | | | | | | | | | | | Vacant | NA | No description on record |
| 28 | 2.74 | 6.77 | OS | G, OS | OS1, G1 | | | 3077 LITTLEJOHN LANE | | | | | | | | | | | | | | |
| | | | | | | | | 3071 LITTLEJOHN LANE | | | | | | | | | | | | | | |
| | | | | | | | | 3045 LITTLEJOHN LANE | | | | | | | | | | | | | | |
| 29 | 0.46 | 1.13 | RES1 | LDII | R3 | | | 3080 KIRWIN AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 3070 KIRWIN AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 3066 KIRWIN AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 3056 KIRWIN AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 3050 KIRWIN AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 3044 KIRWIN AVE | | | | | | | | | Detached | 1 | - | | | |
| 30 | 0.61 | 1.50 | RES4 | HD, G | RA3-16 | | | 3121 KIRWIN AVE | 3121 Kirwin Ave | 9 | 6069 | 65327 | | | | | Apartment | 80 | 180 | | | |
| 31 | 3.73 | 9.21 | RES4 | G, HD | RA3-19, RA4-21, RA5-14 | | | 3170 KIRWIN AVE | 3120 Kirwin Ave | 12 | 10572 | 113797 | | | | | Apartment | 114 | 256 | | | |
| | | | | | | | | 3120 KIRWIN AVE | 3100 Kirwin Ave | 29 | 27900 | 300316 | | | | | Apartment | 147 | 331 | | | |
| | | | | | | | | 3100 KIRWIN AVE | 3170 Kirwin Ave | 16 | 18288 | 196852 | | | | | Apartment | 228 | 513 | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 32 | 0.46 | 1.13 | MIX2, RET1 | MU | C4 | | | 131 DUNDAS ST E | 99-131 Dundas St E | 2 | 2764 | 29752 | | | | | Apartment | 9 | 20 | Vacant | NA | No description on record |
| | | | | | | | | 129 DUNDAS ST E | | | | | | | | | | | | Kabaab Hut | NA | No description on record |
| | | | | | | | | 127 DUNDAS ST E | | | | | | | | | | | | Gwan Soon Lee Tattoos and Piercing | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 125 DUNDAS ST E | | | | | | | | | | | | Active Laser | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 123 DUNDAS ST E | | | | | | | | | | | | Unique By Designs Hair Studio | NA | Other Services (except Public Administration) |
| | | | | | | | | 121 DUNDAS ST E | | | | | | | | | | | | Desi Movie Collection | 1-4 | Wholesale Trade |
| | | | | | | | | 119 DUNDAS ST E | | | | | | | | | | | | Metro Beauty School | NA | Educational Services |
| | | | | | | | | 117 DUNDAS ST E | | | | | | | | | | | | Van Xuan Herbs Inc | 1-4 | Retail Trade |
| | | | | | | | | 115 DUNDAS ST E | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 113 DUNDAS ST E | | | | | | | | | | | | Wall Street Finance (Canada) Ltd | 1-4 | Finance and Insurance |
| | | | | | | | | 111 DUNDAS ST E | | | | | | | | | | | | X-Quisite Hair By Design | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 109 DUNDAS ST E | | | | | | | | | | | | J & D Cleaners | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 107 DUNDAS ST E | | | | | | | | | | | | Habib Express Money Transfer | 1-4 | Finance and Insurance |
| | | | | | | | | 105 DUNDAS ST E | | | | | | | | | | | | Frank & Jimmy's Barber Shop | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 103 DUNDAS ST E | | | | | | | | | | | | Imperial Hair Design | NA | Other Services (except Public Administration) |
| | | | | | | | | 101 DUNDAS ST E | | | | | | | | | | | | T & T Jewelry Exchange | 1-4 | Retail Trade |
| | | | | | | | | 99 DUNDAS ST E | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Jac's Milk Convenience | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Anjuman Beauty Parlour | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Gemini Hair Care & Beauty Supply | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Al-Ghani Halal Meat & Groceries | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | J & S Cleaners | NA | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Jung Thai Restaurant | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dubai Beauty Parlour | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Oserdiw Dental Laboratories Service | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Mona Lisa After Denture Clinic | 1-4 | Health Care and Social Assistance |
| 33 | 0.47 | 1.17 | OFF | MU | C4-9 | | | 3025 HURONTARIO ST | | | | | 3025 Hurontario St | 6 | 4301 | 46296 | | | | For You Only Skin Care & Electrolysis | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Dr. S. A. Weinrib | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Thi N.T. Than | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Ademola Olufemi | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dubas, Peter E. Law Firm | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Anna Blaszczyk-Naturopathic Doctor | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Parkland Travel | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Mississauga Acupuncture and Herbs Clinic - Dr. Jia | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | A Farber & Partners Inc | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dr. Michael H. King, Internal Medicine/ Oncology/ Hematology | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. J. Gapski | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. G. A. Schwartz - Family Practice | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Credit Management Services | NA | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | CPT Acupuncture | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Chandandeep Kaur (General Denist) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Radiology Associates Mississauga | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dee's Café | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | RBC Royal Bank of Canada | NA | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | A C T Health Group Corp. | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Molckovsky - Family Physician | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Art of Good Drivers Training Centre | 5-9 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Perfect Smile Dental Office - Dr. A. Charkiw, Dr. | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Hurontario Family Dental Centre - Dr. Christina Ga | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Midnite Pharmacy | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dr. Janaki Illango & Associates | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Canadian Medical Lab Healthcare | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Toronto Institute of Pharmaceutical Science | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Vasantha Jewellery | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Algonquin Careers Academy | 20-49 | Educational Services |

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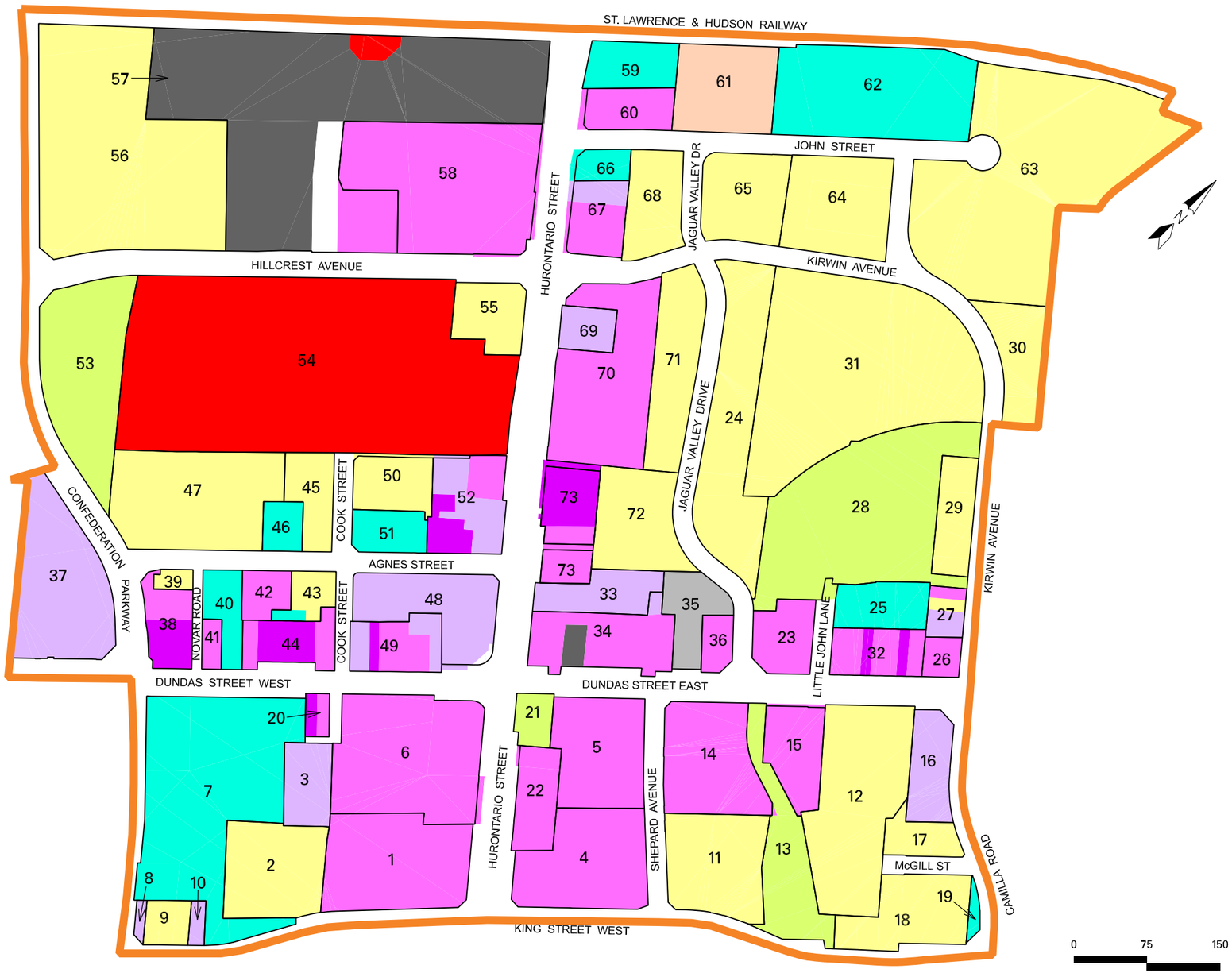
# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



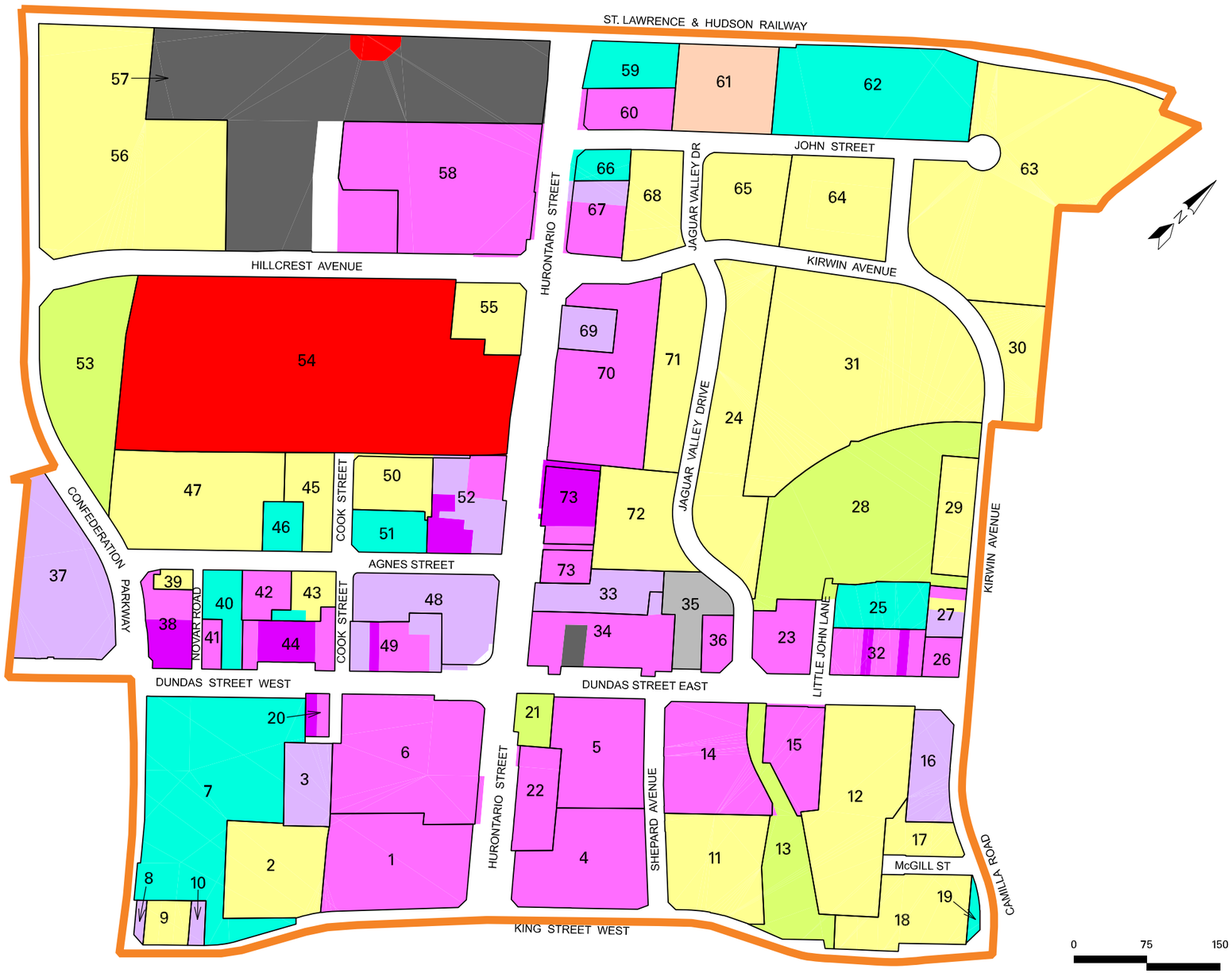
# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 34 | 0.87 | 2.16 | OFF, PKG, RET1 | MU | C4-36, C4-9 | | | 43 DUNDAS ST E | | | | | | | | | | | | Nappy's Hair Shoppe | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | 41 DUNDAS ST E | | | | | | | | | | | | RES Home Direct | NA | Real Estate and Rental and Leasing |
| | | | | | | | | 39 DUNDAS ST E | | | | | | | | | | | | Yogi & Associates | NA | Professional, Scientific and Technical Services |
| | | | | | | | | 37 DUNDAS ST E | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 35 DUNDAS ST E | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 33 DUNDAS ST E | | | | | | | | | | | | Seven Star Driving School | 10-19 | Educational Services |
| | | | | | | | | 29 DUNDAS ST E | | | | | | | | | | | | CIBC | 10-19 | Finance and Insurance |
| | | | | | | | | 25 DUNDAS ST E | | | | | | | | | | | | Burrito Boyz | 5-9 | Accommodation and Food Services |
| | | | | | | | | 23 DUNDAS ST E | | | | | | | | | | | | Dundas Dental Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 21 DUNDAS ST E | | | | | | | | | | | | Salon Paradise | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 19 DUNDAS ST E | | | | | | | | | | | | Kaveri Supermarket | 1-4 | Retail Trade |
| | | | | | | | | 17 DUNDAS ST E | | | | | | | | | | | | Cupid Boutique.com | 1-4 | Retail Trade |
| | | | | | | | | 11 DUNDAS ST E | | | | | | | | | | | | Vijaya's Silk | 1-4 | Retail Trade |
| | | | | | | | | 5 DUNDAS ST E | | | | | | | | | | | | Mississauga Travel | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | M P S Maingate Personnel Services Inc. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Road Experts of Canada | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | YOA Money Transfer | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Mr. Sub | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Pho Do Thi | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Dosa Corner | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Adult Super Video | 1-4 | Real Estate and Rental and Leasing |
| 35 | 0.43 | 1.07 | UP | UT | U | Listed - 47 DUNDAS ST E | | 47 DUNDAS ST E | | | | | | | | | | | | Bell Utilities Building | NA | Administrative and Support, Waste Management and Remediation Services |
| 36 | 0.18 | 0.44 | RET1 | MU | C4-9 | Listed - 55 DUNDAS ST E | | 55 DUNDAS ST E | | | | | | | | | | | | UR Cell Connection | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | M & M Accounting | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | ONYX by Nikki | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | P.J. Hairstyling | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Friend Staffing Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | RAI Consultants | 1-4 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Union Medical Pharmacy | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Wow! Korean Restaurant | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Cooksville Fish & Chips | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | L & L Discount | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Sara Jung | 1-4 | Other Services (except Public Administration) |
| 37 | 1.45 | 3.58 | OFF | O | O, O-13 | | | 3050 CONFEDERATION | | | | | 165 Dundas St W | 10 | 10904 | 117371 | | | | Justice Matters | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 165 DUNDAS ST W | | | | | 3050 Confederation Pky | 6 | 6900 | 74272 | | | | Business Travel Management Services | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | State Farm Insurance- Nelly Yanwen Gong | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Primerica Financial Services | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Mango Moose Media | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Michelangelo Barber Shop and Hairstylists | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Arya Supermarket | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Seven Star Driving School | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Law Offices of B. Metson | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | ANDA Accounting and Administrative | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dundas Tower Properties/ Callan Property | 5-9 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Prudential Property Management Inc. | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Dr. Luis A. Ezqueda - Dental Surgeon | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Rapport Youth & Family Services | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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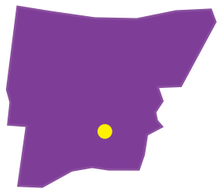

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 37 | | | | | | | | | | | | | | | | | | | | Vitality Health | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Structural Building Engineering | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Health West Medical Centre | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Canadian Centre of Academic Excellence | NA | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Franklin Hall LLP, Barristers & Solicitors-Injury Claims Specialists Inc. | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Polanski Dentistry Professional Corp. | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Glen Pelletier - Dentist | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Benitez, Dentist | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Beacon House International College | 5-9 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Falafel Al-Tarboosh Lebanese Restaurant | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Wisdom House of Education Ltd., The | 5-9 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Hair Shack | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Canadian Academy of Dental Hygiene | 10-19 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Afghan Women's Organization | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | National Academy of Health & Business | 10-19 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Keous Solutions Inc. | 20-49 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | Dundas Tower Medical Dental Centre & Laboratory | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Newcomers Centre of Peel | 20-49 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Tamil Academy of Culture and Technology | 5-9 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Tanned Bodies | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Dheer & Associates | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Diana Young Barrister & Solicitor | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Infology Corp. | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Sumi International Ltd. | 1-4 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | Mitsu Enterprises Inc. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Beyond Laser | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Elected Employment | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Sham Travel Ltd. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Pharmacy | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Firstcare Financial Services Ltd. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Satti Legal Services | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dr. Martin MS Lee | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Unknown Occupant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Tabish Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Best Financial | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Haroon Legal Services | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dr. Reena Eapen - John, M.D. | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Seungjoo Ji - Chartered Accountant | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Platinum PC | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Your Debt Solutions | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | G.G. Pugari Chartered Accountants | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Toronto Region Immigrant Employment | 1-4 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | Mittsu Café | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Learning Disabilities Association of | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Loans Till Payday Inc. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Hawks Financial & Accounting Services | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Unknown Occupant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Youth Resource Centre | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | China Pearl Restaurant | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Rabab Driving School | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Bernie's Driving School | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Peel Newcomer Strategy Group | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | East Link Travel | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Softbase Solutions Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Global Health Group Inc. | 1-4 | Health Care and Social Assistance |

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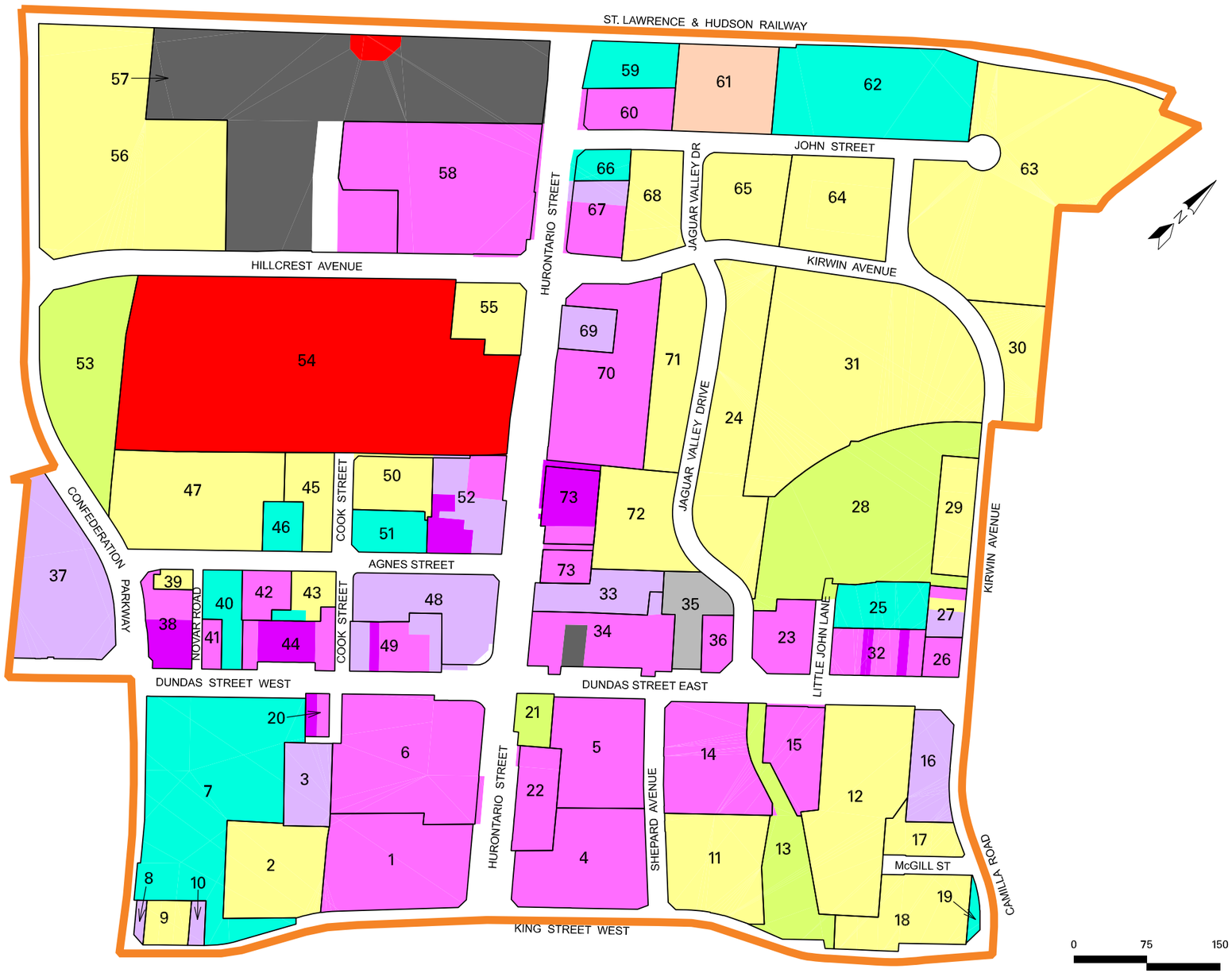
# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 37 | | | | | | | | | | | | | | | | | | | | Lee & Ma LLP, Barristers & Solicitors | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | ICNA Relief Canada | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Confederation Medical Walk-in Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Max One Medical Assessment Ltd. | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Mississauga Immigration Services Corp. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dr. Luis Noronha | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Air Wings Travel & Tours | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Well-Being Medical Health Centre | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | WIS International | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Haque & Associates/ Professional | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Archbishop Romero Catholic Secondary | NA | Educational Services |
| | | | | | | | | | | | | | | | | | | | | The Serenity Centre Inc. | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | JP Mann Law Firm | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Comfy Care Inc. | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | New Elpis Inc. | 1-4 | No description on record |
| | | | | | | | | | | | | | | | | | | | | Credit River Group | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Peter W Scheufler- Obsterics and | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Drake International | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Esteem - Immigration Services | 1-4 | Public Administration |
| 38 | 0.40 | 0.99 | RET1, MIX2 | MU | D, C4 | | | 3022 NOVAR RD | 105 / 3004-3010 Dundas St W/ Novar Rd | 2 | 658 | 7083 | | | | | Apartment | 2 | - | O S Travel | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | 3010 NOVAR RD | 113 Dundas St W | 2 | 707 | 7610 | | | | | Apartment | 1 | - | Hot Cutss! Hair Design | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 3008 NOVAR RD | | | | | | | | | | | | A. Aikman Sporting Goods Repair | 1-4 | Retail Trade |
| | | | | | | | | 3006 NOVAR RD | | | | | | | | | | | | Aristokrat | 1-4 | Accommodation and Food Services |
| | | | | | | | | 3004 NOVAR RD | | | | | | | | | | | | 123 Cellphones | 1-4 | Information and Cultural Industries |
| | | | | | | | | 121 DUNDAS ST W | | | | | | | | | | | | Cine Suerte Videos | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | 113 DUNDAS ST W | | | | | | | | | | | | Oriental Market | 5-9 | Retail Trade |
| | | | | | | | | 105 DUNDAS ST W | | | | | | | | | | | | Little Superstars Montessori & Daycare | 5-9 | Educational Services |
| 39 | 0.08 | 0.19 | RES1 | MU | D | Listed - 108 AGNES ST | | 108 AGNES ST | | | | | | | | | Detached | 1 | - | Vacant | NA | No description on record |
| 40 | 0.31 | 0.77 | VAC | MU, HD | C4, D-1 | | OZ/OPA/10/14 | 98 AGNES ST | | | | | | | | | | | | | | |
| | | | | | | | | 93 DUNDAS ST W | | | | | | | | | | | | | | |
| | | | | | | | | 89 DUNDAS ST W | | | | | | | | | | | | | | |
| 41 | 0.10 | 0.25 | RET1 | MU | C4 | | OZ/OPA/10/14 | 95 DUNDAS ST W | | | | | | | | | | | | CRD Health Care College | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | PNB Remittance Compant Canada | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Lydia's House of Beauty | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Health Mind and Body Wellness Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Hot Styles | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | ADS Driver Training Centre | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Quantum Powere Health & Education | NA | Educational Services |
| 42 | 0.23 | 0.58 | RET1 | HD | D-1 | Listed - 78 AGNES ST | | 84 AGNES ST | | | | | | | | | | | | Learning Jungle School | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 78 AGNES ST | | | | | | | | | | | | Vacant | NA | No description on record |
| 43 | 0.23 | 0.58 | VAC, RES1 | HD | D-1 | | | 70 AGNES ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 66 AGNES ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 60 AGNES ST | | | | | | | | | Detached | 1 | - | | | |
| 44 | 0.45 | 1.12 | RET1, MIX2 | MU | C4 | Listed - 55 DUNDAS ST W | | 79 DUNDAS ST W | 59-77 Dundas St W | 2 | 1774 | 19095 | | | | | Apartment | 9 | 22 | Reyan Restaurant | NA | Accommodation and Food Services |
| | | | | | | | | 77 DUNDAS ST W | | | | | | | | | | | | African Caribbean Groceries | NA | Retail Trade |
| | | | | | | | | 75 DUNDAS ST W | | | | | | | | | | | | Hot Plate | NA | Accommodation and Food Services |
| | | | | | | | | 73 DUNDAS ST W | | | | | | | | | | | | Royal Jewellers | 1-4 | Retail Trade |
| | | | | | | | | 71 DUNDAS ST W | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 69 DUNDAS ST W | | | | | | | | | | | | Productive Staffing Team Inc. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | 67 DUNDAS ST W | | | | | | | | | | | | Mahar Restaurant | NA | Accommodation and Food Services |
| | | | | | | | | 65 DUNDAS ST W | | | | | | | | | | | | Latino Pharmacy | 1-4 | Retail Trade |
| | | | | | | | | 63 DUNDAS ST W | | | | | | | | | | | | ABC Accountants | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 61 DUNDAS ST W | | | | | | | | | | | | Meena Beauty Parlour | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 59 DUNDAS ST W | | | | | | | | | | | | Dr. Cesar Garcia Family Physican | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 55 DUNDAS ST W | | | | | | | | | | | | A-1 Copy Centre | 1-4 | Manufacturing |
| | | | | | | | | 51 DUNDAS ST W | | | | | | | | | | | | Vacant | NA | No description on record |

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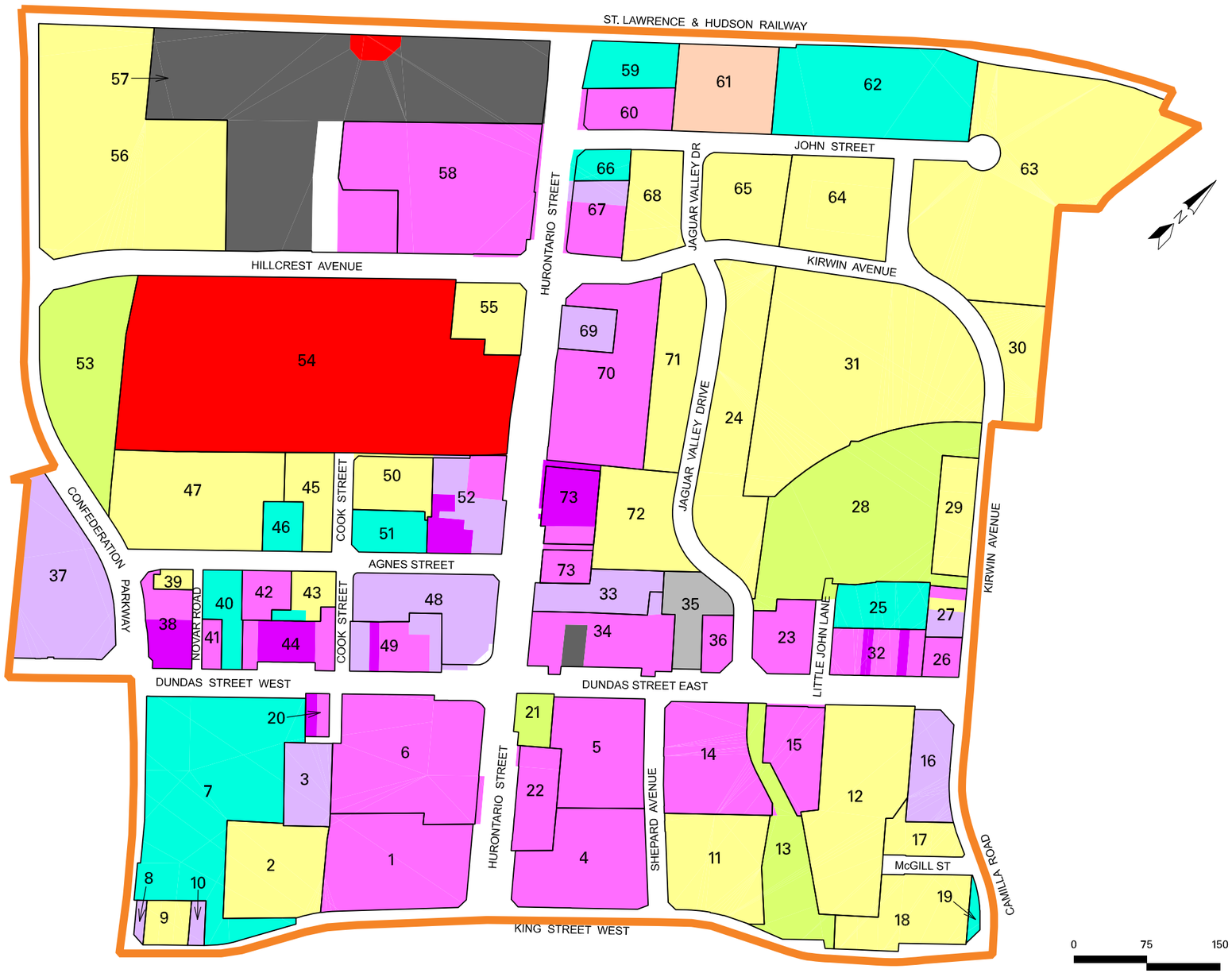
# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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Metres

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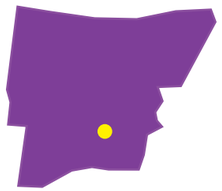

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 44 | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Back to Health | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Nail Art | 1-4 | Other Services (except Public Administration) |
| 45 | 0.41 | 1.01 | RES1 | HD | D-1 | | | 3072 COOK ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 3066 COOK ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 3060 COOK ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 71 AGNES ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 65 AGNES ST | | | | | | | | | Detached | 1 | - | | | |
| 46 | 0.21 | 0.51 | VAC | HD | D-1 | | | 79 AGNES ST | | | | | | | | | | | | | | |
| | | | | | | | | 73 AGNES ST | | | | | | | | | | | | | | |
| 47 | 1.65 | 4.08 | RES4 | HD | RA3-29, RA3-8 | | | 121 AGNES ST | 99 Agnes St | 10 | 10107 | 108792 | | | | | Apartment | 128 | 319 | | | |
| | | | | | | | | 111 AGNES ST | 121 Agnes St | 10 | 9385 | 101020 | | | | | Apartment | 119 | 296 | | | |
| | | | | | | | | 99 AGNES ST | 111 Agnes St | 12 | 11105 | 119534 | | | | | Apartment | 158 | 394 | | | |
| 48 | 0.92 | 2.28 | OFF | MU | C4-15 | | | 3024 HURONTARIO ST | | | | | 3024 Hurontario St | 3 | 3427 | 36889 | | | | Dental Office (Dr. Van Be Truong, Dr. Minh Luan Doan) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Physio Fitness | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Total Health Pharmacy | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Luis Hairstyling | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Pacis Medical Group | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Career Essentials Inc. | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | I C I C I Bank Canada | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Colonnade Dental | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Cooksville Wellness Center | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Metro Hearing Aid Clinic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Cooksville Branch Library | 5-9 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | Swag On Hip Hop Clothing | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Yaso Sinnadurai | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Hakim Optical | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Tri-Hospital Sleep & Research Lab | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Amal Hassan, Family Physician | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | KHC Kang-Shou Health Centre (Herb and Vitamin Master) | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Cash Money | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Gideon Travel Agency | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Willy's Jerk | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Dr. Edric C.H. Sum- Family Physician | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Subway | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Khan Khokhar & Associates Inc | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dr. Margaret Adamson & Dr. Halina Solow | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. M R Goolam Hussain | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Kusina | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | International News | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Gelasio F. Parlan Jr., Family Physician | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Shoes 4 U | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Public Optical | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dr. Geraldine V. Cruz | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Barakat Accounting | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Telus, Ideal Communications | 1-4 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | Caffe Nix | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Erin's Health Tech | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | ECG Lab Clinic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Filomena Bautista, Family Physician | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | The UPS Store | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Medigas | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Dr. Anil Gupta | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Myriam Jewellers | 1-4 | Retail Trade |

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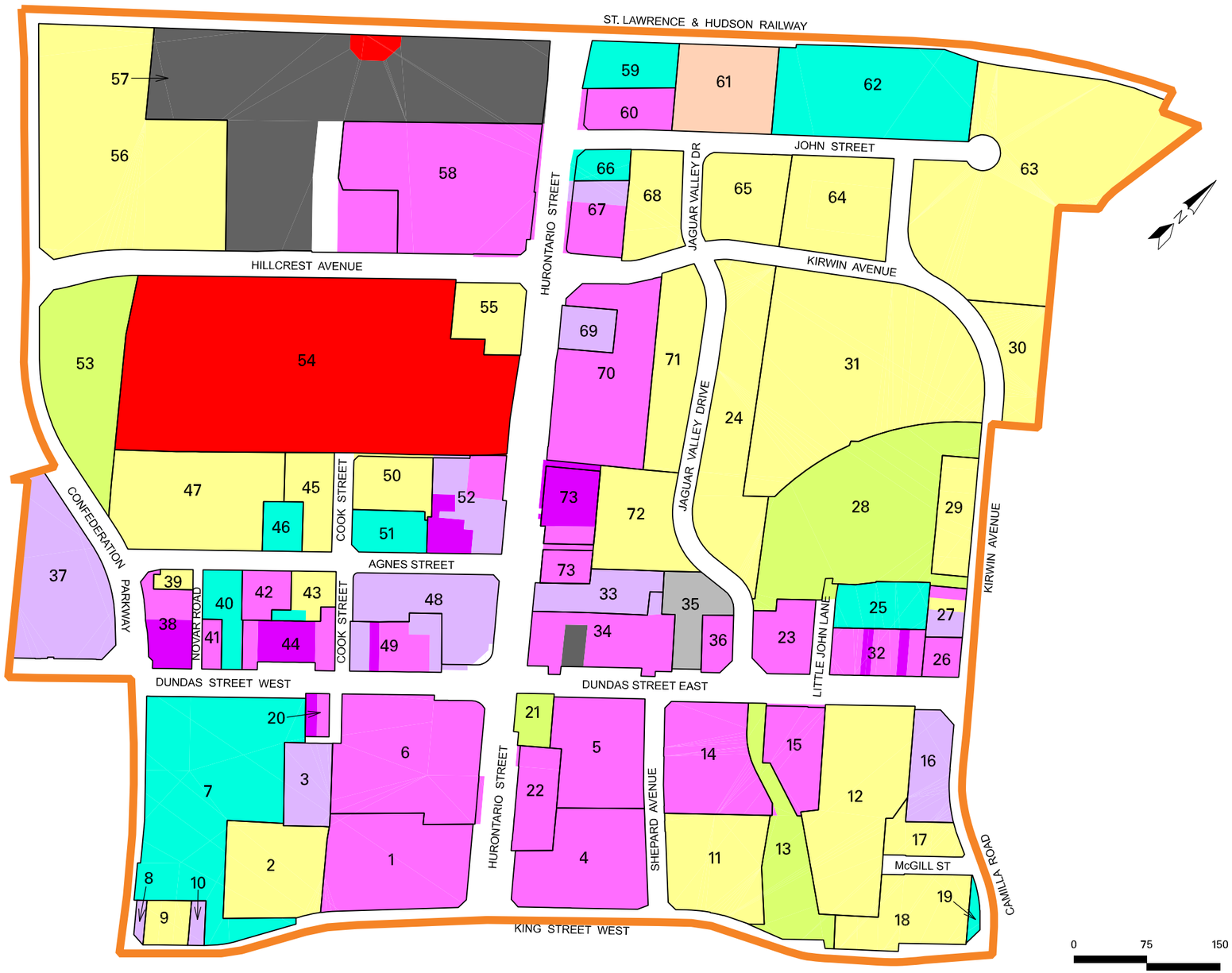
# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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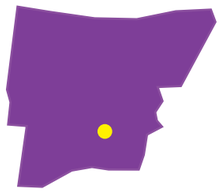

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 49 | 0.51 | 1.26 | MIX2, OFF, RET1 | MU | C4 | Listed - 47 DUNDAS ST W | | 47 DUNDAS ST W<br>37 DUNDAS ST W<br>35 DUNDAS ST W<br>25 DUNDAS ST W<br>21 DUNDAS ST W<br>19 DUNDAS ST W<br>17 DUNDAS ST W | 37 Dundas St W | 2 | 296 | 3186 | 47 Dundas St W<br>19 Dundas St W | 3<br>2 | 360<br>690 | 3875<br>7427 | Apartment | 1 | - | Frank Jaksa, Barrister & Solicitor<br>Buchanan Chiropractic Clinic<br>Croation (Toronto) Credit Union Ltd.<br>Vacant<br>Vacant<br>Easyline Beauty Supplies<br>Ageless Oasis<br>Unknown Occupant<br>Harold Fink - Barrister & Solicitor<br>BarBQ Tonite<br>Trdak's Western Workwear & Boots<br>Xtremities Tattooing, Piercing & Hair | 1-4<br>1-4<br>5-9<br>NA<br>NA<br>NA<br>NA<br>NA<br>1-4<br>NA<br>1-4<br>1-4 | Professional, Scientific and Technical Services<br>Health Care and Social Assistance<br>Finance and Insurance<br>No description on record<br>No description on record<br>Retail Trade<br>Other Services (except Public Administration)<br>No description on record<br>Professional, Scientific and Technical Services<br>Accommodation and Food Services<br>Retail Trade<br>Other Services (except Public Administration) |
| 50 | 0.45 | 1.11 | RES3 | HD | RA4-27 | | | 3073 COOK ST<br>3071 COOK ST<br>3069 COOK ST<br>3067 COOK ST<br>3065 COOK ST<br>3063 COOK ST<br>3061 COOK ST<br>3059 COOK ST<br>3057 COOK ST<br>43 AGNES ST | 43/3057-3073 Agnes St/Cook St | 3 | 4765 | 51290 | | | | | Townhouse | 27 | 80 | | | |
| 51 | 0.33 | 0.81 | VAC | HD | RA4-27 | | | 45 AGNES ST | | | | | | | | | | | | | | |
| 52 | 0.75 | 1.85 | RET1, MIX1, OFF | MU, HD | RA4-39, C4 | | | 3070 HURONTARIO ST<br>3068 HURONTARIO ST<br>3066 HURONTARIO ST<br>3064 HURONTARIO ST<br>3062 HURONTARIO ST<br>3060 HURONTARIO ST<br>3058 HURONTARIO ST<br>3038 HURONTARIO ST<br>25 AGNES ST | 25 Agnes St | 13 | 11096 | 119437 | 3038 Hurontario St | 3 | 2490 | 26802 | Apartment | 97 | 242 | King B.B.Q.<br>Kim Fook Yuen Seafood BBQ Restaurant<br>Active Rehab<br>Agnes Medical Clinic<br>Ministry of Children and Youth Services<br>India Rainbow Community Services of Peel<br>Vacant<br>Vacant<br>AZ Services<br>VIIP Spa & Perfumes Outlet<br>Dr. Arun Narang Dentistry Professional<br>Unknown Occupant<br>Topline Unisex Barber Salon<br>Shades Beauty Supply Ltd.<br>Sadia's Pharmacy<br>Vigo International Money Transmitals<br>Ambika Jewellers<br>Marlano's Beauty Salon/VIP Beauty Salon<br>Bao-Shin Indian & Pakistan Chinese<br>Kannan Dental Centre<br>GQ Shawarma & Kabab Inc.<br>Pleasure & Pain<br>L H V Jewellery<br>Café Latino<br>Bare Essentials, The<br>4UR Convenience<br>Tony's Classic Cuts<br>Pizza Ten- (Zainby-Bi-Corporation)<br>Ocampo's Accounting Services<br>Discover Staffing Solutions Inc<br>Vacant | NA<br>1-4<br>5-9<br>5-9<br>10-19<br>20-49<br>NA<br>NA<br>NA<br>1-4<br>20-49<br>NA<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>NA | No description on record<br>Accommodation and Food Services<br>Health Care and Social Assistance<br>Health Care and Social Assistance<br>Public Administration<br>Other Services (except Public Administration)<br>No description on record<br>No description on record<br>Professional, Scientific and Technical Services<br>Retail Trade<br>Health Care and Social Assistance<br>No description on record<br>Other Services (except Public Administration)<br>Other Services (except Public Administration)<br>Retail Trade<br>Finance and Insurance<br>Retail Trade<br>Other Services (except Public Administration)<br>Accommodation and Food Services<br>Health Care and Social Assistance<br>Accommodation and Food Services<br>Other Services (except Public Administration)<br>Retail Trade<br>Accommodation and Food Services<br>Retail Trade<br>Retail Trade<br>Other Services (except Public Administration)<br>Accommodation and Food Services<br>Professional, Scientific and Technical Services<br>Administrative and Support, Waste Management and Remediation Services<br>No description on record |
| 53 | 1.56 | 3.86 | OS | OS | OS1 | | | 3111 CONFEDERATION | | | | | | | | | | | | | | |
| 54 | 6.72 | 16.60 | SCH | HD | RA1-27 | | | 3100 HURONTARIO ST | | | | | | | | | | | | Thomas L. Kennedy Secondary School | 50-99 | Educational Services |
| 55 | 0.48 | 1.18 | RES4 | HD | RA3-8 | | | 3122 HURONTARIO ST | 3122 Hurontario St | 12 | 7315 | 78739 | | | | | Apartment | 89 | 222 | | | |

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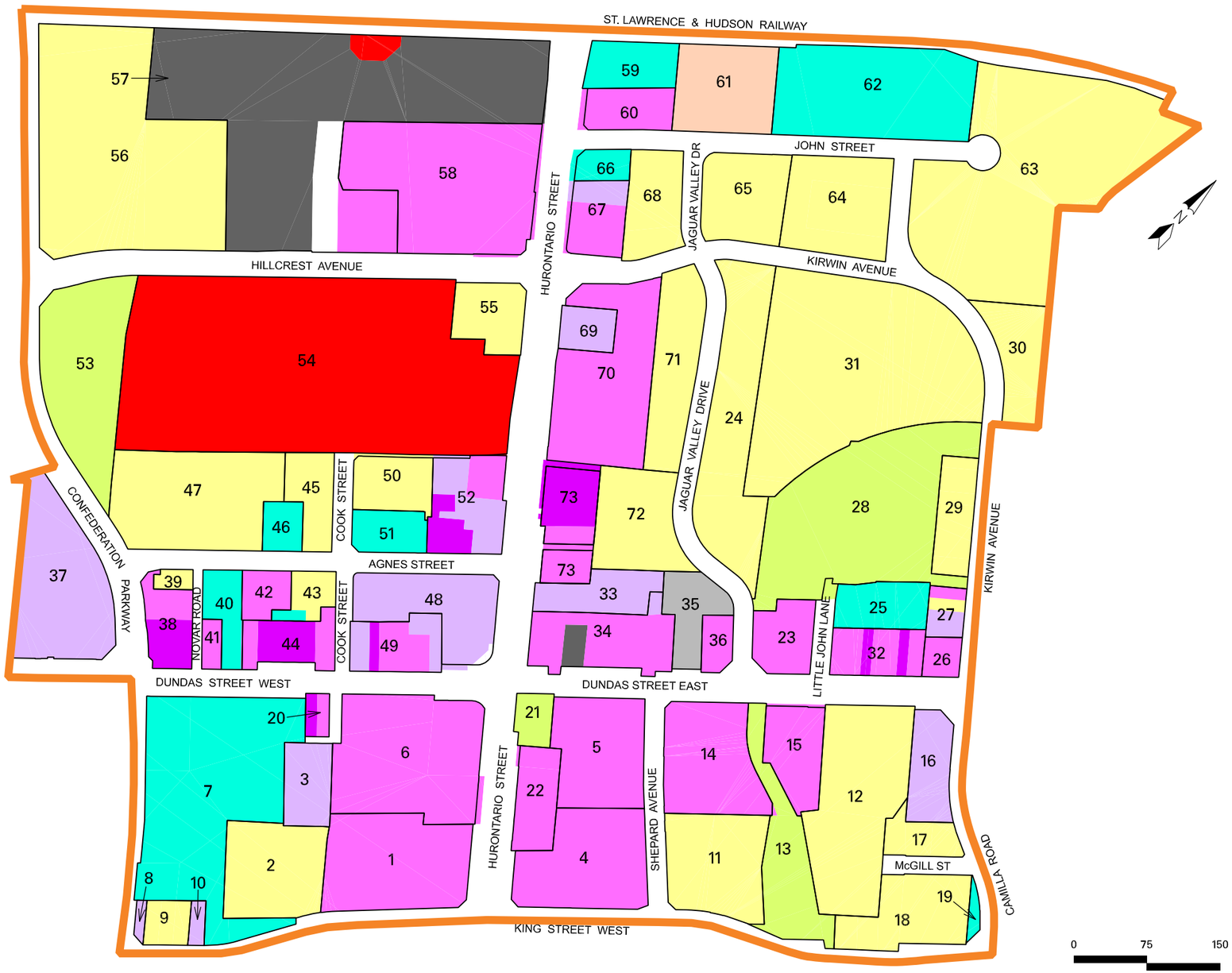
# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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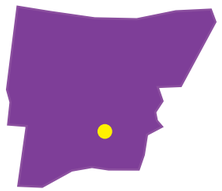

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 56 | 3.69 | 9.11 | RES4 | HD | RA5-35, RA5-24, RA5-9 | | | 155 HILLCREST AVE | 115 Hillcrest Ave | 22 | 28981 | 311951 | | | | | Apartment | 342 | 852 | | | |
| | | | | | | | | 145 HILLCREST AVE | 135 Hillcrest Ave | 22 | 28981 | 311951 | | | | | Apartment | 342 | 852 | | | |
| | | | | | | | | 135 HILLCREST AVE | 155 Hillcrest Ave | 22 | 28981 | 311951 | | | | | Apartment | 342 | 852 | | | |
| | | | | | | | | 115 HILLCREST AVE | 145 Hillcrest Ave | 22 | 28981 | 311951 | | | | | Apartment | 341 | 849 | | | |
| 57 | 5.57 | 13.75 | PROW, RET1, PKG | MU, HD | C4, RA5-33, D | | | 3210 HURONTARIO ST | | | | | | | | | | | | Cooksville GO Station | 1-4 | Transportation and Warehousing |
| | | | | | | | | 99 HILLCREST AVE | | | | | | | | | | | | | | |
| 58 | 2.29 | 5.66 | RET1 | MU, HD | RA5-33, D, C4 | | OZ/OPA/6/8 | 3168 HURONTARIO ST | | | | | | | | | | | | Advance Fine Auto | 1-4 | Retail Trade |
| | | | | | | | | 3154 HURONTARIO ST | | | | | | | | | | | | LCBO | 5-9 | Retail Trade |
| | | | | | | | | 3146 HURONTARIO ST | | | | | | | | | | | | Bairrada Churrasqueira Grill | 5-9 | Accommodation and Food Services |
| | | | | | | | | 33 HILLCREST AVE | | | | | | | | | | | | Beer Store, The | 5-9 | Retail Trade |
| | | | | | | | | 25 HILLCREST AVE | | | | | | | | | | | | Hasty Market | 1-4 | Retail Trade |
| 59 | 0.44 | 1.08 | VAC | MU | C4 | | | 3209 HURONTARIO ST | | | | | | | | | | | | | | |
| 60 | 0.39 | 0.95 | RET1 | MU | C4 | | | 25 JOHN ST | | | | | | | | | | | | Fabricland | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Sijan Plaza Restaurant | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Hurontario Jewel & HiFi | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | A & J Convenience | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | La Novita Bakery & Delicatessen | 10-19 | Manufacturing |
| 61 | 0.91 | 2.26 | IND1 | HD | D | | | 37 JOHN ST | | | | | | | | | | | | Budget Storage | 1-4 | Transportation and Warehousing |
| 62 | 1.87 | 4.63 | VAC | HD | H-RA4-30, RA4-25 | | | 117 JOHN ST | | | | | | | | | | | | | | |
| | | | | | | | | 69 JOHN ST | | | | | | | | | | | | | | |
| 63 | 4.01 | 9.90 | RES3 | MD, G | RM4 | | | 3175 KIRWIN AVE | 3175 Kirwin Ave | 3 | 20013 | 215420 | | | | | Townhouse | 169 | 451 | | | |
| 64 | 1.08 | 2.66 | RES4, RES3 | HD | RA3-18 | | | 3180 KIRWIN AVE | 3180 Kirwin Ave | 4 | 6564 | 70650 | | | | | Apartment | 81 | 182 | | | |
| | | | | | | | | | 3180 Kirwin Ave | 11 | 7038 | 75754 | | | | | Apartment | 72 | 162 | | | |
| 65 | 0.77 | 1.91 | RES4 | HD | RA2 | | | 3151 JAGUAR VALLEY DR | 3141 Jaguar Valley Dr | 5 | 3636 | 39138 | | | | | Apartment | 41 | 92 | | | |
| | | | | | | | | 3141 JAGUAR VALLEY DR | 3151 Jaguar Valley Dr | 5 | 3276 | 35263 | | | | | Apartment | 41 | 92 | | | |
| 66 | 0.17 | 0.43 | VAC | MU | C4 | | | 3171 HURONTARIO ST | | | | | | | | | | | | | | |
| 67 | 0.43 | 1.07 | OFF, RET1 | MU | D, C4 | | | 3295 KIRWIN AVE | | | | | 3161 Hurontario St | 1 | 286 | 3079 | | | | Scotiabank | 20-49 | Finance and Insurance |
| | | | | | | | | 3161 HURONTARIO ST | | | | | | | | | | | | Softron Tax | 1-4 | Professional, Scientific and Technical Services |
| 68 | 0.61 | 1.51 | RES4 | HD | RA2 | | | 3160 JAGUAR VALLEY DR | 3160 Jaguar Valley Dr | 6 | 5060 | 54466 | | | | | Apartment | 61 | 137 | | | |
| 69 | 0.25 | 0.62 | OFF | MU | D | | | 3115 HURONTARIO ST | | | | | 3115 Hurontario St | 1.5 | 171 | 1840 | | | | Realty Team Ltd. | NA | No description on record |
| 70 | 1.58 | 3.91 | RET1 | MU | D, C4 | | | 3121 HURONTARIO ST | | | | | 3081 Hurontario St | 2 | 4866 | 52372 | | | | City Centre Pharmacy | 1-4 | Retail Trade |
| | | | | | | | | 3105 HURONTARIO ST | | | | | 3095 Hurontario St | 2 | 2001 | 21539 | | | | Srilanken Canadian Community Centre | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 3095 HURONTARIO ST | | | | | | | | | | | | Ming Room | 1-4 | Accommodation and Food Services |
| | | | | | | | | 3085 HURONTARIO ST | | | | | | | | | | | | Media Video | 1-4 | Retail Trade |
| | | | | | | | | 3081 HURONTARIO ST | | | | | | | | | | | | Easy @ Home | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Double Double Pizza & Chicken Wings | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Anne's Hair Creation | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Happy Cake House | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Huron Dental Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | R&J Religious Supplies and West Indian Foods | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Aladdin Juice Bar and Restaurant | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Dayani Video | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Dr. Hoanh Khoi Nguyen - Family Physician | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Solo Shoe Time | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Keen Computer Systems | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | City Centre Medical Clinic- Dr. v. Santhakumar & Dr. Mahendira | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Home Made Fresh Soya Bean Milk | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Demfer Travels Inc. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Manuel Dental Hygiene Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | AJB Travels | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | West Bill Trading Inc. | 5-9 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Buk Chang Dong Soon Tofu Korean | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | On Time Travel Ltd. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | UCMAS Canada Inc | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Management Office | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Double Double | NA | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Dr. Chan-Phong Tu - Dentist | 5-9 | Health Care and Social Assistance |

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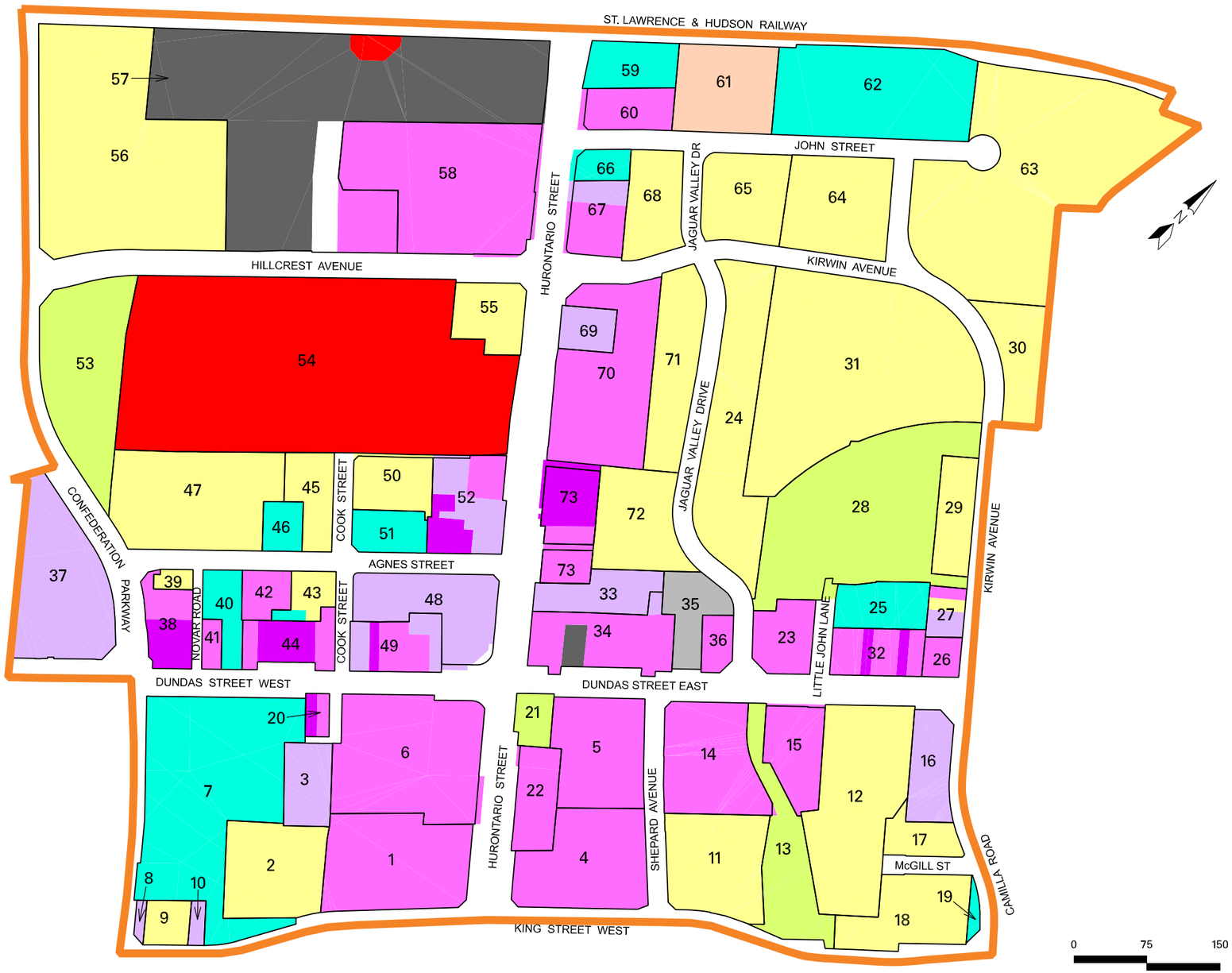
# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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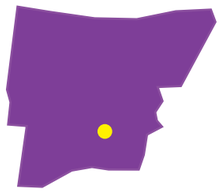

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 70 | | | | | | | | | | | | | | | | | | | | Hurontario Pharmacy | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dental Supplies and Training Centre | NA | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Quality Restaurant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Lef Debonair | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Mississauga Christian Family Worship | NA | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Glance Optical | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Battery Refills | NA | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Airoute Limousine | NA | Transportation and Warehousing |
| | | | | | | | | | | | | | | | | | | | | Yuan Ming Supermarket | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Centre City Health Physiotherapy | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Banh Khot Ben Tre Restaurant | NA | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Equity Square Dental | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Markham Financial Services | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Senior Tamils Society of Peel | NA | Health Care and Social Assistance |
| 71 | 0.90 | 2.23 | RES4 | HD | RA1-1, RA2 | | | 3130 JAGUAR VALLEY DR | 3112 Jaguar Valley Dr | 5 | 1620 | 17438 | | | | | Apartment | 50 | 112 | | | |
| | | | | | | | | 3112 JAGUAR VALLEY DR | 3130 Jaguar Valley Dr | 5 | 2331 | 25091 | | | | | Apartment | 20 | 45 | | | |
| | | | | | | | | 3094 JAGUAR VALLEY DR | 3094 Jaguar Valley Dr | 4 | 3614 | 38901 | | | | | Apartment | 29 | 65 | | | |
| 72 | 0.88 | 2.17 | RES4 | HD | RA1-1 | | | 3070 JAGUAR VALLEY DR | 3064 Jaguar Valley Dr | 3 | 1835 | 19752 | | | | | Apartment | 24 | 54 | | | |
| | | | | | | | | 3064 JAGUAR VALLEY DR | 3052 Jaguar Valley Dr | 3 | 1898 | 20430 | | | | | Apartment | 14 | 31 | | | |
| | | | | | | | | 3052 JAGUAR VALLEY DR | 3046 Jaguar Valley Dr | 4 | 1440 | 15500 | | | | | Apartment | 23 | 52 | | | |
| | | | | | | | | 3046 JAGUAR VALLEY DR | 3070 Jaguar Valley Dr | 3 | 829 | 8923 | | | | | Apartment | 18 | 40 | | | |
| 73 | 0.60 | 1.48 | RET1, MIX2 | MU | C4 | | | 3075 HURONTARIO ST | 3055-3075 Hurontario St | 3 | 3136 | 33754 | | | | | Apartment | 22 | 49 | Finmark Financials | 1-4 | Finance and Insurance |
| | | | | | | | | 3073 HURONTARIO ST | | | | | | | | | | | | Arnik Jewellers | 1-4 | Retail Trade |
| | | | | | | | | 3071 HURONTARIO ST | | | | | | | | | | | | Dr. Samuel Hoh - Optometrist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 3069 HURONTARIO ST | | | | | | | | | | | | Eastern Foods International | 1-4 | Retail Trade |
| | | | | | | | | 3067 HURONTARIO ST | | | | | | | | | | | | Charlie's Caribbean Cuisine | 1-4 | Accommodation and Food Services |
| | | | | | | | | 3065 HURONTARIO ST | | | | | | | | | | | | FH Multi Foods | 1-4 | Retail Trade |
| | | | | | | | | 3063 HURONTARIO ST | | | | | | | | | | | | Tazah Taste | 1-4 | Accommodation and Food Services |
| | | | | | | | | 3061 HURONTARIO ST | | | | | | | | | | | | Charlie's West Indian Food Mart | 1-4 | Retail Trade |
| | | | | | | | | 3059 HURONTARIO ST | | | | | | | | | | | | Johnny's Pharmacy | 1-4 | Retail Trade |
| | | | | | | | | 3057 HURONTARIO ST | | | | | | | | | | | | Original Hair Fashions | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 3055 HURONTARIO ST | | | | | | | | | | | | Dr. W.K. Chu - Family Physician | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 3047 HURONTARIO ST | | | | | | | | | | | | 2-4-1 Pizza | 1-4 | Accommodation and Food Services |
| | | | | | | | | 3045 HURONTARIO ST | | | | | | | | | | | | Feet & Beyond | NA | No description on record |
| | | | | | | | | 3043 HURONTARIO ST | | | | | | | | | | | | Sue & Charlies Meat & Seafood | 1-4 | Retail Trade |
| | | | | | | | | 3041 HURONTARIO ST | | | | | | | | | | | | Cash Money | 5-9 | Finance and Insurance |
| | | | | | | | | 3039 HURONTARIO ST | | | | | | | | | | | | H & R Block | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | 3037 HURONTARIO ST | | | | | | | | | | | | Cooksville Pharmacy Ltd. | 10-19 | Retail Trade |
| | | | | | | | | 3035 HURONTARIO ST | | | | | | | | | | | | Active Rehabilitation Works | 5-9 | Health Care and Social Assistance |
| | | | | | | | | 3033 HURONTARIO ST | | | | | | | | | | | | Mississauga Addiction Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 3031 HURONTARIO ST | | | | | | | | | | | | Dental Office - Dr. Stephen So | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | West End Video Films | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Sam's Convenience | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Millenium Hair, Nails and Esthetics | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Samara Roasted Nuts | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | 100% Natural Health Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Holistic Health Shoppe, The | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Movie Choice & Electronics | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | For You Only Skin Care & Electrolysis | 1-4 | Other Services (except Public Administration) |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

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# Focus on Mississauga 2012

## Downtown Hospital

### History

The Downtown Hospital Character Area has historically been part of the larger Cooksville District, which has its history rooted in the 'four corners', further to the north. However, it was during the 1950's to 1980's that the Downtown hospital area began to see the development of adjacent residential neighbourhoods. Higher-density residential development along Hurontario Street began in the 1980's and while today the area is mainly built, those developments will provide a good foundation for further high-density infill and redevelopment along the Hurontario Corridor.




### Present Day

Downtown Hospital is part of the Urban Growth Centre for the city and is centred on the east and west sides of Hurontario Street, south of Downtown Cooksville. The area is focused on Hurontario Street, and consists of Trillium Health Centre with adjacent medical uses, a mix of apartments/high density apartments, townhouses, detached residential, offices, commercial uses mainly in strip plazas, offices and utility uses.

In the City Council adopted Mississauga Official Plan (September 2010), (http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan) Downtown Hospital is identified as part of the Downtown, part of a new urban structure, which focuses growth to areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure.

The area is currently developed with mainly higher density uses and hospital-related uses, therefore limited growth will take place in this downtown character area. The recommendations from the Hurontario/Mainstreet Corridor Master Plan will identify further land use options and connections.

# Fast Facts

## Land Area, Housing, Population, Employment

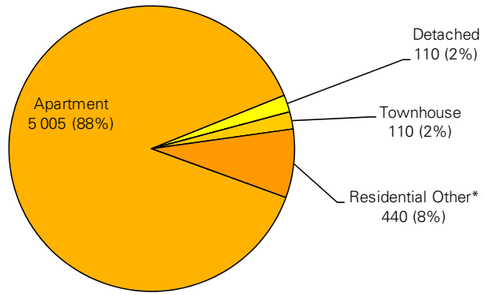
| | |
|---|---|
| 112.7 | Area (ha) (278.6 acres) |
| 5 665 | Residential Units |
| 13 770 | Population (inc. census undercount) |
| 6 240 | Employment (inc. home based businesses) |
| 226 | Business Sites (25 vacant business sites) |

## Existing Land Use

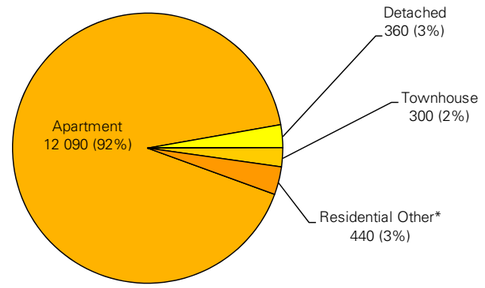
| | ha | acres | percentage |
|---|---|---|---|
| Residential | 51.5 | 127.4 | 46% |
| Mixed Residential / Retail | 0.2 | 0.5 | 0% |
| Office | 5.0 | 12.3 | 4% |
| Public / Institutional / Other | 15.5 | 38.3 | 14% |
| Retail / Commercial | 4.8 | 11.9 | 4% |
| Industrial | 0.0 | 0.0 | 0% |
| Open Space | 3.0 | 7.4 | 3% |
| Transportation Right-of-Way / Walkway | 25.1 | 62.0 | 22% |
| Parking | 0.0 | 0.0 | 0% |
| Others | 5.2 | 12.9 | 5% |
| Vacant | 2.4 | 5.9 | 2% |
| Total | 112.7 | 278.5 | 100% |

Source: Existing Land Use Survey Fall 2010. Totals may not sum due to rounding.

## Residential Units




## Residential Population




*Residential Other includes institutional units and population
Residential Population does not include census net undercoverage

## Businesses and Employees by Sector

| Sector | Non-Vacant Business Sites Percentage | Employees Percentage |
|---|---|---|
| Accommodation and Food Services | 5% | 1% |
| Administrative and Support, Waste Management and Remediation Services | 1% | 0% |
| Agriculture, Forestry, Fishing and Hunting | 0% | 0% |
| Arts, Entertainment and Recreation | 0% | 0% |
| Construction | 1% | 7% |
| Educational Services | 3% | 2% |
| Finance and Insurance | 5% | 1% |
| Health Care and Social Assistance | 55% | 79% |
| Information and Cultural Industries | 0% | 1% |
| Management of Companies and Enterprises | 0% | 0% |
| Manufacturing | 1% | 0% |
| Mining, Quarrying, and Oil and Gas Extraction | 0% | 0% |
| Other Services (except Public Administration) | 9% | 2% |
| Professional, Scientific and Technical Services | 4% | 1% |
| Public Administration | 1% | 0% |
| Real Estate and Rental and Leasing | 1% | 2% |
| Retail Trade | 10% | 3% |
| Transportation and Warehousing | 0% | 0% |
| Utilities | 0% | 0% |
| Wholesale Trade | 0% | 0% |
| Unknown | 1% | 0% |
| Total | 100% | 100% |

Source: Mississauga Employment Database 2010, see data notes for sector descriptions.
Does not include home based businesses

# Official Plan Targets



## Density

**177.6** Persons and Jobs/ha (71.8/acre)

**122.2** Persons/ha (49.4/acre)

**55.4** Jobs/ha (22.4/acre)

## About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.1.4 states that the Downtown will achieve a minimum gross density of 200 residents and jobs combined per hectare by 2031. The City will strive to achieve a gross density of between 300 and 400 residents and job combined per hectare in the Downtown.

Density measures the number of residents and jobs combined per gross hectare.

Section 5.3.1.6 states that the Downtown will achieve an average population to employment ratio of 1:1, measured as an average across the entire Downtown.

## Monitoring Summary

At a current density of 177.6, Downtown Hospital does not meet the minimum density of 200 residents and jobs combined per gross hectare.

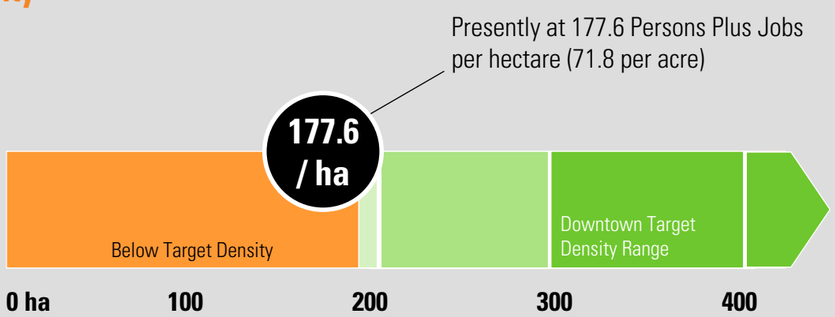
At a current PPJ of 2.2:1, Downtown Hospital does not meet the target population to employment range of 1:1.

The monitoring for the Downtown is measured as an average across the entire Downtown. Please refer to the Downtown Summary Section of this document for a monitoring summary of the entire Downtown.

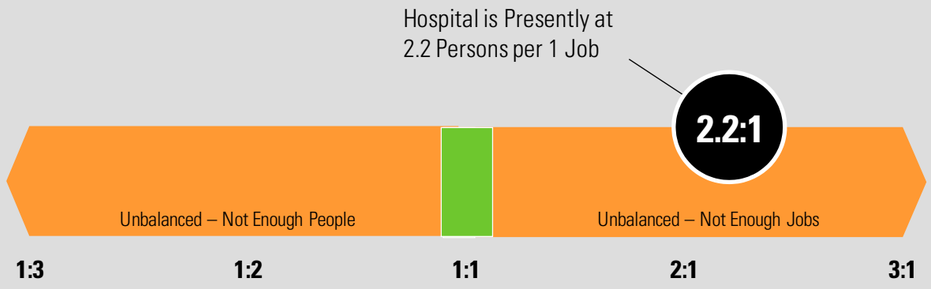
There is currently one development application in progress for a development with approximately 134 residential units.

Note - Development applications the have been approved but yet developed are not included in the in progress development application list.

## Density

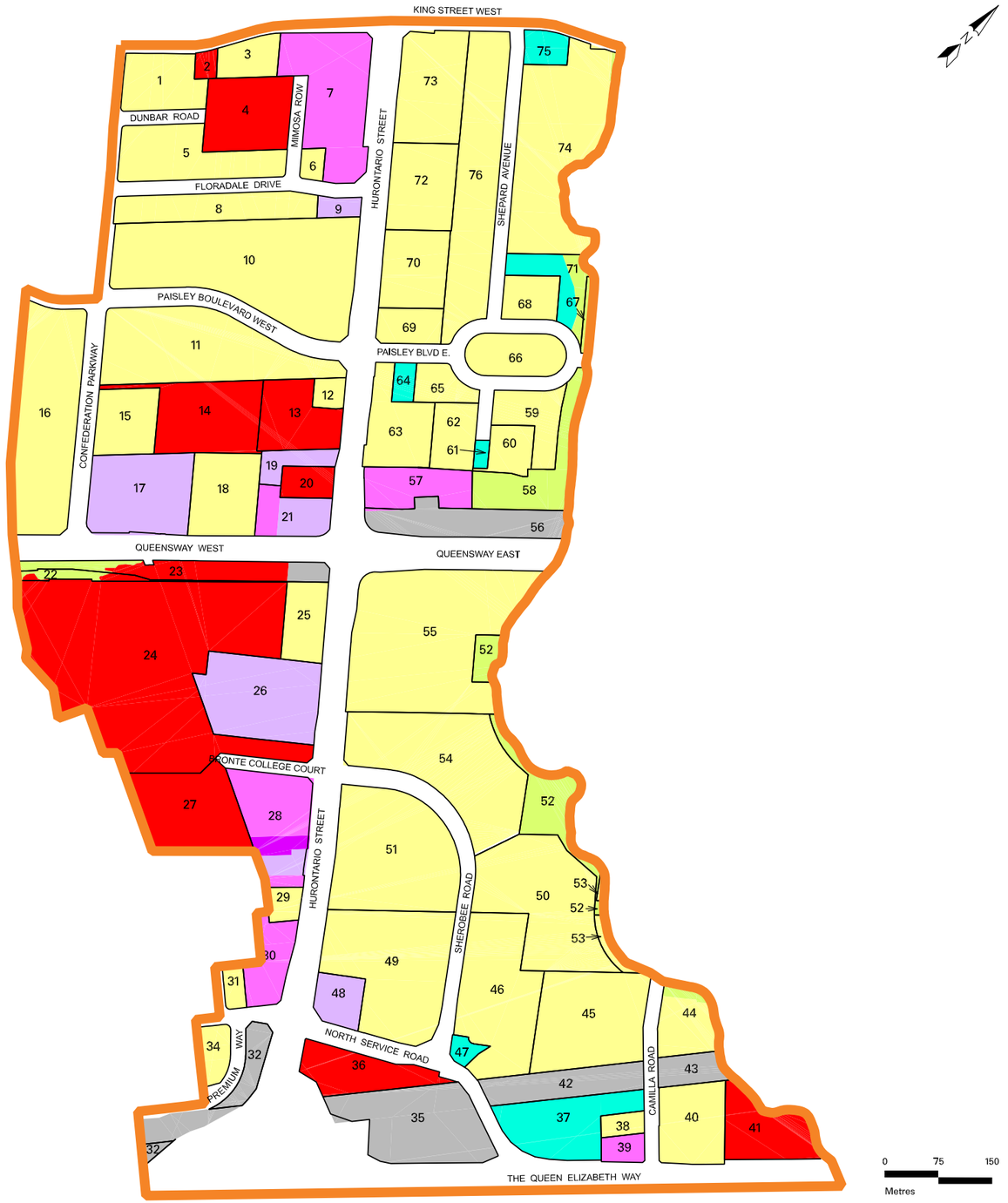



## Persons Plus Jobs Ratio



# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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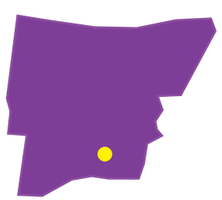


# Land, Buildings, People and Jobs

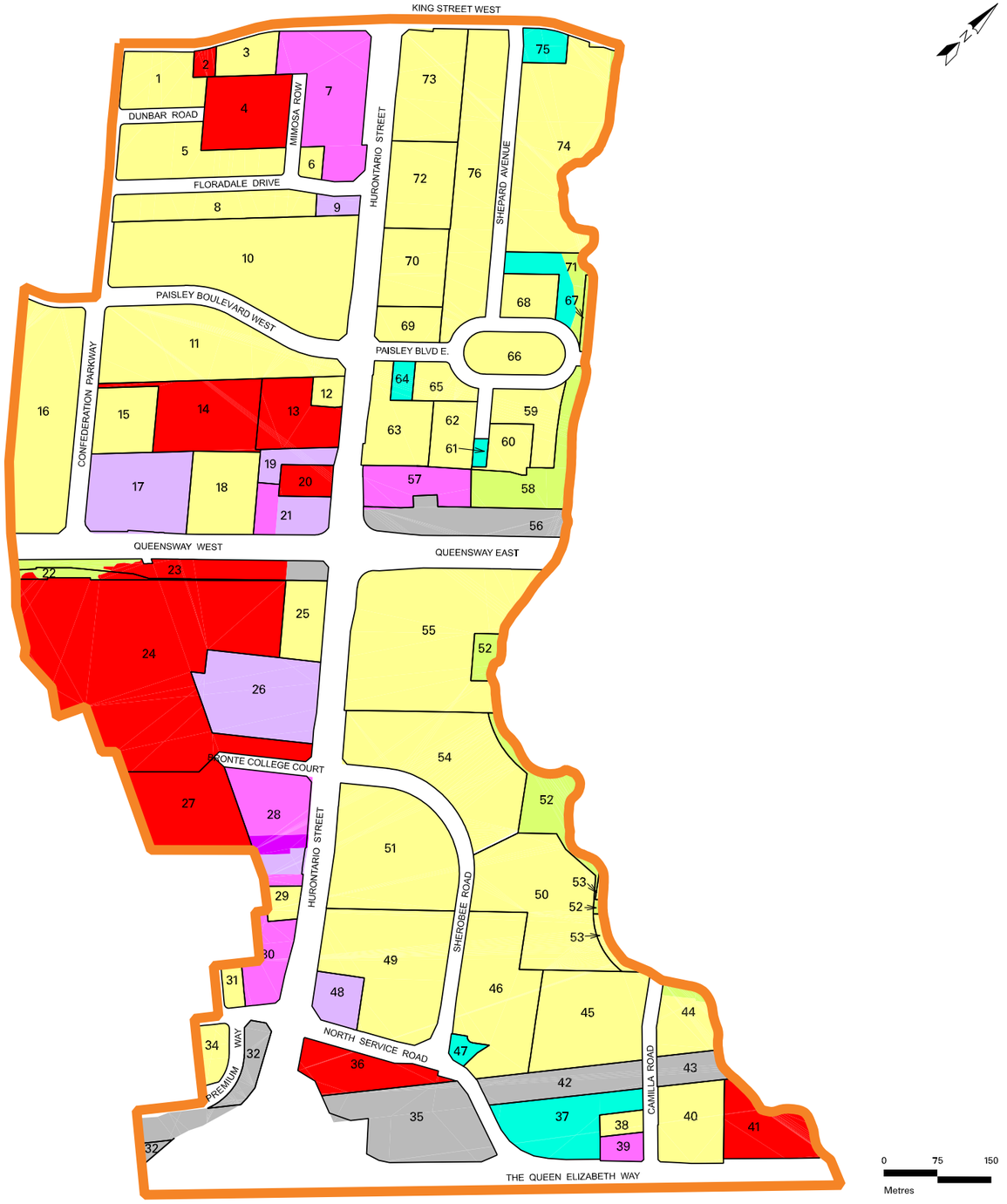
| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 1 | 0.87 | 2.14 | RES1 | LDII, LDI | R3 | | | 114 KING ST W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 111 DUNBAR RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 110 KING ST W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 106 KING ST W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 105 DUNBAR RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 100 KING ST W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 99 DUNBAR RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 96 KING ST W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 93 DUNBAR RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 92 KING ST W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 87 DUNBAR RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 86 KING ST W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 81 DUNBAR RD | | | | | | | | | Detached | 1 | - | | | |
| 2 | 0.12 | 0.29 | CC | HD | RA1-23 | | | 80 KING ST W | | | | | | | | | | | | Tiny Treasure Day Care Centre | 5-9 | Health Care and Social Assistance |
| 3 | 0.45 | 1.12 | RES4 | HD | RA2-5 | | | 66 KING ST W | 66 King St W | 8 | 6754 | 72700 | | | | | Apartment | 121 | 298 | | | |
| 4 | 1.22 | 3.00 | PRA | LDI | R3 | | | 2500 MIMOSA ROW | | | | | | | | | | | | Royal Montessori School | 10-19 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Cooksville United Church | 1-4 | Other Services (except Public Administration) |
| 5 | 1.36 | 3.35 | RES1 | LDI | R3 | | | 2487 CONFEDERATION PKY | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 111 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 104 DUNBAR RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 103 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 98 DUNBAR RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 97 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 92 DUNBAR RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 91 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 86 DUNBAR RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 85 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 80 DUNBAR RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 79 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 71 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 61 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 55 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 49 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 43 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 37 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| 6 | 0.14 | 0.36 | RES1 | LDI | R3 | | | 2469 MIMOSA ROW | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2463 MIMOSA ROW | | | | | | | | | Detached | 1 | - | | | |
| 7 | 1.91 | 4.73 | RET1 | MU | C2 | | | 2500 HURONTARIO ST | | | | | | | | | | | | King Asian Restaurant | 1-4 | Accommodation and Food Services |
| | | | | | | | | 2470 HURONTARIO ST | | | | | | | | | | | | Flowers & Millions | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Huron Shoe Repair | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Hairstyling 2000 | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Silver Tip Billiards & Sports Bar | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Essence Hair & (Nail) Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Pizza Pizza | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Link it Up | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Easyhome | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Willy's Meat & Delicatessen | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Huron Square Medical Centre | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Smile Design - Dr. Mira T. Saric Dental | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | McDonald's Express | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Freshco | 50-99 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Shoppers Drug Mart | 50-99 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | You & Eye Optical | 1-4 | Retail Trade |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

Focus on Mississauga 2012 - Downtown Hospital

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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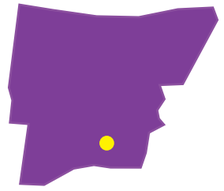

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 8 | 1.07 | 2.66 | RES1 | LDI | R3 | | | 110 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 104 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 98 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 92 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 86 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 80 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 74 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 68 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 62 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 56 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 50 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 44 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 38 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 32 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 26 FLORADALE DR | | | | | | | | | Detached | 1 | - | | | |
| 9 | 0.17 | 0.42 | OFF | O | O | | | 2444 HURONTARIO ST | | | | | 2444 Hurontario St | 4 | 664 | 7147 | | | | Revive Rehabilitation Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Floradale Medical Clinic | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Malicki & Malicki | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Floradale Medical Pharmacy | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dr. Romulo E. Javier - Family Physician | 1-4 | Health Care and Social Assistance |
| 10 | 4.11 | 10.15 | RES4 | HD | RA3-8, RA4-5, RA5-4, RA2, RA2-5 | | | 2440 HURONTARIO ST | 25 Paisley Blvd W | 14 | 8225 | 88534 | | | | | Apartment | 60 | 148 | | | |
| | | | | | | | | 2425 CONFEDERATION PKY | 95 Paisley Blvd W | 9 | 4933 | 53099 | | | | | Apartment | 60 | 148 | | | |
| | | | | | | | | 95 PAISLEY BLVD W | 2425 Confederation Pky | 6 | 4890 | 52636 | | | | | Apartment | 109 | 269 | | | |
| | | | | | | | | 75 PAISLEY BLVD W | 65 Paisley Blvd W | 7 | 6480 | 69751 | | | | | Apartment | 93 | 229 | | | |
| | | | | | | | | 65 PAISLEY BLVD W | 45 Paisley Blvd W | 10 | 7683 | 82700 | | | | | Apartment | 173 | 426 | | | |
| | | | | | | | | 45 PAISLEY BLVD W | 2440 Hurontario St | 23 | 12891 | 138759 | | | | | Apartment | 77 | 190 | | | |
| | | | | | | | | 25 PAISLEY BLVD W | 75 Paisley Blvd W | 7 | 6480 | 69751 | | | | | Apartment | 77 | 190 | | | |
| 11 | 2.64 | 6.53 | RES4 | HD | RA4-18, RA3-16, RA2-5, RA2-8, RA3-17 | | | 2365 CONFEDERATION PKY | 50 Paisley Blvd W | 8 | 7360 | 79223 | | | | | Apartment | 78 | 206 | | | |
| | | | | | | | | 2345 CONFEDERATION PKY | 2345 Confederation Pky | 13 | 5949 | 64035 | | | | | Apartment | 84 | 222 | | | |
| | | | | | | | | 90 PAISLEY BLVD W | 90 Paisley Blvd W | 10 | 6462 | 69557 | | | | | Apartment | 51 | 135 | | | |
| | | | | | | | | 70 PAISLEY BLVD W | 20 Paisley Blvd W | 8 | 8014 | 86263 | | | | | Apartment | 75 | 198 | | | |
| | | | | | | | | 50 PAISLEY BLVD W | 2365 Confederation Pky | 10 | 5931 | 63841 | | | | | Apartment | 94 | 249 | | | |
| | | | | | | | | 20 PAISLEY BLVD W | 70 Paisley Blvd W | 9 | 7254 | 78082 | | | | | Apartment | 91 | 241 | | | |
| 12 | 0.18 | 0.45 | RES1 | HD | D-1 | | | 2364 HURONTARIO ST | | | | | | | | | Detached | 1 | - | | | |
| 13 | 0.96 | 2.38 | PRA | HD | RA1-28 | | | 2340 HURONTARIO ST | | | | | | | | | | | | St. Catherine of Siena Catholic Church | 1-4 | Other Services (except Public Administration) |
| 14 | 1.49 | 3.67 | SCH | HD | RA1-27 | | | 2350 HURONTARIO ST | | | | | | | | | | | | St. Catherine of Siena Elementary School | 50-99 | Educational Services |
| 15 | 0.78 | 1.93 | RES4 | HD | RA4-19 | | | 2323 CONFEDERATION PKY | 2323 Confederation Pky | 14 | 11733 | 126294 | | | | | Apartment | 105 | 278 | | | |
| 16 | 2.74 | 6.77 | RES4 | G, HD | G1, RA4-20, RA4-22 | | | 2300 CONFEDERATION PKY | 2300 Confederation Pky | 17 | 16326 | 175733 | | | | | Apartment | 124 | 328 | | | |
| | | | | | | | | 150 PAISLEY BLVD W | 150 Paisley Blvd W | 16 | 9726 | 104691 | | | | | Apartment | 193 | 511 | | | |
| 17 | 1.57 | 3.88 | OFF | O | O | | | 101 QUEENSWAY W | | | | | 101 Queensway W | 7 | 6819 | 73400 | | | | Dr. Johnson, Psychiatrist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 89 QUEENSWAY W | | | | | 89 Queensway W | 8 | 9490 | 102150 | | | | Cozy Café & Deli | 1-4 | Accommodation and Food Services |
| | | | | | | | | 77 QUEENSWAY W | | | | | 77 Queensway W | 3 | 2033 | 21883 | | | | Dr. H Li- Neuro Surgery | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Schutz - Neurosurgery | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Marc Pope/ Christiane Werneck- Vascular and Endovascular Surgery | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | State Farm Insurance Co. - Olga Valentini | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Dr. G.M. Sawa - Neurologist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. K. Salach-Markiewicz, M.D. Family | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. J.W. Berndt - Psychotherapy | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. French - Orthopaedic Surgeon | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Hi-Tech Dental Laboratory | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Investors Choice Financial Management | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Dr.N. Adleman | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. W. McMullen, Gasroenterology | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Arinola O. Adesanya | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | John Verity, General Neurology and Cerebvascular Disease | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Kevin Green | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Trillium Health Centre - Seniors' Clinic | 1-4 | Health Care and Social Assistance |

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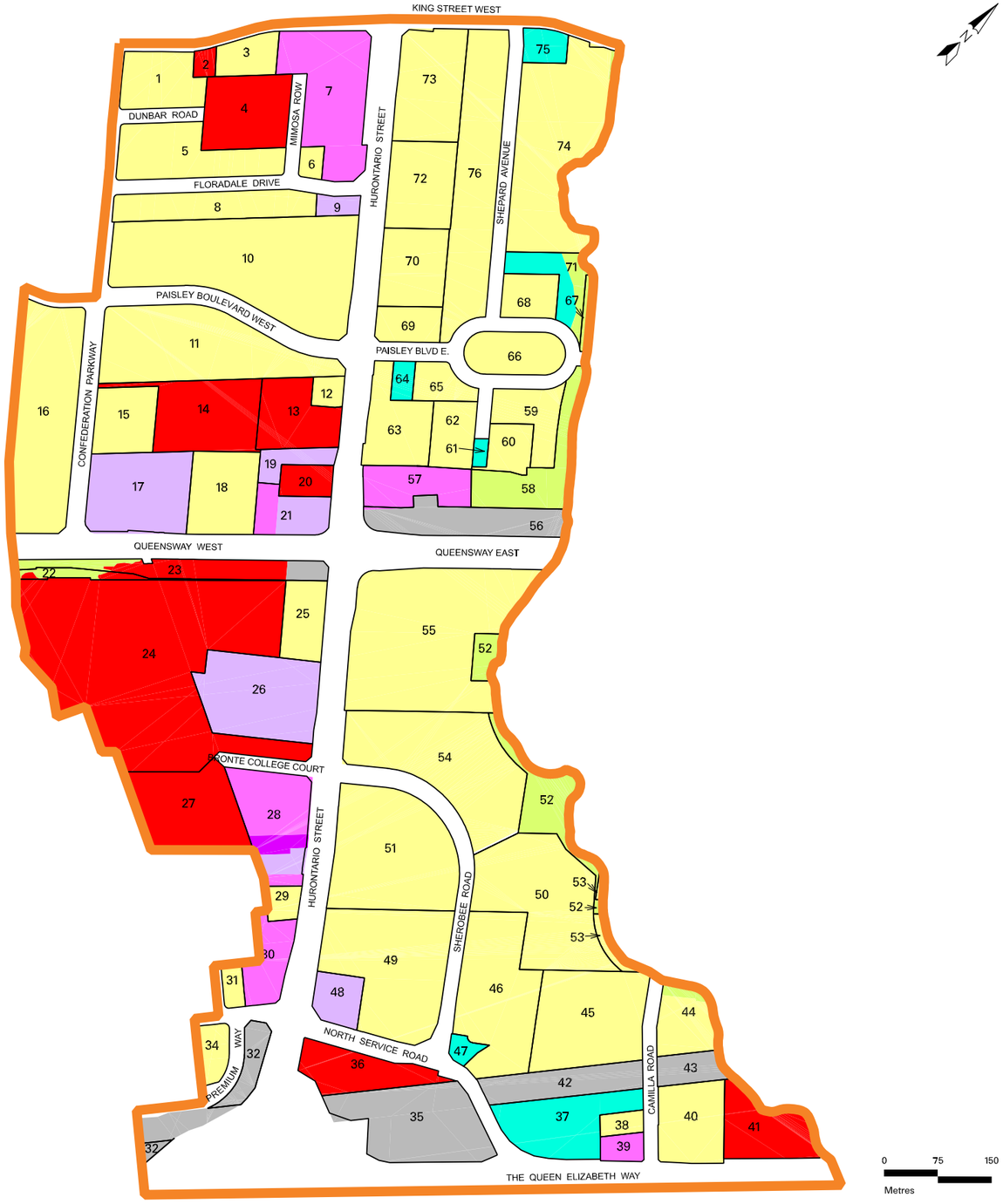
# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 17 | | | | | | | | | | | | | | | | | | | | April Cameron MSW - Psychotherapist , Dr. Anne Vagi - Psychologist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Kimberly Rogers | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Levy, Respirologist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | S. W. McKenzie, M.D., Neurologist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. P. Marton & Dr. S MacKay Psychologist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Terry Kwan | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dentist, Dr. Cochran | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Listen Up! Canada | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Mississauga Clinical Research Centre | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dr. L. Freedman, Neuropsychology | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Queensway Massage Therapy, S. Relih | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Your Medicine Cabinet Pharmacy | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dr. El-Ashry MD, FRCP(C) - Gastroenterology | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. B. Temple - Neurologist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Karen S. Hurley, MSW, CSW | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr.Raji Thurairajah | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Leslie A. Gillespie - Registered Couple and Family Therapist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Barbara Anderson M.S.W., R.S.W. | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Lynda M. Rees | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Richard Stein | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Life Labs | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | C. Gelder | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr.Jamie R.Newamn | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Sharma, Dr., Cardiologist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. M. Padonou - General Surgery | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Orthopaedic Surgery- Dr. Pasquale & Dr. McBroom | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Angela Montgomery | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr.Marianna M. Kapala | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | J.George Dentistry Professional | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. A. Horic - Dentist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. J. Ochocinski | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Queensway Pharmacy | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | M. Mehdiratta | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Northwest Property | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Dr. Andre G. Douen- Neurologist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Hockley - Internal Medicine Nephrology | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dr. Zvi Margaliot | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Summerville Family Healthcare | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Functional Testing Clinic | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | SRT Med Staff | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Marcia McCann & Associates Chartered | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Mississauga Cardiology Consultants | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dr. C Gelder - General Surgery | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Unknown Occupant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | EllisDon Construction Ltd. | NA | Construction |

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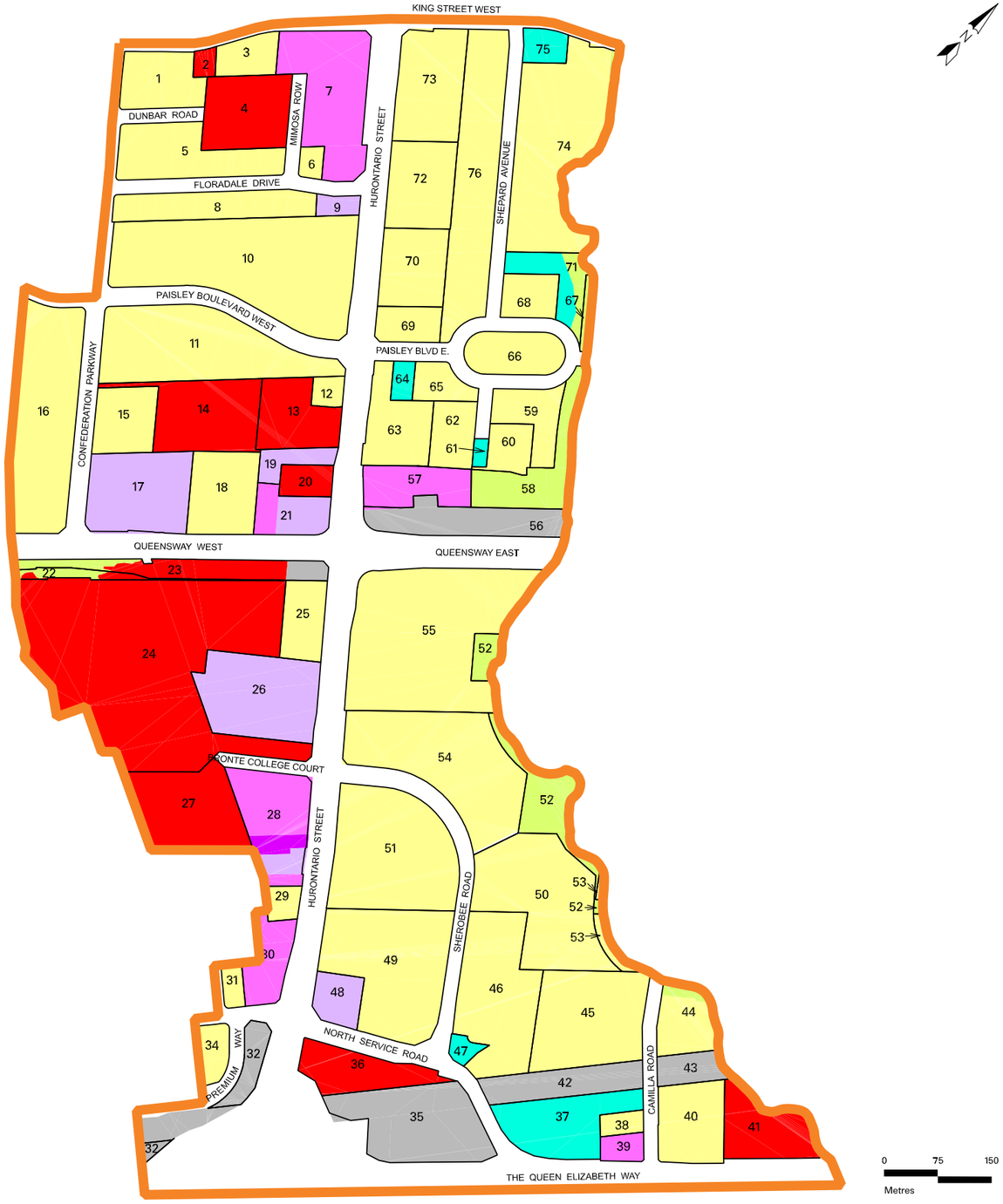
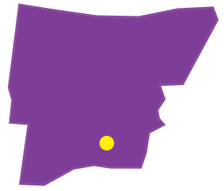
# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




4-10



# Land, Buildings, People and Jobs

| LAND | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Residential Multiple Unit: Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office: Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 17 | | | | | | | | | | | | | | | | | | | Unknown Occupant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | Optihealth | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Weightcare | NA | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | Trillium-Summerville Family Medicine | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | D. Andy Suk & Dr. Elmer Lee - | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Burns Chiropractic Centre, Dr. Burns | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Internal Medicine Geriatic Medicine, Dr. Devaraj | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | M D Management & Lancet Insurance | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | Al-Noor Shanani Medicine Professional | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Dr. Izukawa - Neurosurgeon | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Dr. R.B. Pendharkar & S. Pendharkar-Psychiatry | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Dr. Csik, Periodontist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Canada Hearing Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Dental Works, The | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Candian Institute of Hair and Scalp | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | Queensway Optometric Centre | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Mississauga Halton Infection Control | 1-4 | Public Administration |
| | | | | | | | | | | | | | | | | | | | Dr. Kannampuzha & Dr. Tishler, Cardiology | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Dynamic Physiotherapy and Sports Injury | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Keybase Financial Group Inc. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | Burych Lawyers | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | Dr. Omar El-Mowafy and Associates | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Trillium Cardiovascular Associates (Dr. | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | CBI Physiotherapy & Rehabillitation Centre | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Mississauga Sleep Medicine Centre (Dr. Awad and Batrosl) | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Dr. Iwona Kozlowski, Dr. Pauline DeCarli, Dr. Nancy A. Falls, Dr. Zulema de Souza, Dr. Franca A. Iannotta | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Premiere Homecare Services | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Mississauga Women's Clinic Inc. | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Cunningham Lindsey Canada Ltd. | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | Dr. Sajner & Associates | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Dr. M Pope - Vascular Surgery | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Seeds of Health Naturopathic Clinic & Health Store | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Bayshore Home Health | 20-49 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | Canadian Home Health Care | 1-4 | Other Services (except Public Administration) |
| 18 | 1.08 | 2.67 | RES5 | HD | RA1-25 | | 55 QUEENSWAY W | 55 Queensway W | 3 | 4500 | 48438 | | | | | Institutional | 203 | 203 | Mississauga Lifecare Centre | 100-299 | Health Care and Social Assistance |
| 19 | 0.33 | 0.80 | OFF | O | O-5 | | 2338 HURONTARIO ST | | | | | 2338 Hurontario St | 1486 | 15995 | | | | | Dr. A. Simone Paeditrican and | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Karl Fay Investments Ltd. | 5-9 | Construction |
| | | | | | | | | | | | | | | | | | | | Dufferin Peel Catholic District School Board | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | Dr. A. S. Cheema Allergy & Immunology | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Dr. K. Nazarali, Otolaryngology - Head and Neck Surgery | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Dr. P. Andrews - Dentist | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Echlin Investment Management Ltd. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | Print Three | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | Multi Care Chiropractic Health Centre (Dr. Perrotta & Stephen Kanq) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Hurontario Medical Clinic, Dr. S. H.Khataan | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Cooksville Footcare Clinic Dr. Tomines, Chiropodist | 1-4 | Health Care and Social Assistance |
| 20 | 0.32 | 0.80 | PUB | O | O | | 2316 HURONTARIO ST | | | | | | | | | | | | Fire Station 110 | 20-49 | Public Administration |

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Focus on Mississauga 2012 - Downtown Hospital

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
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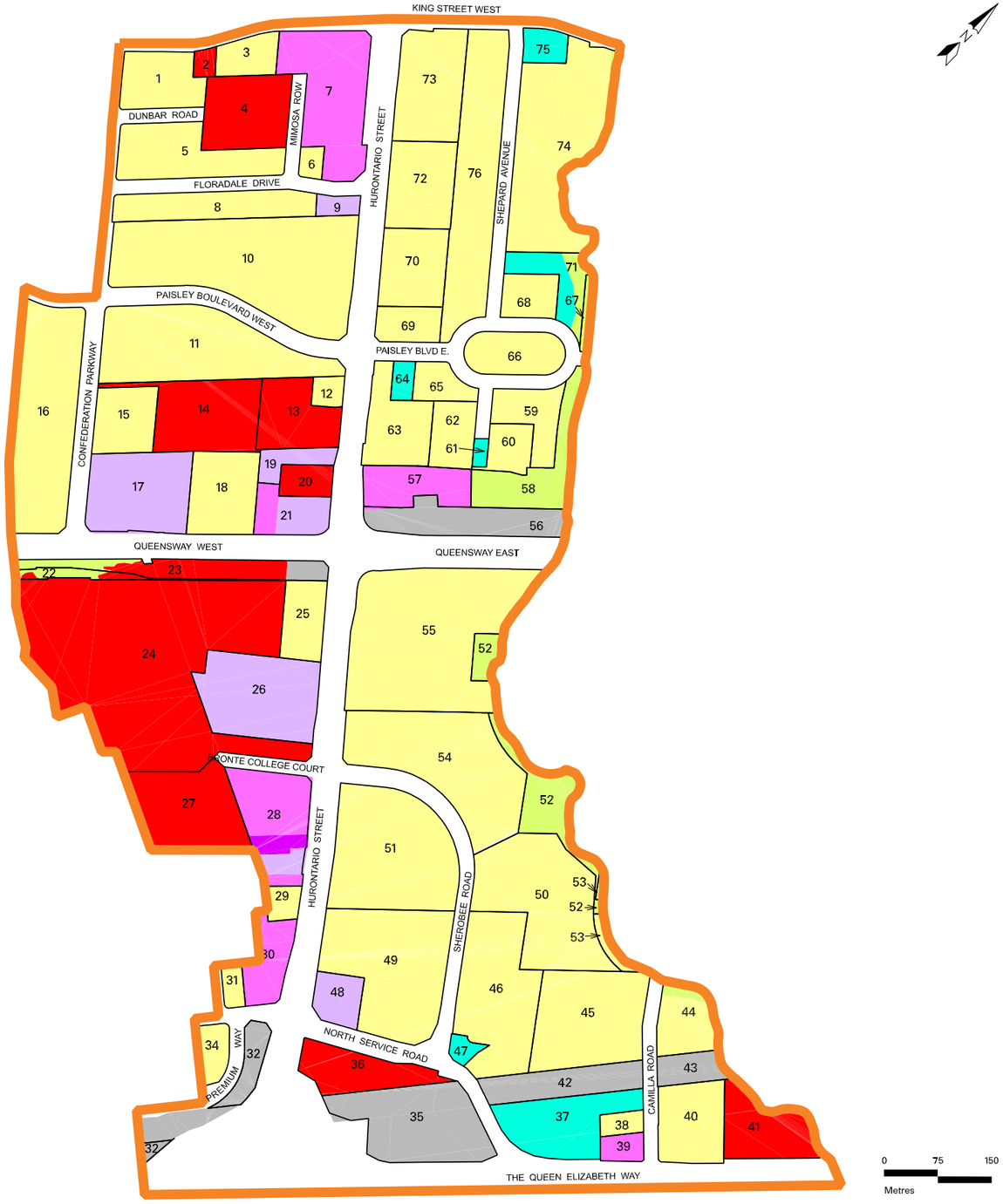
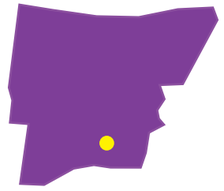
- Parking / Other
- Others




4-12



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | | Office | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 21 | 0.61 | 1.50 | RET1, OFF | O | O | | | 33 QUEENSWAY W<br>21 QUEENSWAY W | | | | | 21 Queensway W | 2 | 1542 | 16598 | | | | Medical Building Pharmacy<br>Unknown Occupant<br>Vacant<br>CIBC<br>Queensway X-Ray<br>Gamma-Dynacare Medical Laboratories<br>Queensway Dental/Denture Clinic - Dr. F. Riazi<br>Dr. Maharajh<br>Dr. R. E. Javier - Family Physician<br>Dr. H. L. Chiavaro, Pediatrician<br>Advanced Walk-In Medical Clinic | 5-9<br>NA<br>NA<br>5-9<br>5-9<br>5-9<br>1-4<br>1-4<br>1-4<br>1-4<br>20-49 | Retail Trade<br>No description on record<br>No description on record<br>Finance and Insurance<br>Health Care and Social Assistance<br>Health Care and Social Assistance<br>Health Care and Social Assistance<br>Health Care and Social Assistance<br>Health Care and Social Assistance<br>Health Care and Social Assistance<br>Health Care and Social Assistance |
| 22 | 0.35 | 0.87 | PUB, UP, OS | UT, G, INST | I-2, U, G1-8 | | | | | | | | | | | | | | | | | |
| 23 | 1.36 | 3.36 | UP, OS, PUB | UT, G, INST | U, G1-8, I-2 | | | | | | | | | | | | | | | | | |
| 24 | 7.17 | 17.72 | PUB | INST | I-2 | | | 2194 HURONTARIO ST<br>100 QUEENSWAY W | | | | | | | | | | | | Trillium Health Centre - Mississauga Site | 1000+ | Health Care and Social Assistance |
| 25 | 0.64 | 1.59 | RES5 | HD | RA2-37 | | | 2250 HURONTARIO ST | 2250 Hurontario St | 4 | 6101 | 65671 | | | | | Institutional | 237 | 237 | Leisureworld | 100-299 | Health Care and Social Assistance |
| 26 | 1.84 | 4.53 | OFF | INST | I-2 | | | 2236 HURONTARIO ST<br>2234 HURONTARIO ST<br>2220 HURONTARIO ST<br>2210 HURONTARIO ST<br>25 BRONTE COLLEGE CRT<br>15 BRONTE COLLEGE CRT | | | | | 15 Bronte College Court | 7 | 9712 | 104538 | | | | Trillium Health Centre | NA | Health Care and Social Assistance |
| 27 | 1.60 | 3.94 | SCH | HD, G | RA1-30 | | | 88 BRONTE COLLEGE CRT | | | | | | | | | | | | Bronte College of Canada | 50-99 | Educational Services |
| 28 | 1.36 | 3.36 | RET1, MIX2, OFF | O | O, O-4 | | | 2180 HURONTARIO ST<br>2156 HURONTARIO ST<br>2150 HURONTARIO ST<br>2134 HURONTARIO ST | 2156 Hurontario St | - | - | - | 2150 Hurontario St | 2 | 783 | 8428 | | | | Royal LePage Realty Centre<br>Fares Group<br>Flower Shop, The<br>Turner & Porter Funeral Home | 100-299<br>1-4<br>5-9<br>10-19 | Real Estate and Rental and Leasing<br>Professional, Scientific and Technical Services<br>Retail Trade<br>Other Services (except Public Administration) |
| 29 | 0.22 | 0.54 | RES1 | O | O | | | 2130 HURONTARIO ST<br>2124 HURONTARIO ST | | | | | | | | | Detached<br>Detached | 1<br>1 | -<br>- | Vacant | NA | No description on record |
| 30 | 0.64 | 1.58 | RET1 | CC, O | O, C1 | | | 2114 HURONTARIO ST<br>2100 HURONTARIO ST<br>2090 HURONTARIO ST | | | | | | | | | | | | Dryclean 4 U<br>Guardian Pharmacy<br>Talking Book World Mississauga<br>Focus Physiotherapy<br>Onare Salon<br>Hurontario Harborn Dental<br>Harborn Medical Associates<br>Rabba Fine Foods<br>Vacant<br>The Beauty Supply Outlet<br>Starbucks Coffee<br>Subway | 1-4<br>1-4<br>1-4<br>1-4<br>5-9<br>10-19<br>10-19<br>10-19<br>NA<br>1-4<br>10-19<br>1-4 | Other Services (except Public Administration)<br>Retail Trade<br>Real Estate and Rental and Leasing<br>Health Care and Social Assistance<br>Other Services (except Public Administration)<br>Health Care and Social Assistance<br>Health Care and Social Assistance<br>Retail Trade<br>No description on record<br>Retail Trade<br>Accommodation and Food Services<br>Accommodation and Food Services |
| 31 | 0.18 | 0.43 | RES1, RES3 | LDI | R5-45, RM5-51 | | | 2087 GRANGE DR<br>2085 GRANGE DR<br>2083 GRANGE DR<br>2081 GRANGE DR<br>2079 GRANGE DR<br>2077 GRANGE DR<br>2075 GRANGE DR | | | | | | | | | Detached | 1 | - | | | |
| 32 | 0.71 | 1.76 | UP | UT | D, U | | | | | | | | | | | | | | | | | |
| 34 | 0.34 | 0.83 | RES1, RES3 | LDII | R5-45, RM5-52 | | | 42 HARBORN RD<br>40 HARBORN RD<br>36 HARBORN RD<br>32 HARBORN RD<br>29 PREMIUM WAY<br>28 HARBORN RD | | | | | | | | | Detached<br>Detached<br>Detached<br>Detached | 1<br>1<br>1<br>1 | -<br>-<br>-<br>- | | | |

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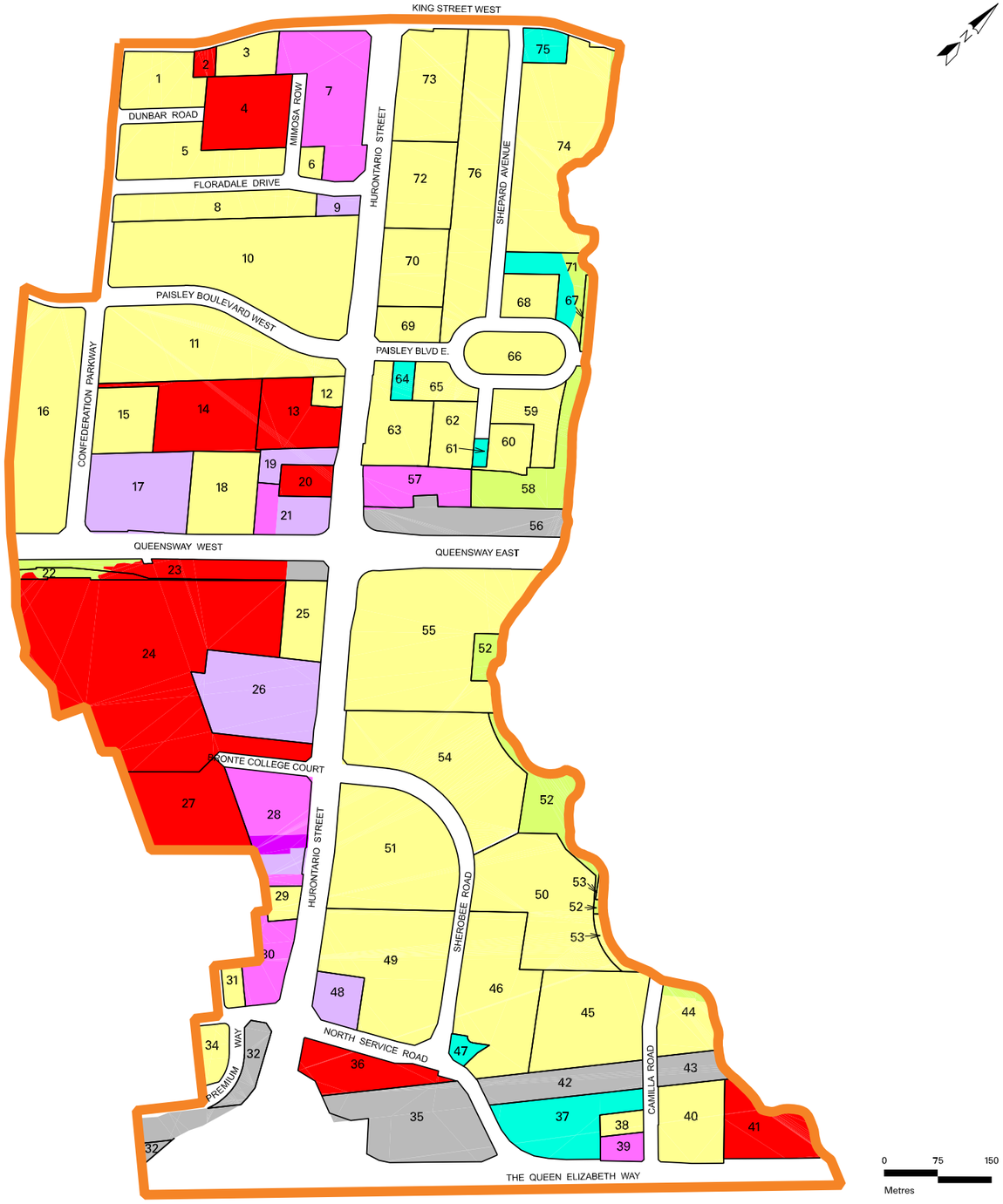
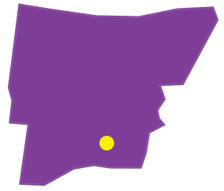
# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others





# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 34 | | | | | | | | 27 PREMIUM WAY<br>25 PREMIUM WAY<br>23 PREMIUM WAY<br>21 PREMIUM WAY<br>19 PREMIUM WAY<br>17 PREMIUM WAY | | | | | | | | | | | | | | |
| 35 | 1.88 | 4.65 | UP | UT | H-U-4, U | | | | | | | | | | | | | | | | | |
| 36 | 0.90 | 2.22 | PRA | UT | U-2 | | | 2127 HURONTARIO ST<br>2055 HURONTARIO ST | | | | | | | | | | | | St. Hillary's Anglican Church | 1-4 | Other Services (except Public Administration) |
| 37 | 1.29 | 3.19 | VAC | HD | H-D-6 | | | 2040 CAMILLA RD | | | | | | | | | | | | | | |
| 38 | 0.19 | 0.46 | RES1 | O | H-O-9 | | | 2024 CAMILLA RD | | | | | | | | | Detached | 1 | - | | | |
| 39 | 0.23 | 0.56 | RET2 | MVC | H-C5-19 | | | 155 NORTH SERVICE RD | | | | | | | | | | | | Sunoco | 1-4 | Retail Trade |
| 40 | 1.02 | 2.53 | RES1 | G, O | H-D-7 | Listed - 199 NORTH SERVICE RD | | 2045 CAMILLA RD<br>199 NORTH SERVICE RD<br>185 NORTH SERVICE RD<br>173 NORTH SERVICE RD | | | | | | | | | Detached<br>Detached<br>Detached<br>Detached | 1<br>1<br>1<br>1 | -<br>-<br>-<br>- | | | |
| 41 | 1.53 | 3.77 | PRA | G, O | G1, H-D-7 | Listed - 205 NORTH SERVICE RD | | 205 NORTH SERVICE RD | | | | | | | | | | | | Pakistiani Community Center & Mosque | NA | Other Services (except Public Administration) |
| 42 | 0.88 | 2.17 | UP | UT | H-U-4 | | | | | | | | | | | | | | | | | |
| 43 | 2.17 | 5.36 | UP | UT | H-U-4, U | | | | | | | | | | | | | | | | | |
| 44 | 0.89 | 2.19 | OS, RES1 | LDI, G | H-R3-54, G1 | | | 2081 CAMILLA RD<br>2069 CAMILLA RD<br>2065 CAMILLA RD<br>2061 CAMILLA RD | | | | | | | | | Detached<br>Detached<br>Detached<br>Detached | 1<br>1<br>1<br>1 | -<br>-<br>-<br>- | | | |
| 45 | 2.02 | 4.98 | RES4 | HD | RA2-38 | | | 2100 CAMILLA RD<br>2070 CAMILLA RD | 2070 Camilla Rd<br>2100 Camilla Rd | 7<br>7 | 7516<br>7774 | 80902<br>83679 | | | | | Apartment<br>Apartment | 108<br>103 | 249<br>238 | | | |
| 46 | 2.16 | 5.35 | RES4 | MD, HD | RA2-38, RA1-21 | | | 2075 SHEROBEE RD<br>65 NORTH SERVICE RD | 2075 Sherobee Rd<br>65 North Service Rd | 3<br>7 | 7712<br>5292 | 83012<br>56963 | | | | | Apartment<br>Apartment | 96<br>75 | 222<br>173 | | | |
| 47 | 0.14 | 0.33 | VAC | MD | RA1-21 | | | 2055 SHEROBEE RD | | | | | | | | | | | | | | |
| 48 | 0.45 | 1.11 | OFF | O | O-11 | | | 2097 HURONTARIO ST<br>2085 HURONTARIO ST | | | | | 2085 Hurontario St | 5 | 7519 | 80935 | | | | The Mortgage Centre<br>Cincom Systems of Canada Ltd.<br>Morningstar Café<br>Euler Hermes Canada<br>Reprodux Ltd.<br>Praxis Strategic Public Relations<br>Lemoine Hyland Chartered Accountants<br>Closing the Gap Health Care<br>Owen Media Partners Inc.<br>Vacant<br>Greenly Clean<br>P C L Constructors Canada Inc.<br>Vacant<br>Trillium Health Centre<br>Vacant<br>Vacant<br>Vacant<br>Vacant | 10-19<br>5-9<br>1-4<br>10-19<br>1-4<br>10-19<br>10-19<br>20-49<br>20-49<br>NA<br>1-4<br>300-499<br>NA<br>NA<br>NA<br>NA<br>NA<br>NA | Finance and Insurance<br>Professional, Scientific and Technical Services<br>Accommodation and Food Services<br>Finance and Insurance<br>Manufacturing<br>Professional, Scientific and Technical Services<br>Professional, Scientific and Technical Services<br>Health Care and Social Assistance<br>Information and Cultural Industries<br>No description on record<br>Administrative and Support, Waste Management and Remediation Services<br>Construction<br>No description on record<br>Health Care and Social Assistance<br>No description on record<br>No description on record<br>No description on record<br>No description on record |
| 49 | 2.62 | 6.48 | RES4 | HD | RA3-11, RA3-5 | | | 2100 SHEROBEE RD<br>2091 HURONTARIO ST<br>2076 SHEROBEE RD | 2091 Hurontario St<br>2100 Sherobee Rd<br>2076 Sherobee Rd | 12<br>12<br>12 | 12686<br>16780<br>16780 | 136552<br>180620<br>180620 | | | | | Apartment<br>Apartment<br>Apartment | 199<br>142<br>199 | 459<br>328<br>459 | | | |
| 50 | 2.48 | 6.13 | RES3 | MD, G | G1, RM4 | | | 2145 SHEROBEE RD | 2145 Sherobee Rd | 3 | 13137 | 141407 | | | | | Townhouse | 108 | 297 | | | |
| 51 | 2.70 | 6.68 | RES4 | HD | RA3-8, RA5-4 | | | 2200 SHEROBEE RD<br>2170 SHEROBEE RD | 2170 Sherobee Rd<br>2200 Sherobee Rd | 19<br>10 | 29929<br>7989 | 322156<br>85994 | | | | | Apartment<br>Apartment | 112<br>334 | 259<br>771 | | | |
| 52 | 7.43 | 18.37 | OS | OS, G | OS1, G1, R3 | | | 2180 CAMILLA RD<br>138 CAMILLA PL | | | | | | | | | | | | | | |

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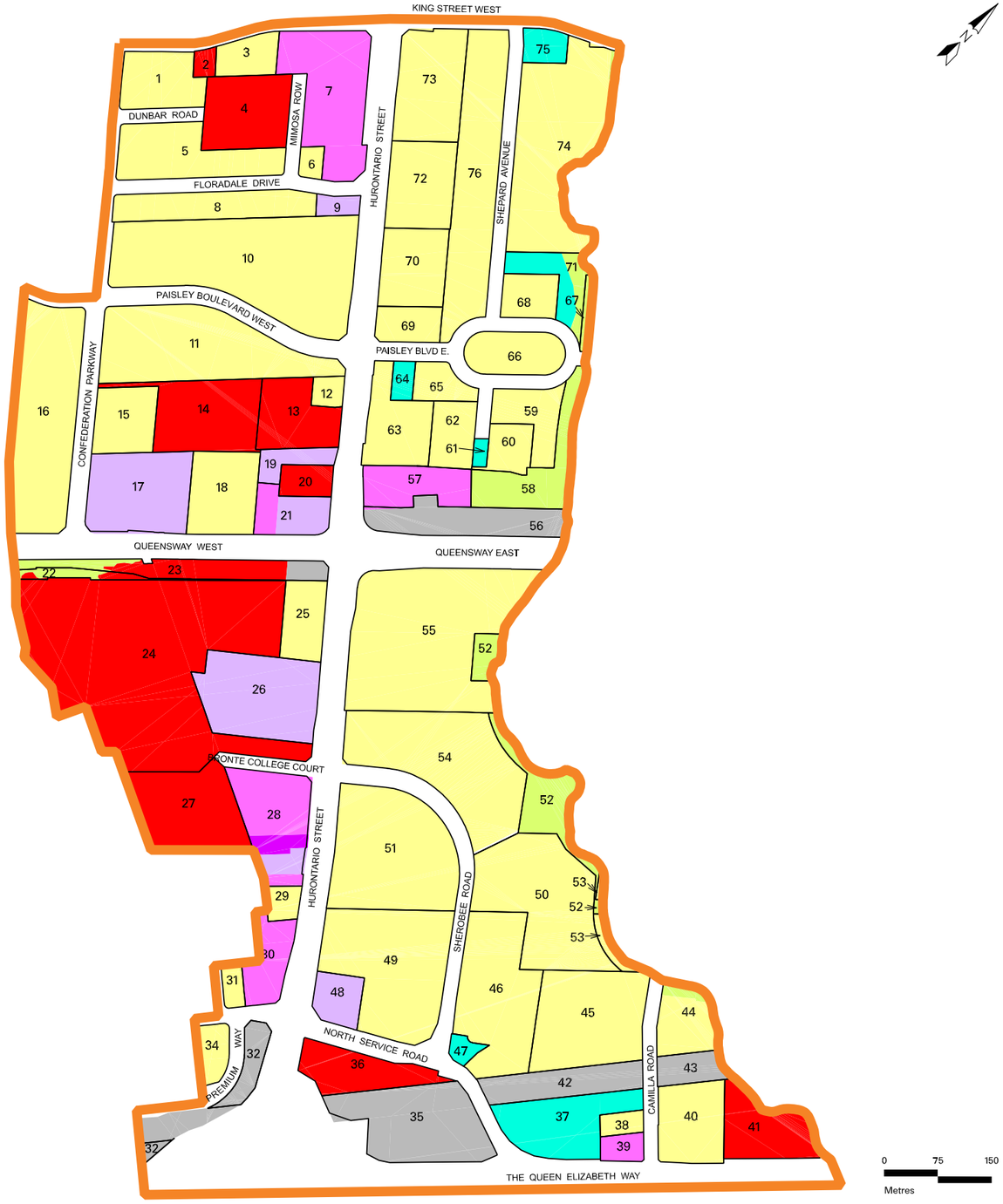
# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 53 | 1.55 | 3.83 | RES1 | LDI, G | G1, R3 | Listed - 2130 CAMILLA RD | | 2170 CAMILLA RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2160 CAMILLA RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2154 CAMILLA RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2148 CAMILLA RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2142 CAMILLA RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2130 CAMILLA RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2124 CAMILLA RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2118 CAMILLA RD | | | | | | | | | Detached | 1 | - | | | |
| 54 | 2.81 | 6.94 | RES4 | HD | G2, RA4-5, RA5-4 | | OZ/9/5 | 2211 SHEROBEE RD | 2211 Sherobee Rd | 26 | 27378 | 294697 | | | | | Apartment | 126 | 291 | | | |
| | | | | | | | | 2177 SHEROBEE RD | 2177 Sherobee Rd | 16 | 10241 | 110234 | | | | | Apartment | 298 | 688 | | | |
| 55 | 4.23 | 10.44 | RES4 | HD, G | G1, RA3-8, RA4-8 | | | 2247 HURONTARIO ST | 2235 Hurontario St | 13 | 16297 | 175421 | | | | | Apartment | 337 | 778 | In Motion Rehabilitation & Wellness | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 2235 HURONTARIO ST | 2233 Hurontario St | 13 | 16296 | 175410 | | | | | Apartment | 193 | 446 | Promenade's Golden Hair Salon | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 2233 HURONTARIO ST | 2247 Hurontario St | 12 | 28321 | 304843 | | | | | Apartment | 193 | 446 | Promenade Court Dental Office | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Best Karate+ | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Dr. Thai Ngo | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | All Care Pharmacy | 1-4 | Retail Trade |
| 56 | 1.91 | 4.72 | UP | UT | U | | | 25 QUEENSWAY E | | | | | | | | | | | | | | |
| 57 | 0.79 | 1.96 | RET1 | CC | C1-15 | | | 2325 HURONTARIO ST | | | | | | | | | | | | Bangkok King | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | The UPS Store | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Queensway Noodles Ltd. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Look Salon & Spa, The | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Oh Mary Nails | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Dr. Dinh Dentist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Washday Blues Laundry | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Arizona Tan | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Walk-In Clinic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Queentario Pharmacy | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Amar Optical | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | 3 4 1 Pizza Wings Ltd. | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Rabba Fine Foods | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Ontario Hearing Aid Centre & Homecare | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Money Money | 1-4 | Finance and Insurance |
| 58 | 1.42 | 3.51 | OS | G | G1 | | | 2326 PARK TOWERS AVE | | | | | | | | | | | | | | |
| 59 | 0.68 | 1.69 | RES1 | LDI | R1 | | | 76 PAISLEY BLVD E | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 60 PAISLEY BLVD E | | | | | | | | | Detached | 1 | - | | | |
| 60 | 0.42 | 1.03 | RES4 | HD | G2, RA2-5 | | | 2339 PARK TOWERS AVE | 2339 Park Towers Ave | 6 | 4153 | 44703 | | | | | Apartment | 51 | 125 | | | |
| 61 | 0.08 | 0.20 | VAC | HD | RA2-5 | | | | | | | | | | | | | | | | | |
| 62 | 0.57 | 1.41 | RES4 | HD | RA2-5 | | | 2340 PARK TOWERS AVE | 2340 Park Towers Ave | 6 | 5616 | 60451 | | | | | Apartment | 75 | 184 | | | |
| 63 | 0.98 | 2.43 | RES4 | HD | RA1-5, RA1-1 | | | 2353 HURONTARIO ST | 4 Paisley Blvd E | 3 | 1692 | 18213 | | | | | Apartment | 20 | 49 | | | |
| | | | | | | | | 2343 HURONTARIO ST | 2333 Hurontario St | 5 | 4255 | 45801 | | | | | Apartment | 35 | 86 | | | |
| | | | | | | | | 2333 HURONTARIO ST | 2353 Hurontario St | 4 | 2459 | 26469 | | | | | Apartment | 35 | 86 | | | |
| | | | | | | | | 4 PAISLEY BLVD E | 2343 Hurontario St | 4 | 2477 | 26662 | | | | | Apartment | 39 | 95 | | | |
| 64 | 0.17 | 0.41 | VAC | HD | D-1 | | | 18 PAISLEY BLVD E | | | | | | | | | | | | | | |
| 65 | 0.39 | 0.95 | RES1 | HD | D-1 | | | 40 PAISLEY BLVD E | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 30 PAISLEY BLVD E | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 24 PAISLEY BLVD E | | | | | | | | | Detached | 1 | - | | | |
| 66 | 0.77 | 1.90 | RES1 | LDI | R1 | | | 90 PAISLEY BLVD E | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 78 PAISLEY BLVD E | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 71 PAISLEY BLVD E | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 59 PAISLEY BLVD E | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 58 PAISLEY BLVD E | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 48 PAISLEY BLVD E | | | | | | | | | Detached | 1 | - | | | |

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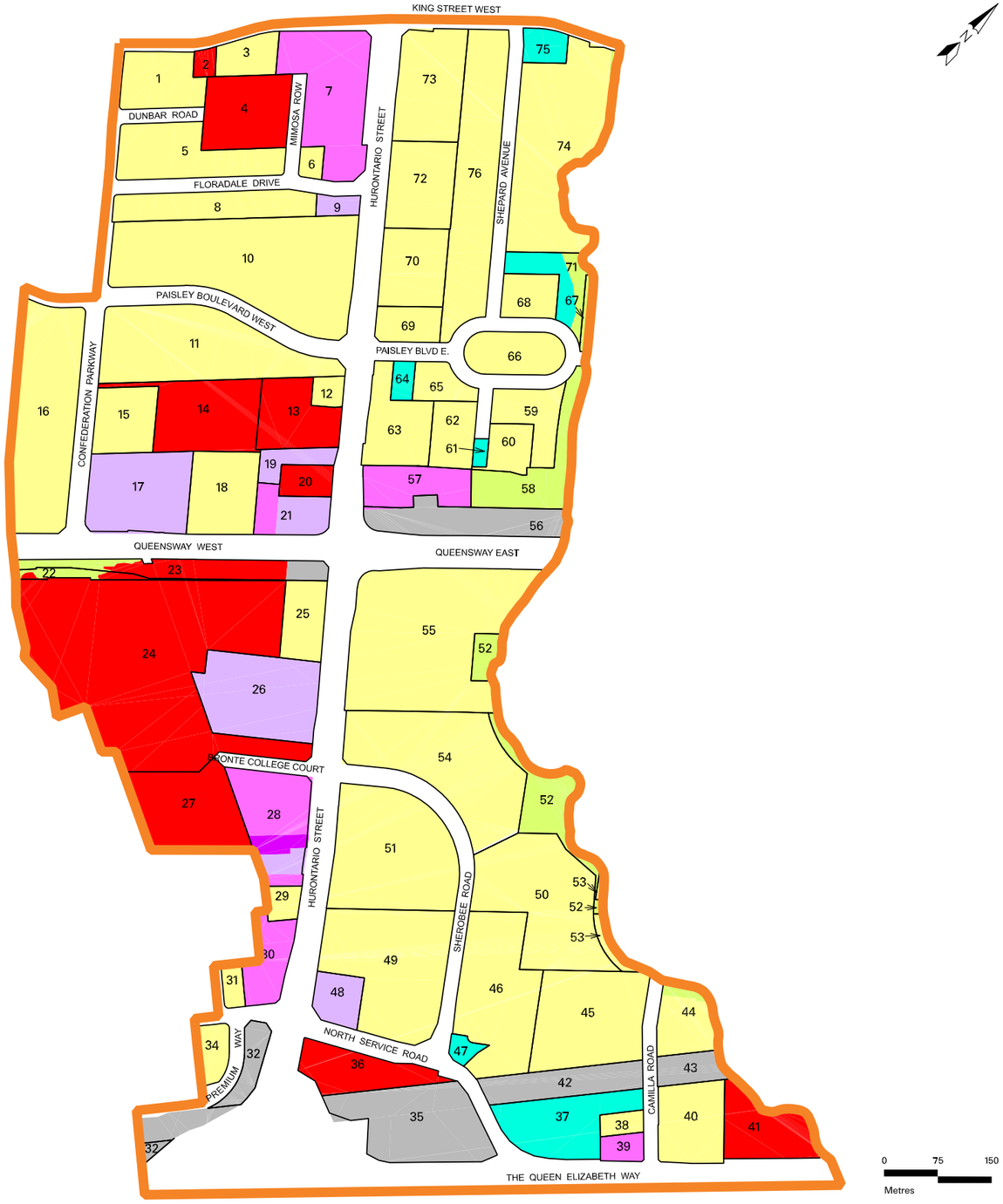
Focus on Mississauga 2012 - Downtown Hospital

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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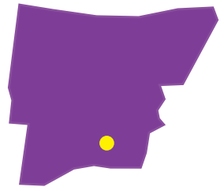

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 67 | 0.26 | 0.63 | OS | G | G1 | | | | | | | | | | | | | | | | | |
| 68 | 0.47 | 1.17 | RES1 | LDI | R1 | | | 2407 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 85 PAISLEY BLVD E | | | | | | | | | Detached | 1 | - | | | |
| 69 | 0.45 | 1.11 | RES4 | HD | RA1-1 | | | 27 PAISLEY BLVD E | 25 Paisley Blvd E | 3 | 605 | 6512 | | | | | Apartment | 9 | 22 | | | |
| | | | | | | | | 25 PAISLEY BLVD E | 15 Paisley Blvd E | 3 | 605 | 6512 | | | | | Apartment | 9 | 22 | | | |
| | | | | | | | | 15 PAISLEY BLVD E | 5 Paisley Blvd E | 3 | 772 | 8310 | | | | | Apartment | 9 | 22 | | | |
| | | | | | | | | 5 PAISLEY BLVD E | 27 Paisley Blvd E | 3 | 656 | 7061 | | | | | Apartment | 12 | 29 | | | |
| 70 | 0.99 | 2.46 | RES4 | HD | RA1-1 | | | 2437 HURONTARIO ST | 2417 Hurontario St | 3 | 3272 | 35220 | | | | | Apartment | 25 | 61 | | | |
| | | | | | | | | 2427 HURONTARIO ST | 2427 Hurontario St | 3 | 1861 | 20032 | | | | | Apartment | 47 | 115 | | | |
| | | | | | | | | 2417 HURONTARIO ST | 2437 Hurontario St | 3 | 3254 | 35026 | | | | | Apartment | 44 | 108 | | | |
| 71 | 0.71 | 1.74 | OS, VAC | LDI, MD, G | G1, D-1, R1 | | | 2435 SHEPARD AVE | | | | | | | | | | | | | | |
| | | | | | | | | 95 PAISLEY BLVD E | | | | | | | | | | | | | | |
| 72 | 1.12 | 2.77 | RES4 | HD | RA4-5 | | | 2465 HURONTARIO ST | 2465 Hurontario St | 13 | 11981 | 128963 | | | | | Apartment | 137 | 335 | | | |
| 73 | 1.44 | 3.55 | RES4 | HD | RA4-8, RA2-8 | | | 2507 HURONTARIO ST | 2485 Hurontario St | 13 | 8208 | 88351 | | | | | Apartment | 98 | 240 | | | |
| | | | | | | | | 2503 HURONTARIO ST | 2507 Hurontario St | 7 | 7475 | 80461 | | | | | Apartment | 79 | 193 | | | |
| | | | | | | | | 2485 HURONTARIO ST | 2503 Hurontario St | 7 | 7475 | 80461 | | | | | Apartment | 102 | 250 | | | |
| 74 | 3.86 | 9.53 | RES1 | MD, G | G1, D-1 | Listed - 2465 SHEPARD AVE | | 2515 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2513 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2501 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2491 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2481 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2477 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2475 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2465 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2441 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 98 KING ST E | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 84 KING ST E | | | | | | | | | Detached | 1 | - | | | |
| 75 | 0.28 | 0.70 | VAC | MD | D-1 | | | 2519 SHEPARD AVE | | | | | | | | | | | | | | |
| 76 | 2.50 | 6.17 | RES1 | LDI, MD | R1, D-1 | | | 2530 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2522 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2514 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2500 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2490 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2486 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2484 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2480 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2472 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2466 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2442 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2434 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2416 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 2406 SHEPARD AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 29 PAISLEY BLVD E | | | | | | | | | Detached | 1 | - | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

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# Focus on Mississauga 2012

## Downtown Summary

officialplan Monitoring



### History

During the mid-1960's the 'Four Corners' at Hurontario and Dundas streets was considered 'Downtown Mississauga'. This area was historically known as a small village settlement in the 19th Century and was formerly home to the Cooksville Brickyard. However, it was the development of Square One Shopping Centre that spurred plans for the development of Mississauga's City Centre, which became the city's new downtown. At that time, the downtown consisted of little more than Square One and large amounts of vacant farmland. The Fairview District would connect City Centre to Cooksville, and during the 1980's the creation of the Dundas-Fairview Secondary Plan provided a vision for that area. Development in Downtown Hospital began with a vision back in the 1960's, and higher density development began in 1980 which is north of the QEW and surrounds the hospital. The area now known as Mississauga's Downtown has undergone many transformations since the city's inception, however, the vision and urban hierarchy of the Mississauga Official Plan will be a guiding tool for future development which will build on the history of Mississauga's urban centre and create a downtown for the future.

### Present Day

The Downtown is made up of the four downtown character areas: Downtown Core, Downtown Fairview, Downtown Cooksville and Downtown Hospital. Today, Downtown represents the heart of the city and contains the city's cultural and institutional centres, as well as being a regional centre and major transportation hub for the Greater Toronto Area. Downtown Core is home to Celebration Square, Sheridan College and Square One Shopping Centre, along with numerous mixed-use high-rise apartment dwellings. Downtown Fairview represents a transition character area between Downtown Core and Downtown Cooksville, and includes a mix of high density apartments, townhouses, detached residential and semi-detached residential uses, office and commercial uses. Downtown Cooksville is focused on "The Cooksville Corners" at the intersection of Hurontario and Dundas, and consists of a mix of commercial uses mainly in strip plazas, a variety of residential uses, office, open space and community infrastructure uses. Downtown Hospital is focused on Hurontario Street, south of Downtown Cooksville, and consists of Trillium Health Centre, and a variety of mainly residential, office and commercial uses.

MISSISSAUGA Leading today for tomorrow

# Fast Facts

## Land Area, Housing, Population, Employment

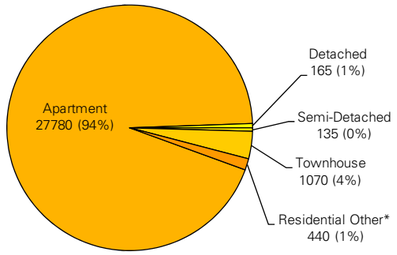
| | |
|---|---|
| 558.6 | Area (ha) (1380.4 acres) |
| 29 595 | Residential Units |
| 75 850 | Population (inc. census undercount) |
| 31 250 | Employment (inc. home based businesses) |
| 2 153 | Business Sites (198 vacant business sites) |

## Existing Land Use

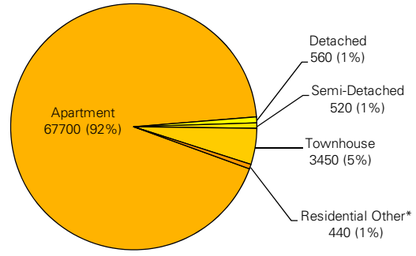
| | ha | acres | percentage |
|---|---|---|---|
| Residential | 169.7 | 419.4 | 30.4% |
| Mixed Residential / Retail | 9.9 | 24.4 | 1.8% |
| Office | 41.0 | 101.4 | 7.3% |
| Public / Institutional / Other | 38.6 | 95.5 | 6.9% |
| Retail / Commercial | 78.4 | 193.8 | 14.0% |
| Industrial | 0.9 | 2.3 | 0.2% |
| Open Space | 23.8 | 58.8 | 4.3% |
| Transportation Right-of-Way / Walkway | 142.4 | 351.9 | 25.5% |
| Parking | 6.9 | 17.1 | 1.2% |
| Others | 6.8 | 16.7 | 1.2% |
| Vacant | 40.3 | 99.6 | 7.2% |
| Total | 558.6 | 1380.8 | 100.0% |

Source: Existing Land Use Survey Fall 2010. Totals may not sum due to rounding.

## Residential Units




## Residential Population




*Residential Other includes institutional units and population
Residential Population does not include census net undercoverage

## Businesses and Employees by Sector

| Sector | Non-Vacant Business Sites Percentage | Employees Percentage |
|---|---|---|
| Accommodation and Food Services | 7% | 5% |
| Administrative and Support, Waste Management and Remediation Services | 5% | 4% |
| Agriculture, Forestry, Fishing and Hunting | 0% | 0% |
| Arts, Entertainment and Recreation | 0% | 1% |
| Construction | 1% | 2% |
| Educational Services | 3% | 3% |
| Finance and Insurance | 7% | 13% |
| Health Care and Social Assistance | 17% | 22% |
| Information and Cultural Industries | 1% | 2% |
| Management of Companies and Enterprises | 0% | 1% |
| Manufacturing | 2% | 1% |
| Mining, Quarrying, and Oil and Gas Extraction | 0% | 0% |
| Other Services (except Public Administration) | 8% | 3% |
| Professional, Scientific and Technical Services | 10% | 12% |
| Public Administration | 1% | 6% |
| Real Estate and Rental and Leasing | 2% | 4% |
| Retail Trade | 21% | 12% |
| Transportation and Warehousing | 0% | 0% |
| Utilities | 0% | 0% |
| Wholesale Trade | 2% | 4% |
| Unknown | 11% | 7% |
| Total | 100% | 100% |

Source: Mississauga Employment Database 2010, see data notes for sector descriptions.
Does not include home based businesses

# Official Plan Targets



## Density

**191.7** Persons and Jobs/ha (77.6/acre)

**135.8** Persons/ha (54.9/acre)

**55.9** Jobs/ha (22.6/acre)

## About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.1.4 states that the Downtown will achieve a gross density of 200 residents and jobs combined per hectare by 2031. The City will strive to achieve a gross density of between 300 and 400 residents and job combined per hectare in the Downtown.

Density measures the number of residents and jobs combined per gross hectare.

Section 5.3.1.6 states that the Downtown will achieve an average population to employment ratio of 1:1, measured as an average across the entire Downtown.

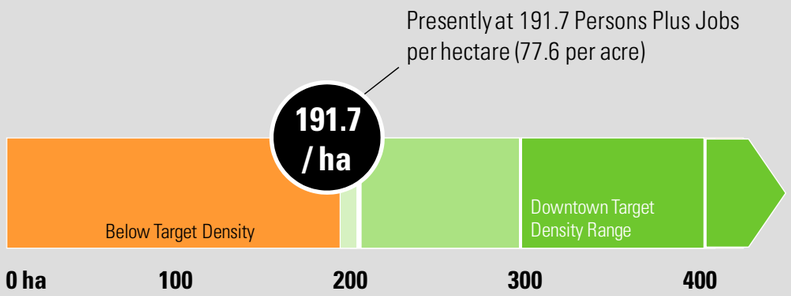
## Monitoring Summary

At a current density of 191.7, the Downtown is approaching the minimum target density of 200 residents and jobs combined per gross hectare.

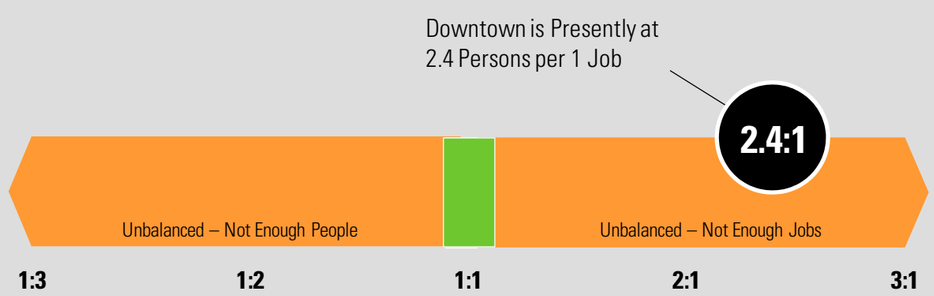
At a current PPJ of 2.4:1, the Downtown does not meet the target population to employment range of 1:1.

Refer to individual Downtown character areas for information on development applications in progress.

## Density




## Persons Plus Jobs Ratio



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# Focus on Mississauga 2012

## Central Erin Mills Major Node

officialplan Monitoring

### History

The area in and surrounding Central Erin Mills was originally designated for agriculture, greenbelt, residential and industrial uses, as part of the Official Plan of the Township of Toronto in 1953. However, it was not until the early 1980's when the general location for the Regional Centre (Erin Mills Town Centre) and the boundaries of the Central Erin Mills Residential District were established. It was that Official (Primary) Plan, prepared by the City of Mississauga, that designated major land uses for the District which included Regional Centre (office commercial and retail commercial), major institutional, major open space and residential.




### Present Day

The Central Erin Mills Major Node is located within the Central Erin Mills Neighbourhood and is focused around Erin Mills Town Centre. The node contains a mix of apartments, townhouses, office, hospital (Credit Valley Hospital) and commercial uses primarily located around the mall. Also, community uses such as Erin Mills Community Centre, a secondary school and a public library are located within the node. There are also a substantial amount of lands within the Central Erin Mills node that are either vacant or underutilized and could be redeveloped (high density residential and office uses) to further increase the function of this node.

In the City Council adopted Mississauga Official Plan (September 2010), (http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan ) Central Erin Mills is identified as a Major Node, part of a new urban structure, which focuses growth to areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure.

As a Major Node, Central Erin Mills acts as a prominent centre of mixed use activity with a variety of employment opportunities, such as office and institutional jobs and regional shopping services that draw people from beyond adjacent neighbourhoods.

Major Nodes also provides a variety of higher density housing for people throughout the different phases of their lifecycle and for a variety of income groups. To achieve these goals, minimum and maximum height and density standards will apply.



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# Fast Facts

## Land Area, Housing, Population, Employment

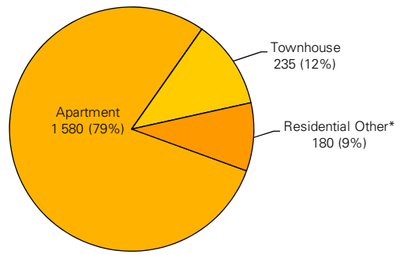
| | |
|---|---|
| 122.6 | Area (ha) (303.0 acres) |
| 1 995 | Residential Units |
| 5 120 | Population (inc. census undercount) |
| 5 900 | Employment (inc. home based businesses) |
| 319 | Business Sites (12 vacant business sites) |

## Existing Land Use

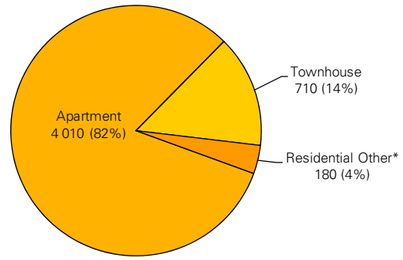
| | ha | acres | percentage |
|---|---|---|---|
| Residential | 13.0 | 32.2 | 10.6% |
| Mixed Residential / Retail | 0.0 | 0.0 | 0.0% |
| Office | 0.4 | 1.0 | 0.3% |
| Public / Institutional / Other | 20.8 | 51.4 | 17.0% |
| Retail / Commercial | 44.4 | 109.8 | 36.2% |
| Industrial | 0.0 | 0.0 | 0.0% |
| Open Space | 1.0 | 2.4 | 0.8% |
| Transportation Right-of-Way / Walkway | 23.6 | 58.4 | 19.3% |
| Parking | 0.0 | 0.0 | 0.0% |
| Others | 0.2 | 0.4 | 0.1% |
| Vacant | 19.1 | 47.2 | 15.6% |
| Total | 122.6 | 302.9 | 100.0% |

Source: Existing Land Use Survey Fall 2010. Totals may not sum due to rounding.

## Residential Units




## Residential Population




*Residential Other includes institutional units and population
Residential Population does not include census net undercoverage

## Businesses and Employees by Sector

| Sector | Non-Vacant Business Sites Percentage | Employees Percentage |
|---|---|---|
| Accommodation and Food Services | 12% | 9% |
| Administrative and Support, Waste Management and Remediation Services | 1% | 1% |
| Agriculture, Forestry, Fishing and Hunting | 0% | 0% |
| Arts, Entertainment and Recreation | 1% | 2% |
| Construction | 0% | 0% |
| Educational Services | 1% | 3% |
| Finance and Insurance | 2% | 2% |
| Health Care and Social Assistance | 23% | 51% |
| Information and Cultural Industries | 1% | 0% |
| Management of Companies and Enterprises | 0% | 0% |
| Manufacturing | 0% | 0% |
| Mining, Quarrying, and Oil and Gas Extraction | 0% | 0% |
| Other Services (except Public Administration) | 6% | 2% |
| Professional, Scientific and Technical Services | 0% | 0% |
| Public Administration | 0% | 0% |
| Real Estate and Rental and Leasing | 1% | 2% |
| Retail Trade | 50% | 28% |
| Transportation and Warehousing | 0% | 0% |
| Utilities | 0% | 0% |
| Wholesale Trade | 1% | 0% |
| Unknown | 0% | 0% |
| Total | 100% | 100% |

Source: Mississauga Employment Database 2010, see data notes for sector descriptions.
Does not include home based businesses

# Official Plan Targets



## Density

**89.9** Persons and Jobs/ha (36.4/acre)

**41.8** Persons/ha (16.9/acre)

**48.1** Jobs/ha (19.5/acre)

## About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.2.4 states that the Major Nodes will achieve a gross density of between 200 and 300 residents and jobs combined per hectare.

Density measures the number of residents and jobs combined per gross hectare.

Section 5.3.2.6 states that the Major Nodes will achieve an average population to employment ratio of between 1:2 to 2:1, measured as an average across the entire area of each node.

## Monitoring Summary

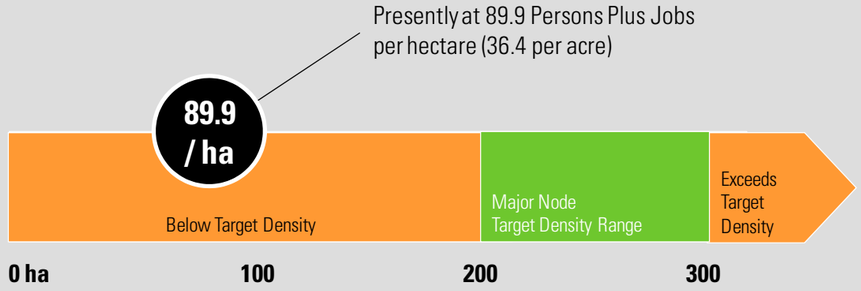
At a current density of 89.9, the Central Erin Mills Major Node does not fall within the target density range (residents and jobs combined per gross hectare) of 200 to 300.

At a current PPJ of 1:1.2, the Central Erin Mills Major Node falls within the target population to employment range of 1:2 to 2:1.

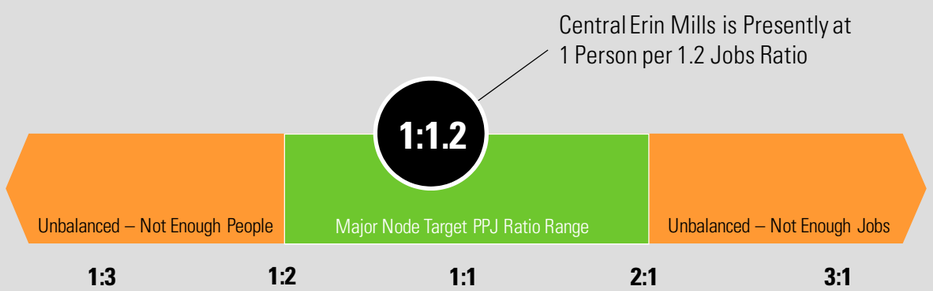
There are currently two development applications in progress that could add approximately 550 $m^2$ (6000 sq. ft) of office space and 792 residential apartment units.

Note - Development applications that have been approved but yet developed are not included in the in progress development applications above.

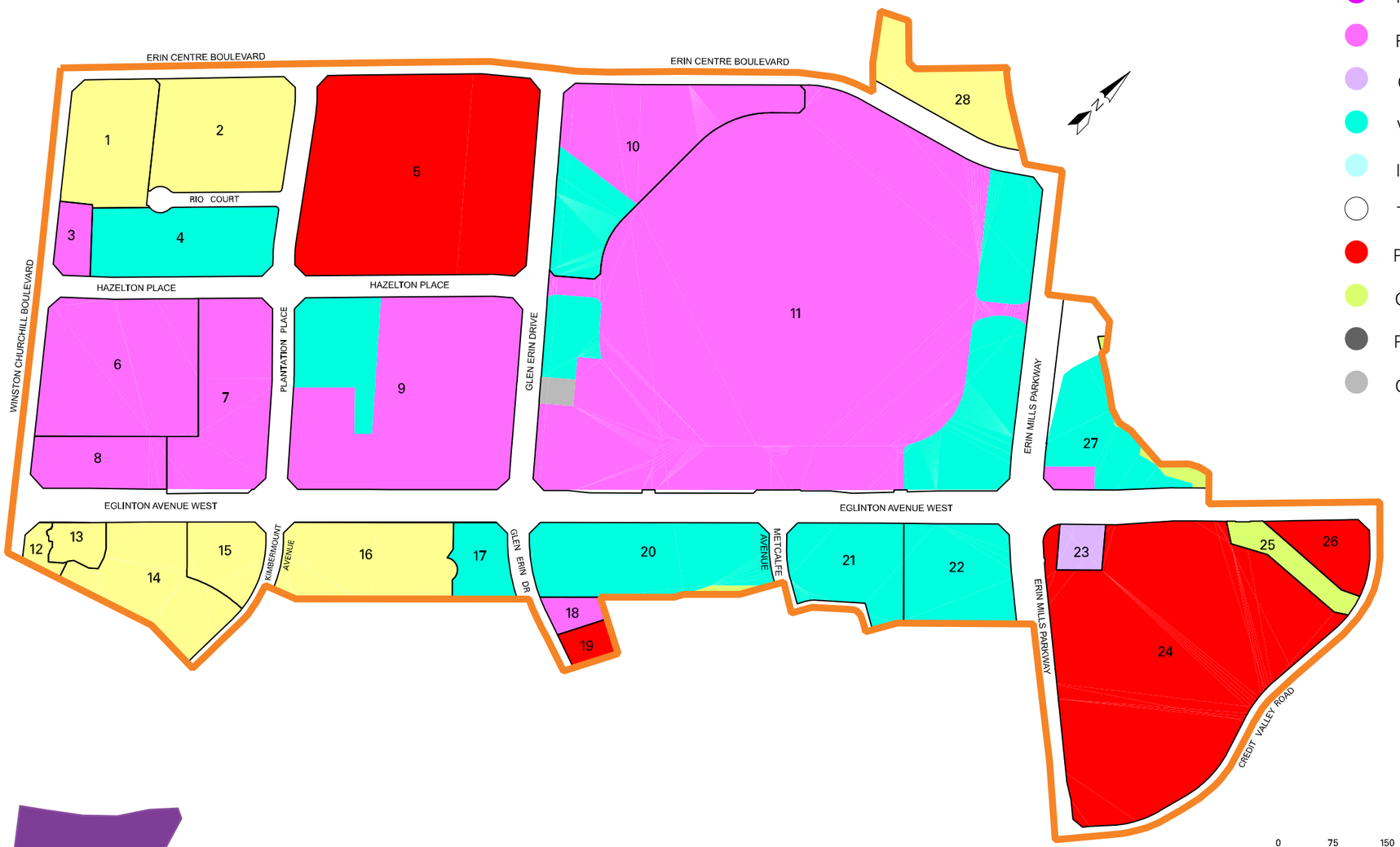
## Density




## Persons Plus Jobs Ratio

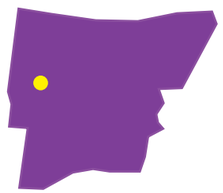


# Existing Land Use




- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



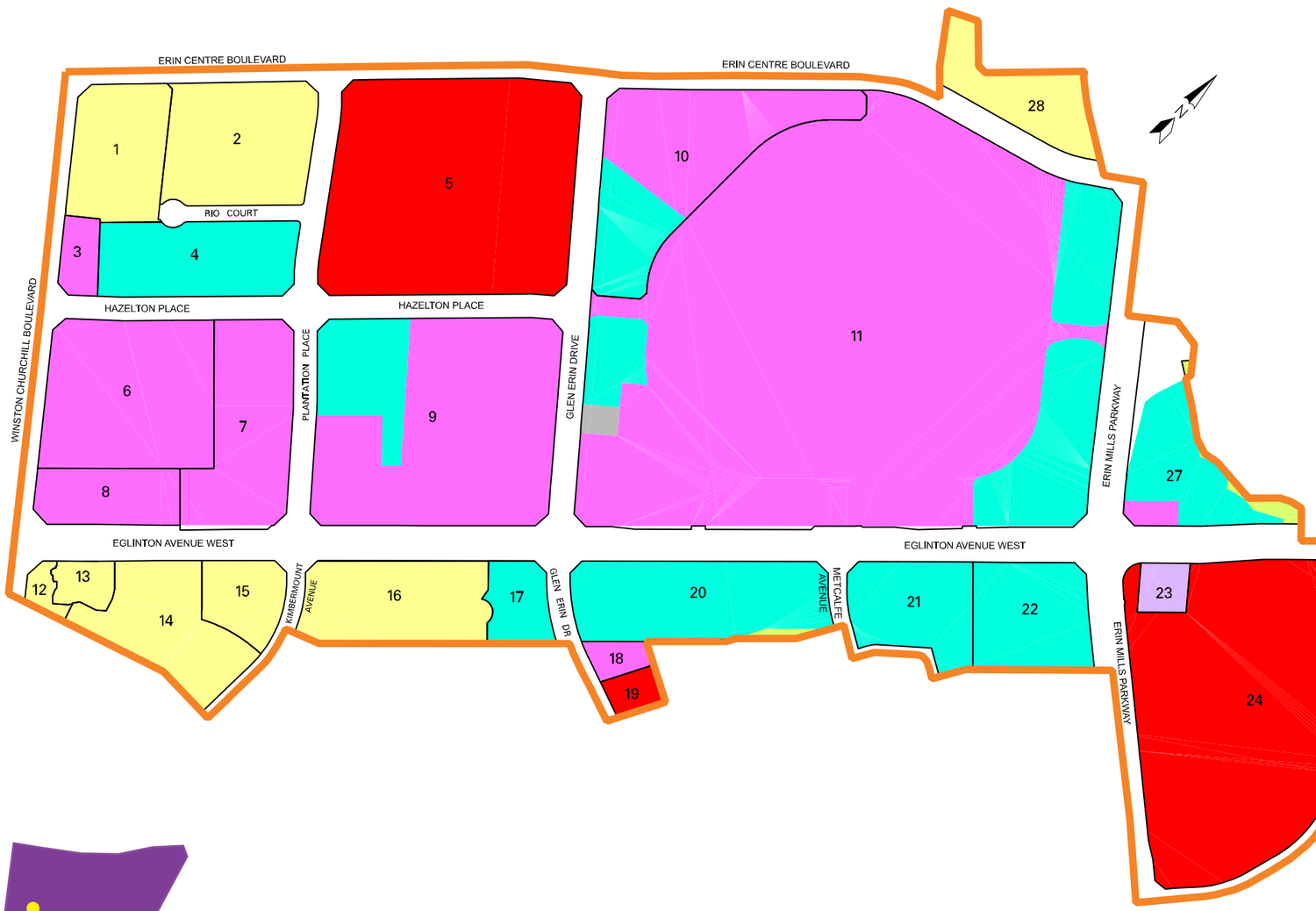


# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 1 | 2.06 | 5.08 | RES5 | HD | RA2-27 | | | 2930 ERIN CENTRE BLVD | 2930 Erin Centre Blvd | 3 | 9228 | 99335 | | | | | Institutional | 180 | 180 | The Village of Erin Meadows | 100-299 | Health Care and Social Assistance |
| 2 | 2.90 | 7.17 | RES3 | MD | RM4-17 | | | 5198 PLANTATION PL<br>5196 PLANTATION PL<br>5194 PLANTATION PL<br>5192 PLANTATION PL<br>5190 PLANTATION PL<br>5188 PLANTATION PL<br>5186 PLANTATION PL<br>5182 PLANTATION PL<br>5180 PLANTATION PL<br>5178 PLANTATION PL<br>5176 PLANTATION PL<br>5174 PLANTATION PL<br>5172 PLANTATION PL<br>5170 PLANTATION PL<br>5168 PLANTATION PL<br>5166 PLANTATION PL<br>5164 PLANTATION PL<br>5160 PLANTATION PL<br>5158 PLANTATION PL<br>5156 PLANTATION PL<br>5154 PLANTATION PL<br>5152 PLANTATION PL<br>5150 PLANTATION PL<br>5148 PLANTATION PL<br>5146 PLANTATION PL<br>5144 PLANTATION PL<br>5142 PLANTATION PL<br>2900 RIO CRT | 2900/5142-5198 Rio Crt/Plantation Pl | 2 | 16001 | 172232 | | | | | Townhouse | 135 | 407 | | | |
| 3 | 0.48 | 1.18 | RET1 | CC | C1 | | | 2965 HAZELTON PL<br>2955 HAZELTON PL | | | | | | | | | | | | Hasty Market<br>Hazelton Dental | 1-4<br>5-9 | Retail Trade<br>Health Care and Social Assistance |
| 4 | 2.38 | 5.87 | VAC | MD | RM9-6 | | | 5100 PLANTATION PL<br>2935 HAZELTON PL<br>2915 HAZELTON PL<br>2895 HAZELTON PL<br>2875 HAZELTON PL | | | | | | | | | | | | RBC Royal Bank of Canada | 10-19 | Finance and Insurance |
| 5 | 8.50 | 21.01 | CC, SCH | MU | C3 | | | 5100 GLEN ERIN DR<br>2800 ERIN CENTRE BLVD | | | | | | | | | | | | St. Aloysius Gonzaga Secondary School<br>Erin Meadows Branch Library<br>Erin Meadows Community Centre | 100-299<br>20-49<br>100-299 | Educational Services<br>Information and Cultural Industries<br>Arts, Entertainment and Recreation |
| 6 | 4.05 | 10.00 | RET1 | MU | C3-48 | | | 2933 EGLINTON AVE W | | | | | | | | | | | | RONA Home and Garden Warehouse | 50-99 | Retail Trade |
| 7 | 2.93 | 7.25 | RET1 | MU | C3 | | | 2925 EGLINTON AVE W<br>2921 EGLINTON AVE W<br>2915 EGLINTON AVE W<br>2911 EGLINTON AVE W<br>2905 EGLINTON AVE W<br>2901 EGLINTON AVE W | | | | | | | | | | | | Dove Depot Cleaners<br>The Extreme Pita<br>Eglinton Churchill Medical Centre - Dr. Phillippe Yostos<br>KORE - ENERGY Chiropractic & Wellness<br>Eglinton Churchill Medical Pharmacy<br>Eglinton Churchill Medical Centre - Dr. Suzan A.A.Ghattas<br>Salon Park Avenue and Spa<br>Gordito Burrito<br>Vacant<br>Brazil Bakery<br>The Beer Store<br>Sunset Grill<br>Kumon<br>Quiznos Sub<br>National Sports<br>Boston Pizza<br>Urban Dental Centre | 1-4<br>1-4<br>1-4<br>1-4<br>5-9<br>5-9<br>NA<br>NA<br>1-4<br>5-9<br>10-19<br>10-19<br>10-19<br>20-49<br>20-49<br>5-9 | Other Services (except Public Administration)<br>Accommodation and Food Services<br>Health Care and Social Assistance<br>Health Care and Social Assistance<br>Retail Trade<br>Health Care and Social Assistance<br>Other Services (except Public Administration)<br>Accommodation and Food Services<br>No description on record<br>Retail Trade<br>Retail Trade<br>Accommodation and Food Services<br>Educational Services<br>Accommodation and Food Services<br>Retail Trade<br>Accommodation and Food Services<br>Health Care and Social Assistance |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

# Existing Land Use




- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 7 | | | | | | | | | | | | | | | | | | | | Global Pet Foods | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Stop & Go Food Market | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Herbal Magic | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Summer Illusions Tanning Studio | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Kids Lane | 1-4 | Retail Trade |
| 8 | 1.31 | 3.23 | RET1 | MU | C3 | | | 2975 EGLINTON AVE W | | | | | | | | | | | | McDonald's | 50-99 | Accommodation and Food Services |
| | | | | | | | | 2965 EGLINTON AVE W | | | | | | | | | | | | TD Canada Trust | 10-19 | Finance and Insurance |
| | | | | | | | | 2955 EGLINTON AVE W | | | | | | | | | | | | Swiss Chalet Rotisserie & Grill | 20-49 | Accommodation and Food Services |
| 9 | 8.06 | 19.92 | VAC, RET1 | MU | C3-34, C3 | | | 5085 PLANTATION PL | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 5065 PLANTATION PL | | | | | | | | | | | | The Dry Cleaners | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 5055 PLANTATION PL | | | | | | | | | | | | Axia Restaurant | 20-49 | Accommodation and Food Services |
| | | | | | | | | 5045 PLANTATION PL | | | | | | | | | | | | Loblaws Glen Erin Market | 100-299 | Retail Trade |
| | | | | | | | | 5010 GLEN ERIN DR | | | | | | | | | | | | Royal LePage | 100-299 | Real Estate and Rental and Leasing |
| | | | | | | | | 2825 EGLINTON AVE W | | | | | | | | | | | | Bank of Montreal | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | GoodLife Fitness Club | 10-19 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | The Wine Region | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Looney Bazaar | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | President's Choice Financial | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Sleep Country | 1-4 | Retail Trade |
| 10 | 4.28 | 10.57 | RET1, VAC | MU | C3 | | | 5175 GLEN ERIN DR | | | | | | | | | | | | Family Denistry - Dr. A.S. Loch | 5-9 | Health Care and Social Assistance |
| | | | | | | | | 5155 GLEN ERIN DR | | | | | | | | | | | | HomeSense | 20-49 | Retail Trade |
| | | | | | | | | 2690 ERIN CENTRE BLVD | | | | | | | | | | | | Bouclair Home | 5-9 | Retail Trade |
| | | | | | | | | 2670 ERIN CENTRE BLVD | | | | | | | | | | | | Dollarama | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Pizza Pizza | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Caldwell Banker Terrequity Realty, Brokerage | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Virtu Hair Imaging Inc. | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Erin Centre Chiropractic & Wellness | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | DJ's Convenience | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | KFC | 10-19 | Accommodation and Food Services |
| 11 | 30.37 | 75.04 | VAC, RET1 | MU | C3 | | SP/11/91 | 5100 ERIN MILLS PKY | | | | | | | | | | | | Bay, The | 100-299 | Retail Trade |
| | | | | | | | | 5045 GLEN ERIN DR | | | | | | | | | | | | Sears | 100-299 | Retail Trade |
| | | | | | | | | 5035 GLEN ERIN DR | | | | | | | | | | | | Gap/ Gap Kids | 20-49 | Retail Trade |
| | | | | | | | | 5025 GLEN ERIN DR | | | | | | | | | | | | JACOB/JACOB Lingerie/JACOB | 20-49 | Retail Trade |
| | | | | | | | | 5015 GLEN ERIN DR | | | | | | | | | | | | Shoppers Drug Mart | 20-49 | Retail Trade |
| | | | | | | | | 2655 EGLINTON AVE W | | | | | | | | | | | | Erin Mills Town Centre Administrative Office | 20-49 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | 2635 EGLINTON AVE W | | | | | | | | | | | | H & M | 20-49 | Retail Trade |
| | | | | | | | | 2595 EGLINTON AVE W | | | | | | | | | | | | Montana's Cookhouse | 20-49 | Accommodation and Food Services |
| | | | | | | | | 2575 EGLINTON AVE W | | | | | | | | | | | | Zellers | 100-299 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Wendy's | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Sportchek/Coast Mountain Sports | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Children's Place | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Village Orthodontics | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Nino D'arena | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Scotiabank | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Spring Rolls | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Lenscrafters | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Aeropostale | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | American Eagle | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | LCBO | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | La Senza | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | L'Attitudes | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Barber's Chair, The | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Tim Horton's | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Natural Solutions Spa | 20-49 | Other Services (except Public Administration) |

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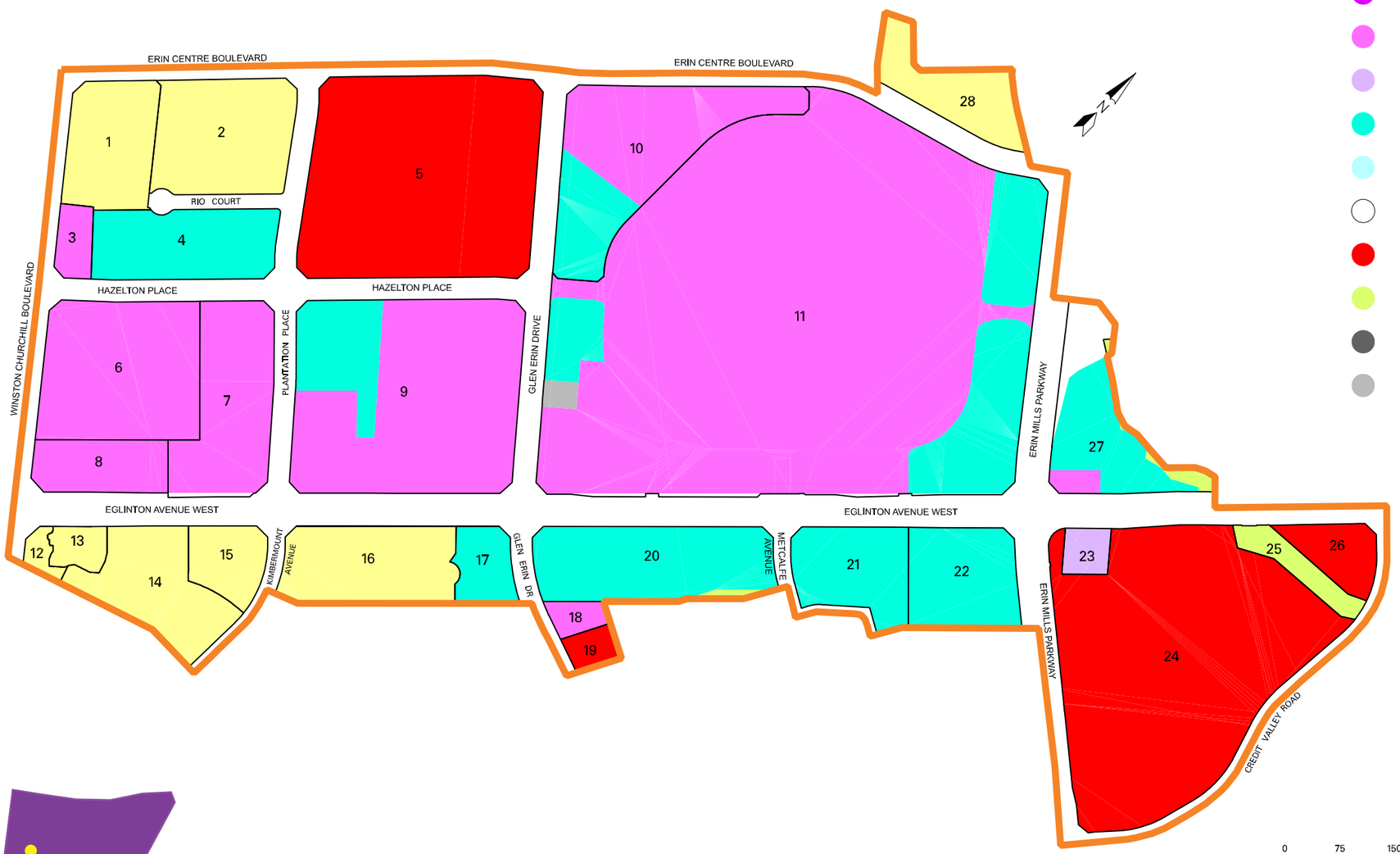
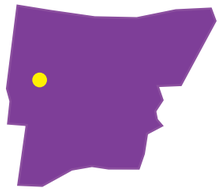
# Existing Land Use




- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 11 | | | | | | | | | | | | | | | | | | | | Made In Japan Teriyaki Experience | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Pickle Barrel | 50-99 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Tim Horton's | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Bath and Body Works | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Kelsey's | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Old Navy | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Randy River | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Claire's Boutique | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Faces | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Sunglass Hut | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Tuxedo Junction | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Garage Clothing Co., The | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Access | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Timothy's World Coffee | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Metal Smiths Accessories | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Telephone Booth, The | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Intimo Lingerie | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Benix & Co | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Proactiv | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Gala Gifts | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Illuminata Optical | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bombay Company | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Suzy Shier | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bentley Luggage | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Alia | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Wireless Wave | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Personal Edge | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Icing by Claires | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Enchante Perfumes | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | EB Games | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Personally Yours | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Optometrist (Dr. Jerry J. Hum) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Gags & Giggles | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | International News | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Gizmobies | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Girls - Spanx | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | London Cleaners | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Monsieur Dupont | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Pretzelmaker/ Mrs. Fields | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Tutti Fruitti | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Phasion Village | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | NYS Collection | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Pretty Valley | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Eco Toners and Ink | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vintage & Memories | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Hallmark | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Watchworks | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Twinkle Cell Accessories | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Rainbow Jade | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | The As Seen on TV Store | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Jean Machine | 1-4 | Retail Trade |

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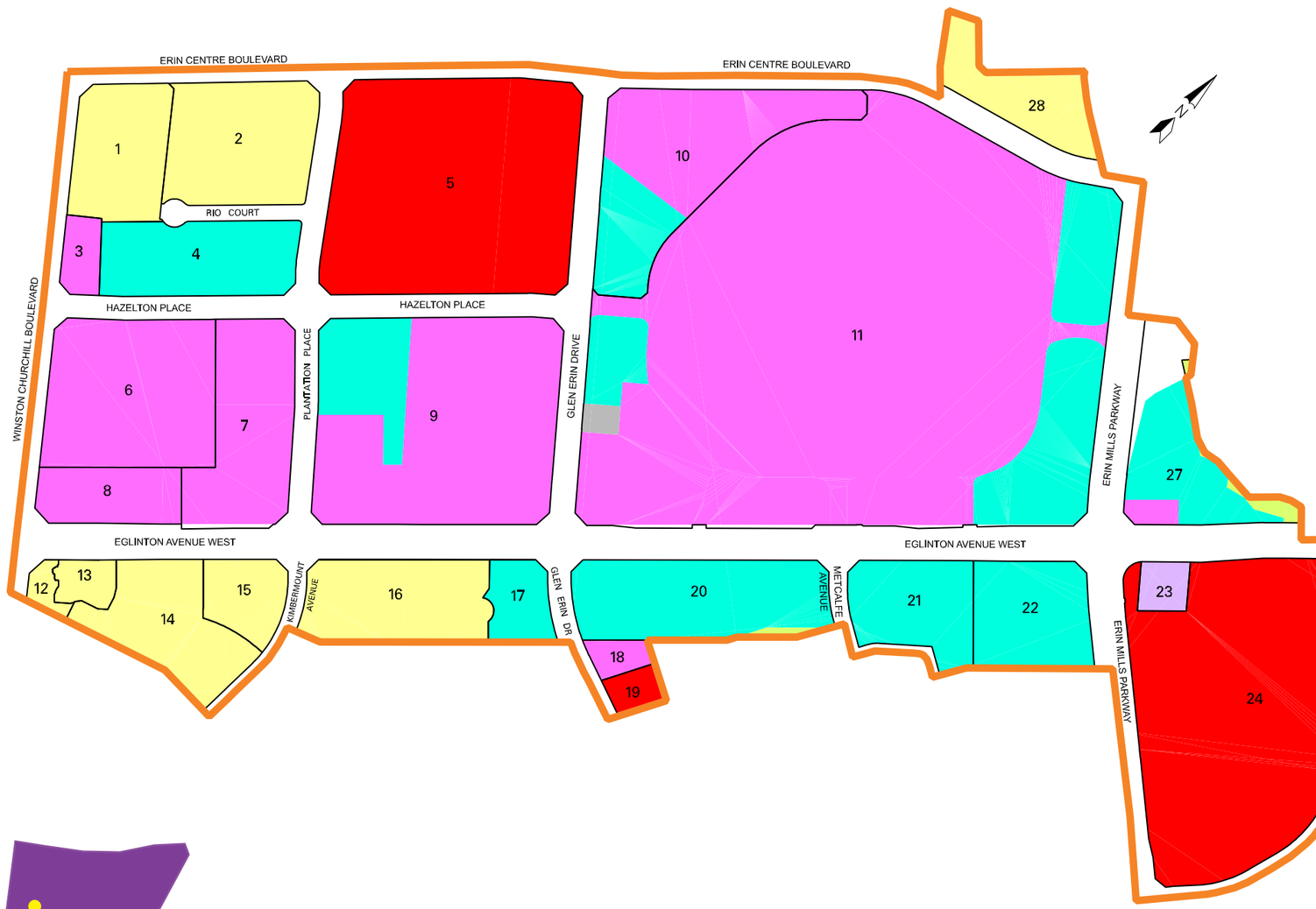
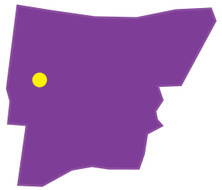
# Existing Land Use




- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

6-10



# Land, Buildings, People and Jobs

| LAND | | | | | | | | BUILDINGS | | | | | | PEOPLE | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 11 | | | | | | | | | | | | | | | | | | | | Bubble Tease | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Cavery | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Academy for Mathematics & Science | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Nutrition House | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Golden Valley Trading Co. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Naturalizer | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fit For Life | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Aldo Accessories | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | SoftMoc | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Holly's | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Kernels | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Caryl Baker Visage | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Northern Reflections | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bikini Village | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Stiches | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Payless ShoeSource's | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fruits & Passion | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Telus | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Mappins | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | A/E & Sport Co. / Addition-Elle | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Green Earth | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Peoples | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Guest Services | 5-9 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | Sony Style | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Walking on a Cloud | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Charm Diamond Centre | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Grand & Toy | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Marlin Travel | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Laura Secord | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Altima Dental Centre | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Urban Behaviour | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Goldsmith Shoppe, The | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | The Tall Girl Shop Ltd. | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | The Body Shop | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Black's Photography | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Ardene Miss Teen | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Opa! Souvlaki of Greece | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Sterling Shoes | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Feet First | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Thyme Maternity | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Please Mum | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Lids | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Cafe Supreme | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Pure Med Spa Featuring Bright Smile | 1-4 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Taco Villa | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Covers | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | The Source by Curcuit City | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Yogen Fruz | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | GNC (General Nutritional Centres) | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Costa Blanca X | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Coles | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Aldo | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Danier Leather | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bowring | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bluenotes | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Beauty Express | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Key Man Engravables | 1-4 | Retail Trade |

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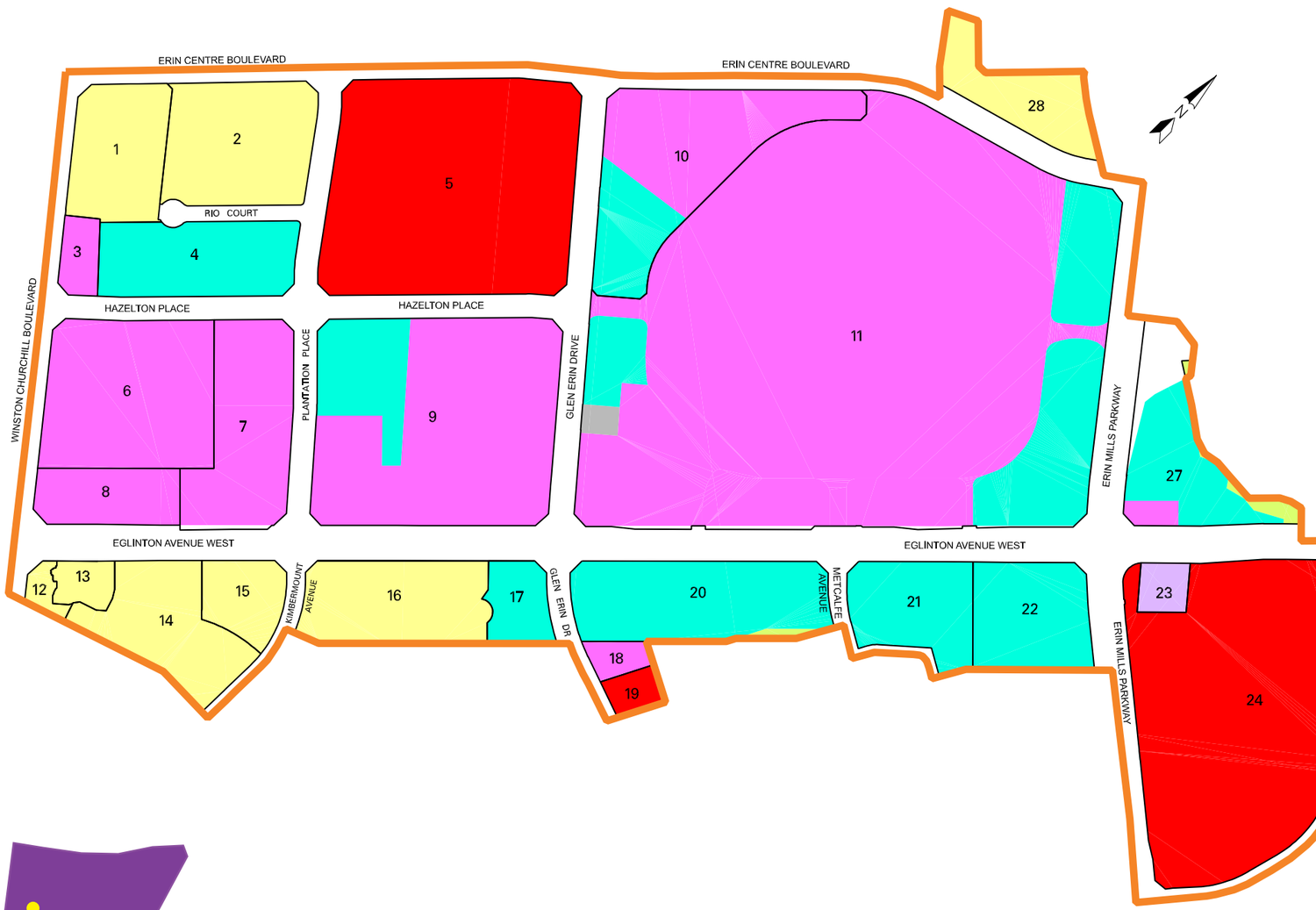
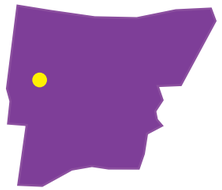



- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

6-12

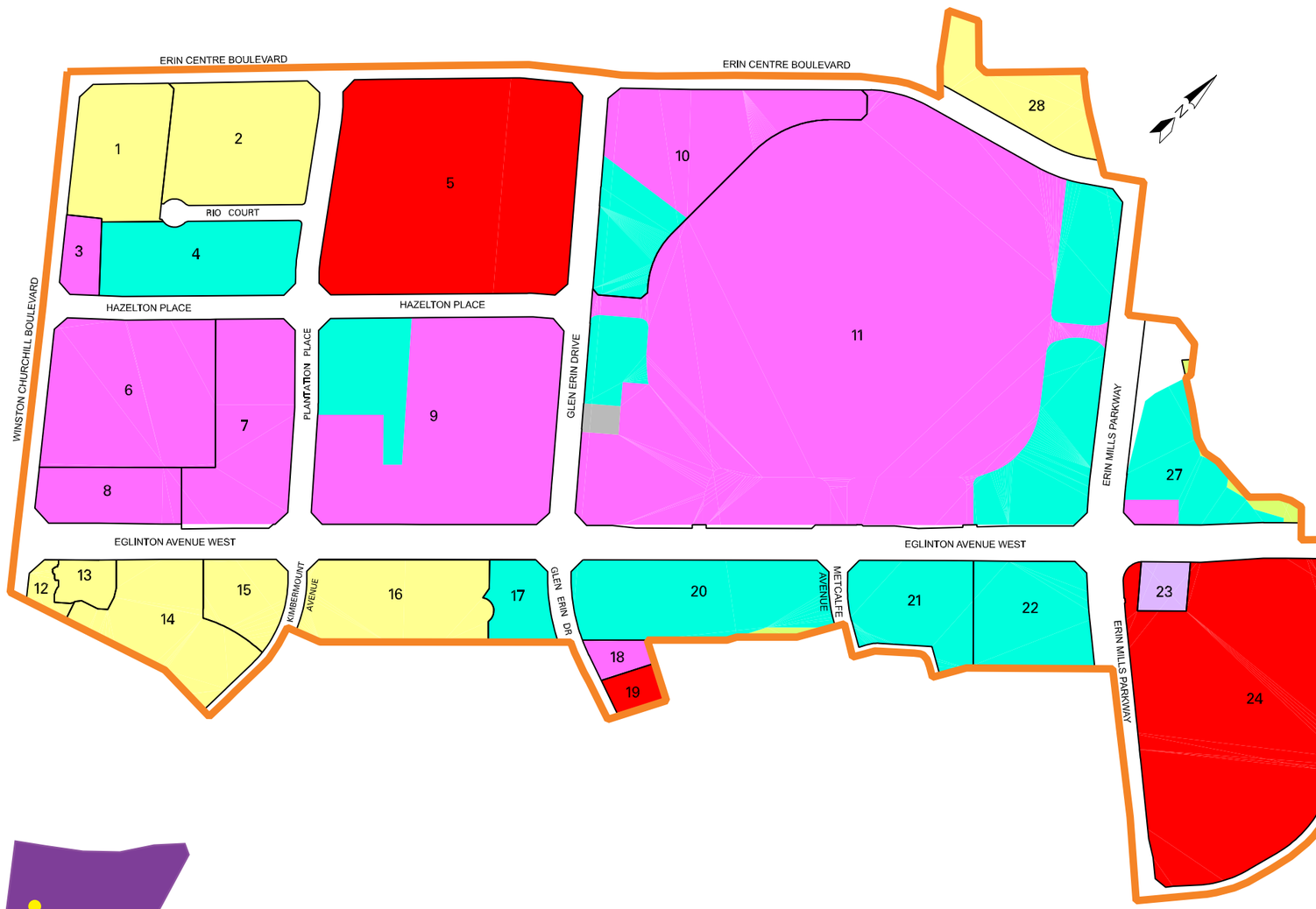


# Land, Buildings, People and Jobs

| LAND | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 11 | | | | | | | | | | | | | | | | | | | | Teaopia | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Sunrise Records | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Stepss | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Carlton Cards | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Stitch It | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | West 49 | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Erin Mills Eye Exam Center | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Cleo | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Flight Centre | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Anna Bella | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | La Senza Girl | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Lottery / Info Booth | 1-4 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Rogers Wireless | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Joseph's Coiffures | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Dynamite | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Smart Set | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fido | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | New York Fries | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Ben Moss Jewellers | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Costa Blanca | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Guess | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Le Chateau | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bourbon Street Grill | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Tabi International | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Laura & Laura Plus | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Subway Sandwiches & Salads | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | NRG Studio | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | CIBC | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Laura Petites | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bell World | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | A & W | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Athlete's World Superstore | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Foot Locker | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Tip Top Tailor Shop | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | KFC/ Taco Bell | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | H M V | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | RW & Co. | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fairweather | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Roots Canada Ltd. | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Second Cup | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Bulk Barn | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Spring | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Manchu Wok | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Cassis | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Thai Express | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Melon Head | 5-9 | Other Services (except Public Administration) |
| 12 | 0.24 | 0.58 | RES4 | HD | RA2-21 | | | 4640 KIMBERMOUNT AVE | 4640 Kimbermount Ave | 8 | 6594 | 70981 | | | | | Apartment | 64 | 163 | Unknown Occupant | NA | No description on record |
| 13 | 0.43 | 1.07 | RES5 | HD | RA2-21 | | | 4620 KIMBERMOUNT AVE | 4620 Kimbermount Ave | 7 | 10349 | 111396 | | | | | Apartment | 138 | 351 | AMICA- Wellness and Vitality Residence | 20-49 | Health Care and Social Assistance |
| 14 | 2.30 | 5.69 | RES3 | MD | RM4-16 | | | 4660 KIMBERMOUNT AVE<br>4658 KIMBERMOUNT AVE<br>4656 KIMBERMOUNT AVE<br>4654 KIMBERMOUNT AVE<br>4652 KIMBERMOUNT AVE<br>4650 KIMBERMOUNT AVE<br>4600 KIMBERMOUNT AVE | 4600,4650,4652,4654,4656,4658,4660 Kimbermount Ave | 2 | 11562 | 124456 | | | | | Townhouse | 101 | 305 | | | |
| 15 | 0.98 | 2.43 | RES4 | HD | RA3-5 | | | 4680 KIMBERMOUNT AVE | 4680 Kimbermount Ave | 9 | 11502 | 123813 | | | | | Apartment | 112 | 285 | | | |

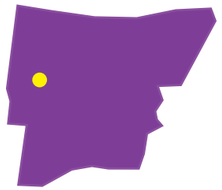
A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

# Existing Land Use




- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others





# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 16 | 2.47 | 6.10 | RES4 | HD | RA5-36 | | | 4895 KIMBERMOUNT AVE | 4879 Kimbermount Ave | 18 | 15727 | 169281 | | | | | Apartment | 196 | 498 | | | |
| | | | | | | | | 4889 KIMBERMOUNT AVE | 4889 Kimbermount Ave | 19 | 16594 | 178618 | | | | | Apartment | 207 | 526 | | | |
| | | | | | | | | 4879 KIMBERMOUNT AVE | 4850 Glen Erin Dr | 19 | 16594 | 178618 | | | | | Apartment | 207 | 526 | | | |
| | | | | | | | | 4850 GLEN ERIN DR | | | | | | | | | | | | | | |
| 17 | 0.81 | 1.99 | VAC | HD | RA5-36 | | | 4900 GLEN ERIN DR | 4900 Glen Erin Dr | 18 | 15727 | 169281 | | | | | Apartment | 196 | 498 | | | |
| 18 | 0.33 | 0.81 | RET1 | HD | RA5-22 | | | 4615 GLEN ERIN DR | | | | | | | | | | | | | | |
| 19 | 0.34 | 0.84 | PUB | HD | RA1-29 | | | 4595 GLEN ERIN DR | | | | | | | | | | | | Fire Station 115 | 20-49 | Public Administration |
| 20 | 3.24 | 8.01 | OS, VAC | HD | RA5-22 | | SP/8/228, SPR/10/2 | 4699 GLEN ERIN DR | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 4677 GLEN ERIN DR | | | | | | | | | | | | | | |
| | | | | | | | | 4665 GLEN ERIN DR | | | | | | | | | | | | | | |
| | | | | | | | | 4655 GLEN ERIN DR | | | | | | | | | | | | | | |
| | | | | | | | | 4633 GLEN ERIN DR | | | | | | | | | | | | | | |
| 21 | 1.84 | 4.56 | VAC | HD | RA5-34 | | | 4635 METCALFE AVE | | | | | | | | | | | | | | |
| | | | | | | | | 2590 EGLINTON AVE W | | | | | | | | | | | | | | |
| | | | | | | | | 2580 EGLINTON AVE W | | | | | | | | | | | | | | |
| 22 | 2.02 | 5.00 | VAC | HD | RA5-34 | | | 2560 EGLINTON AVE W | | | | | | | | | | | | | | |
| | | | | | | | | 2550 EGLINTON AVE W | | | | | | | | | | | | | | |
| 23 | 0.39 | 0.97 | OFF | INST | I-4 | | | 2300 EGLINTON AVE W | | | | | 2300 Eglinton Ave W | 5 | 6251 | 67286 | | | | Ophtalmology-Dr. A. Budning | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Andrew Chow Medicine Professional | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Credit Valley Dental - Dr.Kristine Hang & Dr. J. Jarema | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Andrew Chow Medicine Professional | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Cardiology Diagnostic Services-Dr. M. Druck, Dr. H. Strauss, & Dr. J. Jovanovic | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Physiotherapy One, Orthopaedic & Sports | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Credit Valley Family Practice Associates-Dr. A. Arnot, Dr. W. Griffin, Dr. H. Kroll, Dr. J. Vickers, Dr. J. Eisen, Dr. S. Brereton | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Life Labs | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dermatologist-Dr. H. Harris, Dr. Melak, & | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Louie Weisleder | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Orthopaedic Surgeons-Dr. B.V. McGoey, Dr. C.D. Nguyen, Dr. L.M. Weislder | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Joesph K. Wong - Otolaryngology | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. G. Israelian - Neurologist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. B. Manolopoulas | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. E. Amer | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Psychiatrist-Dr. N. R. Dayal | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Gastroenterology-Dr. Michael J. Ostro | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Sweet 102 Café | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Dr. A. Cheng | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Walz LeBlanc - Rheumatologist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. R. Grossman - Respirology | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Elaine Saucy | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Paediatrician-Dr. H. J. Erez | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | John's Orthopedic Specialities | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Family Physicians - Dr. Joan Koch | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Credit Valley Family Health Team | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Credit Valley Family Health Team | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Credit Valley Nephrology Associates-Dr. G Wong, Dr. G. Wu, Dr. A. Wadgymar, Dr. Donald Kim, Dr. David Perkins. | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Orthopaedic Surgeon-Dr. S. Rosenfeld, Podiatrist-Dr. Luftig | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Neurosurgeon-Dr. E. Duncan | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Hollmgworth Medicine Professional | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Eye Physicians & Surgeons- Dr. T. Vettese | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. D. Glenn Beard - ears, nose & throat doctor | 1-4 | Health Care and Social Assistance |

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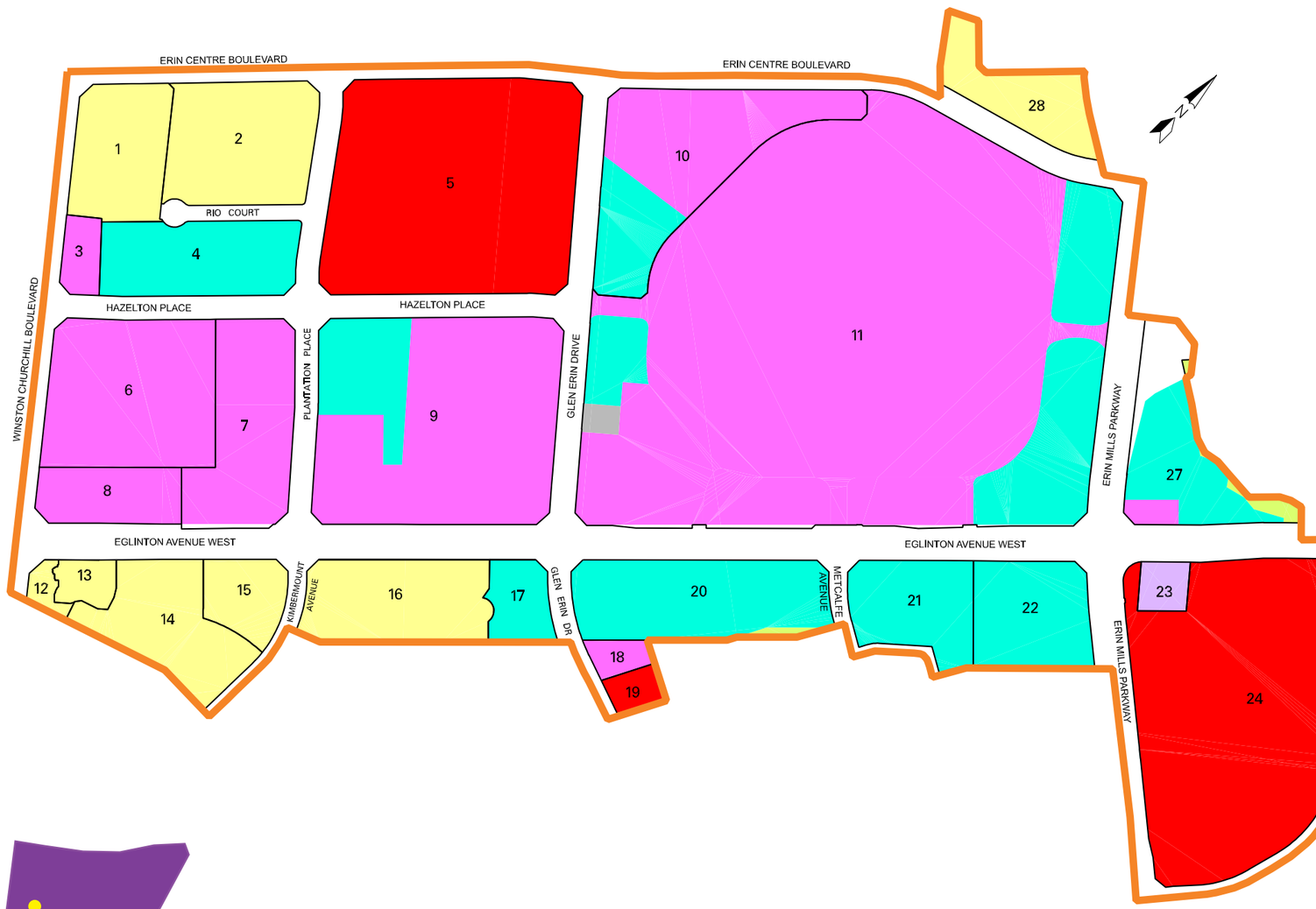
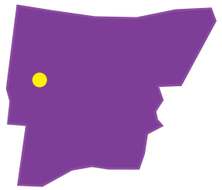
# Existing Land Use




- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others





# Land, Buildings, People and Jobs

| LAND | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 23 | | | | | | | | | | | | | | | | | | | | Eye Physicians & Surgeons- Dr. M. Miller | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Credit Valley Oral and Maxillofacial | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | General Surgeons-Dr. D. Coughlan | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Deepa Kumar | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Kirandeep Nagi | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | V. Milsevic M.D. | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. M. Piersanti and Dr. Mody | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Frank V. Ritaca M.D. E.R.C.P. (C) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. S. Joshi | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Agarwal - Family Physician | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Vitaly Bard | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dermatologist- Dr. C. Webster | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. K. Menon | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Plastic & Cosmetic Surgery-Dr. Richard J. | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Family Medicine & Maternity-Dr. E. Tamari | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Credit Valley Optical | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dr. S. Vojvodich - Ear, Nose & Throat | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | General Surgery - Lancelot K. Tin, M.D. | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Chiropodist-Dr. Bill Dedes | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Medical Pharmacy Ltd | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dr. J. Langlois | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Credit Valley Pulmonary Associates-Dr. T. Inouye | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Diane A. Flood | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. I Gottesman | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | General & Vascular Surgeon-Dr. R. J. A. O'Connor | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Ami Mody- Rhematology and Internal | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Jeffrey D. Lue - optometrist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. A Niaz, Dr. G.S. Moffat | 1-4 | Health Care and Social Assistance |
| 24 | 11.05 | 27.30 | PUB | INST | I-3 | | | 2250 EGLINTON AVE W | | | | | | | | | | | | Great Canadian Bagel/ Yogen Fruz, The | 1-4 | Accommodation and Food Services |
| | | | | | | | | 2200 EGLINTON AVE W | | | | | | | | | | | | The Credit Valley Hospital- Helicopter Pad | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Shop at the Valley | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Credit Valley Hospital, The | 1000+ | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | The Guru Nanak Pharmacentre | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Second Cup | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Hasty Market | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vivah | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | I'm for Real | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | The Orthotic Centre | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Capilia Hair Solution Centre | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Panzerotto Pizza | 1-4 | Accommodation and Food Services |
| 25 | 0.66 | 1.62 | OS | G | G1 | | | | | | | | | | | | | | | | | |
| 26 | 0.88 | 2.16 | PUB | INST | I-3 | | | | | | | | | | | | | | | | | |
| 27 | 2.67 | 6.59 | OS, RET3, PROW, VAC | HD, G | G1, RA5-37 | | | 2475 EGLINTON AVE W | | | | | | | | | | | | | | |
| 28 | 1.63 | 4.03 | RES4 | HD | RA4-40 | | | 2585 ERIN CENTRE BLVD | 2585 Erin Centre Blvd | 13 | 9547 | 102764 | | | | | Apartment | 203 | 516 | | | |
| | | | | | | | | 2565 ERIN CENTRE BLVD | 2545 Erin Centre Blvd | 18 | 14874 | 160104 | | | | | Apartment | 110 | 279 | | | |
| | | | | | | | | 2545 ERIN CENTRE BLVD | 2565 Erin Centre Blvd | 15 | 10948 | 117844 | | | | | Apartment | 146 | 371 | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

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# Focus on Mississauga 2012

officialplan Monitoring

## Uptown Major Node

### History

As the development of City Centre began to take shape in the 1970's with the completion of Square One, it became necessary to create a Secondary Plan to form a new residential community adjacent to the City Centre. In the early 1980's a plan was in place for the community and the area now identified as the Uptown Node, specifically at Hurontario Street and Eglinton Avenue, has urban structure elements that support higher density and growth to compliment the Downtown.



### Present Day

The Uptown Major Node is located within the Hurontario neighbourhood and is focused around Mississauga Marketplace at the southeast corner of Eglinton Avenue East and Hurontario Street and the office and retail commercial development at the southwest corner. The node is a stable area that contains a mix of high density apartments, townhouses, office and commercial uses, but also has potential for additional significant high density residential development north of Eglinton Avenue, east and west of Hurontario Street. However, given that the majority of the node is residential and 86% of that is considered high-density apartment dwellings, future intensification needs to focus on more mixed-use and office development to provide a greater balance in the node of both residential and employment type uses.

In the City Council adopted Mississauga Official Plan (September 2010), (http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan) Uptown is identified as a Major Node, part of a new urban structure, which focuses growth to areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure. As a Major Node, Uptown should act as a prominent centre of mixed use activity with a variety of employment opportunities, such as office and regional shopping services that draw people from beyond adjacent neighbourhoods.

The node will ensure a high quality pedestrian environment with city blocks based on pedestrian distances to provide a more human scale at the street level.

Uptown will also provide a variety of higher density housing for people throughout the different phases of their lifecycle and for a variety of income groups. To achieve these goals, minimum and maximum height and density standards will apply.

MISSISSAUGA Leading today for tomorrow

# Fast Facts

## Land Area, Housing, Population, Employment

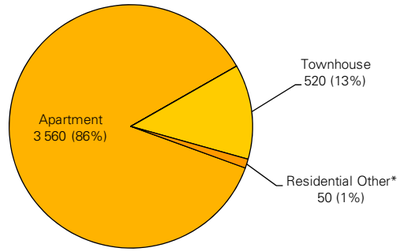
| | |
|---|---|
| 97.0 | Area (ha) (239.7 acres) |
| 4 125 | Residential Units |
| 10 740 | Population (inc. census undercount) |
| 2 120 | Employment (inc. home based businesses) |
| 211 | Business Sites (9 vacant business sites) |

## Existing Land Use

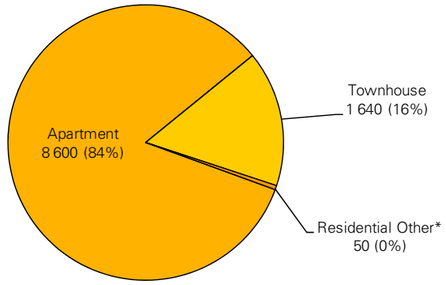
| | ha | acres | percentage |
|---|---|---|---|
| Residential | 27.0 | 66.8 | 28% |
| Mixed Residential / Retail | 0.0 | 0.0 | 0% |
| Office | 0.0 | 0.0 | 0% |
| Public / Institutional / Other | 0.0 | 0.0 | 0% |
| Retail / Commercial | 13.7 | 33.8 | 14% |
| Industrial | 0.0 | 0.0 | 0% |
| Open Space | 0.0 | 0.0 | 0% |
| Transportation Right-of-Way / Walkway | 24.0 | 59.4 | 25% |
| Parking | 0.0 | 0.0 | 0% |
| Others | 7.3 | 18.0 | 8% |
| Vacant | 24.9 | 61.6 | 26% |
| Total | 97.0 | 239.6 | 100% |

Source: Existing Land Use Survey Fall 2010. Totals may not sum due to rounding.

## Residential Units




## Residential Population



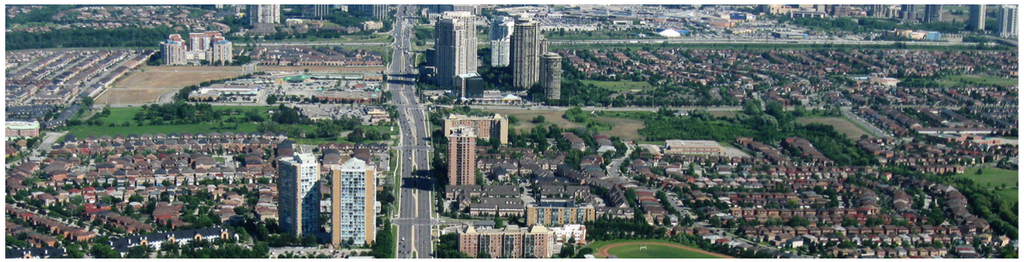

*Residential Other includes institutional units and population
Residential Population does not include census net undercoverage

## Businesses and Employees by Sector

| Sector | Non-Vacant Business Sites Percentage | Employees Percentage |
|---|---|---|
| Accommodation and Food Services | 13% | 17% |
| Administrative and Support, Waste Management and Remediation Services | 5% | 3% |
| Agriculture, Forestry, Fishing and Hunting | 0% | 0% |
| Arts, Entertainment and Recreation | 0% | 0% |
| Construction | 1% | 1% |
| Educational Services | 2% | 3% |
| Finance and Insurance | 11% | 13% |
| Health Care and Social Assistance | 13% | 8% |
| Information and Cultural Industries | 1% | 1% |
| Management of Companies and Enterprises | 1% | 6% |
| Manufacturing | 1% | 1% |
| Mining, Quarrying, and Oil and Gas Extraction | 0% | 0% |
| Other Services (except Public Administration) | 9% | 7% |
| Professional, Scientific and Technical Services | 14% | 15% |
| Public Administration | 0% | 0% |
| Real Estate and Rental and Leasing | 5% | 8% |
| Retail Trade | 12% | 11% |
| Transportation and Warehousing | 1% | 0% |
| Utilities | 0% | 0% |
| Wholesale Trade | 2% | 1% |
| Unknown | 7% | 5% |
| Total | 100% | 100% |

Source: Mississauga Employment Database 2010, see data notes for sector descriptions.
Does not include home based businesses

# Official Plan Targets



## Density

**132.6** Persons and Jobs/ha (53.7/acre)

**110.7** Persons/ha (44.8/acre)

**21.9** Jobs/ha (8.8/acre)

## About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.2.4 states that the Major Nodes will achieve a gross density of between 200 and 300 residents and jobs combined per hectare.

Density measures the number of residents and jobs combined per gross hectare.

Section 5.3.2.6 states that the Major Nodes will achieve an average population to employment ratio between 1:2 to 2:1, measured as an average across the entire area of each node.

## Monitoring Summary

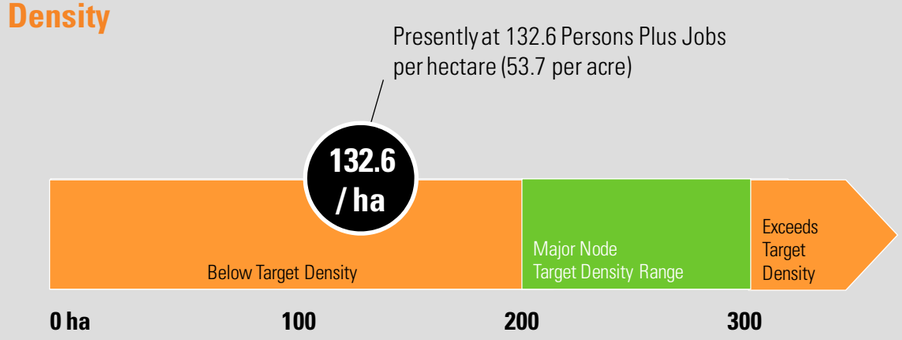
At a current density of 132.6, the Uptown Major Node does not fall within the target density range (residents and jobs combined per gross hectare) of 200 to 300.

At a current PPJ of 5.1:1, the Uptown Major Node does not fall within the target population to employment range of 1:2 to 2:1.

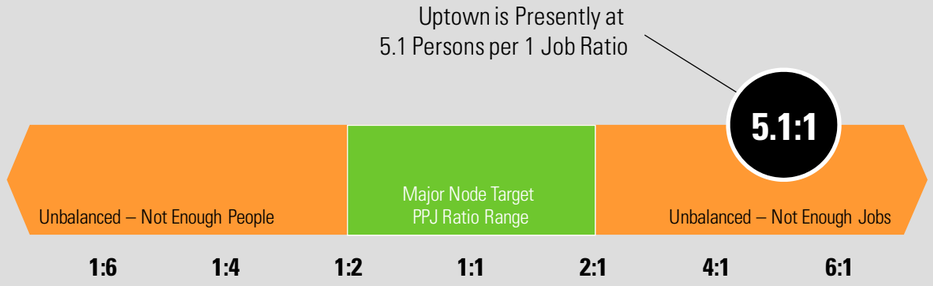
There are currently two development applications in progress which could add approximately 5750 residential units and 13370 $m^2$ (144 000 sq. ft) of retail/commercial space.

Note - Development applications that have been approved but yet developed are not included in the in progress development applications list.

## Density



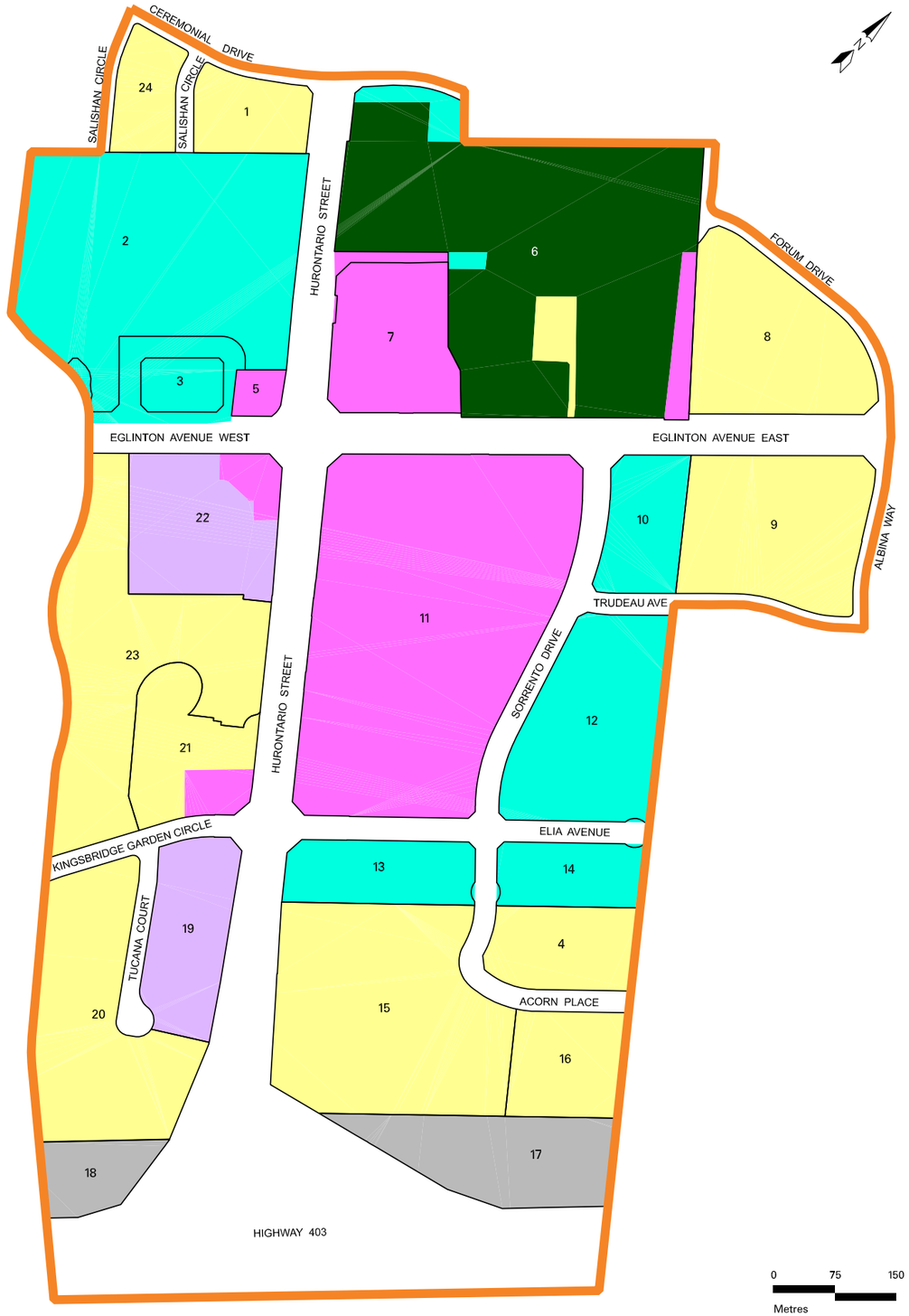

## Persons Plus Jobs Ratio



# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others
- Farm





# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 1 | 1.07 | 2.65 | RES4 | HD | RA3-8 | | | 20 CEREMONIAL DR | 20 Ceremonial Dr | 10 | 15683 | 168812 | | | | | Apartment | 180 | 456 | | | |
| 2 | 8.11 | 20.03 | OS, VAC | OS, HD, MD | D | | OZ/OPA/7/25, 21T-M//7006, SP/9/43 | 5096 HURONTARIO ST<br>5048 HURONTARIO ST<br>5044 HURONTARIO ST | | | | | | | | | | | | | |
| 3 | 0.53 | 1.32 | VAC | HD | RA5-41 | | OZ/OPA/7/25, 21T-M//7006 | 75 EGLINTON AVE W<br>55 EGLINTON AVE W | | | | | | | | | | | | | |
| 4 | 1.44 | 3.57 | RES4 | HD | RA3-8 | | | 121 ACORN PL<br>99 ACORN PL<br>85 ACORN PL | 85, 121 Acorn Pl<br>99 Acorn Pl | 12<br>4 | 24812<br>1631 | 267076<br>17555 | | | | | Institutional<br>Apartment | 48<br>254 | 48<br>677 | YMCA Peel Youth Village | 20-49 | Other Services (except Public Administration) |
| 5 | 0.27 | 0.67 | RET2 | MVC | C5-3 | | | 5008 HURONTARIO ST | | | | | | | | | | | | Esso | 1-4 | Retail Trade |
| 6 | 10.36 | 25.60 | VAC, RES1, RET3, F | MD, HD | RA5-23, D | | 21T-M//9004, OZ/OPA/9/11 | 5109 HURONTARIO ST<br>5081 HURONTARIO ST<br>5055 HURONTARIO ST<br>131 EGLINTON AVE E<br>91 EGLINTON AVE E | | | | | | | | | | | | | |
| 7 | 2.17 | 5.37 | RET1 | MU | C2-7 | | | 5035 HURONTARIO ST<br>5033 HURONTARIO ST<br>5031 HURONTARIO ST<br>5029 HURONTARIO ST<br>5027 HURONTARIO ST<br>5025 HURONTARIO ST | | | | | | | | | | | | Physical Therapy One<br>Walk-in Clinic<br>Nature Source<br>Shoppers Drug Mart<br>Sleep Country Canada<br>Mr. Sub<br>Masci Unisex Salon<br>Variety Plus<br>Hurontario Cleaners<br>Flowers By Mira<br>BT Optical<br>Bella Ristorante<br>Bombay Bhel<br>Montana's Cookhouse Saloon<br>LCBO<br>Lick's<br>Henry's (Photo, Video, Digital)<br>Dental Office - Dr. Chris Gigeris<br>Household Finance Centre (HSBC) | 1-4<br>5-9<br>5-9<br>20-49<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>5-9<br>20-49<br>20-49<br>10-19<br>10-19<br>5-9<br>5-9 | Health Care and Social Assistance<br>Health Care and Social Assistance<br>Retail Trade<br>Retail Trade<br>Retail Trade<br>Accommodation and Food Services<br>Other Services (except Public Administration)<br>Retail Trade<br>Other Services (except Public Administration)<br>Retail Trade<br>Retail Trade<br>Accommodation and Food Services<br>Accommodation and Food Services<br>Accommodation and Food Services<br>Retail Trade<br>Accommodation and Food Services<br>Retail Trade<br>Health Care and Social Assistance<br>Finance and Insurance |
| 8 | 3.04 | 7.52 | RES4, RES3 | HD, MD | RA4-29, RM4-4 | | | 220 FORUM DR<br>190 FORUM DR<br>180 FORUM DR | 220 Forum Dr<br>180, 190 Forum Dr | 20<br>3 | 20118<br>13044 | 216550<br>140410 | | | | | Townhouse<br>Apartment | 106<br>236 | 345<br>645 | | | |
| 9 | 3.22 | 7.95 | RES3 | MD | RM4 | | | 4950 ALBINA WAY<br>185 TRUDEAU AVE<br>183 TRUDEAU AVE<br>181 TRUDEAU AVE<br>179 TRUDEAU AVE<br>177 TRUDEAU AVE<br>175 TRUDEAU AVE<br>171 TRUDEAU AVE<br>169 TRUDEAU AVE<br>167 TRUDEAU AVE<br>165 TRUDEAU AVE<br>163 TRUDEAU AVE<br>161 TRUDEAU AVE<br>159 TRUDEAU AVE | 159/-183/4950 Trudeau Ave/Albina Way | 3 | 21095 | 227070 | | | | Townhouse | 144 | 455 | | | |
| 10 | 1.30 | 3.22 | VAC | HD | RA5-20 | | | 136 EGLINTON AVE E | | | | | | | | | | | | | |

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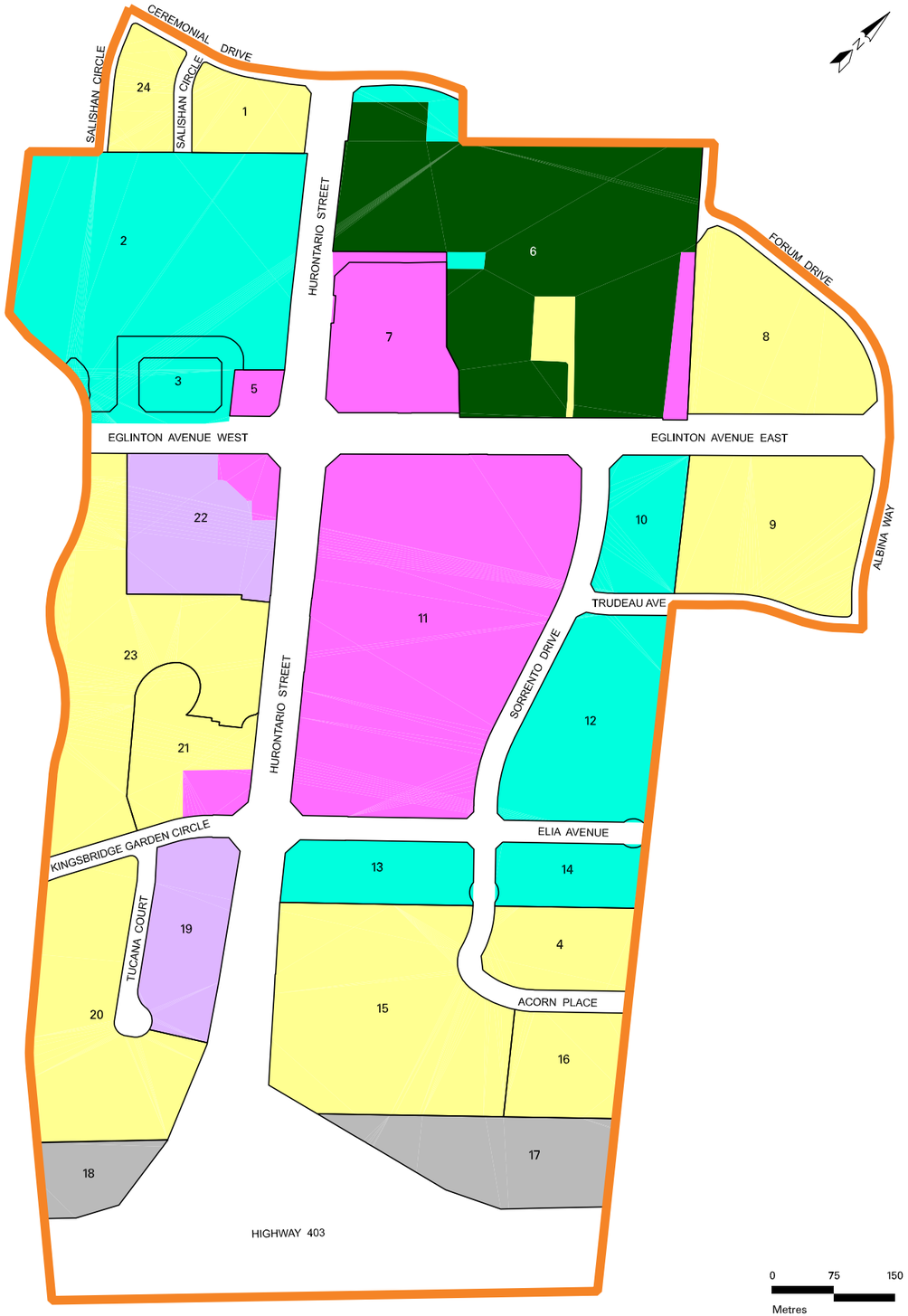
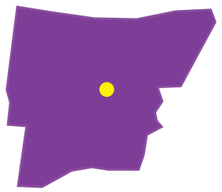
Focus on Mississauga 2012 - Uptown Major Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others
- Farm




7-6



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 11 | 9.92 | 24.51 | RET1 | MU | C3-48 | | | 4561 HURONTARIO ST | | | | | | | | | | | | Cruiseship Centers | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | 4559 HURONTARIO ST | | | | | | | | | | | | Dr. Cleaners | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | 4557 HURONTARIO ST | | | | | | | | | | | | Dollar Blitz | 5-9 | Retail Trade |
| | | | | | | | | 4555 HURONTARIO ST | | | | | | | | | | | | Dr. Philip T.H. Wong, DMD | 5-9 | Health Care and Social Assistance |
| | | | | | | | | 4553 HURONTARIO ST | | | | | | | | | | | | Second Cup | 5-9 | Accommodation and Food Services |
| | | | | | | | | 55 ELIA AVE | | | | | | | | | | | | Super Cuts | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | 35 ELIA AVE | | | | | | | | | | | | Pho Mi Vietnamese Restaurant | 5-9 | Accommodation and Food Services |
| | | | | | | | | 25 ELIA AVE | | | | | | | | | | | | Bashu Sichuan Cuisine | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Scotia Bank | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Dr. Bernstein Health & Diet Clinics | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Saravana Bhavan | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Royal Bank of Canada | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Bubble Republic | NA | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | RBC Insurance Company | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Swiss Chalet | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Wangs Kitchen Canada Inc | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Toys R Us | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | TD Canada Trust | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Fedex Office | 20-49 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Ashley Furniture Home Store | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Catholic Crosscultural Servics - Peel Region | 20-49 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Pizza Hut | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Harvey's | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Intouch Wireless Inc | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | May Hui's Hair Design | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | The Beauty Supply Outlet | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | D.O.T | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Public Jewellery | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Motophoto Portrait Studio | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Kentucky Fried Chicken | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Style Nails | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Unknown Occupant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | SYD Silver Formals | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Ideal Optical | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Quiznos Classic Subs | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Mississauga Marketplace Fish & Chips | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Kobe Sushi | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Royal Stones Jewellery Inc. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Allstate Insurance | 5-9 | Finance and Insurance |
| 12 | 3.29 | 8.13 | VAC | HD | RA5-20 | | | 105 ELIA AVE | | | | | | | | | | | | | | |
| 13 | 1.44 | 3.56 | VAC | O | O-7 | | | | | | | | | | | | | | | | | |
| 14 | 1.13 | 2.79 | VAC | HD | RA5-20 | | | 110 ELIA AVE | | | | | | | | | | | | | | |
| 15 | 5.44 | 13.45 | RES3 | MD | RM4 | | | 80 ACORN PL | 80 Acorn Pl | 3 | 33304 | 358480 | | | | | Townhouse | 235 | 743 | | | |
| 16 | 1.44 | 3.57 | RES4 | HD | RA3-8 | | | 120 ACORN PL | 110, 120 Acorn Pl | 12 | 25912 | 278917 | | | | | Apartment | 274 | 730 | | | |
| | | | | | | | | 110 ACORN PL | | | | | | | | | | | | | | |
| | | | | | | | | 100 ACORN PL | | | | | | | | | | | | | | |
| 17 | 7.24 | 17.88 | UP | PBW | PB1 | | | 4402 CENTRAL PKY E | | | | | | | | | | | | | | |
| 18 | 2.49 | 6.16 | UP | PBW | PB1 | Listed - MISSISSAUGA SPCLS | | 4430 HURONTARIO ST | | | | | | | | | | | | | | |
| | | | | | | | | 4410 HURONTARIO ST | | | | | | | | | | | | | | |
| 19 | 1.83 | 4.53 | OFF | O | O-6 | | | 20 KINGSBRIDGE GARDEN CIR | | | | | 20 Kingsbridge Garden Cir | 2 | 1989 | 21410 | | | | Salon Botticelli Hair Em III Salon Inc. c/o | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | 10 KINGSBRIDGE GARDEN CIR | | | | | 10 Kingsbridge Garden Cir | 8 | 10758 | 115799 | | | | Rabba Fine Foods | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Boulevard Landscaping | NA | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Dr. Tong Wang Family Dentist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Cosmos Security | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Office of the Worker Adviser | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Audmax Inc. | 5-9 | Professional, Scientific and Technical Services |

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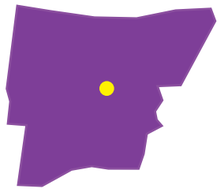
Focus on Mississauga 2012 - Uptown Major Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others
- Farm




7-8



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 19 | | | | | | | | | | | | | | | | | | | | Kingsbridge Physiotherapy Centre | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Toolbox Strategies Inc. | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Mississauga Professional Association | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Garland Consultants Inc. | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Gary R. Landa, CA Professional Corporation | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Denis Pao Law Offices | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Garland Payroll Services Inc. | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dr. D.Powell & Associates (Optometrist) | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Deborah Seib - Vein Cosmetics | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Assets Management | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Paul A Barnett & Associates Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Global Sea Services | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Discovery Transcripts Services | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Warmup Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vision Canada Optical Services | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Victoria & Albert Bath | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Hummingbird Financial | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Canadian Global Sea Carriers/ Beneficial | 1-4 | Transportation and Warehousing |
| | | | | | | | | | | | | | | | | | | | | Canadian Executive Centres | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Momentum Healing Arts Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Executive Suites | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | State Farm Investor Services | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Gregory James Law Office | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | V-Soft Consulting | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Ganong Brothers | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Sign of the Times for Pensions/Coalition | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Markowitz & Knowles Fabio Gazzola | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Informoney Inc. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Subway | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Custom Business Solutions Inc. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Mino Trade Ltd. | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Banasinski & Associates | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Duropac | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Rocsai Financial | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Fingertips | 1-4 | No description on record |
| | | | | | | | | | | | | | | | | | | | | Master Stagers | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Azevedo Paralegal Services | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Centum Supreme Mortgages | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Ness Canada | 1-4 | No description on record |
| | | | | | | | | | | | | | | | | | | | | Mississauga Immigration Services | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dr. R.K. Ratti | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | M-Masood Qadar - Lawyer | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Exactool | 1-4 | No description on record |
| | | | | | | | | | | | | | | | | | | | | Quest Learnings | 1-4 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | Just A Sec Cleaners | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Lisga Development Ltd. | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Canada Strategic Financial Ltd. | NA | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Canada Wang Jun M & E | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | East Events and Catering | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Matrix Visa | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Monika Tomaszewska, Licenced | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Shashi K. Raina (SKR Law) | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Life Clinic - Accupuncture & Massage | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Deol Law Office | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Core Education Services | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | The Business Place | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Investment Planning Counsel | 1-4 | Finance and Insurance |

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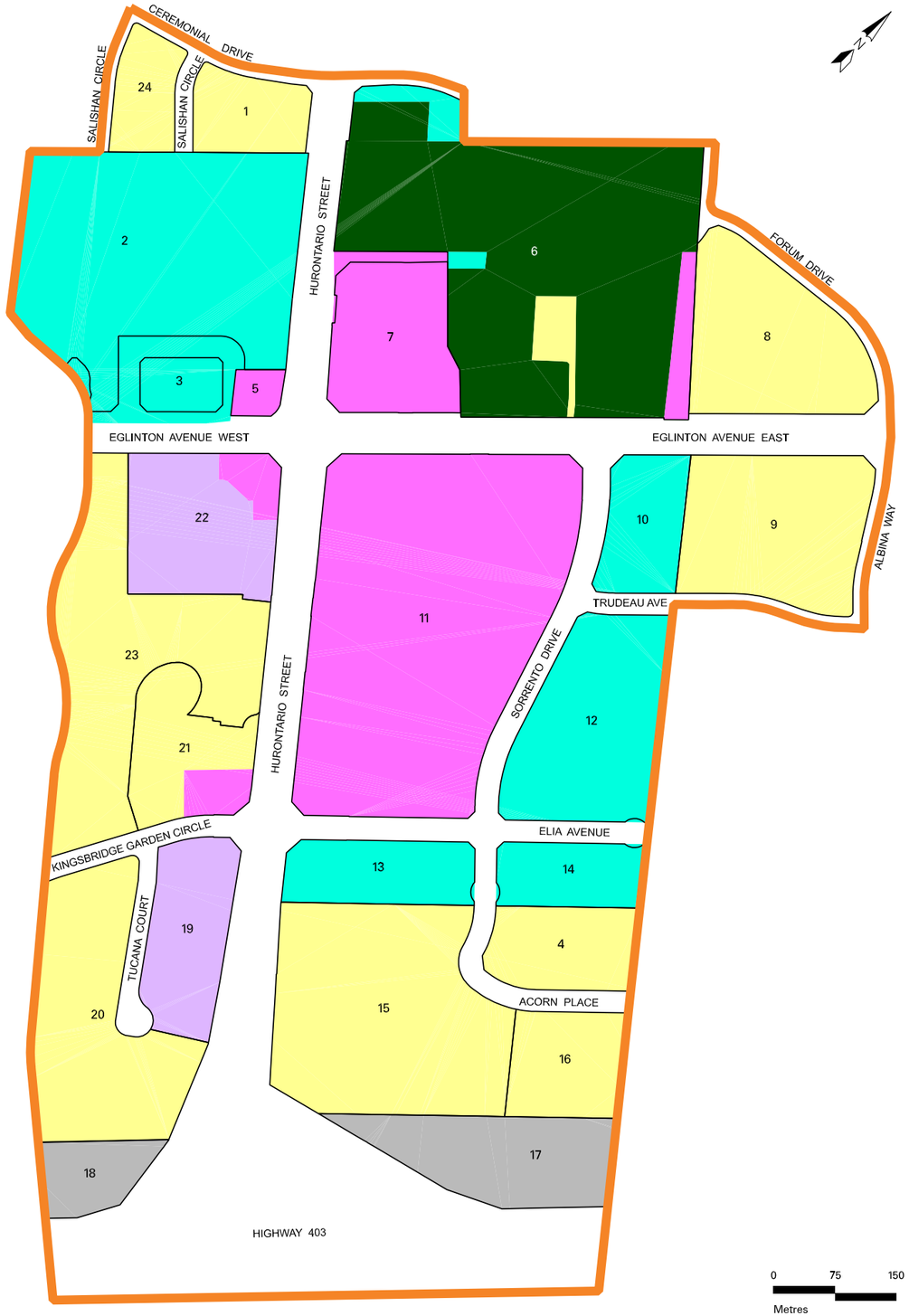
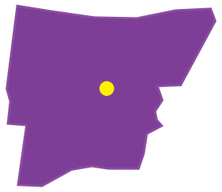
Focus on Mississauga 2012 - Uptown Major Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others
- Farm




**7-10**



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 19 | | | | | | | | | | | | | | | | | | | | KeepRite National Refrigeration Inc. | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Delwood Property Management | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | BK Law | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Shining Star Service Ent. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Gordon Bobesich | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | N-Brook Mortgage Group | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Insight Canada | 5-9 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Northbrook Capital | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | CML healthcare | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Glen Schnarr & Associates Inc. | 10-19 | Construction |
| | | | | | | | | | | | | | | | | | | | | Kingsbridge Medical Centre | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | People Bank, The | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Catholic Family Services | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Coalition For Persons With Disabilities | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Crocodile Rock | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Ministry of Training, Colleges and | 20-49 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Planet Energy | 20-49 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Haasz Janda Law Office | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | New Ventures Realty Inc. | 20-49 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Asian Access Inc. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Ace Realty | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | 2064439 Ontario Ltd. | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Smart Mold Inc | NA | Construction |
| | | | | | | | | | | | | | | | | | | | | Universal Energy Corporation | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Kingsbridge X-RayCentre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Kingsbridge Pharmacy | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Prime Restaurants of Canada Inc. | 50-99 | Management of Companies and Enterprises |
| | | | | | | | | | | | | | | | | | | | | Buchanan Associates | 50-99 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Sapiens | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | T S I Solutions Inc. | NA | Finance and Insurance |
| 20 | 3.80 | 9.38 | RES4 | HD | RA5, RA4-10, RA5-4 | | | 4470 TUCANA CRT | 4460 Tucana Crt | 22 | 28163 | 303147 | | | | | Apartment | 250 | 582 | | | |
| | | | | | | | | 4460 TUCANA CRT | 4450 Tucana Crt | 21 | 21432 | 230694 | | | | | Apartment | 200 | 466 | | | |
| | | | | | | | | 4450 TUCANA CRT | 4470 Tucana Crt | 22 | 28056 | 301995 | | | | | Apartment | 250 | 582 | | | |
| | | | | | | | | 50 KINGSBRIDGE GARDEN CIR | 50 Kingsbridge Garden Cir | 17 | 23000 | 247572 | | | | | Apartment | 250 | 582 | | | |
| 21 | 1.83 | 4.52 | RET1, RES4 | HD | RA5-29 | | | 4550 HURONTARIO ST | 25 Kingsbridge Garden Cir | 34 | 49440 | 532172 | | | | | Apartment | 368 | 857 | Davinci | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 25 KINGSBRIDGE GARDEN CIR | | | | | | | | | | | | Rabba Fine Foods | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Del Property Management Inc. | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | H S B C Bank Canada | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Kingsbridge Cleaners | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Skymark Dental Office | 5-9 | Health Care and Social Assistance |
| 22 | 2.56 | 6.33 | RET1, OFF | O | O-8 | Designated - 4650 HURONTARIO ST | | 4650 HURONTARIO ST | | | | | 30 Eglinton Ave W | 8 | 13462 | 144905 | | | | Vacant | NA | No description on record |
| | | | | | | | | 34 EGLINTON AVE W | | | | | | | | | | | | Speigel Nichols Fox LLP | 20-49 | Professional, Scientific and Technical Services |
| | | | | | | | | 30 EGLINTON AVE W | | | | | | | | | | | | Royal LePage Kingsbury Realty Brokerage | 50-99 | Real Estate and Rental and Leasing |
| | | | | | | | | 26 EGLINTON AVE W | | | | | | | | | | | | Canada Dry Motts | 50-99 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Thirty Eglinton West Inc. - Building | NA | Construction |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Shiatsu Acupunture Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Peel Senior Link - Head Office | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Independent Financial Brokers of Canada | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Strands Hair Design | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | IBI Group | 5-9 | Professional, Scientific and Technical Services |

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Focus on Mississauga 2012 - Uptown Major Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
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- Office
- Vacant
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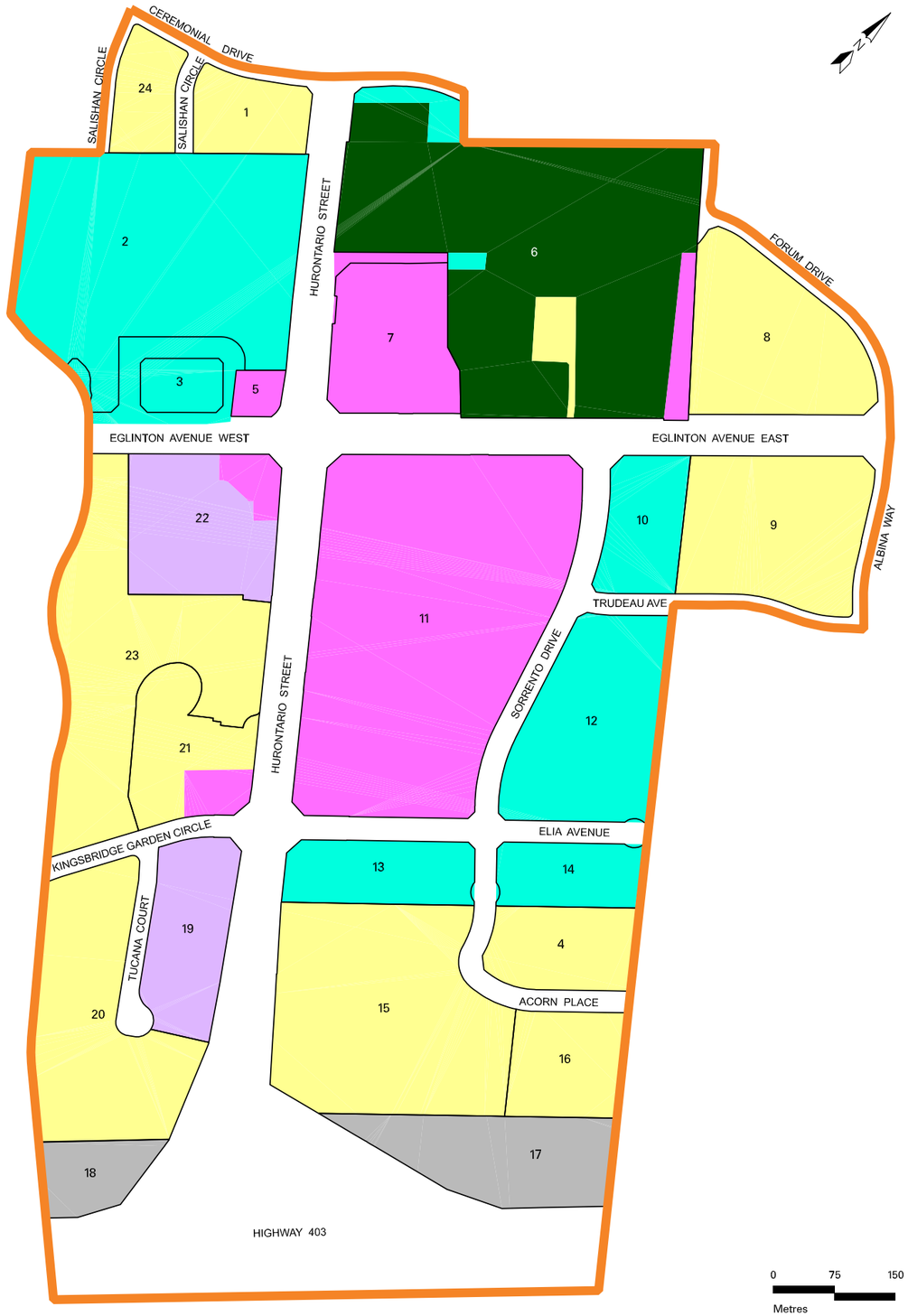
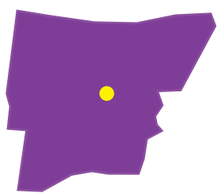
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others
- Farm




7-12



# Land, Buildings, People and Jobs

| LAND | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 22 | | | | | | | | | | | | | | | | | | | Queen's Income Tax | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | Ali Nazem, State Farm Insurance Agent | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | Mamma's Pizza | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | TOSI Placement Services Inc./ The Bagg Grouping So | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | Pita Land | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | Dr. L.A. Magli Dentistry Proffesional | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Donna Raczka- Insurance Agency Inc. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | Lustig & Doo Group of Companies | 5-9 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | Dental Care for Kids | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Hello Sushi | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | Optometrist, Dr. Lisa Lo | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Instant Imprints | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | Sandlewood Drugs Pharmacy | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | Hasty Market | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | TurboCom Computers | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | Chiropractor-Dr. Victor Pvvu, D.C. | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | The UPS Store | 1-4 | Transportation and Warehousing |
| | | | | | | | | | | | | | | | | | | | iProRealty Ltd. | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | Emerald Chinese Restaurant | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | Dental Office - Dr. Pelletier, Dr. Khalil, Dr. Tannis | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | White Digital Media (Canada) | 10-19 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | Medical Clinic | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | Sruffy's Irish Pub | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | Arbonne International Canada, Inc. | 10-19 | Management of Companies and Enterprises |
| | | | | | | | | | | | | | | | | | | | Tim Horton's | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | Avison Young Commercial Real Estate | 10-19 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | Abraxis BioScience Canada Inc. | 5-9 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | Scotiabank | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | Global Knowledge | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | Thomson Multimedia Ltd. | 10-19 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | CAMH Peel (Centre for Addiction and Mental Health) | 20-49 | Health Care and Social Assistance |
| 23 | 4.81 | 11.87 | RES4 | HD | RA5-30, RA5-28, RA5-11, RA5-13 | | 55 KINGSBRIDGE GARDEN CIR | 35 Kingsbridge Garden Cir | 34 | 48180 | 518610 | | | | | Apartment | 332 | 773 | Peel Condominium Corporation 421 | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | 50 EGLINTON AVE W | 50 Eglinton Ave W | 22 | 22083 | 237701 | | | | | Apartment | 220 | 512 | Del Property Management Inc. | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | 45 KINGSBRIDGE GARDEN CIR | 45 Kingsbridge Garden Cir | 37 | 51859 | 558210 | | | | | Apartment | 359 | 836 | | | |
| | | | | | | | 35 KINGSBRIDGE GARDEN CIR | 55 Kingsbridge Garden Cir | 23 | 50133 | 539627 | | | | | Apartment | 388 | 903 | | | |
| 24 | 0.89 | 2.21 | RES3 | MD | RM5 | | 5133 SALISHAN CIR | 4997-5133 Salishan Cir | 2 | 4901 | 52749 | | | | | Townhouse | 33 | 99 | | | |
| | | | | | | | 5131 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5129 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5127 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5125 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5123 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5121 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5119 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5117 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5115 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5113 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5111 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5109 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5107 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5105 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5103 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5101 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5099 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5025 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5023 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5021 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | 5019 SALISHAN CIR | | | | | | | | | | | | | | |

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Focus on Mississauga 2012 - Uptown Major Node

# Existing Land Use

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- Mixed Residential / Retail
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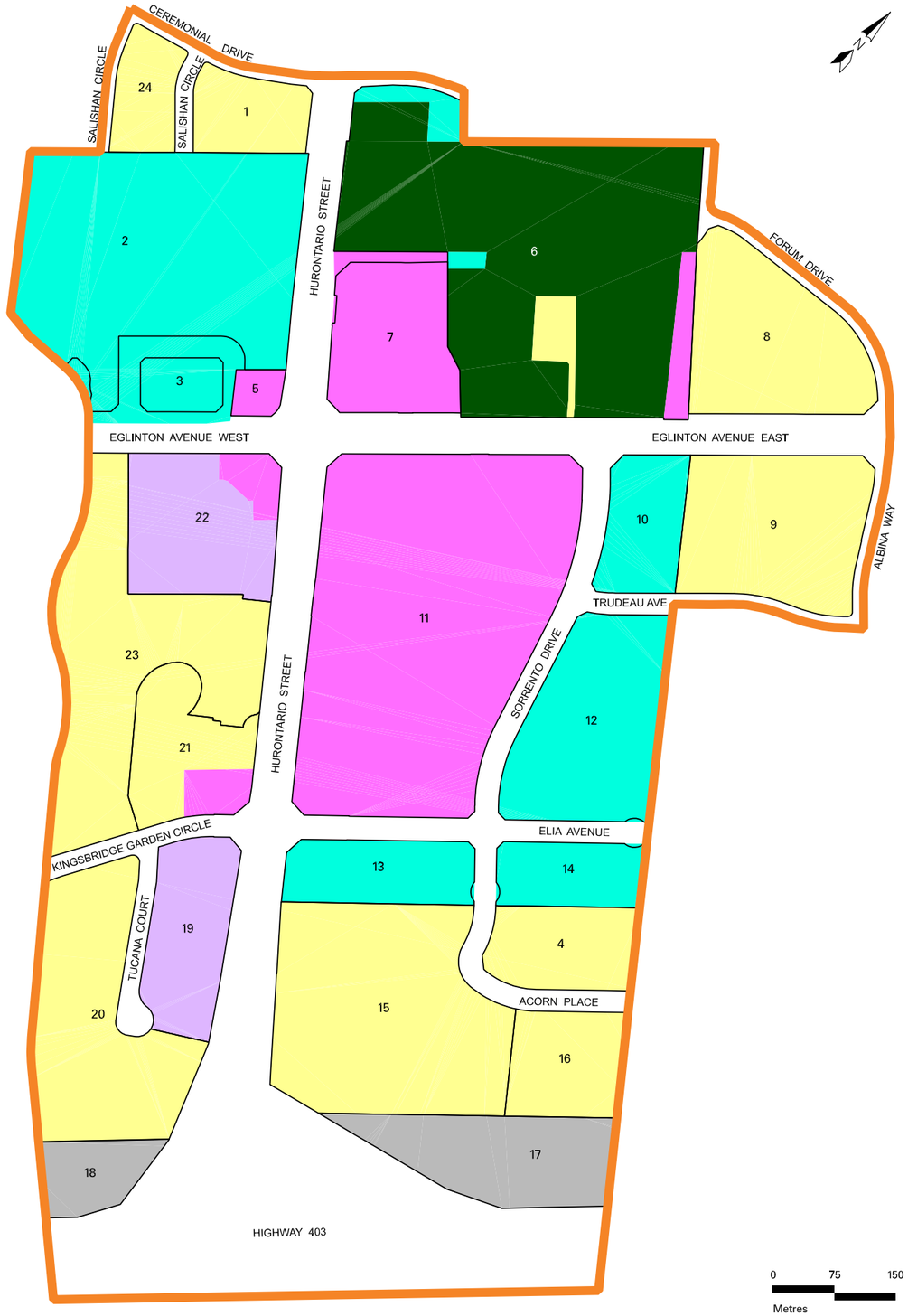
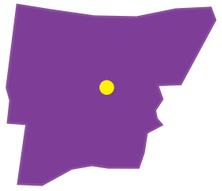
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others
- Farm





# Land, Buildings, People and Jobs

| LAND | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit | | | | Office | | | | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| | | | | | | | | | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | | | | | | |
| 24 | | | | | | | | 5017 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | | 5015 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | | 5013 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | | 5011 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | | 5009 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | | 5007 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | | 5005 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | | 5003 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | | 5001 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | | 4999 SALISHAN CIR | | | | | | | | | | | | | | |
| | | | | | | | | 4997 SALISHAN CIR | | | | | | | | | | | | | | |

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# Focus on Mississauga 2012

## Clarkson Village Community Node

officialplan Monitoring

### History

Clarkson Village emerged with the establishment of the "Clarkson Corners" between Clarkson Road and the railway, which was a commonly used stop for train travellers wishing to use the post office and general store run by the Clarkson family. The Clarkson Corners became the focal point of the area and as development increased, subdivisions such as Park Royal were established in Clarkson. Today, historic buildings such as the Benares House and the Bradley House remain as a reminder of the community's rich local heritage.




### Present Day

The Clarkson Village Community Node is located within the Clarkson-Lorne Park Neighbourhood and has evolved from a village into the focus of activity for surrounding neighbourhoods with a mixture of street related commercial uses and strip retail/residential plazas. In addition, the node contains a mix of townhouses and apartments with proximity to the Clarkson GO station.

The vision statement that emerged from the *Lakeshore Road West Clarkson Village Study* is Clarkson Village will transition into a pedestrian friendly and transit supportive community full of activity places and gathering spaces, with a 'mainstreet' atmosphere found amidst new, contemporary, mixed use, development paying tribute to the Village heritage and character."

In the City Council adopted Mississauga Official Plan (September 2010), (http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan) Clarkson Village is identified as a Community Node, part of a new urban structure, which focuses growth to areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure. As a Community Node, Clarkson Village provides access to a mix of uses required for daily living – local shops and restaurants, community facilities, cultural, heritage and entertainment uses, schools, parks, open space as well as a diverse housing stock that meets the housing needs of residents as they move through their lifecycle.
To achieve these goals, minimum and maximum height and density standards will apply.

The next step in planning the future of Clarkson Village is the finalization of the *Lakeshore Road West Clarkson Village Study*. Following the recommendations in the Phase 2 – Analysis and Recommendations Report of the Lakeshore Road West – Clarkson Village Study, detailed land use and urban design policies are presently being drafted for review by the public and Planning and Development Committee. The *Lakeshore Road West Clarkson Village Study* will provide the basis for future development in the Clarkson Village Community Node.

For more information see http://www.mississauga.ca/portal/residents/clarksonstudy

MISSISSAUGA
Leading today for tomorrow

# Fast Facts

## Land Area, Housing, Population, Employment

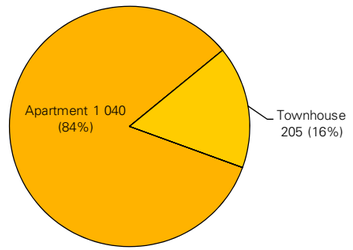
| | |
|---|---|
| 37.8 | Area (ha) (93.5 acres) |
| 1 245 | Residential Units |
| 2 780 | Population (inc. census undercount) |
| 910 | Employment (inc. home based businesses) |
| 160 | Business Sites (10 vacant business sites) |

## Existing Land Use

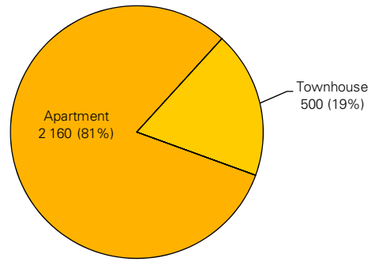
| | ha | acres | percentage |
|---|---|---|---|
| Residential | 11.6 | 28.7 | 30.7% |
| Mixed Residential / Retail | 1.2 | 2.9 | 3.1% |
| Office | 1.2 | 3.1 | 3.3% |
| Public / Institutional / Other | 1.3 | 3.3 | 3.5% |
| Retail / Commercial | 9.3 | 23.0 | 24.6% |
| Industrial | 0.0 | 0.0 | 0.0% |
| Open Space | 1.5 | 3.6 | 3.9% |
| Transportation Right-of-Way / Walkway | 10.7 | 26.5 | 28.4% |
| Parking | 0.0 | 0.0 | 0.0% |
| Others | 0.0 | 0.0 | 0.0% |
| Vacant | 0.9 | 2.3 | 2.5% |
| Total | 37.8 | 93.5 | 100.0% |

Source: Existing Land Use Survey Fall 2010. Totals may not sum due to rounding.

## Residential Units




## Residential Population




Residential Population does not include census net undercoverage

## Businesses and Employees by Sector

| Sector | Non-Vacant Business Sites Percentage | Employees Percentage |
|---|---|---|
| Accommodation and Food Services | 14% | 27% |
| Administrative and Support, Waste Management and Remediation Services | 2% | 1% |
| Agriculture, Forestry, Fishing and Hunting | 0% | 0% |
| Arts, Entertainment and Recreation | 1% | 1% |
| Construction | 2% | 0% |
| Educational Services | 2% | 3% |
| Finance and Insurance | 9% | 9% |
| Health Care and Social Assistance | 8% | 8% |
| Information and Cultural Industries | 1% | 0% |
| Management of Companies and Enterprises | 0% | 0% |
| Manufacturing | 3% | 2% |
| Mining, Quarrying, and Oil and Gas Extraction | 0% | 0% |
| Other Services (except Public Administration) | 15% | 9% |
| Professional, Scientific and Technical Services | 9% | 8% |
| Public Administration | 1% | 0% |
| Real Estate and Rental and Leasing | 5% | 14% |
| Retail Trade | 22% | 15% |
| Transportation and Warehousing | 0% | 0% |
| Utilities | 0% | 0% |
| Wholesale Trade | 2% | 1% |
| Unknown | 3% | 3% |
| Total | 100% | 100% |

Source: Mississauga Employment Database 2010, see data notes for sector descriptions.
Does not include home based businesses

# Official Plan Targets




## Density

**97.6** Persons and Jobs/ha (39.5/acre)

**73.5** Persons/ha (29.7/acre)

**24.1** Jobs/ha (9.7/acre)

## About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.3.4 states that Community Nodes will achieve a gross density of between 100 to 200 residents and jobs combined per hectare.

Density measures the number of residents and jobs combined per gross hectare.

Section 5.3.3.6 states that Community Nodes will achieve an average population to employment ratio between 1:2 to 2:1, measured as an average across the entire area of each node.

## Monitoring Summary

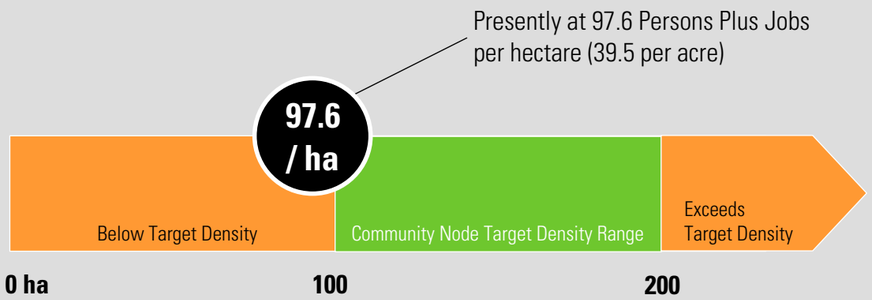
At a current density of 97.6, the Clarkson Village Community Node does not fall within the target density range (residents and jobs combined per gross hectare) of 100 to 200.

At a current PPJ of 3.1:1, the Clarkson Village Community Node does not fall within the target population to employment range of 1:2 to 2:1.

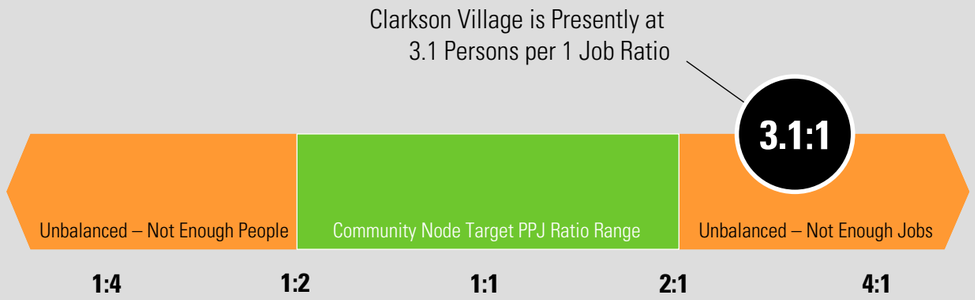
There is currently one development application in progress for a 126 unit institutional residence.

Note - Development applications that have been approved but yet developed are not included in the in progress development applications list.

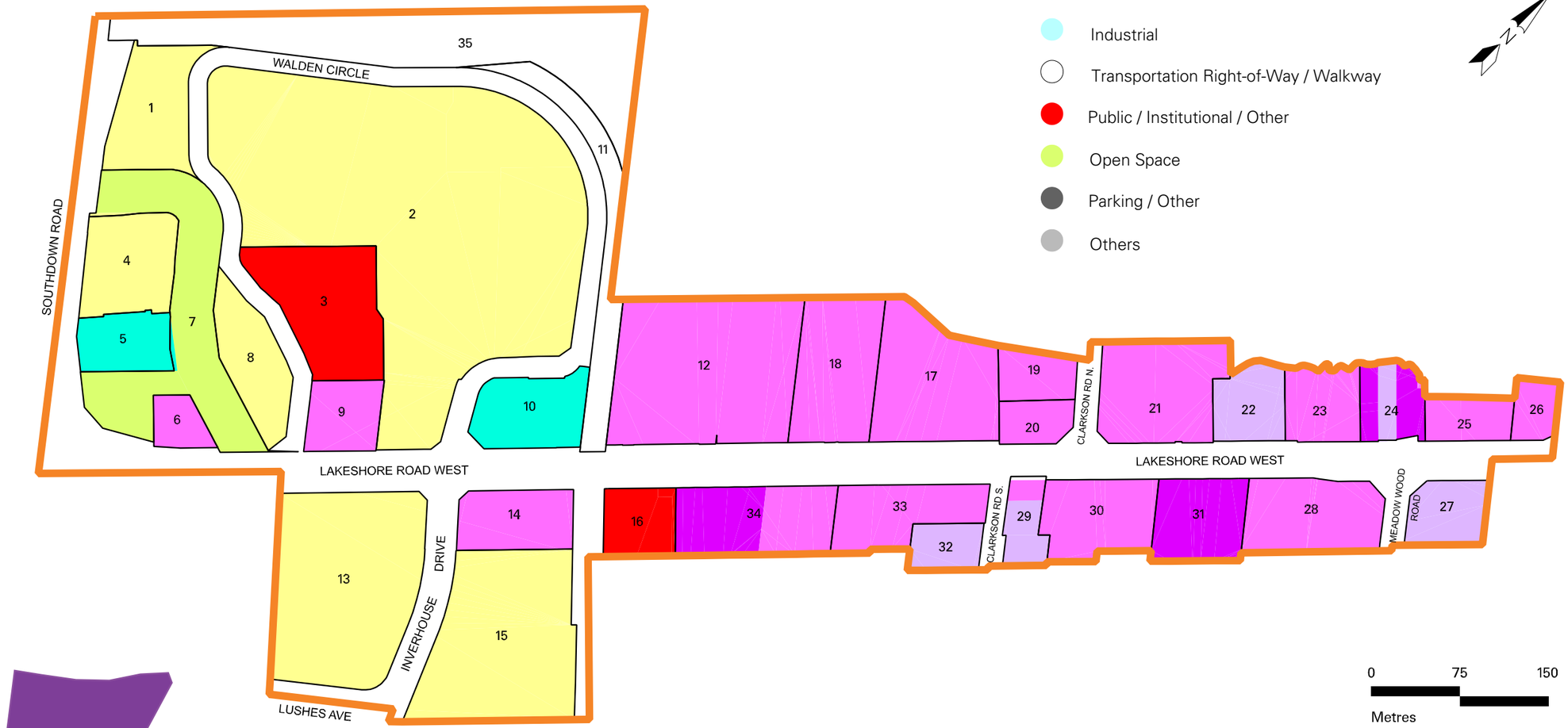
## Density




## Persons Plus Jobs Ratio



# Existing Land Use

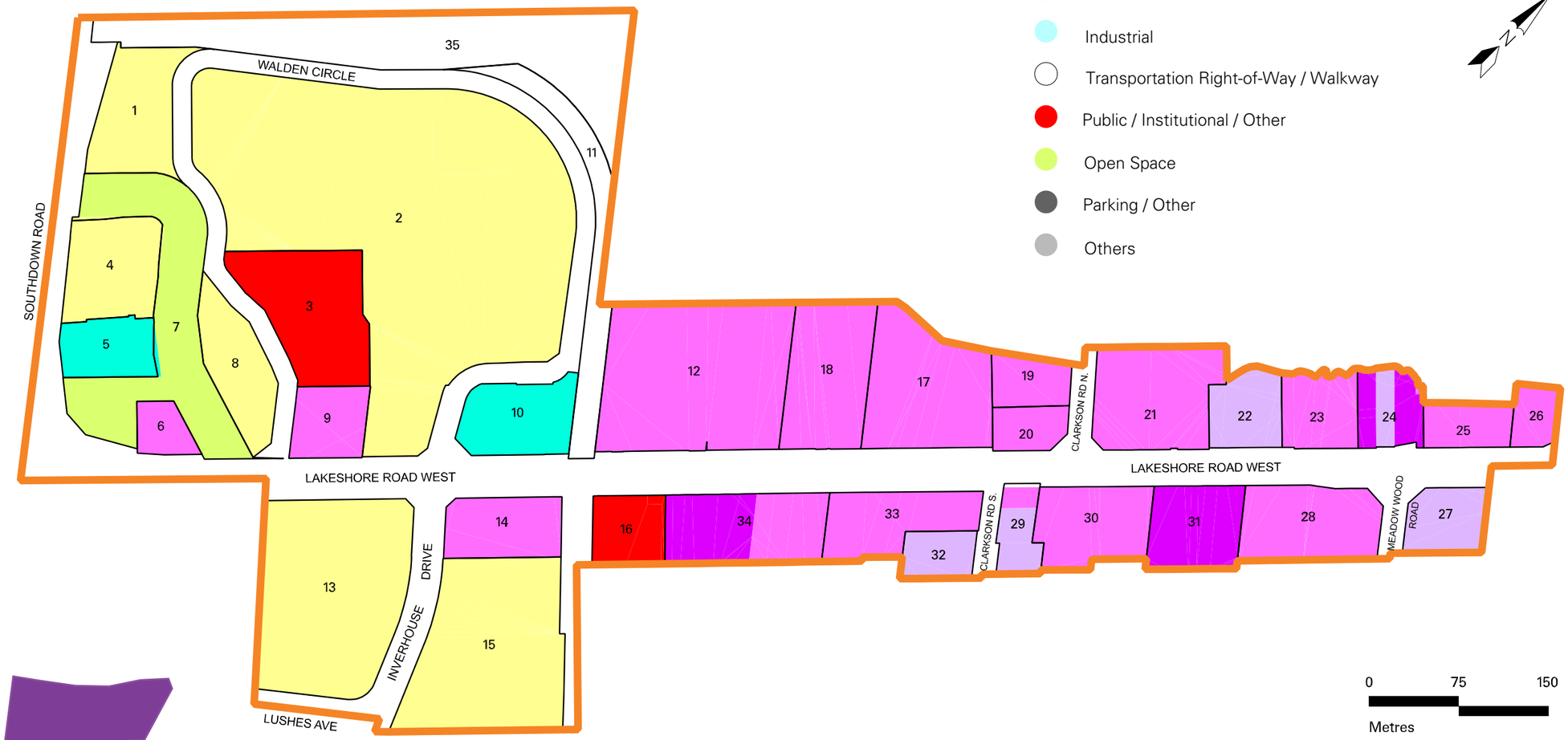


# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 1 | 0.68 | 1.67 | RES4 | HD | RA5-7 | | | 1201 WALDEN CIR | 1201 Walden Cir | 22 | 15290 | 164582 | | | | | Apartment | 203 | 422 | | | |
| 2 | 6.11 | 15.10 | RES4, RES3 | HD, MD | RA3-7, RM4 | | | 1200 WALDEN CIR | 1110 Walden Cir | 11 | 13003 | 139964 | | | | | Townhouse | 14 | 34 | | | |
| | | | | | | | | 1180 WALDEN CIR | 1160 Walden Cir | 3 | 2805 | 30190 | | | | | Townhouse | 33 | 81 | | | |
| | | | | | | | | 1160 WALDEN CIR | 1180 Walden Cir | 2 | 4277 | 46038 | | | | | Townhouse | 112 | 274 | | | |
| | | | | | | | | 1110 WALDEN CIR | 1020,1060,1080 Walden Cir | 3 | | 0 | | | | | Townhouse | 29 | 71 | | | |
| | | | | | | | | 1080 WALDEN CIR | 1200 Walden Cir | 2 | 9853 | 106058 | | | | | Townhouse | 18 | 44 | | | |
| | | | | | | | | 1060 WALDEN CIR | 1010 Walden Cir | 3 | | 0 | | | | | Apartment | 125 | 260 | | | |
| | | | | | | | | 1020 WALDEN CIR | | | | | | | | | | | | | | |
| | | | | | | | | 1010 WALDEN CIR | | | | | | | | | | | | | | |
| 3 | 0.97 | 2.40 | CC | MD | RM4 | | | 1400 WALDEN CIR | | | | | | | | | | | | | | |
| 4 | 0.64 | 1.58 | RES4 | HD | RA4-23 | | | 1055 SOUTHDOWN RD | 1055 Southdown Rd | 18 | 21342 | 229724 | | | | | Apartment | 228 | 474 | | | |
| 5 | 0.38 | 0.94 | VAC | HD | RA4-23 | | | 1035 SOUTHDOWN RD | | | | | | | | | | | | | | |
| 6 | 0.19 | 0.47 | RET3 | OS | OS1 | | | 2007 LAKESHORE RD W | | | | | | | | | | | | | | |
| 7 | 1.49 | 3.68 | OS | OS, G | OS1, G1 | | | 2013 LAKESHORE RD W | | | | | | | | | | | | | | |
| 8 | 0.55 | 1.35 | RES4 | HD | RA4-7 | | | 1271 WALDEN CIR | 1271 Walden Cir | 15 | 16499 | 177595 | | | | | Apartment | 113 | 235 | | | |
| 9 | 0.36 | 0.90 | RET1 | MU | C4 | Listed - 1969 LAKESHORE RD W | HPA/10/2 | 1971 LAKESHORE RD W | | | | | | | | | | | | Satellite Family Restaurant | 1-4 | Accommodation and Food Services |
| | | | | | | | | 1969 LAKESHORE RD W | | | | | | | | | | | | Spoon & Fork | 10-19 | Accommodation and Food Services |
| 10 | 0.56 | 1.37 | VAC | HD | RA2-34 | | SP/7/124 | 1913 LAKESHORE RD W | | | | | | | | | | | | | | |
| | | | | | | | | 1907 LAKESHORE RD W | | | | | | | | | | | | | | |
| 11 | 0.74 | 1.83 | PROW | | | | | | | | | | | | | | | | | | | |
| 12 | 1.88 | 4.66 | RET1 | MU | C4 | | | 1865 LAKESHORE RD W | | | | | | | | | | | | Homesense Garden Centre | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fast Signs | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Enterprise Rent-A-Car | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Deals & More Sales | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vineyard's | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Great Glasses | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | GSM Cell Phone Centre | 1-4 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | Dollarama | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Withey Addison Chartered Accountants | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Perfect Pallets | 5-9 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Cora's | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Homesense | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Unique Cuts | 1-4 | Other Services (except Public Administration) |
| 13 | 1.91 | 4.72 | RES4 | HD | RA4-1 | | | 966 INVERHOUSE DR | 966 Inverhouse Dr | 17 | 18936 | 203827 | | | | | Apartment | 198 | 409 | | | |
| 14 | 0.49 | 1.20 | RET1 | MU | C4 | | | 1900 LAKESHORE RD W | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Massage Relaxation Centre Wild Lotus | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Mickey's Pizza | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Nice Hair & Nail Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Money Mart | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | M & M Meat Shops | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Clarkson Quick Market | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | LV Cleaners | 1-4 | Other Services (except Public Administration) |
| 15 | 1.70 | 4.20 | RES4 | HD | RA3 | | | 965 INVERHOUSE DR | 965 Inverhouse Dr | 11 | 16894 | 181847 | | | | | Apartment | 125 | 258 | | | |
| 16 | 1.01 | 2.49 | SCH, PRA | LDI | R3-1 | | | 1884 LAKESHORE RD W | | | | | | | | | | | | Chartwell Baptist Church | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 1880 LAKESHORE RD W | | | | | | | | | | | | Meadow Green Academy | 10-19 | Educational Services |
| | | | | | | | | 1872 LAKESHORE RD W | | | | | | | | | | | | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

# Existing Land Use




- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | | Office | | | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 17 | 1.04 | 2.57 | RET1 | MU | C4 | | | 1801 LAKESHORE RD W | | | | | | | | | | | | | Hoyt, James P. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 1791 LAKESHORE RD W | | | | | | | | | | | | | Turtle Creek Card & Gift Shop | 1-4 | Retail Trade |
| | | | | | | | | 1785 LAKESHORE RD W | | | | | | | | | | | | | Nadia's Antiques and Gifts | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | | Couples In Step | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | | Clarkson Bath and Tile Renovation | 1-4 | Construction |
| | | | | | | | | | | | | | | | | | | | | | Clarkson Turtle Creek Chiropractic Clinic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | | Story Communications Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | | Bath & Tile Renovation | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | | Curves for Women | 1-4 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | | Momiji Japanese Restaurant | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | | Turtle Creek Dental Office | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | | Solstice Restaurant | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | | Scotiabank | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | | Tim Horton's | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | | Mississauga Parent Child Resource Centres | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | | Salon Loco Motion | 1-4 | Other Services (except Public Administration) |
| 18 | 0.84 | 2.07 | RET1 | MU | C4 | | M OPA/7/105 | 1829 LAKESHORE RD W | | | | | | | | | | | | | McDonald's | 20-49 | Accommodation and Food Services |
| | | | | | | | | 1815 LAKESHORE RD W | | | | | | | | | | | | | Clarkson Village Motel | 5-9 | Accommodation and Food Services |
| 19 | 0.27 | 0.67 | RET1 | MU | C4 | | | 1034 CLARKSON RD N | | | | | | | | | | | | | Lakeshore Floor Carpet One | 5-9 | Retail Trade |
| 20 | 0.22 | 0.55 | RET2 | MU | C4-11 | | | 1765 LAKESHORE RD W | | | | | | | | | | | | | T/A Clarkson Esso | 1-4 | Retail Trade |
| 21 | 0.87 | 2.14 | RET1 | MU, G | G1, C4 | | | 1745 LAKESHORE RD W | | | | | | | | | | | | | Michael's Back Door Restaurant | 10-19 | Accommodation and Food Services |
| | | | | | | | | 1743 LAKESHORE RD W | | | | | | | | | | | | | Clarkson Galleria Management | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | 1741 LAKESHORE RD W | | | | | | | | | | | | | Mustafa Law Barrister, Solicitor & Notary | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 1739 LAKESHORE RD W | | | | | | | | | | | | | Century Stamp Company Ltd. | 1-4 | Retail Trade |
| | | | | | | | | 1737 LAKESHORE RD W | | | | | | | | | | | | | Cruise Holidays | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | 1735 LAKESHORE RD W | | | | | | | | | | | | | State Farm Insurance | 1-4 | Finance and Insurance |
| | | | | | | | | 1733 LAKESHORE RD W | | | | | | | | | | | | | I Coffee | 1-4 | Retail Trade |
| | | | | | | | | 1731 LAKESHORE RD W | | | | | | | | | | | | | San Remo Ristorante | 1-4 | Accommodation and Food Services |
| | | | | | | | | 1727 LAKESHORE RD W | | | | | | | | | | | | | Clarkson Precision Hearing Clinic and | 5-9 | Health Care and Social Assistance |
| | | | | | | | | 1725 LAKESHORE RD W | | | | | | | | | | | | | Edward Jones Investments | 1-4 | Finance and Insurance |
| | | | | | | | | 1723 LAKESHORE RD W | | | | | | | | | | | | | CIBC | 5-9 | Finance and Insurance |
| | | | | | | | | 1721 LAKESHORE RD W | | | | | | | | | | | | | Roman's Clock & Jewellery | 1-4 | Retail Trade |
| | | | | | | | | 1719 LAKESHORE RD W | | | | | | | | | | | | | Michael's Hair Body Mind | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | 1717 LAKESHORE RD W | | | | | | | | | | | | | Michael's Hair Body Mind | NA | Other Services (except Public Administration) |
| | | | | | | | | 1715 LAKESHORE RD W | | | | | | | | | | | | | Ghost Writers | NA | Manufacturing |
| | | | | | | | | 1713 LAKESHORE RD W | | | | | | | | | | | | | Anthony Spadafora & Associates | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | | Marie B. Nickle Barrister & Solicitor & Associates | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | | Unknown Occupant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | | Unknown Occupant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | | Souvlaki Hut | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | | Qi Healing Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | | Prima Donna Hair and Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | | Clarkson Scottish Bakery | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | | Ghost Writers | 1-4 | Manufacturing |
| 22 | 0.37 | 0.92 | OFF | MU, G | G1, C4 | | | 1707 LAKESHORE RD W | 1693-1707 Lakeshore Rd W | 2 | - | - | | 1705-1707 Lakeshore Rd W | 2 | 400 | 4306 | Apartment | 2 | - | Unknown Occupant | NA | No description on record |
| | | | | | | | | 1705 LAKESHORE RD W | | | | | | 1699-1701 Lakeshore Rd W | 2 | 225 | 2422 | | | | Altered States Comics | 1-4 | Retail Trade |
| | | | | | | | | 1703 LAKESHORE RD W | | | | | | | | | | | | | Habour Gallery | 1-4 | Retail Trade |
| | | | | | | | | 1701 LAKESHORE RD W | | | | | | | | | | | | | RG Richards & Associates | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 1699 LAKESHORE RD W | | | | | | | | | | | | | Re/Max Realty Enterprises Inc. | 5-9 | Real Estate and Rental and Leasing |
| | | | | | | | | 1697 LAKESHORE RD W | | | | | | | | | | | | | Innovators in Mental Health | NA | Health Care and Social Assistance |
| | | | | | | | | 1693 LAKESHORE RD W | | | | | | | | | | | | | La Pearl Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | | Clarkson-Lorne Park Sports | 1-4 | Wholesale Trade |
| 23 | 0.40 | 0.99 | RET1 | MU, G | G1, C4 | | | 1679 LAKESHORE RD W | | | | | | | | | | | | | Sutton Group Quantum Realty Inc. | 50-99 | Real Estate and Rental and Leasing |
| | | | | | | | | 1675 LAKESHORE RD W | | | | | | | | | | | | | Barn, The | 1-4 | Retail Trade |
| | | | | | | | | 1673 LAKESHORE RD W | | | | | | | | | | | | | Think Twice Inc | 1-4 | Wholesale Trade |

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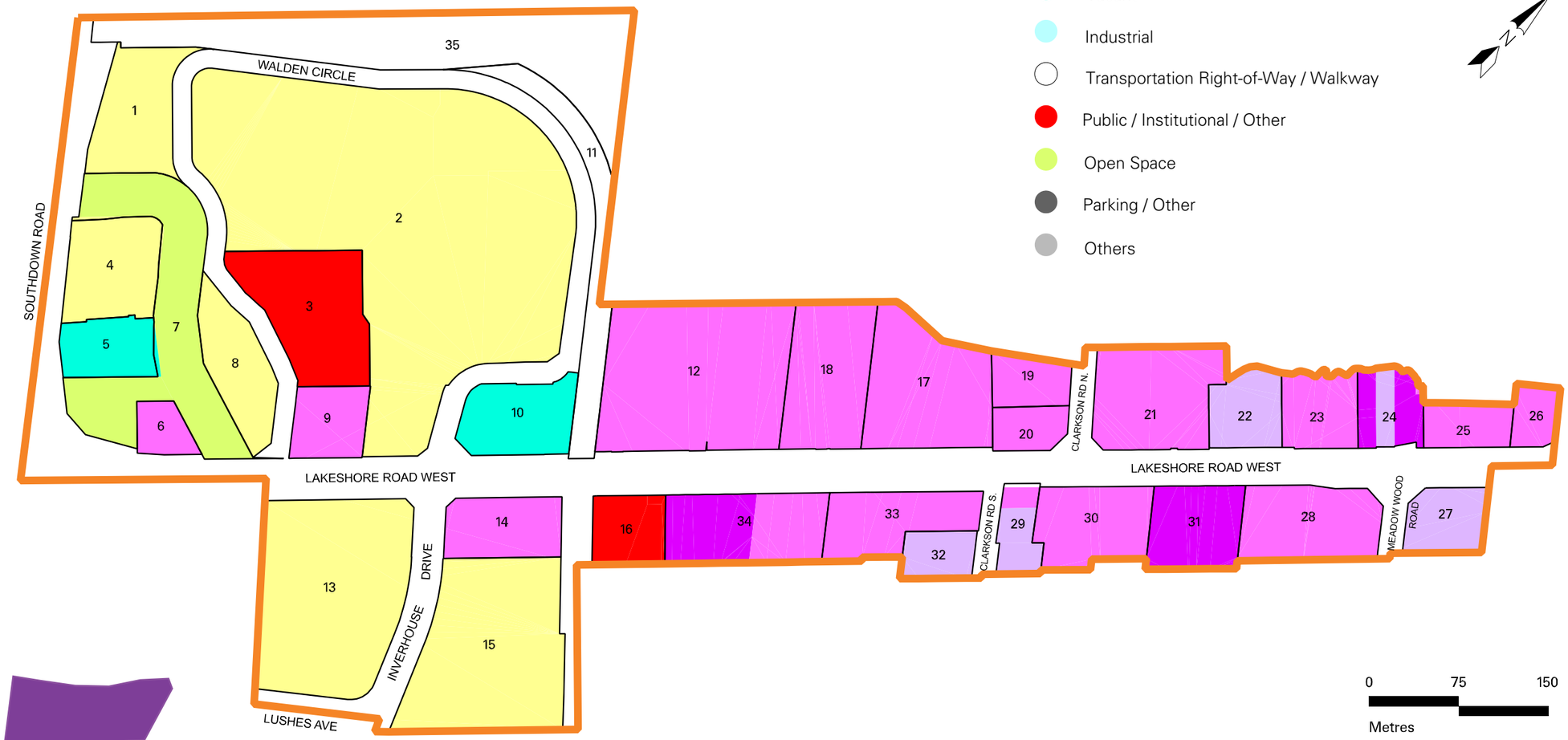
# Existing Land Use



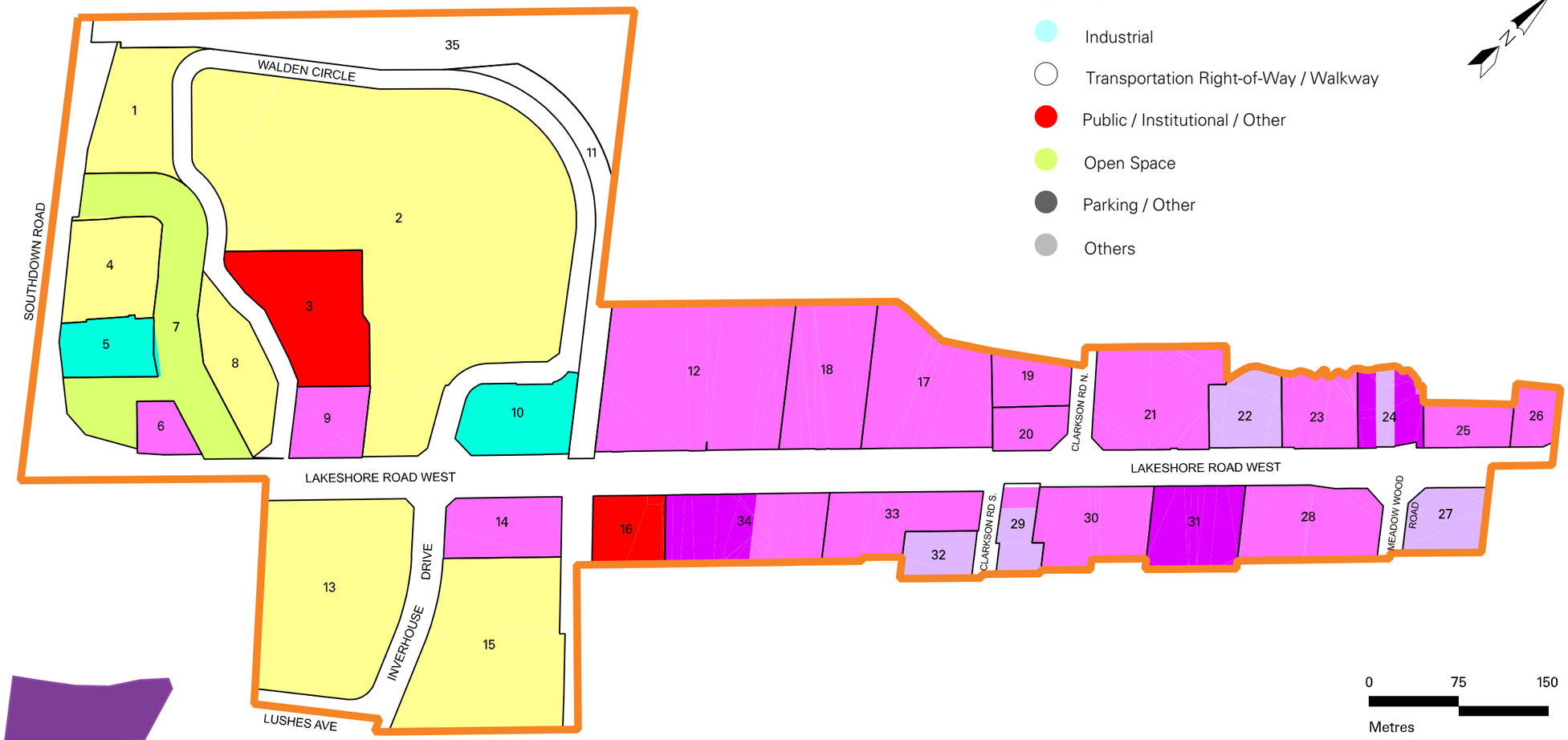

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 24 | 0.35 | 0.86 | MIX2, OFF | MU, G | G1, C4 | | | 1661 LAKESHORE RD W | 1661 Lakeshore Rd W | 3 | - | - | 1659 Lakeshore Rd W | 1 | 266 | 2865 | Apartment | 2 | - | Clarkson Village Animal Hospital | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | 1659 LAKESHORE RD W | 1647, 1651 Lakeshore Rd W | - | - | - | | | | | Apartment | 6 | 13 | Pandoras Box Promotions | 1-4 | Retail Trade |
| | | | | | | | | 1651 LAKESHORE RD W | | | | | | | | | | | | Canadian Sportrent Inc. | 1-4 | Retail Trade |
| | | | | | | | | 1647 LAKESHORE RD W | | | | | | | | | | | | Current Power Machinery Inc. | 1-4 | Retail Trade |
| 25 | 0.27 | 0.67 | RET1 | MU, G | G1, C4 | | | 1641 LAKESHORE RD W | | | | | | | | | | | | Dairy Queen | 10-19 | Accommodation and Food Services |
| | | | | | | | | 1639 LAKESHORE RD W | | | | | | | | | | | | Home and Cottage Signs | 1-4 | Manufacturing |
| 26 | 1.80 | 4.44 | RET3, VAC | HD, MU | H-C4-45, H-RA2-46 | | | 1601 LAKESHORE RD W | | | | | | | | | | | | | | |
| | | | | | | | | 1585 LAKESHORE RD W | | | | | | | | | | | | | | |
| | | | | | | | | 1575 LAKESHORE RD W | | | | | | | | | | | | | | |
| | | | | | | | | 1571 LAKESHORE RD W | | | | | | | | | | | | | | |
| 27 | 0.35 | 0.87 | OFF | MU | C4 | | | 1654 LAKESHORE RD W | | | | | 1654 Lakeshore Rd W | | 1672 | 17997 | | | | Royal LePage Real Estate Services Ltd. | NA | Real Estate and Rental and Leasing |
| 28 | 0.70 | 1.73 | RET1 | MU | C4 | | | 1692 LAKESHORE RD W | | | | | | | | | | | | PMMS Consulting Group | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 1684 LAKESHORE RD W | | | | | | | | | | | | Paul Szabo (MP), Mississauga South | 1-4 | Public Administration |
| | | | | | | | | 1680 LAKESHORE RD W | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 1672 LAKESHORE RD W | | | | | | | | | | | | Kalina Chiropractic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Prudential Real Estate Centre | 10-19 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | AAB Acupuncture Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | RBC Financial | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Clearview Mortgage Corp. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Kids' Kuts | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Routh Chovaz Insurance Brokers Inc. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Blockbuster Video | 5-9 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Clarkson Vine | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Burgener Research Inc. | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Bodi Zone | 1-4 | Arts, Entertainment and Recreation |
| 29 | 0.25 | 0.61 | PROW, RET1, OFF | MU | C4 | Listed - 1764 LAKESHORE RD W | | 1764 LAKESHORE RD W | | | | | 987 Clarkson Rd S | 2 | 630 | 6781 | | | | McCleary Animal Hospital | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | 987 CLARKSON RD S | | | | | 981 Clarkson Rd S | 1 | 364 | 3918 | | | | David H. Purdon | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 981 CLARKSON RD S | | | | | | | | | | | | Champion Mortgage Inc. | NA | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Wendy Brookes RMT Massage Therapy | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Floorcovering Institute of Ontario | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Paintscapes Inc - Benjamin Moore | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Somenzi-Pogue Insurance Agency Inc. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | De Thomas Financial Corp | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | E-Home Canada | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Davis, J.W. Insurance Brokers Ltd. | 1-4 | Finance and Insurance |
| 30 | 0.61 | 1.50 | RET1 | MU | C4 | | | 1744 LAKESHORE RD W | | | | | | | | | | | | Goat Inc Cheese Shoppe | 1-4 | Retail Trade |
| | | | | | | | | 1730 LAKESHORE RD W | | | | | | | | | | | | Coco's Hair Salon Inc. | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | C A A Travel Centres | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Young Minds Montessori | 5-9 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Royal Bank of Canada | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Pizza Nova | NA | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Clarkson Pump & Patio, The | 20-49 | Accommodation and Food Services |
| 31 | 0.53 | 1.31 | MIX2 | MU | C4 | | | 1728 LAKESHORE RD W | 1708, 1710, 1712, 1714 | 2 | 985 | 10600 | | | | | Apartment | 6 | 12 | Mr. Sub | 1-4 | Accommodation and Food Services |
| | | | | | | | | 1726 LAKESHORE RD W | 1718-1728 Lakeshore Rd W | 2 | - | - | | | | | Apartment | 9 | 19 | Julee's Convenience | 1-4 | Retail Trade |
| | | | | | | | | 1724 LAKESHORE RD W | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 1722 LAKESHORE RD W | | | | | | | | | | | | Spa in the Village | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | 1720 LAKESHORE RD W | | | | | | | | | | | | Bistro Matisse French Cuisine | 1-4 | Accommodation and Food Services |
| | | | | | | | | 1718 LAKESHORE RD W | | | | | | | | | | | | Salon NV | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 1714 LAKESHORE RD W | | | | | | | | | | | | Lilly's School of Music | 1-4 | Educational Services |
| | | | | | | | | 1712 LAKESHORE RD W | | | | | | | | | | | | Mango Rain | 1-4 | Accommodation and Food Services |
| | | | | | | | | 1710 LAKESHORE RD W | | | | | | | | | | | | Chadwicks Travel | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | 1708 LAKESHORE RD W | | | | | | | | | | | | Bacclus' Cellar Clarkson | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Flintstone Glass & Mirror Ltd. | 1-4 | Construction |
| | | | | | | | | | | | | | | | | | | | | Monaque Flowers | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

# Existing Land Use




- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 32 | 0.24 | 0.58 | OFF | LDI | R1-33 | Listed - 972 CLARKSON RD S | | 972 CLARKSON RD S | | | | | 972 Clarkson Rd S | 2 | 270 | 2906 | | | | Garvey & Garvey LLP Barristers & Solicitors | 1-4 | Professional, Scientific and Technical Services |
| 33 | 0.58 | 1.43 | RET1 | MU | C4 | | | 1814 LAKESHORE RD W | | | | | | | | | | | | Clarkson Home Hardware | 1-4 | Retail Trade |
| | | | | | | | | 1800 LAKESHORE RD W | | | | | | | | | | | | Mississauga Auto Centre | 10-19 | Retail Trade |
| | | | | | | | | 1784 LAKESHORE RD W | | | | | | | | | | | | | | |
| 34 | 0.77 | 1.90 | RET1, MIX2 | MU | C4 | | | 1862 LAKESHORE RD W | 1840-1862 Lakeshore Rd W | 3 | 3620 | 38960 | | | | | Apartment | 24 | 50 | Clarkson Fish & Chips | 1-4 | Accommodation and Food Services |
| | | | | | | | | 1860 LAKESHORE RD W | | | | | | | | | | | | Miriam's Beauty Clinic | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 1858 LAKESHORE RD W | | | | | | | | | | | | Heinz M. Ruscher | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | 1856 LAKESHORE RD W | | | | | | | | | | | | Dr. Marvin Perschbacher, Dentist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 1854 LAKESHORE RD W | | | | | | | | | | | | Canatel Computer Centre | 1-4 | Retail Trade |
| | | | | | | | | 1852 LAKESHORE RD W | | | | | | | | | | | | Anna's Fabric Boutique | 1-4 | Retail Trade |
| | | | | | | | | 1850 LAKESHORE RD W | | | | | | | | | | | | D. Ruscher Renovations Expert | 1-4 | Construction |
| | | | | | | | | 1848 LAKESHORE RD W | | | | | | | | | | | | Quality Cleaners | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 1846 LAKESHORE RD W | | | | | | | | | | | | Co-operators Insurance, The | 1-4 | Finance and Insurance |
| | | | | | | | | 1844 LAKESHORE RD W | | | | | | | | | | | | Relaxology Health Centre | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 1842 LAKESHORE RD W | | | | | | | | | | | | Bark Fur Joy | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 1840 LAKESHORE RD W | | | | | | | | | | | | Rigo's Variety | 1-4 | Retail Trade |
| | | | | | | | | 1834 LAKESHORE RD W | | | | | | | | | | | | Healthy You Naturally Wellness Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Crystal Nails | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | The Black Horse Pub & Grill | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Salon & the City | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Kery's Place Autism Services | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | La Felicita Bakery Café | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Baffo Barbershop & Mens Hairstyling | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | MK Hair Design | 1-4 | Other Services (except Public Administration) |
| 35 | 4.66 | 11.51 | PROW | | | | | 1124 CLARKSON RD N | | | | | | | | | | | | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

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# Focus on Mississauga 2012

## Malton Community Node

### History

The community of Malton was originally founded by Richard Halliday from Malton in Yorkshire, England in 1820. Malton created its village centre close to the intersection of Derry Road East and Airport Road and became known as the Four Corners of Malton. Over the next few decades, Malton would grow to become a major wheat export centre, however, it was not until the 1930's and 1940's when the Four Corners expanded to account for the area's new economic climate due to creation of the international airport. It would be the airport that provided for wartime prosperity and remain an integral part of the local and national economy, as Malton became internationally recognized as a leader in aeronautical design through the creation of the now famous Avro Arrow in the mid-1950's.




### Present Day

The Malton Community Node is located within the Malton neighbourhood and is focussed around Westwood Mall. The node is a stable area that contains a mix of detached and townhouse dwellings, apartments, open space, community infrastructure and commercial uses within the mall. Also, both the Malton Community Centre and Elmcreek Park provide a central community gathering space that is used for community events.

In the City Council adopted Mississauga Official Plan (September 2010), (http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan) Malton is identified as a Community Node, part of a new urban structure, which focuses growth to areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure. A future focus for the node should be creating community gathering spaces beyond the mall and immediate area for congregation during all seasons. Also, future development along Goreway Drive should encourage a more 'mainstreet' type setting to provide access to a mix of uses required for daily living – local shops and restaurants, community facilities, cultural, heritage and entertainment uses, and schools. Also, Mimico Creek should be preserved as a community open space and used as a focal gathering point. This open space and environmental use should be highlighted within the Node in order to maximize its potential as a community use.

The next step in planning the future of the Malton Community Node Character Area is the undertaking of a Local Area Plan to determine the appropriate mix of land uses and community infrastructure to guide future development within the Node.

# Fast Facts

## Land Area, Housing, Population, Employment

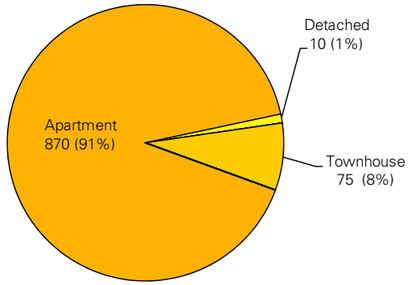
| | |
|---|---|
| 38.5 | Area (ha) (95.1 acres) |
| 955 | Residential Units |
| 3 060 | Population (inc. census undercount) |
| 840 | Employment (inc. home based businesses) |
| 139 | Business Sites (13 vacant business sites) |

## Existing Land Use

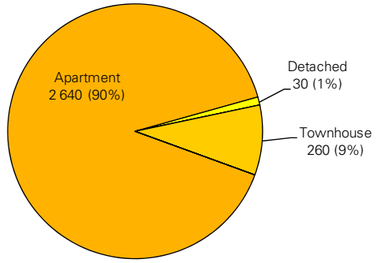
| | ha | acres | percentage |
|---|---|---|---|
| Residential | 9.3 | 23.0 | 24% |
| Mixed Residential / Retail | 0.0 | 0.0 | 0% |
| Office | 0.0 | 0.0 | 0% |
| Public / Institutional / Other | 2.8 | 6.8 | 7% |
| Retail / Commercial | 12.5 | 30.8 | 32% |
| Industrial | 0.0 | 0.0 | 0% |
| Open Space | 8.0 | 19.9 | 21% |
| Transportation Right-of-Way / Walkway | 5.3 | 13.1 | 14% |
| Parking | 0.0 | 0.0 | 0% |
| Others | 0.6 | 1.5 | 2% |
| Vacant | 0.0 | 0.0 | 0% |
| Total | 38.5 | 95.1 | 100% |

Source: Existing Land Use Survey Fall 2010. Totals may not sum due to rounding.

## Residential Units




## Residential Population




Residential Population does not include census net undercoverage

## Businesses and Employees by Sector

| Sector | Non-Vacant Business Sites Percentage | Employees Percentage |
|---|---|---|
| Accommodation and Food Services | 8% | 4% |
| Administrative and Support, Waste Management and Remediation Services | 3% | 4% |
| Agriculture, Forestry, Fishing and Hunting | 0% | 0% |
| Arts, Entertainment and Recreation | 2% | 6% |
| Construction | 0% | 0% |
| Educational Services | 3% | 5% |
| Finance and Insurance | 3% | 10% |
| Health Care and Social Assistance | 13% | 21% |
| Information and Cultural Industries | 1% | 2% |
| Management of Companies and Enterprises | 0% | 0% |
| Manufacturing | 0% | 0% |
| Mining, Quarrying, and Oil and Gas Extraction | 0% | 0% |
| Other Services (except Public Administration) | 11% | 3% |
| Professional, Scientific and Technical Services | 6% | 2% |
| Public Administration | 2% | 0% |
| Real Estate and Rental and Leasing | 2% | 2% |
| Retail Trade | 41% | 37% |
| Transportation and Warehousing | 0% | 0% |
| Utilities | 0% | 0% |
| Wholesale Trade | 2% | 0% |
| Unknown | 4% | 4% |
| Total | 100% | 100% |

Source: Mississauga Employment Database 2010, see data notes for sector descriptions.
Does not include home based businesses

# Official Plan Targets




## Density

**101.3** Persons and Jobs/ha (41.0/acre)

**79.5** Persons/ha (32.2/acre)

**21.8** Jobs/ha (8.8/acre)

## About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.3.4 states that Community Nodes will achieve a gross density of between 100 to 200 residents and jobs combined per hectare.

Density measures the number of residents and jobs combined per gross hectare.

Section 5.3.3.6 states that Community Nodes will achieve an average population to employment ratio between 1:2 to 2:1, measured as an average across the entire area of each node.

## Monitoring Summary

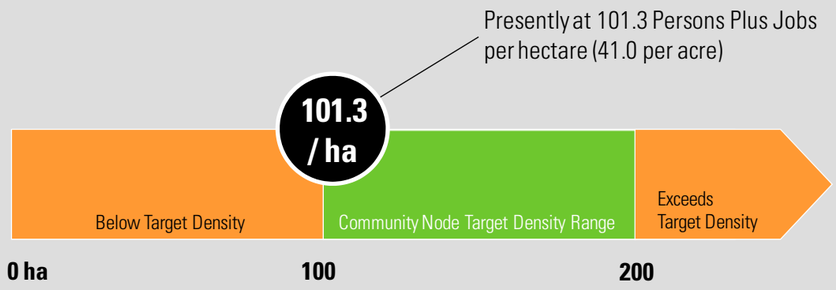
At a current density of 101.3, the Malton Community Node falls within the target density range (residents and jobs combined per gross hectare) of 100 to 200.

At a current PPJ of 3.6:1, the Malton Community Node does not fall within the target population to employment range of 1:2 to 2:1.

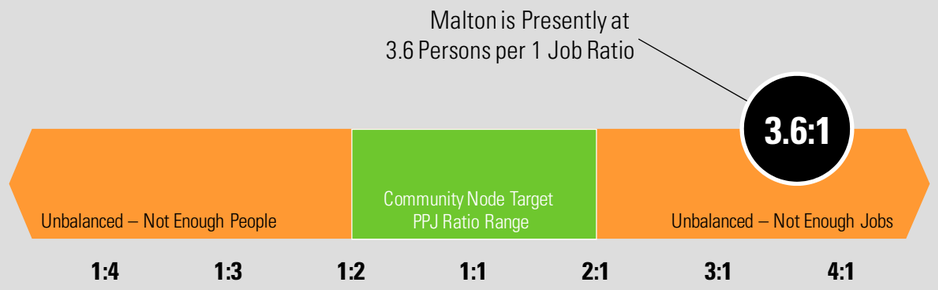
There are currently no development applications in progress in the Malton Community Node.

Note - Development applications that have been approved but yet developed are not included in the in progress development application lists.

## Density



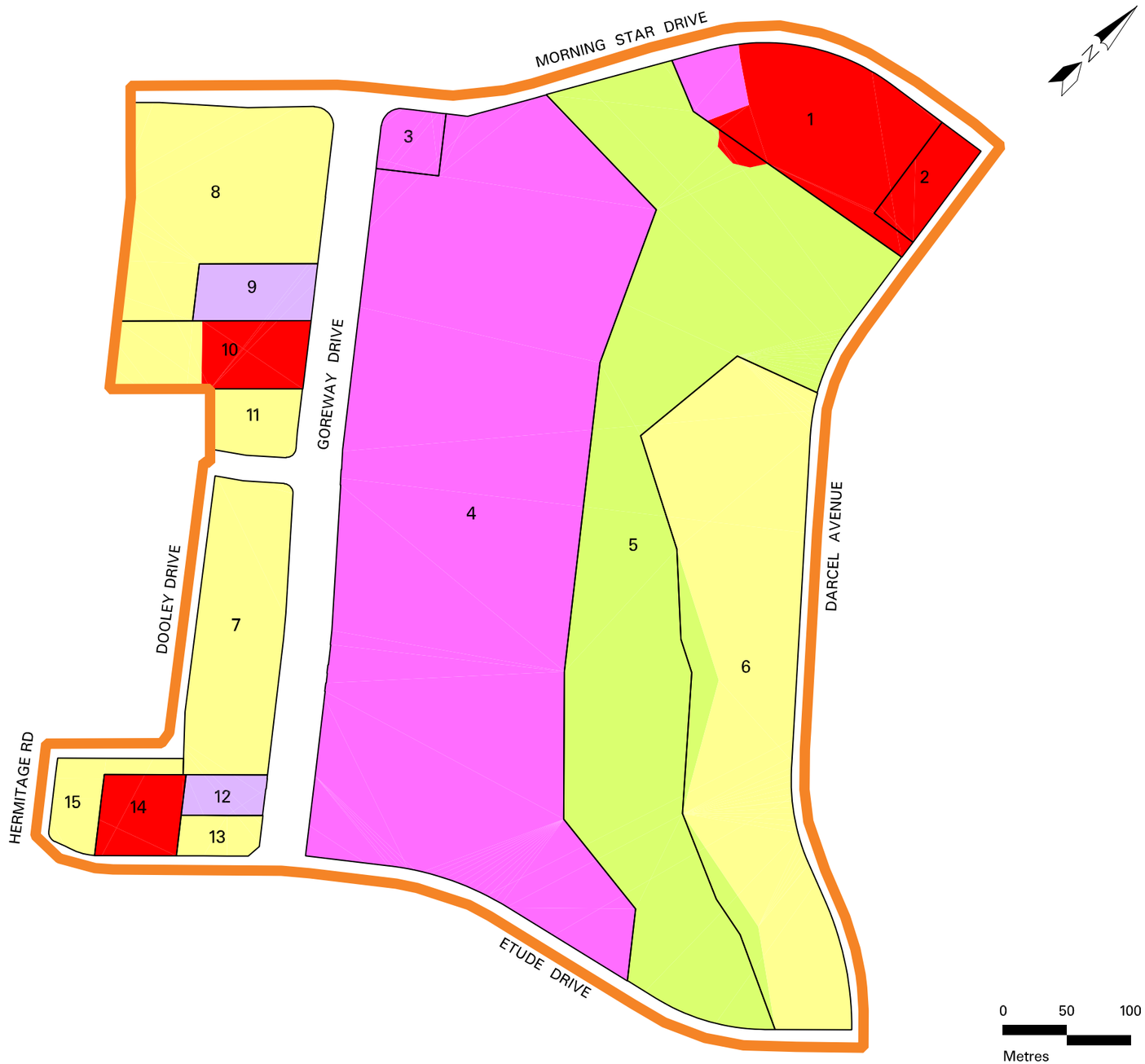

## Persons Plus Jobs Ratio



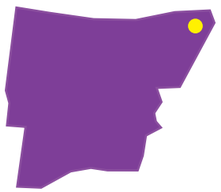
Focus on Mississauga 2012 - Malton Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




9-4



# Land, Buildings, People and Jobs

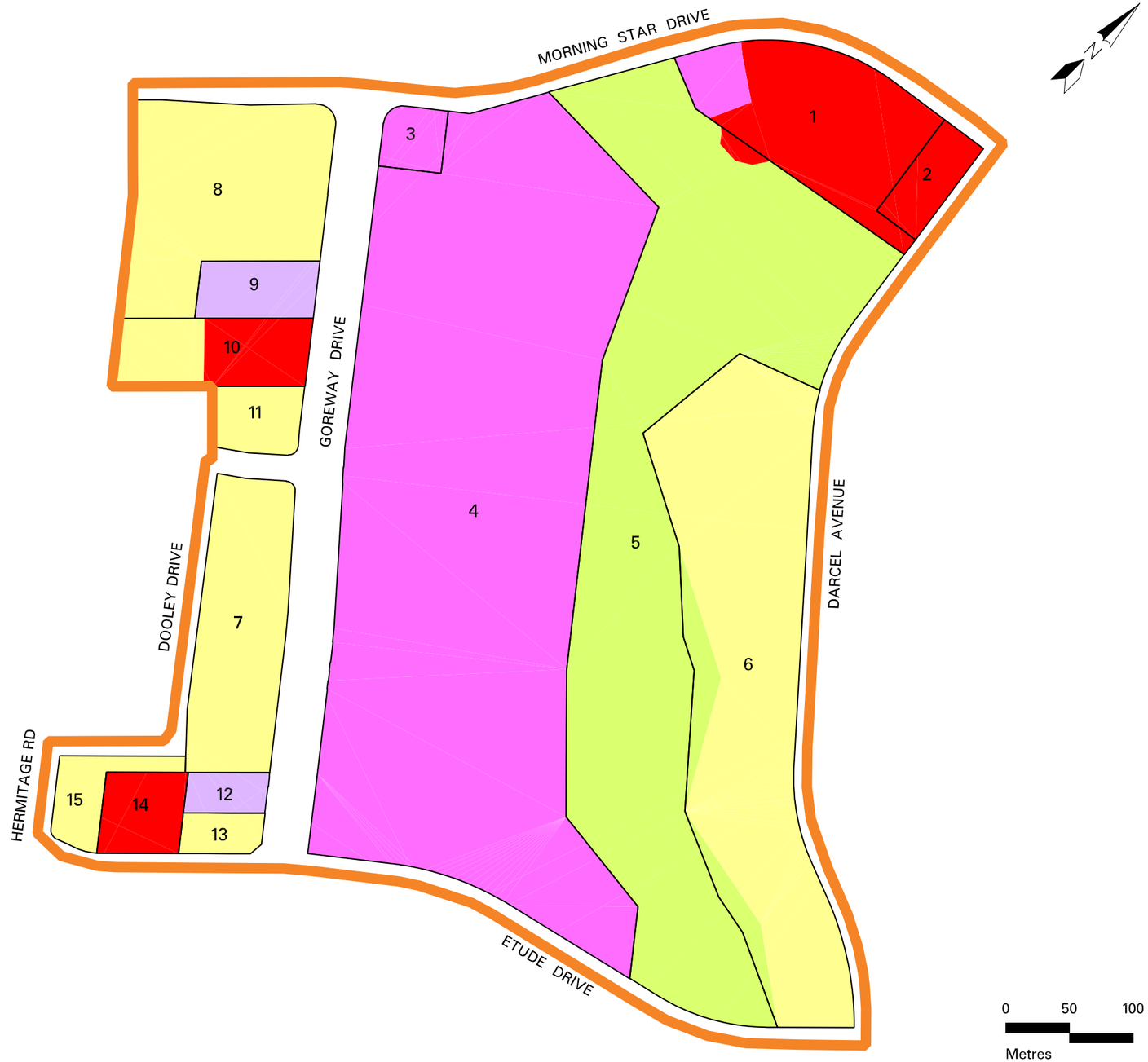
| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 1 | 1.76 | 4.36 | RET1, CC | OS | OS2 | | | 3540 MORNING STAR DR | | | | | | | | | | | | Malton Neighbourhood Services | 50-99 | Health Care and Social Assistance |
| | | | | | | | | 3500 MORNING STAR DR | | | | | | | | | | | | Malton Community Centre | 20-49 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Malton Branch Library | 10-19 | Information and Cultural Industries |
| 2 | 0.34 | 0.84 | PRA | MD | RM4-58 | | | 7366 DARCEL AVE | | | | | | | | | | | | St. Mark's Presbyterian Church | 1-4 | Other Services (except Public Administration) |
| 3 | 0.24 | 0.59 | RET2 | MVC | C5-3 | | | 7355 GOREWAY DR | | | | | | | | | | | | Humbervilo Auto Service Ltd. | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Petro-Canada | 1-4 | Retail Trade |
| 4 | 11.97 | 29.58 | RET1 | MU | C3 | | | 7205 GOREWAY DR | | | | | | | | | | | | Westwood Barbers & Hairstylists | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 3535 ETUDE DR | | | | | | | | | | | | All Round Links | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | 3480 MORNING STAR DR | | | | | | | | | | | | Westwood Supermarket | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Mobilicity | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Ali Baba Shoe Outlet | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Westwood Mall Information Centre/ | 1-4 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Trinidad Style Hot Roti & Doubles | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Mac's Convenience Stores Inc. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vincent's Coiffures | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Source, The | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Gino's Pizza | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | The Agency Staffing Service Inc. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | The Agency Staf | | |
| | | | | | | | | | | | | | | | | | | | | Coffee Time | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Nail Expression Salon & Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Westwood Sweets & Indian Cuisine | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Scooter's Photography | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Imus Investments - Accountants & Tax | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Bulk Food Mart | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Mr. Dry Cleaner | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Dr. Kyle W. Pae, Dr. B. Klein & Associates | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Beer Store, The | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | S M Beauty Supply | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Global Immigrants Services | 1-4 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | Peel Regional Police-Malton Community | 1-4 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | Modern Jewellery | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Malton Job Finding Centre | 5-9 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | Able Driver Training Inc. | 5-9 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Moga's Pizza | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Dental Office-Howard Dexter | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Reitmans | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | LCBO | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Optical Store, The | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Westwood Mall (Mississauga) Ltd. - Management Office | 10-19 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Food Fiesta | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Family Dental Office-Dr. V. Bansal | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Jack n' Jill Budget Store | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dr. Geeta Shukla | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Pita Nutso | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Payless ShoeSource's | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | A Buck or Two | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Shoppers Drug Mart | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Society | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | XTC Designs | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Easyhome | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fabric House | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Malton Kumon Math & Reading | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Home Hardware | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Smokes & Pets | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Freshco | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Food Basics | 20-49 | Retail Trade |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

Focus on Mississauga 2012 - Malton Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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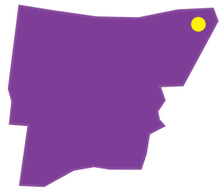


# Land, Buildings, People and Jobs

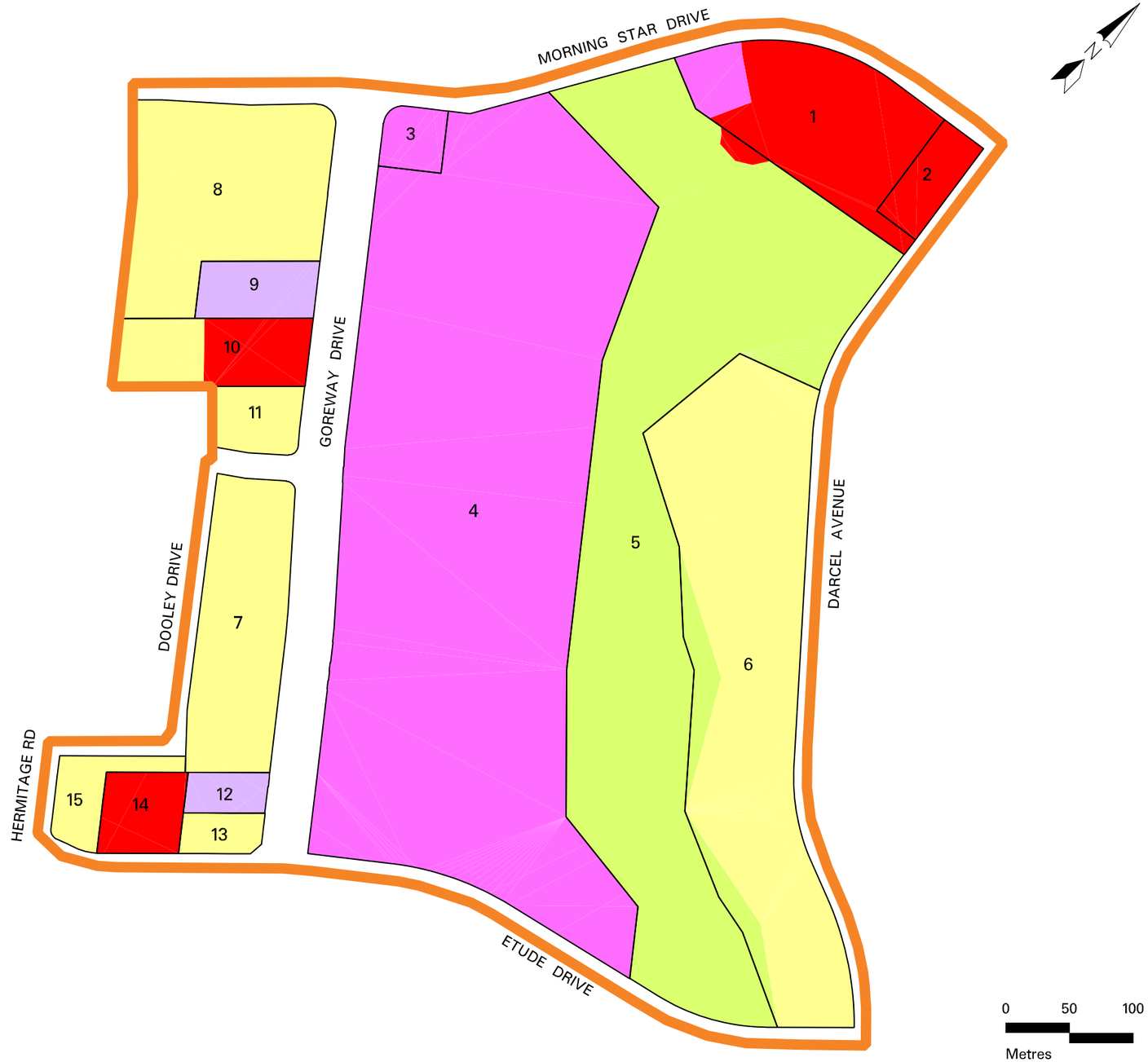
| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 4 | | | | | | | | | | | | | | | | | | | | Royal Bank of Canada | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Scotiabank | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | CIBC | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | TD Canada Trust | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Jolly Shoes & Bags | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Malton Neighbourhood Services-Malton | NA | Educational Services |
| | | | | | | | | | | | | | | | | | | | | African Canadian Youth Justice Program | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Sutton Group | NA | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Fine Furniture | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Malton Foot & Orthotic Clinic | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Steven's Jerk | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Ruby Fashion | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Happy Kids | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Korea & Japan Express | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Phone Cards | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | KB Studios | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Watch & Clock World | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Kam's Jewellery and Watches | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Slick Fit Tailors, Alterations & Repairs | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Wireless Corner | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Rina's Beauty Clinic | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Into | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Cell Net Depot Inc. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Zaman Menswear | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Gemini Hair Salon | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Frontline Computers | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | LeatherVille | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Crystal Glass & Gifts | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Mischief | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Party Room | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Rainbow Souvenirs Smoke & Gift | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Woodwal Law Office | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Todayz Trendz | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Lee's Garden | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Ani's Florist | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Barrister & Solicitor - Saltzman, J. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | L & W Lingerie | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Malton Chiropractic Clinic - Dr. N Tabar | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Fido Digicell | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Cordoba Coffee & Tea Co. | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Bed and Bath Boutique | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Cellular Point | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bijoux Ladies Accessories | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Coffee Cave | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Dr. N. Daya, M.D. | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Ramnarine Sahadeo, Lawyer | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dental Office-Dr. R. Erman | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Office Line | 1-4 | Retail Trade |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

Focus on Mississauga 2012 - Malton Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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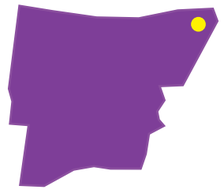

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit | | | | Office | | | | | | | |
| | | | | | | | | | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 5 | 7.68 | 18.98 | OS | G | G1 | | | 7320 DARCEL AVE | | | | | | | | | | | | | | |
| | | | | | | | | 3555 ETUDE DR | | | | | | | | | | | | | | |
| 6 | 4.70 | 11.61 | OS, RES4 | HD, G | G1, RA2-4 | | | 7280 DARCEL AVE | 7280 Darcel Ave | 6 | 23776 | 255925 | | | | | Apartment | 222 | 686 | | | |
| | | | | | | | | 7230 DARCEL AVE | 7230 Darcel Ave | 6 | 18850 | 202901 | | | | | Apartment | 167 | 516 | | | |
| | | | | | | | | 7170 DARCEL AVE | 7170 Darcel Ave | 6 | 17806 | 191664 | | | | | Apartment | 207 | 640 | | | |
| 7 | 1.56 | 3.85 | RES3 | MD | RM4 | | | 7255 DOOLEY DR | 3435/7255 Joliffe Ave/Dooley Dr | 3 | 12135 | 130621 | | | | | Townhouse | 75 | 260 | | | |
| 8 | 2.18 | 5.38 | RES4 | HD | RA2 | | | 7350 GOREWAY DR | 7350 Goreway Dr | 6 | 5307 | 57127 | | | | | Apartment | 71 | 208 | | | |
| | | | | | | | | 7340 GOREWAY DR | 3420 Morning Star Dr | 7 | 11298 | 121612 | | | | | Apartment | 130 | 380 | | | |
| | | | | | | | | 3420 MORNING STAR DR | 7340 Goreway Dr | 6 | 5307 | 57127 | | | | | Apartment | 73 | 213 | | | |
| 9 | 0.41 | 1.02 | OFF | O | O | | | 7330 GOREWAY DR | | | | | 7330 Goreway Dr | 2 | 765 | 8234 | | | | Dr. R. Singh | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Medical Imaging Centre Malton | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Next Optical | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Top Most Beauty Salon | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Dr. L. Sax - Family Dentistry | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Region of Peel, Peel Public Health, Healthy Sexuality Clinic | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Goreway Medical Pharmacy | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Malton Medical Walk-In Clinic/Urgent Care | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Goreway Physiotherapy and Rehabilitation Centre | 1-4 | Health Care and Social Assistance |
| 10 | 0.81 | 2.00 | RES5, PRA | LDI | R3 | | | 7318 GOREWAY DR | | | | | | | | | | | | St. Hugh & St. Edmund Anglican Church | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 7314 GOREWAY DR | | | | | | | | | | | | Rainbow Village Day Care Centre | 5-9 | Health Care and Social Assistance |
| 11 | 0.36 | 0.88 | RES3 | MD | RM4 | | | 3435 JOLLIFFE AVE | | | | | | | | | | | | | | |
| 12 | 0.20 | 0.50 | OFF | O | O | | | 7200 GOREWAY DR | | | | | 7200 Goreway Dr | 3 | 892 | 9606 | | | | Astrologer Ayurvedic and Herbal Medicine-Dr. Kuma | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Unknown Occupant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | World Visas | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | e-Beta Systems | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Save Tax Solutions | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Malton Employment | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Skywing | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | CIMT College | 20-49 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Unknown Occupant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Text Book Centre | 1-4 | Wholesale Trade |
| 13 | 0.20 | 0.50 | RES1 | LDI | R3 | | | 3441 ETUDE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 3435 ETUDE DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 3429 ETUDE DR | | | | | | | | | Detached | 1 | - | | | |
| 14 | 0.41 | 1.01 | PRA | LDI | R3 | | | 3415 ETUDE DR | | | | | | | | | | | | Malton Baptist Church | 1-4 | Other Services (except Public Administration) |
| 15 | 0.35 | 0.86 | RES1 | LDI | R3 | | | 7203 HERMITAGE RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 7201 DOOLEY DR | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 7197 HERMITAGE RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 7193 HERMITAGE RD | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 3393 ETUDE DR | | | | | | | | | Detached | 1 | - | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

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# Focus on Mississauga 2012

## Meadowvale Community Node

### History

Development within and around the Meadowvale Node was originally planned on the 'new town' concept in the 1960's, where large residential subdivisions would include homes, schools and community facilities. Meadowvale, at that time, consisted of over 3,000 acres (1 214 ha) of agricultural land and it was not until Cadillac Fairview Corporation began developing the area and expanding the residential district throughout the 1970's and 1980's. Meadowvale is an older and more established community which is focused around the Meadowvale Town Centre shopping centre, which was built as part of a neighbourhood plan during the 1970's.

### Present Day

The node is a stable area that contains a concentration of commercial uses within a shopping centre, surrounded by a mix of detached dwellings, townhouse dwellings, apartments and open space uses. Lake Aquitaine Park and numerous high-density dwellings are located just outside of the Node. While one third of the node is devoted to residential development, the Meadowvale Community Node also has the highest percentage of land used for cultural and community uses.

In the City Council adopted Mississauga Official Plan (September 2010), (http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan) Meadowvale is identified as a Community Node, part of a new urban structure, which focuses growth to areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure. Focal areas around the entrance and east side of the Town Centre should be developed to provide for better outdoor amenity spaces for the community.

As a Community Node, Meadowvale should provide for better pedestrian, transit and cycling connections to other areas across the city.




The next step in planning the future of the Meadowvale Community Node Character Area is the undertaking of a Local Area Plan to determine the appropriate mix of land uses and community infrastructure to guide future development within the Node.

# Fast Facts

## Land Area, Housing, Population, Employment

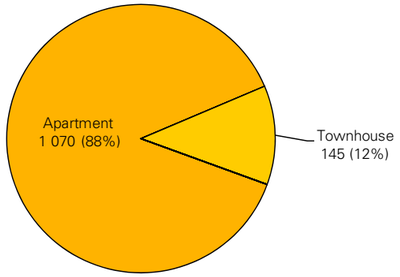
| | |
|---|---|
| 40.3 | Area (ha) (99.5 acres) |
| 1 215 | Residential Units |
| 3 030 | Population (inc. census undercount) |
| 1 240 | Employment (inc. home based businesses) |
| 123 | Business Sites (4 vacant business sites) |

## Existing Land Use

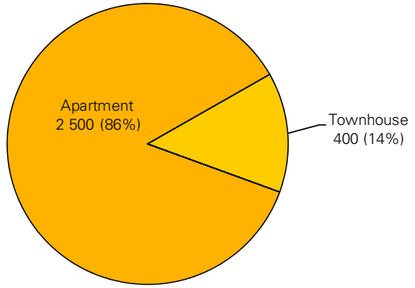
| | ha | acres | percentage |
|---|---|---|---|
| Residential | 13.2 | 32.7 | 33% |
| Mixed Residential / Retail | 0.0 | 0.0 | 0% |
| Office | 0.0 | 0.0 | 0% |
| Public / Institutional / Other | 3.2 | 8.0 | 8% |
| Retail / Commercial | 14.8 | 36.6 | 37% |
| Industrial | 0.0 | 0.0 | 0% |
| Open Space | 0.4 | 0.9 | 1% |
| Transportation Right-of-Way / Walkway | 7.1 | 17.6 | 18% |
| Parking | 0.0 | 0.0 | 0% |
| Others | 1.0 | 2.5 | 3% |
| Vacant | 0.5 | 1.1 | 1% |
| Total | 40.3 | 99.5 | 100% |

Source: Existing Land Use Survey Fall 2010. Totals may not sum due to rounding.

## Residential Units




## Residential Population




Residential Population does not include census net undercoverage

## Businesses and Employees by Sector

| Sector | Non-Vacant Business Sites Percentage | Employees Percentage |
|---|---|---|
| Accommodation and Food Services | 13% | 22% |
| Administrative and Support, Waste Management and Remediation Services | 1% | 0% |
| Agriculture, Forestry, Fishing and Hunting | 0% | 0% |
| Arts, Entertainment and Recreation | 3% | 11% |
| Construction | 0% | 0% |
| Educational Services | 2% | 2% |
| Finance and Insurance | 4% | 7% |
| Health Care and Social Assistance | 28% | 11% |
| Information and Cultural Industries | 2% | 2% |
| Management of Companies and Enterprises | 0% | 0% |
| Manufacturing | 2% | 2% |
| Mining, Quarrying, and Oil and Gas Extraction | 0% | 0% |
| Other Services (except Public Administration) | 15% | 6% |
| Professional, Scientific and Technical Services | 2% | 1% |
| Public Administration | 1% | 0% |
| Real Estate and Rental and Leasing | 3% | 2% |
| Retail Trade | 23% | 35% |
| Transportation and Warehousing | 1% | 0% |
| Utilities | 0% | 0% |
| Wholesale Trade | 1% | 0% |
| Unknown | 1% | 1% |
| Total | 100% | 100% |

Source: Mississauga Employment Database 2010, see data notes for sector descriptions.
Does not include home based businesses

# Official Plan Targets



## Density

**106.0** Persons and Jobs/ha (42.9/acre)

**75.2** Persons/ha (30.5/acre)

**30.8** Jobs/ha (12.5/acre)

## About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.3.4 states that Community Nodes will achieve a gross density of between 100 to 200 residents and jobs combined per hectare.

Density measures the number of residents and jobs combined per gross hectare.

Section 5.3.3.6 states that Community Nodes will achieve an average population to employment ratio between 1:2 to 2:1, measured as an average across the entire area of each node.

## Monitoring Summary

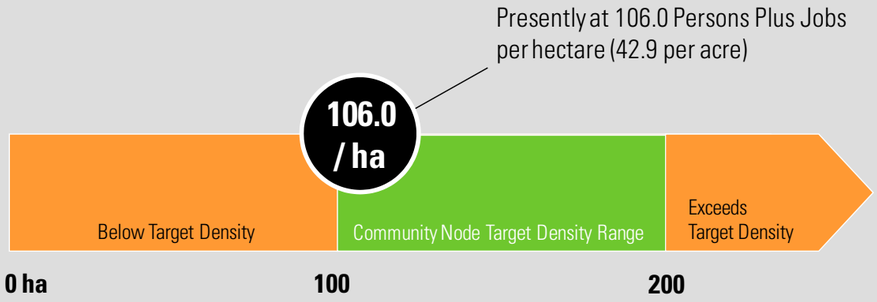
At a current density of 106.0, the Meadowvale Community Node falls within the target density range (residents and jobs combined per gross hectare) of 100 to 200.

At a current PPJ of 2.4:1, the Meadowvale Community Node does not fall within the target population to employment range of 1:2 to 2:1. Future developments that support more jobs are needed to meet this target range.

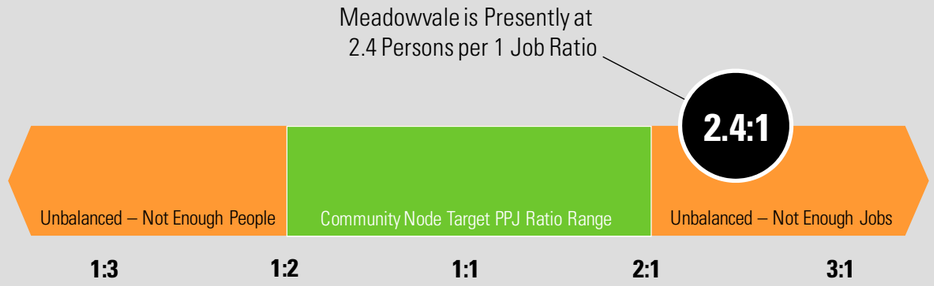
There are currently no development applications in progress in the Meadowvale community node.

Note - Development applications that have been approved but yet developed are not included in the in progress development applications list.

## Density

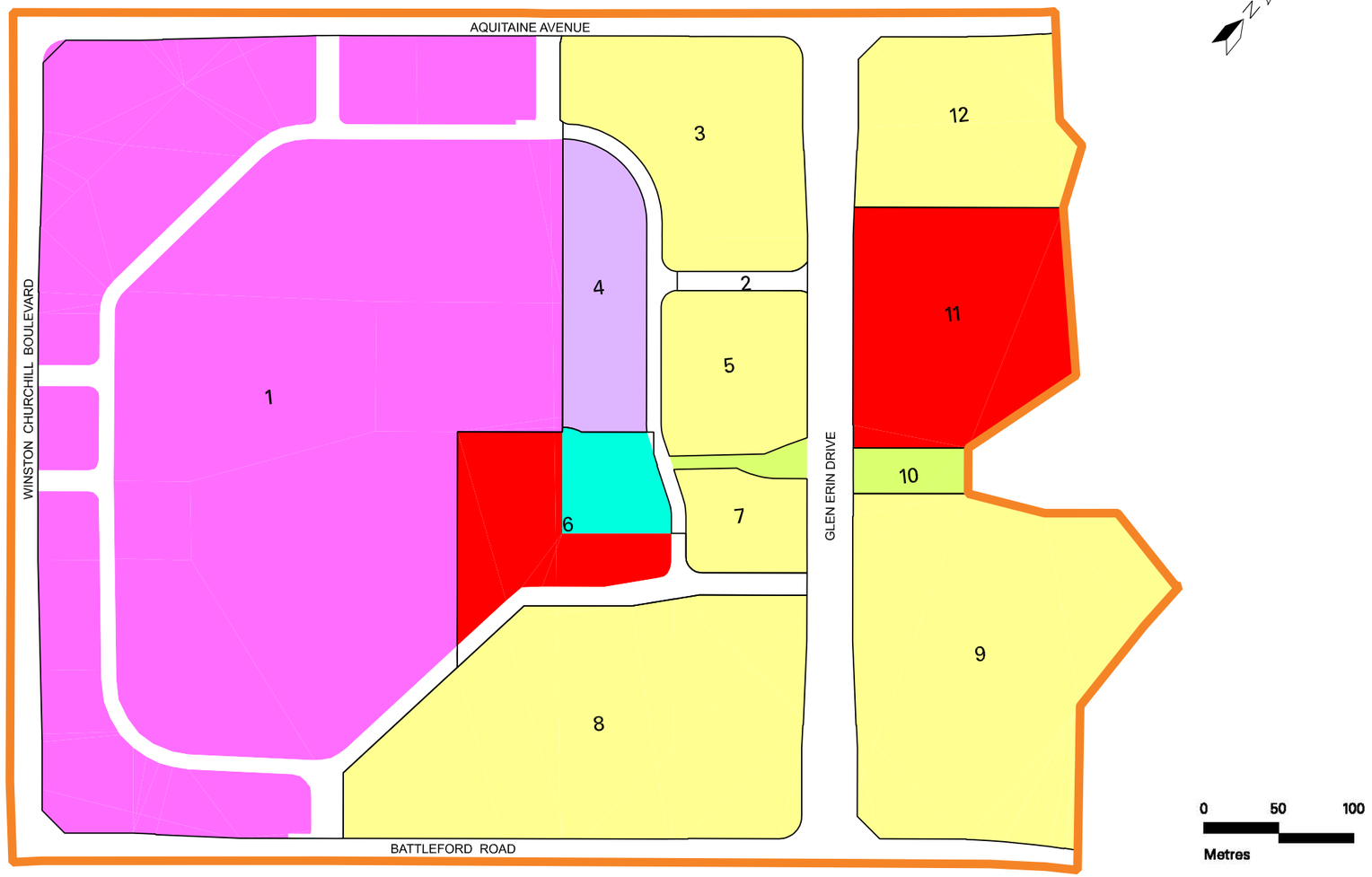



## Persons Plus Jobs Ratio



# Existing Land

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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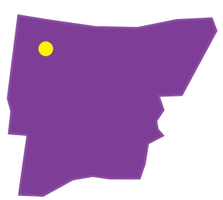
Metres





# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 1 | 16.10 | 39.79 | RET1, RET2, PROW | UT, MVC, MU | U, C5, C3-55, C3 | | | 6875 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | U Weight Loss Clinic | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 6975 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | Family Dental Centre | 5-9 | Health Care and Social Assistance |
| | | | | | | | | 6780 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | Hair Free Laser Skin Clinics | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 6760 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | Meadowvale Community Police Station | 1-4 | Public Administration |
| | | | | | | | | 6740 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | Remax Realty Specialists | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | 6720 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | Wind | 1-4 | Information and Cultural Industries |
| | | | | | | | | 6707 WINSTON CHURCHILL BLVD | | | | | | | | | | | | Magicuts | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | 6700 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | EB Games | 1-4 | Wholesale Trade |
| | | | | | | | | 6677 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | Potluck Restaurant | 1-4 | Accommodation and Food Services |
| | | | | | | | | 6670 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | Tandoori Time | 1-4 | Accommodation and Food Services |
| | | | | | | | | 6650 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | Blockbuster Video | 5-9 | Real Estate and Rental and Leasing |
| | | | | | | | | 6620 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | Pizza Pizza | 5-9 | Accommodation and Food Services |
| | | | | | | | | 6610 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | Tim Hortons | 5-9 | Accommodation and Food Services |
| | | | | | | | | 6600 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | The Source by Circuit City | 1-4 | Retail Trade |
| | | | | | | | | 6590 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | Winston Churchill Medical Centre | 5-9 | Health Care and Social Assistance |
| | | | | | | | | 6570 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | Master Mechanic Corp. | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | 6560 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | Peel Public Health Clinic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 6550 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | Aquitane Animal Hospital | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Halton Transmission in Meadowvale Inc. | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Symposium | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Meadowvale Branch Library | 10-19 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | Peel Alternative School West | 10-19 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Cora's Breakfast & Lunch | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Cobs Bread | 10-19 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Nardinis Salon & Spa | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | The Beer Store | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Your Dollar Store With More | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Rabba Fine Foods | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | K F C | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Wok This Way | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Credit Valley Diagnostic Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Metro | 100-299 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Comp2Cell | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Mr. Sub | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Jump Start Nutrition | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Royalty Jewellers | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Jennifer's Flowers & Gifts | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Ontario Early Years Centre (OEYC) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Meadowvale Coin laundry | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Baskin Robbins | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Softron Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Sherwin-Williams Paint | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Cavery Fashions | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Jonathon Lenard Opticians | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Sam's Shoe Repair | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Stop 'N' Cash | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Med One Healthcare | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Global Pet Foods | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Canada's Profesional School of Music & Art | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Popeye's | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Reflections | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Arnie's Smoke Shop | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Meadowvale Cleaners | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Wine Rack, The | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Accesorize | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Elite World Travel | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Little Bit of Britain | 1-4 | Retail Trade |

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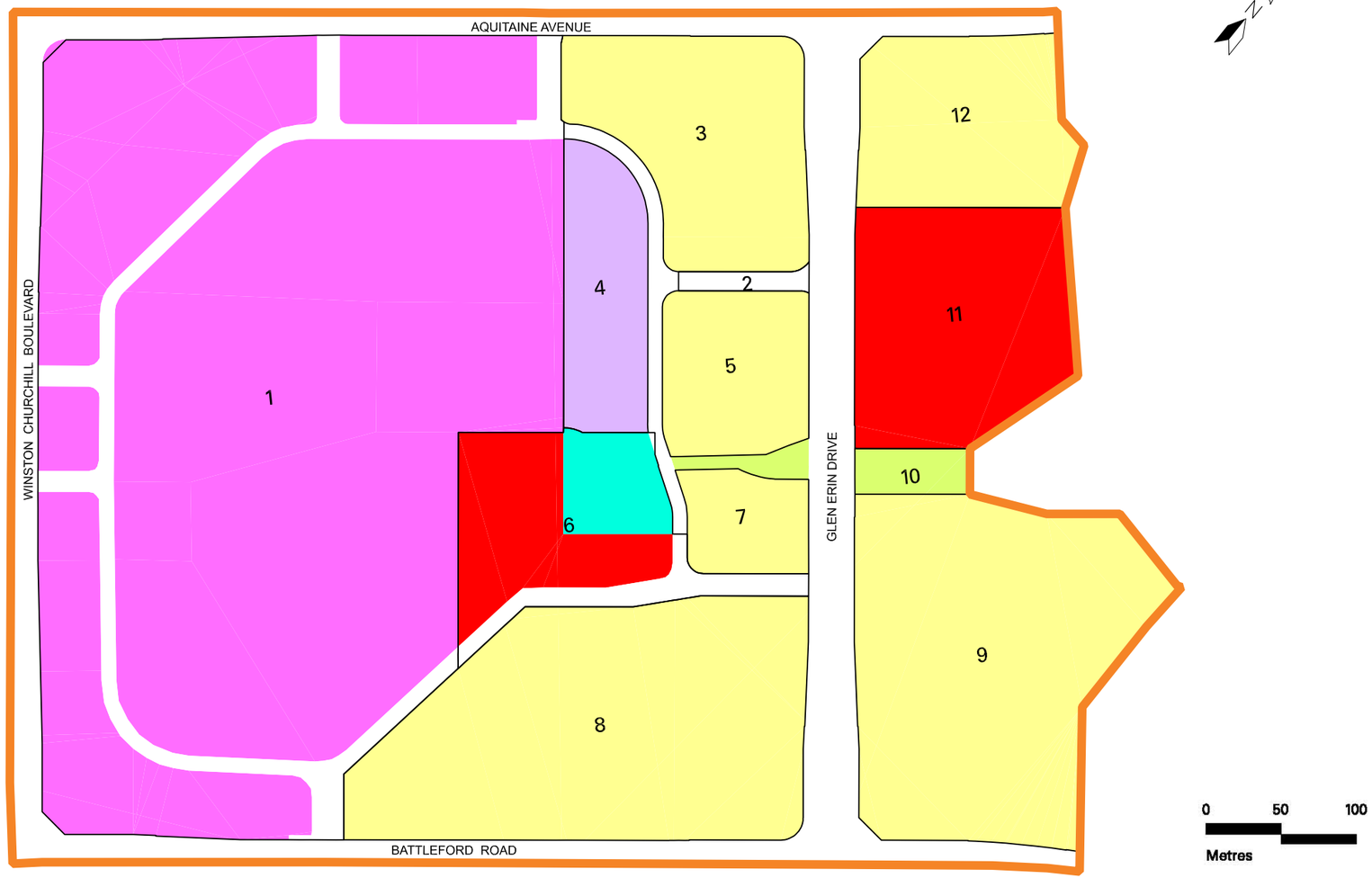
# Existing Land

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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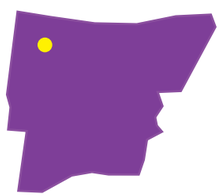

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 1 | | | | | | | | | | | | | | | | | | | | Beach Baby Tanning | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Jenz Hair Resolutions | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | The UPS Store | 1-4 | Transportation and Warehousing |
| | | | | | | | | | | | | | | | | | | | | Extreme Pita | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Pho Mi 89 | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Teriyaki | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Inkjet Sales | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Canadian Tire Gas Bar | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Ziebart Vitro Plus Auto Glass | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Dr. A. Kara & Associates - Optometrists | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | PhysioCare and Rehab | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | LCBO | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | U.B. Co. | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Alf Hunan- Shawarma Hut | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | McDonald's | 50-99 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Shoppers Drug Mart | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Tim Hortons | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Turtle Jacks | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Premier Fitness | 20-49 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Shoeless Joe's Meadowvale | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | TD Canada Trust | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Bank of Montreal | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | CIBC | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Goodstream Pure Water | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Canadian Tire | 100-299 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Modern Images (Men's & Ladies Hairstyling) | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Lubemaster | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Nice One Nails | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Infoplace & Lotto Centre | 1-4 | Arts, Entertainment and Recreation |
| 2 | 0.11 | 0.28 | PROW | MU | C3 | | | | | | | | | | | | | | | | | |
| 3 | 1.98 | 4.89 | RES2, RES3 | MD | RM4-13 | | | 6830 MEADOWVALE TOWN CENT CIR<br>6810 MEADOWVALE TOWN CENT CIR | 6810, 6830 Meadowvale Town Centre Cir | 3 | 10923 | 117580 | | | | | Townhouse | 79 | 219 | | | |
| 4 | 1.03 | 2.54 | OFF | MU | C3 | | | 6855 MEADOWVALE TOWN CENT CIR | | | | | 6855 Meadowvale Town Centre | 3 | 8190 | 88157 | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | M D S Laboratories | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Walk-in Centre - Dr. Kenny Zhang | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Pecina, Dr. Andy Chen, Dr. Adam Chen | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Meadowvale Optometric - Dr. S. Ahmed | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. K.B. Ip Dental Surgeons | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Meadow-West Family Practice and Acupuncture | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Life Mark Health | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Meadowvale Medical Centre | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dr. E.P. Fishbein - Dental Surgeons | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Vikas Soota Dentistry Professional Corp. | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dr. W.A. Bellingham - Dental Surgeon | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Meadowvale Professional Centre Pharmacy | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Five Elements Naturopathic Centre Inc. | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | The Neurodevelopmental & Educational Assessment Ce | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Abdul Ahmed | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Sidney Gregory Jordan Kremer - Cardiology | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Valerie Hester and Harvey Rosenfeld | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Helen H.K. Bai M.D., Consultant | 1-4 | Health Care and Social Assistance |

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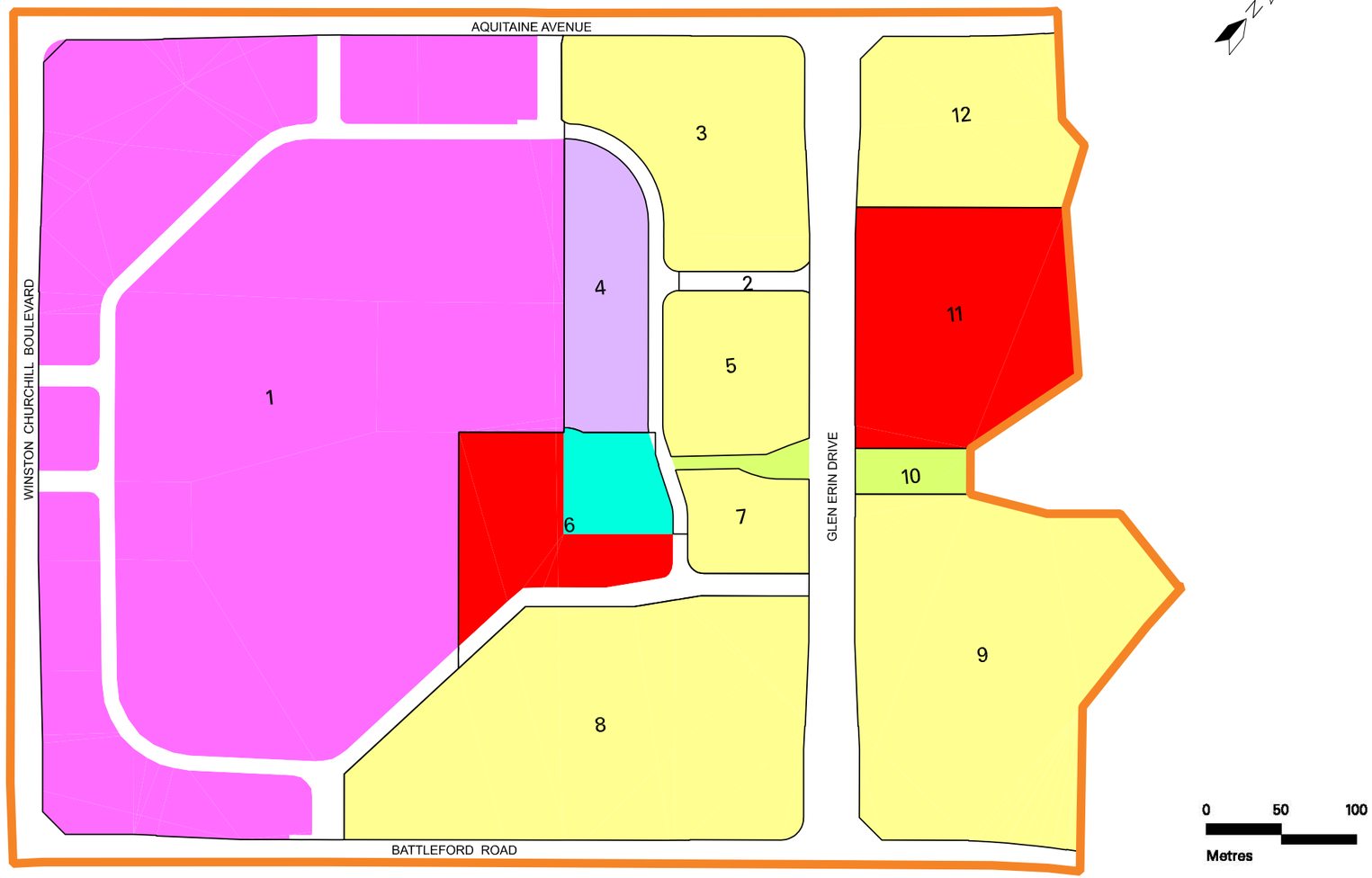
# Existing Land

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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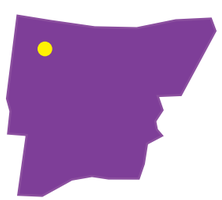

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 4 | | | | | | | | | | | | | | | | | | | | Family Health Centre - Dr. S. Harrop, Dr. C. Temin | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Meadowvale Professional Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Edward Jones Investments | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Valerie Lamb, Chiropodist - Feet in Motion | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Total Hearing Centre Inc. | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. C. A. Woods - Orthodontist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Uzma Ahmed (Paediatrics) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | The Natural Path Massage Therapy Clinic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Meadowvale Radiology & Ultrasound Associates | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Jin. H. Huh - Dentist | 5-9 | Health Care and Social Assistance |
| 5 | 1.05 | 2.59 | RES3 | MD | RM4 | | | 6860 MEADOWVALE TOWN CENT CIR | 6860, 6880 Meadowvale Town Centre Cir | 3 | 9479 | 102030 | | | | | Townhouse | 64 | 178 | | | |
| 6 | 1.88 | 4.63 | PROW, VAC, PRA | MU | C3 | | | 6945 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | St. Francis of Assisi Anglican Church | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | White Oaks Presbyterian Church | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Meadowvale Lutheran Church | 1-4 | Other Services (except Public Administration) |
| 7 | 0.55 | 1.35 | RES3 | MD | RM4 | | | 6880 MEADOWVALE TOWN CENT CIR | | | | | | | | | | | | | | |
| 8 | 4.18 | 10.32 | RES4 | HD | RA3-4, RA2 | | | 2869 BATTLEFORD RD | 2869 Battleford Rd | 5 | 29045 | 312640 | | | | | Apartment | 325 | 761 | Morguard Residential | 5-9 | Real Estate and Rental and Leasing |
| | | | | | | | | 2797 BATTLEFORD RD | 2797 Battleford Rd | 12 | 12738 | 137109 | | | | | Apartment | 149 | 349 | | | |
| 9 | 3.90 | 9.63 | RES4 | HD | RA2 | | | 6599 GLEN ERIN DR | 6599 Glen Erin Dr | 5 | 20059 | 215915 | | | | | Apartment | 184 | 431 | | | |
| | | | | | | | | 2757 BATTLEFORD RD | 2757 Battleford Rd | 7 | 15876 | 170889 | | | | | Apartment | 232 | 543 | | | |
| 10 | 0.23 | 0.58 | OS | G | G1-14 | | | | | | | | | | | | | | | | | |
| 11 | 2.17 | 5.37 | CC | OS | OS2 | | | 6655 GLEN ERIN DR | | | | | | | | | | | | Meadowvale Community Centre | 50-99 | Arts, Entertainment and Recreation |
| 12 | 1.58 | 3.90 | RES4 | HD | RA3-4 | | | 2770 AQUITAINE AVE | 2770 Aquitaine Ave | 9 | 13613 | 146530 | | | | | Apartment | 180 | 421 | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

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# Focus on Mississauga 2012

## Port Credit Community Node

officialplan Monitoring

### History

Port Credit is a well-known, established waterfront community in southern Ontario. The active port and harbour functions, fishing and boating activities, village character and natural beauty make it a desirable place to live, work and visit. Port Credit's history dates back to the 1700's and since that time the community has undergone many changes. Throughout this period, Port Credit has remained a functioning village; a notion that is fundamentally important to Port Credit's residents and visitors and to the future of the community.

### Present Day

The Port Credit Node is comprised of a mix of commercial uses fronting Lakeshore Road West and oriented toward the harbour, many older apartments located close to the GO Transit station, some townhouse units, community uses and open space lands mainly along the Credit River and the waterfront. The node has seen the successful redevelopment of the St. Lawrence Starch brownfield site to apartments, townhouses and live/work units centred on the south side of Lakeshore Road at Hurontario Street.




The vision statement that emerged from the *Lakeview and Port Credit District Policies Review and Public Engagement Process* – is "Evolving the Urban Village". The principles underlying this vision as outlined in the Directions Report include, reinforcing the village character, recognizing the distinct waterfront community, enhancing the public realm, demonstrating environmental stewardship, balancing growth and encouraging a healthy population.

In the City Council adopted Mississauga Official Plan (September 2010), (http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan) a part of Port Credit is identified as a Community Node, part of a new urban structure, which focuses growth to areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure. As a Community Node, Port Credit is to provide access to a mix of uses required for daily living – local shops and restaurants, community facilities, cultural, heritage and entertainment uses, schools, parks, open space as well as a diverse housing stock that meets the housing needs of residents as they move through their lifecycle. To achieve these goals, minimum and maximum height and density standards will apply.

The next step in planning the future of Port Credit is the finalization of the Port Credit Local Area Plan. Following the principles in the Directions Report, detailed land use and urban design policies are presently being drafted for review by the public and Planning and Development Committee. The Port Credit Local Area Plan will provide the basis for future development in the Port Credit Node and within the greater Port Credit Neighbourhood.

For more information see http://www.mississauga.ca/portal/residents/lakeviewportcreditreview

MISSISSAUGA Leading today for tomorrow

# Fast Facts

## Land Area, Housing, Population, Employment

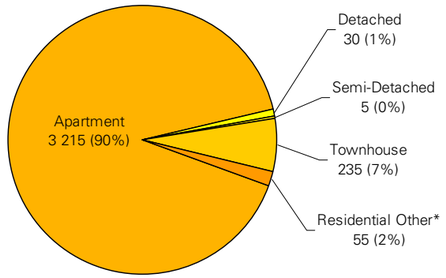
| | |
|---|---|
| 80.7 | Area (ha) (199.3 acres) |
| 3 545 | Residential Units |
| 6 860 | Population (inc. census undercount) |
| 2 170 | Employment (inc. home based businesses) |
| 345 | Business Sites (32 vacant business sites) |

## Existing Land Use

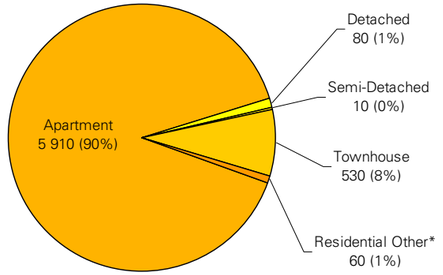
| | ha | acres | percentage |
|---|---|---|---|
| Residential | 17.1 | 42.2 | 22% |
| Mixed Residential / Retail | 4.4 | 10.8 | 6% |
| Office | 1.4 | 3.5 | 2% |
| Public / Institutional / Other | 5.7 | 14.1 | 7% |
| Retail / Commercial | 11.7 | 28.9 | 15% |
| Industrial | 0.0 | 0.0 | 0% |
| Open Space | 14.7 | 36.2 | 19% |
| Transportation Right-of-Way / Walkway | 18.3 | 45.1 | 23% |
| Parking | 3.6 | 8.9 | 5% |
| Others | 1.2 | 2.9 | 2% |
| Vacant | 0.3 | 0.7 | 0% |
| Total | 78.3* | 193.4 | 100% |

*Existing land use total area and node area do not match because of water area included in node boundary but not in existing land use
Source: Existing Land Use Survey Fall 2010

## Residential Units




## Residential Population




*Residential Other includes institutional units and population
Residential Population does not include census net undercoverage

## Businesses and Employees by Sector

| Sector | Non-Vacant Business Sites Percentage | Employees Percentage |
|---|---|---|
| Accommodation and Food Services | 12% | 23% |
| Administrative and Support, Waste Management and Remediation Services | 2% | 11% |
| Agriculture, Forestry, Fishing and Hunting | 0% | 0% |
| Arts, Entertainment and Recreation | 4% | 3% |
| Construction | 1% | 2% |
| Educational Services | 6% | 6% |
| Finance and Insurance | 4% | 3% |
| Health Care and Social Assistance | 11% | 9% |
| Information and Cultural Industries | 0% | 0% |
| Management of Companies and Enterprises | 0% | 0% |
| Manufacturing | 2% | 1% |
| Mining, Quarrying, and Oil and Gas Extraction | 0% | 0% |
| Other Services (except Public Administration) | 14% | 6% |
| Professional, Scientific and Technical Services | 12% | 8% |
| Public Administration | 0% | 0% |
| Real Estate and Rental and Leasing | 3% | 5% |
| Retail Trade | 17% | 9% |
| Transportation and Warehousing | 1% | 7% |
| Utilities | 0% | 0% |
| Wholesale Trade | 4% | 2% |
| Unknown | 6% | 5% |
| Total | 100% | 100% |

Source: Mississauga Employment Database 2010, see data notes for sector descriptions
Does not include home based businesses

# Official Plan Targets




## Density

**111.9** Persons and Jobs/ha (45.3/acre)

**85.0** Residents/ha (34.4/acre)

**26.9** Jobs/ha (10.9/acre)

## About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.3.4 states that Community Nodes will achieve a gross density of between 100 to 200 residents and jobs combined per hectare.

Density measures the number of residents and jobs combined per gross hectare.

Section 5.3.3.6 states that Community Nodes will achieve an average population to employment ratio between 2:1 to 1:2, measured as an average across the entire area of each node.

## Monitoring Summary

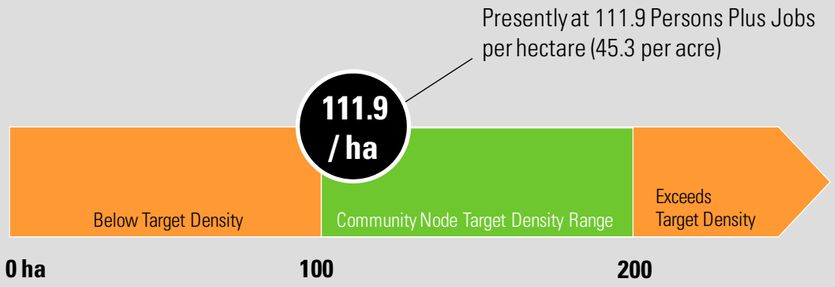
At a current density of 111,9 the Port Credit Community Node falls within the target density range (residents and jobs combined per gross hectare) of 100 to 200.

At a current PPJ of 3.2:1, the Port Credit Community Node does not fall within the target population to employment range of 1:2 to 2:1.

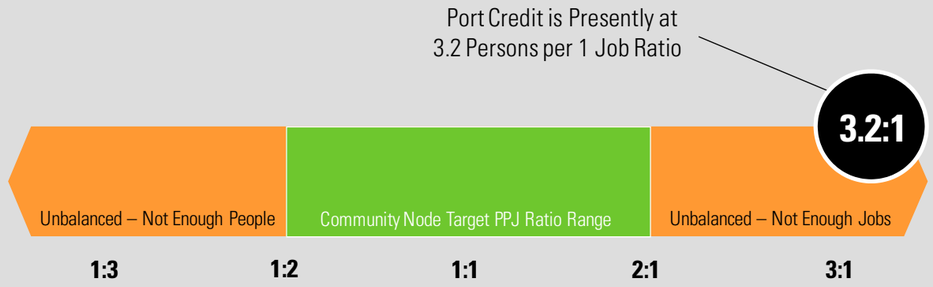
There is currently one proposed development application in this node. An OZ/OPA for a mixed use development, with approximately 10 400 $m^2$ (112 000 sq. ft.) of residential space and 4 200 $m^2$ (45 000 sq. ft.) of retail/office space.

Note - Development applications that have been approved but yet developed are not included in the proposed development applications above.

## Density



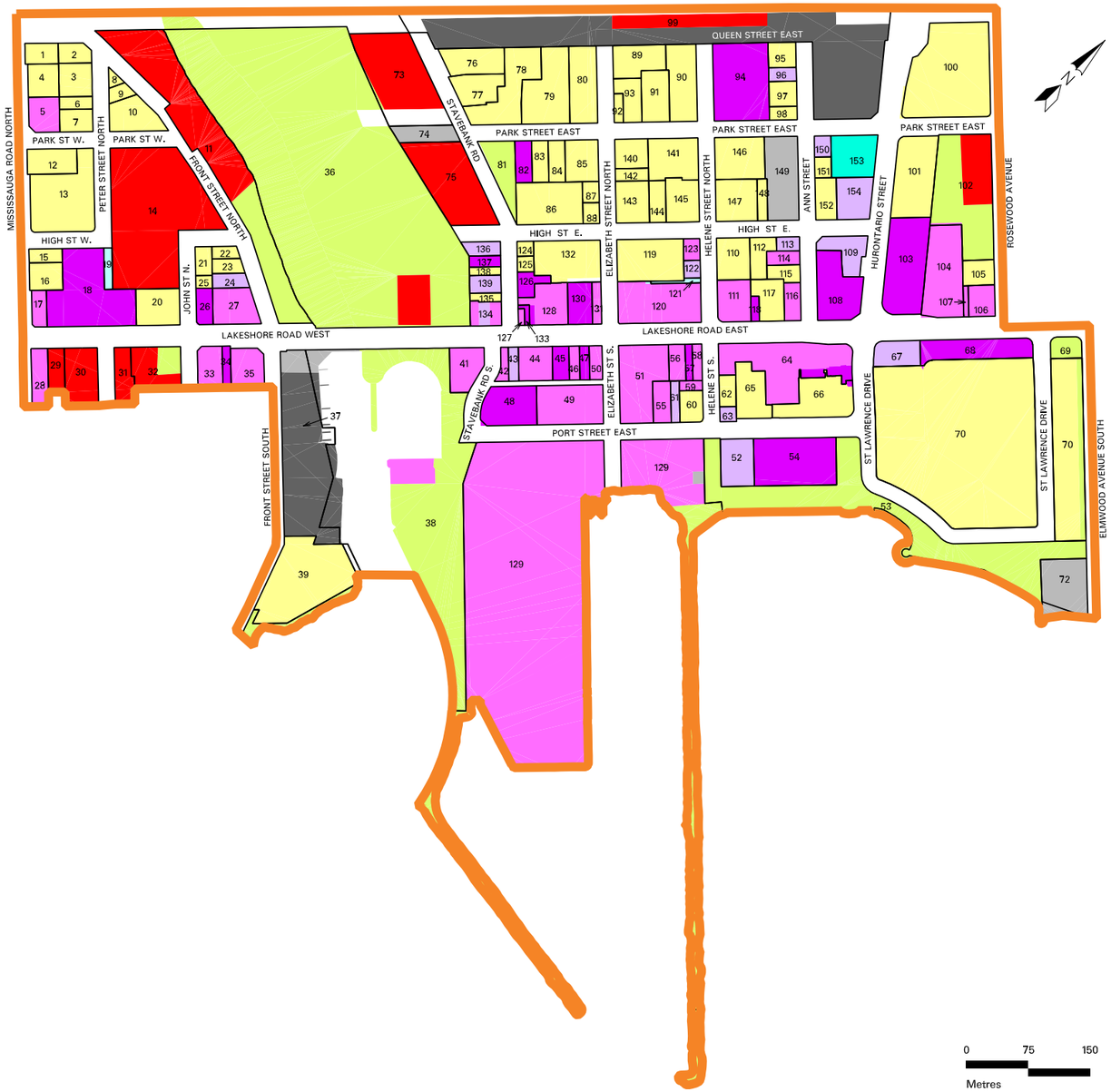

## Persons Plus Jobs Ratio



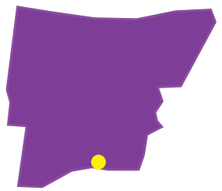
Focus on Mississauga 2012 - Port Credit Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




11-4



# Land, Buildings, People and Jobs

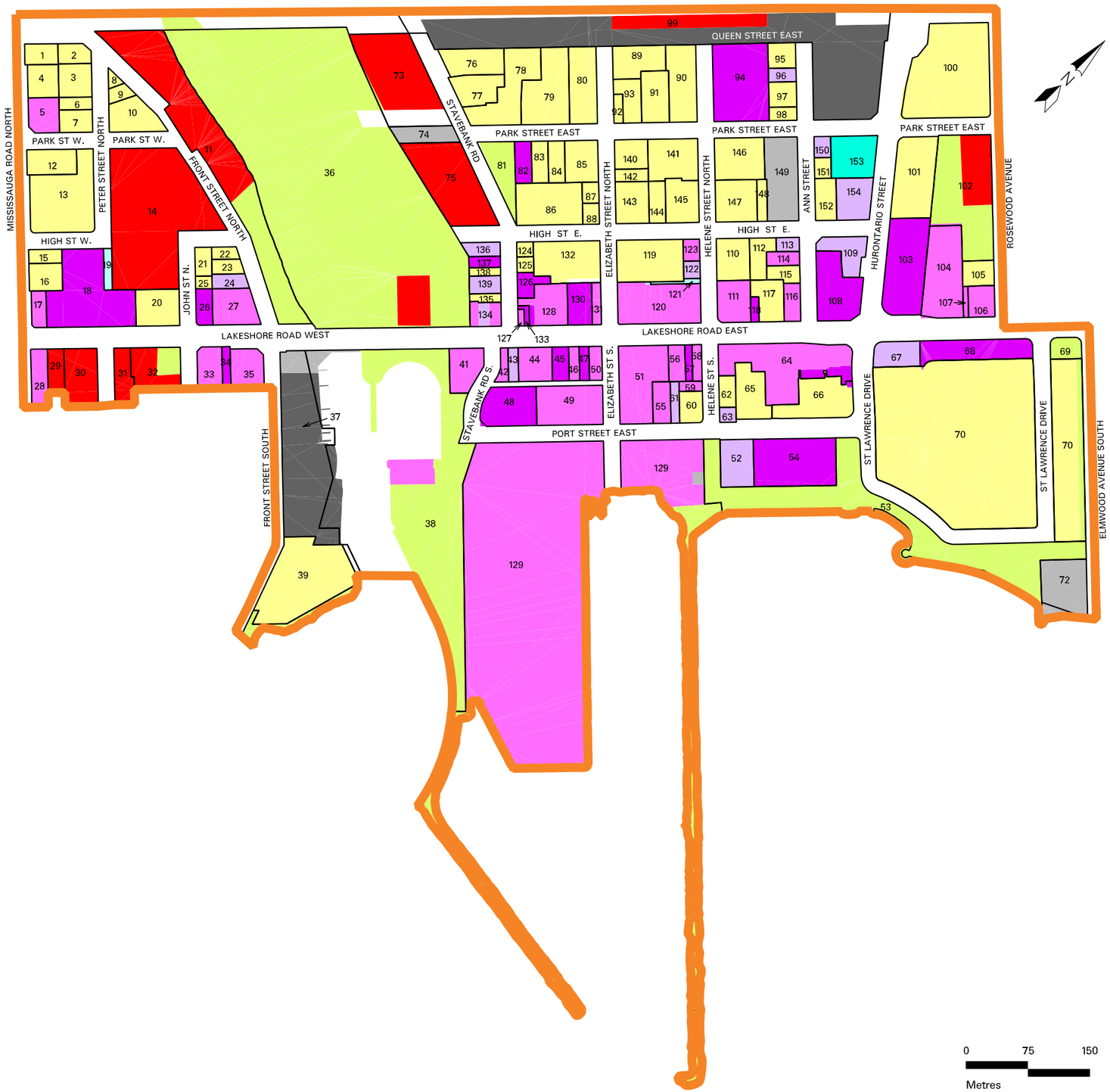
| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 1 | 0.10 | 0.25 | RES1 | HD | RA1-36 | Listed - 69 MISSISSAUGA RD N | | 69 MISSISSAUGA RD N | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | Listed - 71 MISSISSAUGA RD N | | 71 MISSISSAUGA RD N | | | | | | | | | Detached | 1 | - | | | |
| 2 | 0.09 | 0.23 | RES4 | HD | RA1-36 | | | 52 PETER ST N | 50, 52 Peter St N | 2 | 403 | 4336 | | | | | Apartment | 6 | 11 | | | |
| | | | | | | | | 50 PETER ST N | | | | | | | | | | | | | | |
| 3 | 0.16 | 0.40 | RES1 | HD | RA1-36 | | | 46 PETER ST N | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 44 PETER ST N | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 42 PETER ST N | | | | | | | | | Detached | 1 | - | | | |
| 4 | 0.15 | 0.37 | RES5 | HD | RA1-36 | Listed - 61 MISSISSAUGA RD N | | 63 MISSISSAUGA RD N | 63 Mississauga Rd N | 2 | 224 | 2412 | | | | | Apartment | 3 | - | | | |
| | | | | | | Listed - 63 MISSISSAUGA RD N | | 65 MISSISSAUGA RD N | 61 Mississauga Rd N | 2 | 224 | 2412 | | | | | Apartment | 3 | - | | | |
| | | | | | | Listed - 65 MISSISSAUGA RD N | | 61 MISSISSAUGA RD N | 65 Mississauga Rd N | 2 | 224 | 2412 | | | | | Apartment | 3 | - | | | |
| 5 | 0.16 | 0.38 | RET1 | CC | C1 | Listed - 49 MISSISSAUGA RD N | | 49 MISSISSAUGA RD N | | | | | | | | | | | | Not Just Steaks | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vittorio L'Image Rachel | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Eva's Bridal Couture | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Briarwood Cleaners | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Health First Chiropractic Group | 1-4 | Health Care and Social Assistance |
| 6 | 0.06 | 0.15 | RES5 | HD | RA1-36 | | | 40 PETER ST N | 40 Peter St N | 2 | - | - | | | | | Apartment | 6 | 11 | | | |
| 7 | 0.11 | 0.27 | RES1 | HD | RA1-36 | | | 36 PETER ST N | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 34 PETER ST N | | | | | | | | | Detached | 1 | - | | | |
| 8 | 0.03 | 0.06 | RES1 | HD | RA1-36 | | | 46 FRONT ST N | | | | | | | | | Detached | 1 | - | | | |
| 9 | 0.05 | 0.12 | RES5 | HD | RA1-36 | | | 44 FRONT ST N | 44 Front St N | 2 | - | - | | | | | Apartment | 3 | - | | | |
| | | | | | | | | 41 PETER ST N | | | | | | | | | | | | | | |
| 10 | 0.22 | 0.55 | RES1, RES2 | HD | RA1-36 | | | 40 PARK ST W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 50 PARK ST W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 48 PARK ST W | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 46 PARK ST W | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 44 PARK ST W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 42 FRONT ST N | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 36 FRONT ST N | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 34 FRONT ST N | | | | | | | | | Semi-Detached | 1 | - | | | |
| 11 | 1.57 | 3.87 | OS, CC | POS, OS, G | OS2, G1, OS2-8 | Listed - 25 FRONT ST N | | 31 FRONT ST N | | | | | | | | | | | | The Don Rowing Club | NA | Arts, Entertainment and Recreation |
| | | | | | | Listed - 35 FRONT ST N | | 35 FRONT ST N | | | | | | | | | | | | The Royal Canadian Legion | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | 33 FRONT ST N | | | | | | | | | | | | Mississauga Canoe Club | NA | Other Services (except Public Administration) |
| | | | | | | | | 25 FRONT ST N | | | | | | | | | | | | | | |
| 12 | 0.18 | 0.45 | RES1 | HD | RA1-36 | Listed - 41 MISSISSAUGA RD N | | 57 PARK ST W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 59 PARK ST W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 43 MISSISSAUGA RD N | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 41 MISSISSAUGA RD N | | | | | | | | | Detached | 1 | - | | | |
| 13 | 0.60 | 1.49 | RES1, RES5 | HD | RA1-36, RA1-6 | Listed - 29 MISSISSAUGA RD N | | 52 HIGH ST W | 29 Mississauga Rd N | 4 | 5794 | 62369 | | | | | Institutional | 55 | 55 | Mississauga Long Term Care Facility | 50-99 | Health Care and Social Assistance |
| | | | | | | Listed - 32 PETER ST N | | 32 PETER ST N | 26, 32 Peter St N | 2 | 1072 | 11540 | | | | | Apartment | 87 | 155 | | | |
| | | | | | | | | 29 MISSISSAUGA RD N | | | | | | | | | | | | | | |
| | | | | | | | | 26 PETER ST N | | | | | | | | | | | | | | |
| | | | | | | | | 24 PETER ST N | | | | | | | | | | | | | | |
| 14 | 1.69 | 4.18 | SCH | MD | RM4-57 | | | 30 JOHN ST N | | | | | | | | | | | | Riverside Public School | 20-49 | Educational Services |
| 15 | 0.07 | 0.17 | RES4 | HD | RA1-26 | Listed - 17 MISSISSAUGA RD N | | 17 MISSISSAUGA RD N | 17 Mississauga Rd N | 2 | - | - | | | | | Apartment | 6 | 11 | | | |
| 16 | 0.13 | 0.33 | RES5 | HD | RA1-35 | Listed - 9 MISSISSAUGA RD N | | 9 MISSISSAUGA RD N | 13 Mississauga Rd N | 2 | 248 | 2673 | | | | | Apartment | 3 | - | | | |
| | | | | | | Listed - 15 MISSISSAUGA RD N | | 15 MISSISSAUGA RD N | 15 Mississauga Rd N | 2 | 248 | 2673 | | | | | Apartment | 3 | - | | | |
| | | | | | | Listed - 13 MISSISSAUGA RD N | | 13 MISSISSAUGA RD N | 9 Mississauga Rd N | 2 | 188 | 2024 | | | | | Apartment | 2 | - | | | |
| | | | | | | | | | 11 Mississauga Rd N | 2 | 188 | 2024 | | | | | Apartment | 2 | - | | | |
| 17 | 0.08 | 0.19 | RET1 | MU | C4 | Listed - 170 LAKESHORE RD W | | 170 LAKESHORE RD W | | | | | | | | | | | | Kim's Gym | NA | Arts, Entertainment and Recreation |
| 18 | 0.73 | 1.81 | MIX1 | HD, MU | RA1-39, C4-2 | | | 150 LAKESHORE RD W | 150 Lakeshore Rd W | 19 | 20574 | 221453 | | | | | Apartment | 258 | 460 | Dr. Emeric Bacsu Dentistry Professional Corporation | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | R. Geoffrey Newbury | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Centre Point Signs Inc. | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Hi-Fashion Coiffure | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Rite-Care Pharmacy | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Lambert Chiropractic Health Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Bigs Milk | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Girasole Mediterranean Cuisine | 1-4 | Accommodation and Food Services |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

Focus on Mississauga 2012 - Port Credit Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




11-6

# Land, Buildings, People and Jobs

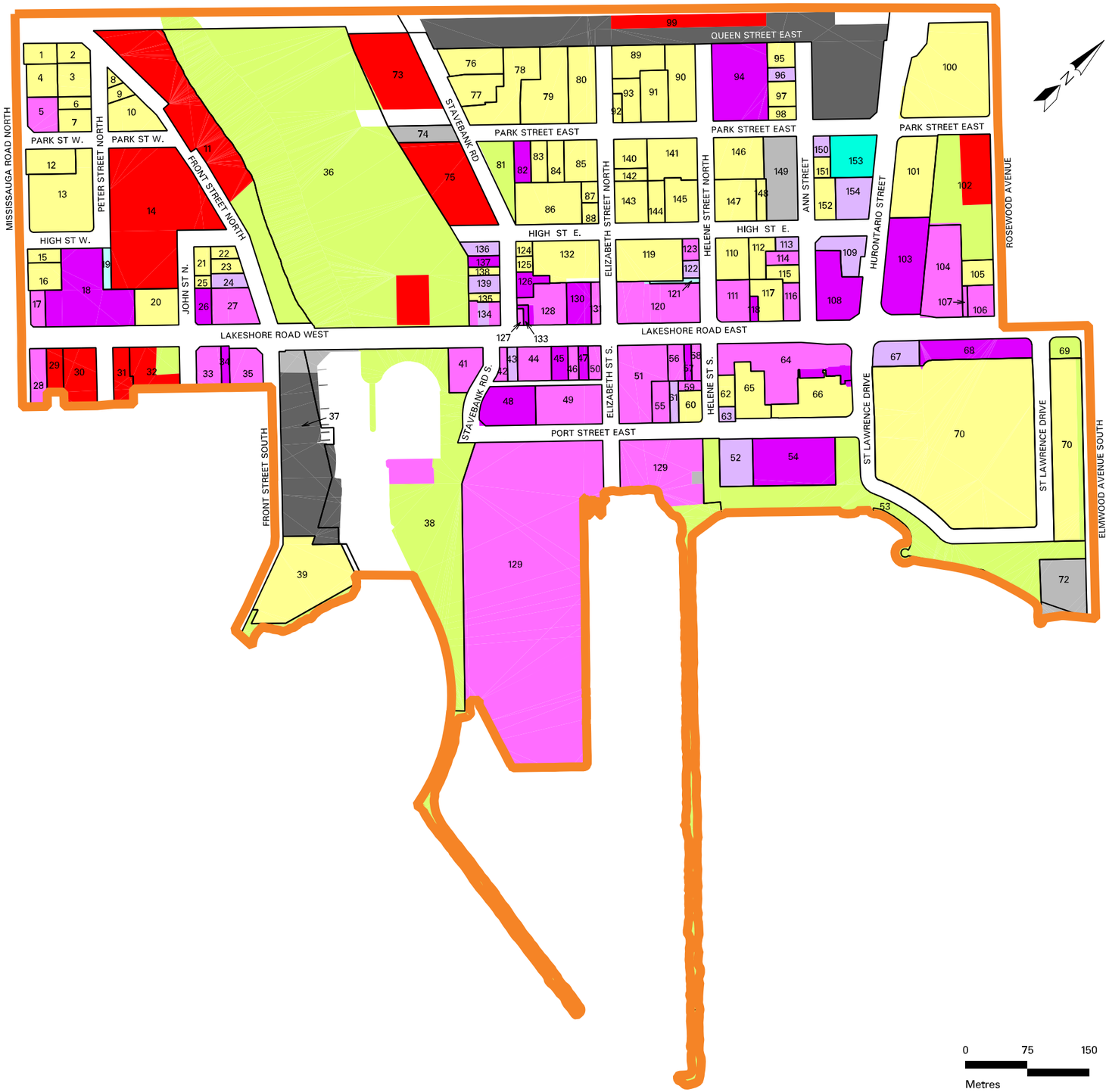
| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 19 | 0.05 | 0.12 | Z | MD | RM4-57 | | | | | | | | | | | | | | | | | |
| 20 | 0.23 | 0.58 | RES4 | MU | C4-24, C4-23 | | | 134 LAKESHORE RD W | 126 Lakeshore Rd W | 4 | - | - | | | | | Apartment | 19 | 34 | | | |
| | | | | | | | | 126 LAKESHORE RD W | 134 Lakeshore Rd W | 4 | - | - | | | | | Apartment | 16 | 28 | | | |
| | | | | | | | | 8 JOHN ST N | 8 John St N | 4 | - | - | | | | | Apartment | 16 | 28 | | | |
| 21 | 0.07 | 0.17 | RES4 | MD | RM4-63 | | | 15 JOHN ST N | 15 John St N | 2 | - | - | | | | | Apartment | 10 | 18 | | | |
| 22 | 0.05 | 0.12 | RES1 | MD | RM4-54 | | | 16 FRONT ST N | | | | | | | | | Detached | 1 | - | | | |
| 23 | 0.07 | 0.17 | RES5 | MD | RM4-54 | | | 14 FRONT ST N | 14 Front St N | 2 | 231 | 2484 | | | | | Apartment | 2 | - | | | |
| 24 | 0.07 | 0.18 | OFF | MD | RM4-54 | Listed - 10 FRONT ST N | | 10 FRONT ST N | | | | | 10 Front St N | 2 | 128 | 1378 | | | | Wheeler & Associates Law Office | 1-4 | Professional, Scientific and Technical Services |
| 25 | 0.03 | 0.08 | RES1 | MD | RM4-54 | | | 9 JOHN ST N | | | | | | | | | Detached | 1 | - | | | |
| 26 | 0.09 | 0.22 | MIX2 | MU | C4-25 | | | 120 LAKESHORE RD W | 120 Lakeshore Rd W | 3 | 789 | 8498 | | | | | Apartment | 4 | - | Charles Souse M.P.P Constituency Office | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Oasis | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Laser Genesis | 1-4 | Health Care and Social Assistance |
| 27 | 0.23 | 0.56 | RET1 | MU | C4 | | | 114 LAKESHORE RD W | | | | | | | | | | | | Tanned Bodies | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 104 LAKESHORE RD W | | | | | | | | | | | | O Tazzi Hair Salon | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 102 LAKESHORE RD W | | | | | | | | | | | | Old Stable Bar, The | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Just Tennis | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Sunset Grill | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Running Room, The | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Lakeshore Foot Clinic | 1-4 | Retail Trade |
| 28 | 0.14 | 0.35 | RET1 | MU | C4-35 | Designated - 167 LAKESHORE RD W | | 169 LAKESHORE RD W | | | | | | | | | | | | Sports Performance Centres | 5-9 | Arts, Entertainment and Recreation |
| | | | | | | | | 167 LAKESHORE RD W | | | | | | | | | | | | Natty's Bar & Grill | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| 29 | 0.11 | 0.26 | CC | MU | C4 | Designated - 161 LAKESHORE RD W | | 161 LAKESHORE RD W | | | | | | | | | | | | Clarke Memorial Hall Community Centre | NA | Arts, Entertainment and Recreation |
| 30 | 0.28 | 0.70 | PRA | MU | C4 | Designated | | 157 LAKESHORE RD W | | | | | | | | | | | | Unknown Occupant | NA | No description on record |
| | | | | | | | | 151 LAKESHORE RD W | | | | | | | | | | | | Impressions School of Art | 1-4 | Educational Services |
| | | | | | | | | 12 PETER ST S | | | | | | | | | | | | Collegium Musicum: Conservatory of Music | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | First United Church | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Prince Edward Montessori School | 5-9 | Educational Services |
| 31 | 0.15 | 0.37 | PRA | MU | C4 | Designated - 141 LAKESHORE RD W | | 141 LAKESHORE RD W | | | | | | | | | | | | St. Mary Star of the Sea | NA | Other Services (except Public Administration) |
| | | | | | | | | 11 PETER ST S | | | | | | | | | | | | St. Mary Star of the Sea | 1-4 | Other Services (except Public Administration) |
| 32 | 0.66 | 1.63 | OS, SCH | POS, MU | OS3, C4, R15-1 | Designated - 44 PORT ST W | | 44 PORT ST W | | | | | | | | | | | | St. Mary School Fun School | 10-19 | Educational Services |
| 33 | 0.15 | 0.37 | RET1 | MU | C4 | Designated - 7 JOHN ST | | 7 JOHN ST | | | | | | | | | | | | Euro Flowers | 1-4 | Retail Trade |
| | | | | | | | | 121 LAKESHORE RD W | | | | | | | | | | | | Unknown Occupant | NA | No description on record |
| | | | | | | | | 119 LAKESHORE RD W | | | | | | | | | | | | Bambuu Inc | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 7 JOHN ST S | | | | | | | | | | | | Pilates Body Studio | 1-4 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Nada's Esthetics | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Blades 4 You | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | The Portrait Boutique | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Chelsea Restaurant, The | 1-4 | Accommodation and Food Services |
| 34 | 0.05 | 0.13 | MIX2 | MU | C4-35 | Designated - 113 LAKESHORE RD W | | 113 LAKESHORE RD W | 113 Lakeshore Rd W | 2 | - | - | | | | | Apartment | 3 | - | Options Mississauga Print and Office | 5-9 | Manufacturing |
| 35 | 0.19 | 0.46 | RET1 | MU | C4-35 | Designated - 111 LAKESHORE RD W | | 111 LAKESHORE RD W | | | | | | | | | | | | Helen's Fish & Chips | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Starbucks Coffee | 5-9 | Accommodation and Food Services |
| 36 | 7.70 | 19.02 | PUB, OS | G, OS | G1, OS2 | Listed - 20 LAKESHORE RD E | | 20 LAKESHORE RD E | | | | | | | | | | | | Port Credit Branch Library | 5-9 | Information and Cultural Industries |
| 37 | 1.14 | 2.82 | UP, PKG | G, OS | H-G1-11, H-OS2-9 | Designated - 21 FRONT ST S | | 105 LAKESHORE RD W | | | | | | | | | | | | | | |
| | | | | | | | | 21 FRONT ST S | | | | | | | | | | | | | | |
| | | | | | | | | 15 FRONT ST S | | | | | | | | | | | | | | |
| | | | | | | | | 1 FRONT ST S | | | | | | | | | | | | | | |
| 38 | 10.57 | 26.11 | OS | G, OS | G1-11, OS2-4 | Listed - 14 STAVEBANK RD S | | 18 STAVEBANK RD S | | | | | | | | | | | | Credit Village Marina | 1-4 | Arts, Entertainment and Recreation |
| | | | | | | | | 14 STAVEBANK RD S | | | | | | | | | | | | Snug Harbour Seafood Bar & Grill | 100-299 | Accommodation and Food Services |
| | | | | | | | | 12 STAVEBANK RD S | | | | | | | | | | | | | | |
| 39 | 0.85 | 2.09 | RES4 | HD | RA5-25 | Designated - 35 FRONT ST S | | 35 FRONT ST S | 35 Front St S | 20 | - | - | | | | | Apartment | 191 | 340 | | | |
| 40 | 8.46 | 20.91 | OS | G, OS | G1, OS2 | | | | | | | | | | | | | | | | | |
| 41 | 0.19 | 0.48 | RET1 | MU | C4 | Listed - 31 LAKESHORE RD E | | 31 LAKESHORE RD E | | | | | | | | | | | | Port Credit Post Office | 100-299 | Transportation and Warehousing |
| 42 | 0.04 | 0.11 | RET1 | MU | C4 | | | 35 LAKESHORE RD E | | | | | | | | | | | | CIBC | 10-19 | Finance and Insurance |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

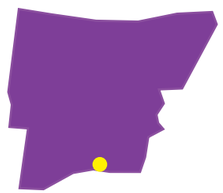
Focus on Mississauga 2012 - Port Credit Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




11-8



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 43 | 0.05 | 0.12 | OFF | MU | C4 | | | 39 LAKESHORE RD E | | | | | 39 Lakeshore Rd E | | 836 | 8999 | | | | The Area Team | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Kerr Waid & Associates | 5-9 | Professional, Scientific and Technical Services |
| 44 | 0.17 | 0.42 | RET1 | MU | C4 | | | 61 LAKESHORE RD E | | | | | | | | | | | | Lashes By Regina | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 59 LAKESHORE RD E | | | | | | | | | | | | Jumpin' Children's Wear | 1-4 | Retail Trade |
| | | | | | | | | 57 LAKESHORE RD E | | | | | | | | | | | | River Coyote Art Gallery | 1-4 | Retail Trade |
| | | | | | | | | 55 LAKESHORE RD E | | | | | | | | | | | | Efficient Wealth Management | 1-4 | Finance and Insurance |
| | | | | | | | | 53 LAKESHORE RD E | | | | | | | | | | | | DZ Creative Hair Team | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 51 LAKESHORE RD E | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 47 LAKESHORE RD E | | | | | | | | | | | | Green Light Energy Corp | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | City Financial Group | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Mariane Dawson CGA | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Building Management | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Jtrove | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Harp Restaurant & Pub, The | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | The Shack | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | French Classes | NA | No description on record |
| 45 | 0.08 | 0.20 | MIX2 | MU | C4 | | | 73 LAKESHORE RD E | | | | | | | | | | | | Shore 71 Lounge | 5-9 | Accommodation and Food Services |
| | | | | | | | | 71 LAKESHORE RD E | | | | | | | | | | | | Lago Chop House | NA | Accommodation and Food Services |
| | | | | | | | | 69 LAKESHORE RD E | | | | | | | | | | | | | | |
| | | | | | | | | 67 LAKESHORE RD E | | | | | | | | | | | | | | |
| | | | | | | | | 65 LAKESHORE RD E | | | | | | | | | | | | | | |
| 46 | 0.05 | 0.13 | RET1 | MU | C4 | Listed - 75 LAKESHORE RD E | | 75 LAKESHORE RD E | | | | | | | | | | | | Crooked Cue, The | 20-49 | Arts, Entertainment and Recreation |
| 47 | 0.05 | 0.12 | MIX2 | MU | C4 | Listed - 81 LAKESHORE RD E | | 83 LAKESHORE RD E | | | | | | | | | | | | Port Credit Smoke & Gift | 1-4 | Retail Trade |
| | | | | | | | | 81 LAKESHORE RD E | | | | | | | | | | | | Salon Sarracini | 1-4 | Other Services (except Public Administration) |
| 48 | 0.30 | 0.75 | MIX1 | MU | C4-19 | | | 15 STAVEBANK RD S | 15 Stavebank Rd S | 14 | 8690 | 93539 | | | | | Apartment | 85 | 151 | The Waterside Inn | 50-99 | Accommodation and Food Services |
| 49 | 0.38 | 0.94 | RET1 | MU | C4-49 | | | 30 PORT ST E | 30 Port St E | 7 | - | - | | | | | Apartment | 48 | 85 | Ports Hotel | 5-9 | Accommodation and Food Services |
| 50 | 0.06 | 0.16 | RET1 | MU | C4 | | | 89 LAKESHORE RD E | 65-89 Lakeshore Rd E | 2 | - | - | | | | | Apartment | 4 | - | Souvlaki Port Credit | 5-9 | Accommodation and Food Services |
| | | | | | | | | 87 LAKESHORE RD E | 6 Elizabeth St S | 2 | - | - | | | | | Apartment | 1 | - | Gino's Pizza | 1-4 | Accommodation and Food Services |
| | | | | | | | | 85 LAKESHORE RD E | | | | | | | | | | | | Little Shoppe of Horology, The | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 4 ELIZABETH ST S | | | | | | | | | | | | Computer Guru Inc. | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Zest for Living | 1-4 | Retail Trade |
| 51 | 0.47 | 1.16 | RET1 | MU | C4 | Listed - 91 LAKESHORE RD E | OZ/OPA/8/9 | 99 LAKESHORE RD E | | | | | | | | | | | | No Frills | 20-49 | Retail Trade |
| | | | | | | | | 91 LAKESHORE RD E | | | | | | | | | | | | Second Cup | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Remax Professionals | 50-99 | Real Estate and Rental and Leasing |
| 52 | 0.23 | 0.57 | OFF | HD | RA2-33 | | | 55 PORT ST E | | | | | 55 Port St E | 3 | 2275 | 24488 | | | | Visual Thinking International Ltd. | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Under Pressure Inc. | 1-4 | Health Care and Social Assistance |
| 53 | 1.77 | 4.38 | OS | OS | OS2 | | | 75 ST. LAWRENCE DR | | | | | | | | | | | | | | |
| 54 | 0.57 | 1.42 | MIX1 | HD | RA2-33 | | | 65 PORT ST E | 65 Port St E | 6 | 15718 | 169189 | | | | | Apartment | 75 | 142 | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| 55 | 0.11 | 0.27 | RET1 | MU | C4 | | OZ/OPA/8/9 | 42 PORT ST E | | | | | | | | | | | | Vacant | NA | No description on record |
| 56 | 0.09 | 0.22 | RET1 | MU | C4 | | | 105 LAKESHORE RD E | | | | | | | | | | | | Roc 'n Doc's | 5-9 | Accommodation and Food Services |
| | | | | | | | | 103 LAKESHORE RD E | | | | | | | | | | | | Serenity Spa by the River | 10-19 | Other Services (except Public Administration) |
| 57 | 0.04 | 0.09 | MIX2 | MU | C4 | | | 109 LAKESHORE RD E | 107, 109 Lakeshore Rd E | 2 | 189 | 2030 | | | | | Apartment | 1 | - | Studio Studios Photography Ltd. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 107 LAKESHORE RD E | | | | | | | | | | | | Modern Hair Styling | 1-4 | Other Services (except Public Administration) |
| 58 | 0.05 | 0.12 | RET1 | MU | C4 | | | 113 LAKESHORE RD E | | | | | | | | | | | | Mission Dental Laboratory | 1-4 | Manufacturing |
| | | | | | | | | 111 LAKESHORE RD E | | | | | | | | | | | | Shortwave Marine Electronics | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | JAV Group | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Seaway Cleaners | 1-4 | Other Services (except Public Administration) |
| 59 | 0.03 | 0.08 | RET1 | MU | C4 | | | 8 HELENE ST S | | | | | | | | | | | | Giggs School of Dancing, The | 1-4 | Educational Services |
| 60 | 0.11 | 0.26 | RES4 | MU | C4-37 | | | 50 PORT ST E | 50 Port St E | 5 | 1886 | 20305 | | | | | Apartment | 16 | 30 | | | |
| | | | | | | | | 48 PORT ST E | | | | | | | | | | | | | | |
| 61 | 0.05 | 0.13 | OFF | MU | C4 | | | 46 PORT ST E | | | | | 46 Port St E | 1 | 87 | 936 | | | | Edwards Lakeside Veterinary Clinic | 1-4 | Professional, Scientific and Technical Services |
| 62 | 0.08 | 0.19 | RES5 | MU | C4 | | | 9 HELENE ST S | | | | | 7 Helene St S | 2 | 173 | 1862 | | | | | | |
| | | | | | | | | 7 HELENE ST S | | | | | 9 Helene St S | 1 | 135 | 1453 | | | | | | |

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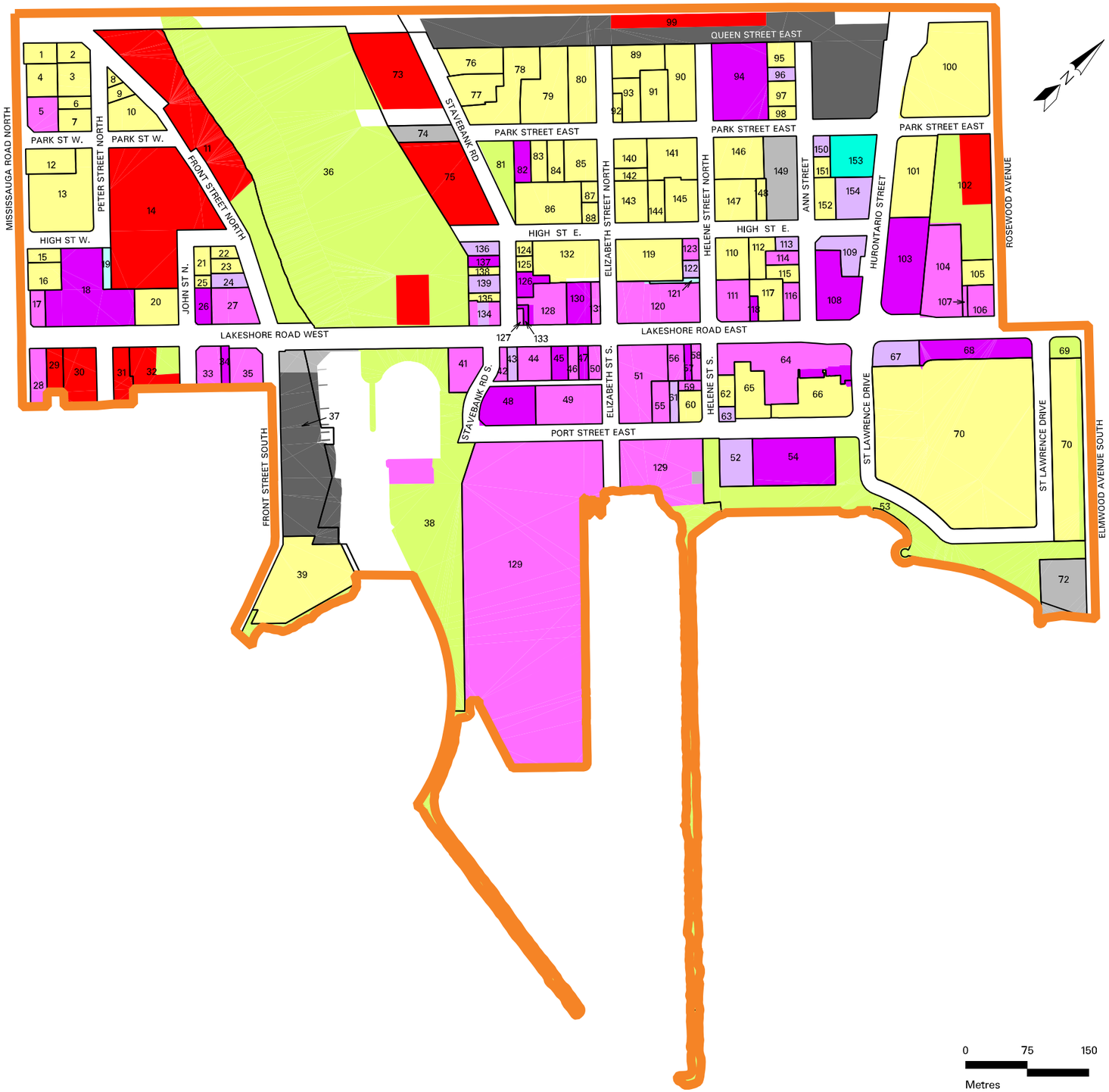
Focus on Mississauga 2012 - Port Credit Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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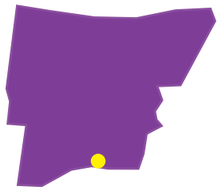

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 63 | 0.04 | 0.09 | OFF | MU | C4 | | | 11 HELENE ST S | | | | | 11 Helene St S | 1 | 110 | 1184 | | | | Port Credit Chiropractic Wellness Centre | 1-4 | Health Care and Social Assistance |
| 64 | 0.74 | 1.84 | MIX2, RET1 | MU | C4, C4-3 | | | 139 LAKESHORE RD E | | | | | | | | | | | | Timothy's World Coffee | 1-4 | Accommodation and Food Services |
| | | | | | | | | 129 LAKESHORE RD E | | | | | | | | | | | | Credit Village Family Chiropractic Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 125 LAKESHORE RD E | | | | | | | | | | | | Re/Max | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | 121 LAKESHORE RD E | | | | | | | | | | | | Skin Vitality Medical Spa | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | 119 LAKESHORE RD E | | | | | | | | | | | | O'Marra & Elliott, Barristers & Solicitors | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 117 LAKESHORE RD E | | | | | | | | | | | | Up-Right Sinage Management & | 1-4 | Construction |
| | | | | | | | | 115 LAKESHORE RD E | | | | | | | | | | | | Quiznos Sub | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Anderson Balfour Kitchen Design Inc. | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | MoxyChic | 1-4 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Merry Maids | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Optimum Production Services Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Academy for Mathematics & Sciences | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Port Credit Therapeutic Massage Clinic | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Gems Fashion Treasures for Women | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Ten Restaurant & Wine Bar | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Bark & Fitz | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Parker Simone LLP | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dolce Vita Salon & Spa | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Expedia Cruise Ship Centers | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Waterside Dental-Dr. G. Sungaila | 5-9 | Health Care and Social Assistance |
| 65 | 0.24 | 0.59 | RES4 | MU | C4-3 | | | 70 PORT ST E | 70 Port St E | 6 | 5646 | 60774 | | | | | Apartment | 60 | 113 | | | |
| 66 | 0.37 | 0.91 | RES4 | MU | C4-3 | | | 80 PORT ST E | 80 Port St E | 6 | 13365 | 143861 | | | | | Apartment | 90 | 170 | St. Lawrence Dentistry | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Assunta | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Edward Jones | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Light Touch | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | The Injury Management Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Baskin Robbins | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Dr A Hawryluk- Dental Surgeon | 5-9 | Health Care and Social Assistance |
| 67 | 0.17 | 0.42 | OFF | MU | C4-6 | Designated | | 141 LAKESHORE RD E | | | | | 141 Lakeshore Rd E | 2 | 1555 | 16734 | | | | Fram Building Group | 20-49 | Construction |
| 68 | 0.33 | 0.82 | MIX2 | MU | C4-5 | | | 179 LAKESHORE RD E | 143-179 Lakeshore Rd E | 3 | 3730 | 40147 | | | | | Townhouse | 18 | 40 | Ava Florist | 1-4 | Retail Trade |
| | | | | | | | | 177 LAKESHORE RD E | | | | | | | | | | | | Marilyn L. Sparrow Barrister, Solicitor & | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 175 LAKESHORE RD E | | | | | | | | | | | | Kaleidoscope | 1-4 | Retail Trade |
| | | | | | | | | 173 LAKESHORE RD E | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 171 LAKESHORE RD E | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 169 LAKESHORE RD E | | | | | | | | | | | | Gallery Jeanette | 1-4 | Retail Trade |
| | | | | | | | | 167 LAKESHORE RD E | | | | | | | | | | | | Cell Age | NA | No description on record |
| | | | | | | | | 165 LAKESHORE RD E | | | | | | | | | | | | Carl Weill | 1-4 | Retail Trade |
| | | | | | | | | 161 LAKESHORE RD E | | | | | | | | | | | | Unknown Occupant | NA | No description on record |
| | | | | | | | | 159 LAKESHORE RD E | | | | | | | | | | | | DevCap International | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | 157 LAKESHORE RD E | | | | | | | | | | | | Designable Environments Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 155 LAKESHORE RD E | | | | | | | | | | | | Ted Davidson (Consultants) Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 153 LAKESHORE RD E | | | | | | | | | | | | Imagemaker Art Prints Studio | 1-4 | Educational Services |
| | | | | | | | | 151 LAKESHORE RD E | | | | | | | | | | | | EuroLine Performance | 1-4 | Retail Trade |
| | | | | | | | | 149 LAKESHORE RD E | | | | | | | | | | | | Access Control Sales Ltd. | 1-4 | Wholesale Trade |
| | | | | | | | | 147 LAKESHORE RD E | | | | | | | | | | | | Rogers Wireless | 1-4 | Retail Trade |
| | | | | | | | | 145 LAKESHORE RD E | | | | | | | | | | | | The Village Gallery | 1-4 | Retail Trade |
| | | | | | | | | 143 LAKESHORE RD E | | | | | | | | | | | | Partina Atelier | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Capo Hair | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Second Wind Pilates Plus | 1-4 | Arts, Entertainment and Recreation |
| 69 | 0.10 | 0.24 | OS | OS | OS1 | | | 165 ST. LAWRENCE DR | | | | | | | | | | | | | | |

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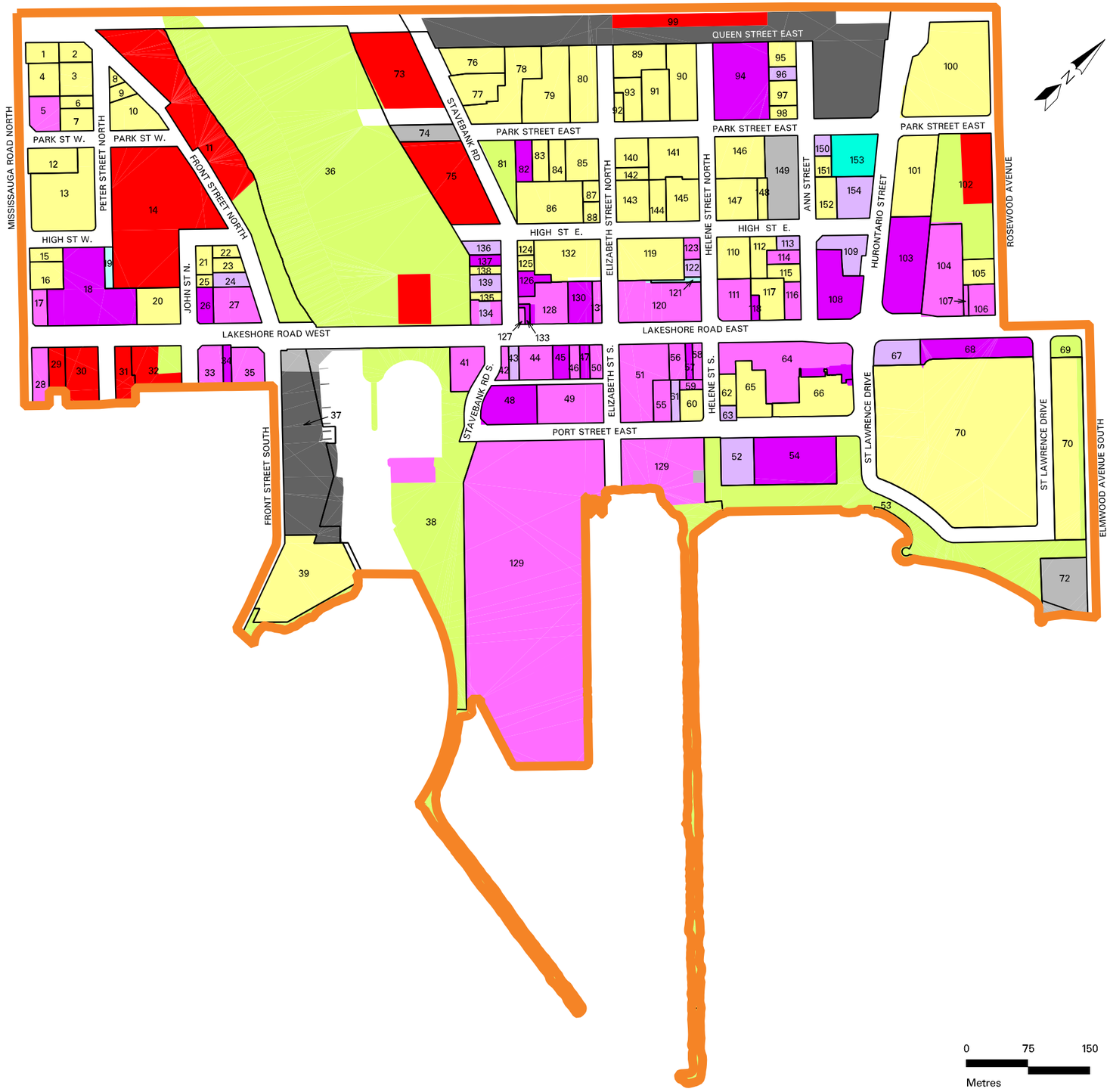
Focus on Mississauga 2012 - Port Credit Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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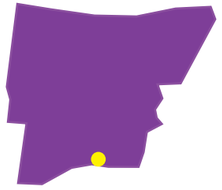

# Land, Buildings, People and Jobs

| LAND | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 70 | 4.43 | 10.94 | OS, RES3 | MD | G2, RM4-20, RM4-19 | | | 8, 10, 12, 14, 16, 18, 20, 22, 26, 28, 30, 32, 34, 36, 38, 40, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 80, 82, 84, 86, 88, 90, 92, 95, 97, 99, 101, 103, 105, 107, 110-123, 126-137, 139, 141, 145, 147, 149, 151, 153, 155, 157, 159 ST. LAWRENCE DR<br>110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 140, 144 WATERSIDE DR<br>1,3,5,7,9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 36, 38, 40, 42, 44, 46, 48, 50, 52-58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86-87, 89, 91, 93, 95, 97, 99, 100-109, 111, 113 COMPASS WAY | 8-159/110-144/1-113 St Lawrence Dr/Waterside Dr | 3 | 39348 | 423545 | | | | Townhouse | 167 | 374 | | | | |
| 72 | 0.34 | 0.84 | UP | OS | OS2 | | | 60 ELMWOOD AVE S<br>44 ELMWOOD AVE S | | | | | | | | | | | | | | |
| 73 | 0.85 | 2.11 | PROW, CC | OS | OS2 | Intent to Designate - 40 STAVEBANK RD | | 40 STAVEBANK RD | | | | | | | | | | | | Port Credit Arena | 5-9 | Arts, Entertainment and Recreation |
| 74 | 0.15 | 0.38 | UP | UT | U | | | 30 STAVEBANK RD | | | | | | | | | | | | | | |
| 75 | 0.68 | 1.68 | PRA | HD | RA1-28 | Listed - 26 STAVEBANK RD<br>Listed - 24 STAVEBANK RD | | 26 STAVEBANK RD<br>24 STAVEBANK RD | | | | | | | | | | | | Trinity Anglican Church<br>St. Andrews Memorial Presbyterian Church<br>Eureka Kids<br>Apple-Wood Rainbow Montessori School | 1-4<br>1-4<br>1-4<br>NA | Other Services (except Public Administration)<br>Other Services (except Public Administration)<br>Educational Services<br>Educational Services |
| 76 | 0.23 | 0.58 | RES4 | HD | RA4-34 | | | 39 STAVEBANK RD | 39 Stavebank Rd | 13 | 5694 | 61290 | | | | | Apartment | 49 | 87 | | | |
| 77 | 0.20 | 0.50 | RES4 | HD | RA3-24 | | | 35 STAVEBANK RD | 35 Stavebank Rd | 11 | - | - | | | | | Apartment | 98 | 175 | | | |
| 78 | 0.42 | 1.04 | RES4 | HD | RA2-6 | | | 12 PARK ST E | 12 Park St E | 5 | - | - | | | | | Apartment | 60 | 107 | | | |
| 79 | 0.45 | 1.10 | RES4 | HD | RA2-6 | | | 26 PARK ST E | 26 Park St E | 7 | - | - | | | | | Apartment | 81 | 144 | | | |
| 80 | 0.31 | 0.77 | RES4 | HD | RA4-34 | | | 28 ELIZABETH ST N | 28 Elizabeth St N | 13 | - | - | | | | | Apartment | 103 | 183 | | | |
| 81 | 0.23 | 0.57 | PROW, OS | OS | OS1 | Designated | | 29 STAVEBANK RD | | | | | | | | | | | | | | |
| 82 | 0.10 | 0.25 | MIX2 | HD | RA2-48 | Listed - 21 PARK ST E | | 21 PARK ST E | | | | | | | | | | | | Dr. Ivanovski Nada | NA | Health Care and Social Assistance |
| 83 | 0.10 | 0.25 | RES1 | HD | RA2-48 | Listed - 25 PARK ST E | | 27 PARK ST E<br>25 PARK ST E | | | | | | | | | Detached<br>Detached | 1<br>1 | -<br>- | | | |
| 84 | 0.10 | 0.25 | RES4 | HD | RA1-6 | | | 29 PARK ST E | 29 Park St E | 3 | - | - | | | | | Apartment | 18 | 32 | | | |
| 85 | 0.20 | 0.50 | RES4 | HD | RA3-26 | | | 20 ELIZABETH ST N | 20 Elizabeth St N | 10 | 5109 | 54993 | | | | | Apartment | 68 | 121 | | | |
| 86 | 0.41 | 1.01 | RES4 | HD | RA4-37 | | | 30 HIGH ST E | 30 High St E | 16 | 10219 | 109997 | | | | | Apartment<br>Apartment | 125<br>6 | 223<br>11 | | | |
| 87 | 0.05 | 0.13 | RES4 | HD | RA1-6 | | | | 14B Elizabeth St N | 3 | - | - | | | | | | | | | | |
| 88 | 0.05 | 0.13 | RES4 | HD | RA1-6 | | | 14 ELIZABETH ST N | 14A Elizabeth St N | 3 | - | - | | | | | Apartment | 6 | 11 | | | |
| 89 | 0.23 | 0.57 | RES4 | HD | RA3-25 | | | 49 QUEEN ST E | 49 Queen St E | 11 | 5622 | 60515 | | | | | Apartment | 50 | 94 | | | |
| 90 | 0.32 | 0.80 | RES4 | HD | RA2-35 | | | 28 HELENE ST N | 28 Helene St N | 8 | - | - | | | | | Apartment | 90 | 170 | | | |
| 91 | 0.21 | 0.52 | RES4 | HD | RA2-6 | | | 52 PARK ST E | 52 Park St E | 6 | - | - | | | | | Apartment | 36 | 68 | | | |
| 92 | 0.04 | 0.10 | RES5 | HD | RA2-48 | | | 42 PARK ST E | 42 Park St E | 3 | - | - | | | | | Apartment | 2 | - | | | |
| 93 | 0.14 | 0.35 | RES1 | HD | RA2-48 | | | 46 PARK ST E<br>44 PARK ST E<br>23 ELIZABETH ST N | | | | | | | | | Detached<br>Detached<br>Detached | 1<br>1<br>1 | -<br>-<br>- | | | |

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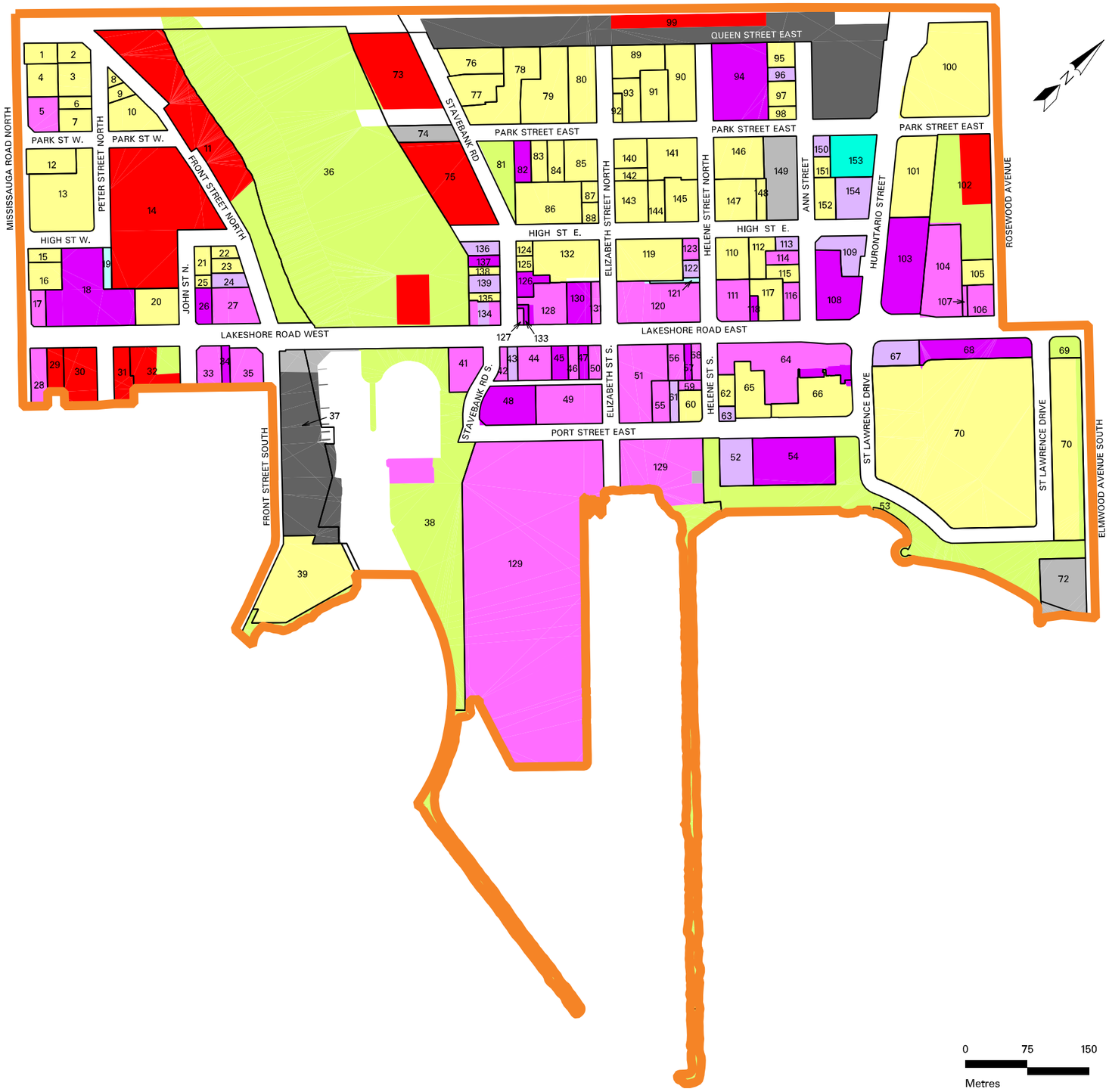
Focus on Mississauga 2012 - Port Credit Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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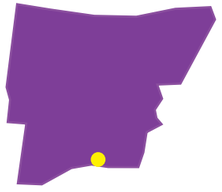

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 94 | 0.63 | 1.55 | MIX1 | HD | RA5-27 | | | 70 PARK ST E<br>31 HELENE ST N<br>29 HELENE ST N<br>27 HELENE ST N<br>25 HELENE ST N<br>23 HELENE ST N | 70 Park St E | 27 | 18357 | 197595 | | | | | Apartment | 210 | 396 | Go Mart Variety<br>Richard's Fine Chocolates Inc.<br>Hairation<br>Nostalgia Cigars Ltd. | NA<br>1-4<br>1-4<br>1-4 | Retail Trade<br>Retail Trade<br>Other Services (except Public Administration)<br>Retail Trade |
| 95 | 0.10 | 0.25 | RES1 | HD | H-RA2-48 | | | 30 ANN ST<br>28 ANN ST | | | | | | | | | Detached<br>Detached | 1<br>1 | -<br>- | | | |
| 96 | 0.06 | 0.14 | OFF | HD | H-RA2-48 | Listed - 26 ANN ST | | 26 ANN ST | | | | | 26 Ann St | 2 | 203 | 2185 | | | | | | |
| 97 | 0.10 | 0.25 | RES5 | HD | H-RA2-48 | Listed - 24 ANN ST | | 24 ANN ST<br>22 ANN ST | 22 Ann St<br>24 Ann St | 2<br>2 | 220<br>- | 2368<br>- | | | | | Apartment<br>Apartment | 4<br>3 | -<br>- | | | |
| 98 | 0.05 | 0.13 | RES1 | HD | H-RA2-48 | Listed - 78 PARK ST E | | 78 PARK ST E | | | | | | | | | Detached | 1 | - | | | |
| 99 | 4.68 | 11.57 | PUB, PKG, PROW | HD | D | | | 30 QUEEN ST E | | | | | | | | | | | | Gateway On The Go<br>Port Credit Go Station | 1-4<br>5-9 | Accommodation and Food Services<br>Transportation and Warehousing |
| 100 | 1.05 | 2.61 | RES3 | MD | RM4-34 | | | 130 PARK ST E<br>128 PARK ST E<br>126 PARK ST E<br>124 PARK ST E<br>122 PARK ST E<br>120 PARK ST E<br>118 PARK ST E<br>114 PARK ST E<br>112 PARK ST E<br>110 PARK ST E<br>108 PARK ST E<br>106 PARK ST E<br>104 PARK ST E<br>102 PARK ST E<br>100 PARK ST E<br>60 ROSEWOOD AVE<br>52 ROSEWOOD AVE<br>50 ROSEWOOD AVE<br>48 ROSEWOOD AVE<br>46 ROSEWOOD AVE<br>42 ROSEWOOD AVE<br>40 ROSEWOOD AVE<br>38 ROSEWOOD AVE<br>36 ROSEWOOD AVE<br>34 ROSEWOOD AVE | 100-130/34-60 Park St E/Rosewood Ave | 3 | 8569 | 92239 | | | | Townhouse | 50 | 112 | | | |
| 101 | 0.48 | 1.18 | RES5 | HD | RA5-38 | | | 33 HURONTARIO ST | 33 Hurontario St | 6 | 13077 | 140761 | | | | | Apartment | 150 | 283 | Vacant | NA | No description on record |
| 102 | 0.93 | 2.30 | CC, OS | OS | OS1 | | | 20 ROSEWOOD AVE | | | | | | | | | | | | Vacant | NA | No description on record |
| 103 | 0.57 | 1.40 | MIX1 | HD, MU | RA5-38 | | | 1 HURONTARIO ST | 1 Hurontario St | 22 | 26289 | 282975 | | | | | Apartment | 214 | 404 | Vacant<br>Vacant | NA<br>NA | No description on record<br>No description on record |
| 104 | 0.50 | 1.24 | RET2 | MU | C4-4 | | | 150 LAKESHORE RD E | | | | | | | | | | | | Pioneer Petrols | 5-9 | Retail Trade |
| 105 | 0.12 | 0.29 | RES1 | MU | C4 | Listed - 8 ROSEWOOD AVE | | 10 ROSEWOOD AVE<br>8 ROSEWOOD AVE | | | | | 8 Rosewood Ave | 1 | 54 | 578 | Detached<br>Detached | 1<br>1 | -<br>- | | | |
| 106 | 0.12 | 0.30 | RET1 | MU | C4 | | | 158 LAKESHORE RD E | | | | | | | | | | | | Scotiabank | 10-19 | Finance and Insurance |
| 107 | 0.02 | 0.06 | RET1 | MU | C4 | | | 152 LAKESHORE RD E | 152 Lakeshore Rd E | 2 | - | - | | | | | Apartment | 1 | - | Bamboo Legends | 1-4 | Accommodation and Food Services |
| 108 | 0.38 | 0.93 | MIX1 | MU | C4-27 | | | 138 LAKESHORE RD E<br>136 LAKESHORE RD E<br>132 LAKESHORE RD E<br>6 HURONTARIO ST<br>5 ANN ST | 5/ 132, 136, 138/ 6 Ann St/ Lakeshore Rd E/ Hurontario | 20 | 9347 | 100611 | | | | | Apartment | 129 | 243 | Icon Nails & Spa<br>The Electric Fireplace Shop<br>Money Mart<br>Brogue Inn, The<br>Vacant | 1-4<br>1-4<br>1-4<br>5-9<br>NA | Other Services (except Public Administration)<br>Retail Trade<br>Finance and Insurance<br>Accommodation and Food Services<br>No description on record |

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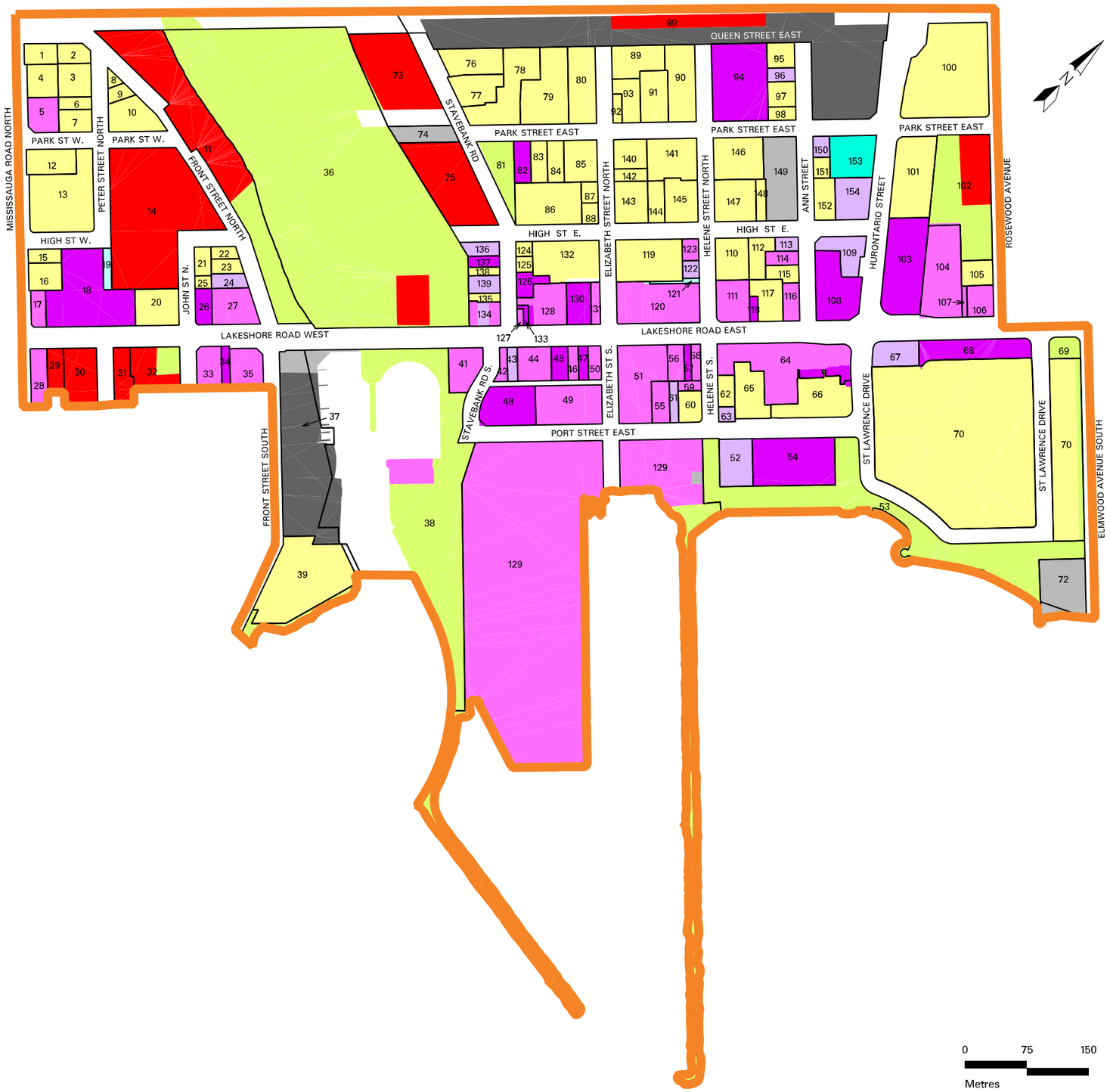
Focus on Mississauga 2012 - Port Credit Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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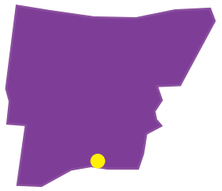

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 109 | 0.18 | 0.45 | OFF | MU | C4 | Listed - 10 HURONTARIO ST | | 20 HURONTARIO ST | | | | | 10 Hurontario St | 3 | 196 | 2114 | | | | B&W Enterprises Inc. | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | Listed - 20 HURONTARIO ST | | 89 HIGH ST E | | | | | 20 Hurontario St | 3 | 370 | 3983 | | | | Legend of Touch Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 10 HURONTARIO ST | | | | | 89 High St E | 2 | 283 | 3041 | | | | Myrtle Beach Real Estate | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Deeth and Co. | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Bright International | NA | Wholesale Trade |
| 110 | 0.20 | 0.51 | RES4 | HD | RA2-6 | | | 7 HELENE ST N | 7 Helene St N | 5 | 2957 | 31829 | | | | | Apartment | 39 | 74 | | | |
| 111 | 0.20 | 0.50 | RET1 | MU | C4 | | | 114 LAKESHORE RD E | | | | | | | | | | | | Royal LePage | NA | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Pizza Pizza | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Credit River Dental Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Tijuana Tan | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Dens Tek Dental Studio Inc. | 10-19 | Health Care and Social Assistance |
| 112 | 0.12 | 0.30 | RES5 | HD | D-5 | | | 71 HIGH ST E | 69 High St E | 2 | 208 | 2240 | | | | | Apartment | 3 | - | | | |
| | | | | | | | | 69 HIGH ST E | 71 High St E | 2 | 192 | 2066 | | | | | Apartment | 3 | - | | | |
| 113 | 0.05 | 0.12 | OFF | MU | C4 | | | 10 ANN ST | | | | | 10 Ann St | 1 | 123 | 1324 | | | | Home Alone Property Management | 10-19 | Real Estate and Rental and Leasing |
| 114 | 0.07 | 0.17 | RET1 | MU | C4 | | | 8 ANN ST | | | | | | | | | | | | | | |
| 115 | 0.08 | 0.19 | RES1 | MU | C4 | | | 6 ANN ST | | | | | | | | | Detached | 1 | - | Skinner & Middlebrook Funeral Home | NA | Other Services (except Public Administration) |
| 116 | 0.09 | 0.23 | RET1 | MU | C4 | | | 128 LAKESHORE RD E | | | | | | | | | | | | Skinner & Middlebrook Funeral Home | 5-9 | Other Services (except Public Administration) |
| 117 | 0.17 | 0.43 | RES4 | MU | C4-26 | | | 122 LAKESHORE RD E | 122 Lakeshore Rd E | 5 | - | - | | | | | Apartment | 32 | 60 | | | |
| 118 | 0.03 | 0.08 | MIX2 | MU | C4 | | | 120 LAKESHORE RD E | 120 Lakeshore Rd E | 2 | 279 | 3007 | | | | | Apartment | 2 | - | Pinnacle Health Care | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Stavebank Florist | 1-4 | Retail Trade |
| 119 | 0.41 | 1.01 | RES4 | HD | RA2-6 | | | 7 ELIZABETH ST N | 7 Elizabeth St N | 8 | 6151 | 66209 | | | | | Apartment | 76 | 143 | | | |
| 120 | 0.49 | 1.22 | RET1 | MU | C4, C4-55 | Listed - 98 LAKESHORE RD E | | 112 LAKESHORE RD E | | | | | | | | | | | | Cox & Ciccone Interiors | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 110 LAKESHORE RD E | | | | | | | | | | | | Quovis Consulting | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 108 LAKESHORE RD E | | | | | | | | | | | | Helen's Beauty Salon | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 106 LAKESHORE RD E | | | | | | | | | | | | MLC | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 104 LAKESHORE RD E | | | | | | | | | | | | Stellar Transportation Systems Inc. | 1-4 | Transportation and Warehousing |
| | | | | | | | | 102 LAKESHORE RD E | | | | | | | | | | | | Queen Spectacle | 1-4 | Retail Trade |
| | | | | | | | | 100 LAKESHORE RD E | | | | | | | | | | | | Community Partner's Group | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 98 LAKESHORE RD E | | | | | | | | | | | | Raw Aura Organic Cuisine | 1-4 | Accommodation and Food Services |
| | | | | | | | | 94 LAKESHORE RD E | | | | | | | | | | | | IMS Insurance Marketing Services Ltd | 1-4 | Finance and Insurance |
| | | | | | | | | 92 LAKESHORE RD E | | | | | | | | | | | | Wellness Aleternative Clinic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Nik Nak Fashion Accessories | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | By The Lake Massage | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Pampered Paws | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Spillane Studio of Fine Arts | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | J D Accounting | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Port Credit Laundromat & Cleaners | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | John D. Hillery | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Lulu Design | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Abacus Accounting | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | New Life Hypnotherapy Services-Sabiola | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Lynda Stockwell | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Soul Attunement-Reflexologist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | A Fine Balance | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Richard Letkeman | 1-4 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Lakeshore Corridor | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Shiatsu Therapy | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Peter Toller | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Rusinek, Robert & Associates Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Frank Baily Graphics | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Hair Studio Salon H | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Rcom | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dr. Carole Skinner- Registered Psychologist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Shoreline Realty Corp | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Christina M. Blaus Professional | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | International Music Academy | NA | Educational Services |

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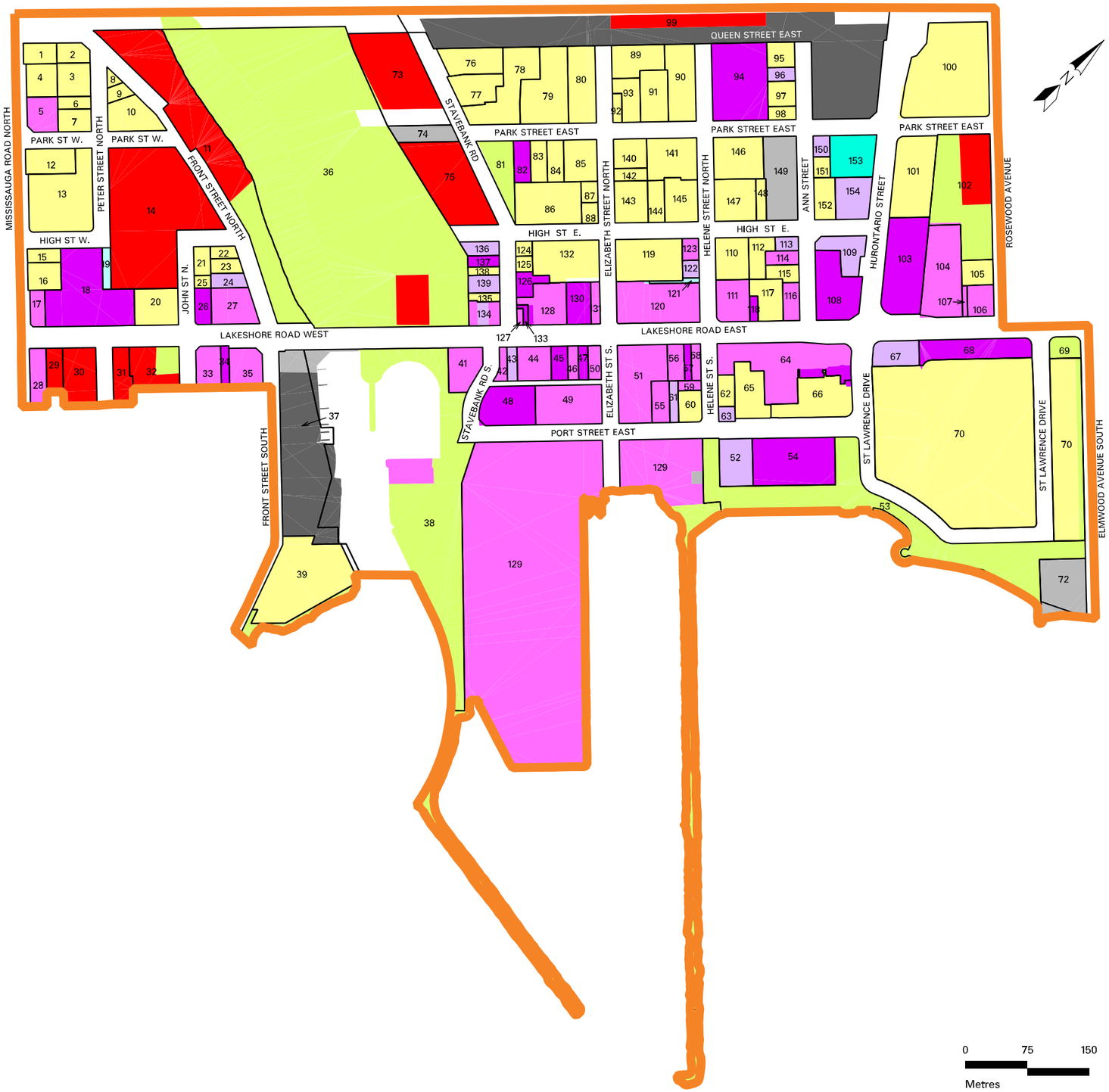
Focus on Mississauga 2012 - Port Credit Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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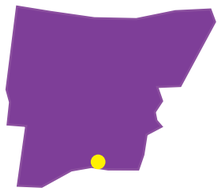


# Land, Buildings, People and Jobs

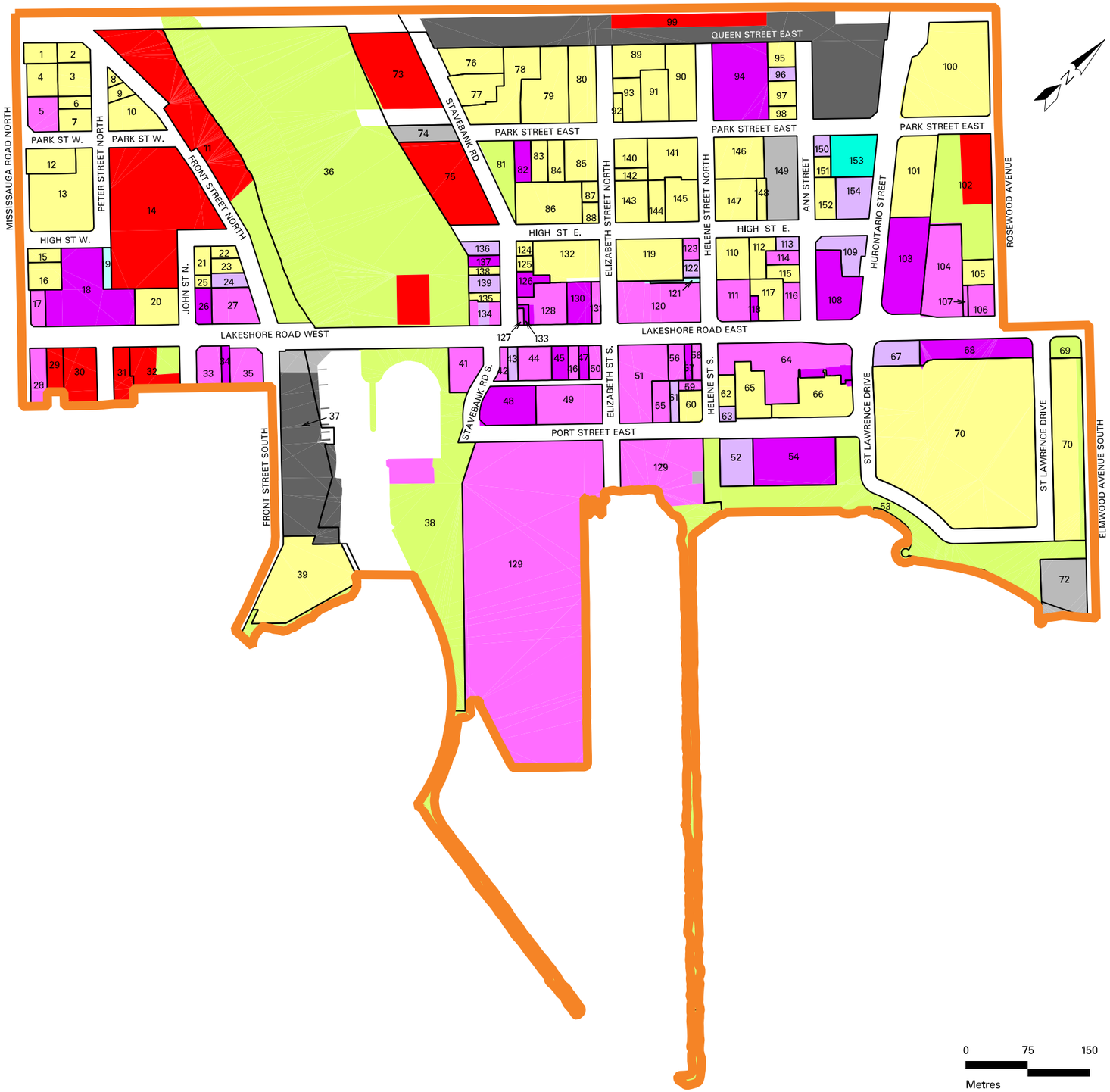
| LAND | | | | | | | | BUILDINGS | | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 120 | | | | | | | | | | | | | | | | | | | | Tax Avenue Inc. | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Next Level Studios | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Laura Elliot | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Global Sentry | NA | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | SMD-Z | NA | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Neudorf & Associates | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Keys Direct Marketing & Communications | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dr. Davidson | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Biomatrix Holistic Medicine | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Port Credit Physiotherapy | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Global Royalties | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Plan It Measuring | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Port Credit Academy of Martial Arts | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Marish's Boulangerie | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fancom Connects Ltd. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | 2-4-1 Pizza | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Snap Studios Inc. | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Pure Balance Wellness Centre | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Rabba Fine Foods | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | T-Rox Music Academy | 10-19 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Port Credit Academy of Martial Arts | NA | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Loft Ventures | NA | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Zirco Ltd. | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Shazam Hair Studio | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Hickox Fine Jewellery Ltd. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Wald's Chocolate Shop | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Port Credit Psychotherapy Centre-Almuth | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Offices of Patricia M Butler | 1-4 | Health Care and Social Assistance |
| 121 | 0.02 | 0.06 | Z | MU | C4 | | | | | | | | | | | | | | | | | |
| 122 | 0.04 | 0.11 | OFF | MU | C4 | Listed - 6 HELENE ST N | | 6 HELENE ST N | | | | | 6 Helene St N | 1.75 | 133 | 1434 | | | | Micheal Spaziani Architect Inc. | 5-9 | Professional, Scientific and Technical Services |
| 123 | 0.05 | 0.13 | RET1 | MU | C4 | | | 8 HELENE ST N | | | | | | | | | | | | Daisy Mart | 1-4 | Retail Trade |
| 124 | 0.04 | 0.09 | RES1 | HD | D-5 | Listed - 19 STAVEBANK RD | | 19 STAVEBANK RD | | | | | | | | | Detached | 1 | - | | | |
| 125 | 0.04 | 0.10 | RES4 | HD | RA1-4 | | | 15 STAVEBANK RD | 15 Stavebank Rd | 3 | - | - | | | | | Apartment | 6 | 11 | | | |
| 126 | 0.08 | 0.20 | MIX2 | MU | C4 | | | 13 STAVEBANK RD | | | | | | | | | | | | Burrito Boyz | 10-19 | Accommodation and Food Services |
| | | | | | | | | 11 STAVEBANK RD | | | | | | | | | | | | Cookie Girls | 1-4 | Accommodation and Food Services |
| | | | | | | | | 9 STAVEBANK RD | | | | | | | | | | | | | | |
| | | | | | | | | 7 STAVEBANK RD | | | | | | | | | | | | | | |
| 127 | 0.02 | 0.04 | RET1 | MU | C4 | Listed - 50 LAKESHORE RD E | | 50 LAKESHORE RD E | | | | | | | | | | | | ECJ Computers | 1-4 | Retail Trade |
| | | | | | | | | 1 STAVEBANK RD | | | | | | | | | | | | Army Issue Surplus Plus | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | One on Stavebank Wellness & Spa | 1-4 | Retail Trade |
| 128 | 0.24 | 0.58 | MIX2, RET1 | MU | C4 | | | 72 LAKESHORE RD E | 54 Lakeshore Rd E | 2 | 370 | 3981 | | | | | Apartment | 1 | - | Salon Pucci | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 70 LAKESHORE RD E | | | | | | | | | | | | Napoca Restaurant | 5-9 | Accommodation and Food Services |
| | | | | | | | | 66 LAKESHORE RD E | | | | | | | | | | | | Beauty Zone/Huma's Design House | NA | Retail Trade |
| | | | | | | | | 62 LAKESHORE RD E | | | | | | | | | | | | Kabob Grill Paramount Express | NA | No description on record |
| | | | | | | | | 60 LAKESHORE RD E | | | | | | | | | | | | Luigi's Custom Tailor | NA | Other Services (except Public Administration) |
| | | | | | | | | 56 LAKESHORE RD E | | | | | | | | | | | | French Nails & Co | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 54 LAKESHORE RD E | | | | | | | | | | | | The Birds & Bees | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | From the Isles to the Islands | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Shamrock Dollar Boutique | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Ginger's Closet | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | All Season's Boutique | 1-4 | Retail Trade |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

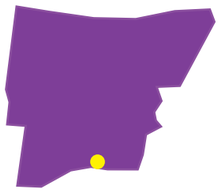
Focus on Mississauga 2012 - Port Credit Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




11-20



# Land, Buildings, People and Jobs

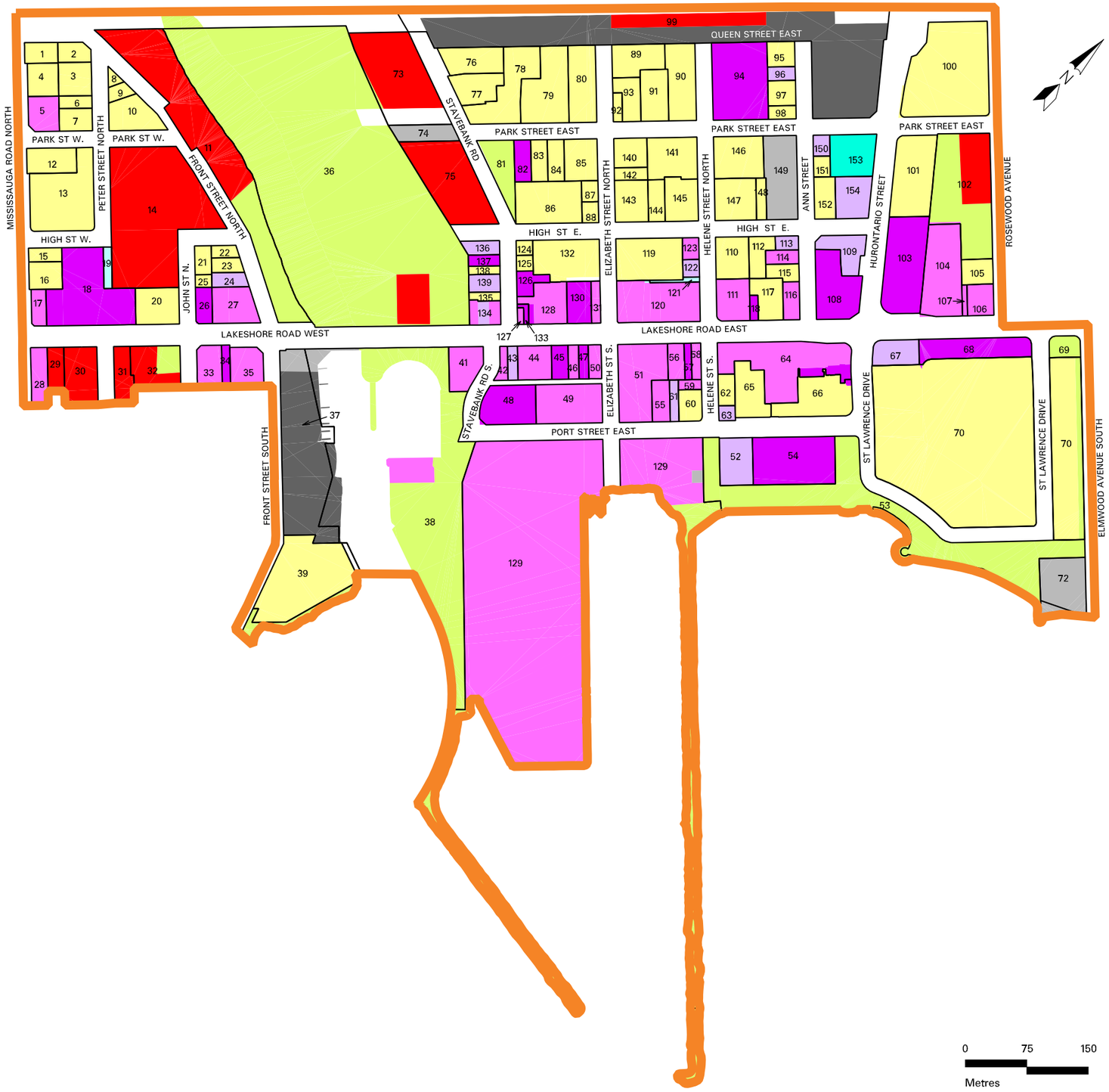
| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 129 | 22.25 | 54.97 | OS, RET1 | MU, G | G1-11, C4-18, G1 | Listed - 1 PORT ST E | | 1 PORT ST E | | | | | | | | | | | | Signs & Stuff | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Navy Point | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Bumble Bee Services Inc | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Pat Sturgeon Yachts Ltd. | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | North Lakes Yachting | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Crate's | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | North South Nautical Group Inc. | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | The Lake Affect Patio Bar and Grill | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Competition Yachts | NA | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Port Credit Harbour Marina | 10-19 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Bristol Marine Ltd. | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Barefoot Science Products and Services | NA | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | True North Yachts | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Anchor Yacht Sales Ltd | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Centre City Capital Ltd./Great Lakes | 5-9 | Construction |
| | | | | | | | | | | | | | | | | | | | | The Mason Chandlery Store Ltd | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fidalia Networks Inc. | 1-4 | Professional, Scientific and Technical Services |
| 130 | 0.15 | 0.37 | MIX2 | MU | C4 | Listed - 74 LAKESHORE RD E | | 82 LAKESHORE RD E | 74-84 Lakeshore Rd E | 2 | - | - | | | | | Apartment | 4 | - | Scoops Ice Cream | 5-9 | Accommodation and Food Services |
| | | | | | | Listed - 80 LAKESHORE RD E | | 84 LAKESHORE RD E | | | | | | | | | | | | Pearl Bridal House Inc. | 5-9 | Retail Trade |
| | | | | | | | | 80 LAKESHORE RD E | | | | | | | | | | | | Lewis Jewellers | 1-4 | Retail Trade |
| | | | | | | | | 78 LAKESHORE RD E | | | | | | | | | | | | Impressionable Gifts | 1-4 | Retail Trade |
| | | | | | | | | 76 LAKESHORE RD E | | | | | | | | | | | | Harbour Kitchens & Design Studio | 1-4 | Manufacturing |
| | | | | | | | | 74 LAKESHORE RD E | | | | | | | | | | | | | | |
| 131 | 0.06 | 0.14 | RET1 | MU | C4 | Listed - 88 LAKESHORE RD E | | 88 LAKESHORE RD E | | | | | | | | | | | | Hoopers Pharmacy | 10-19 | Retail Trade |
| 132 | 0.39 | 0.97 | RES4, PROW | HD | RA4-36 | | | 31 HIGH ST E | 31 High St E | 14 | 10403 | 111978 | | | | | Apartment | 138 | 246 | | | |
| 133 | 0.02 | 0.04 | MIX2 | MU | C4 | | | 52 LAKESHORE RD E | 52 Lakeshore Rd E | 2 | 202 | 2174 | | | | | Apartment | 1 | - | Spice Lounge and Tapas | 5-9 | Accommodation and Food Services |
| 134 | 0.11 | 0.28 | RET1, OFF | MU | C4 | Listed - 42 LAKESHORE RD E | | 26 LAKESHORE RD E | | | | | 34 Lakeshore Rd E | 2 | 1090 | 11733 | | | | The Yellow Pages | NA | No description on record |
| | | | | | | | | 48 LAKESHORE RD E | | | | | | | | | | | | TrustCorporation | 1-4 | Construction |
| | | | | | | | | 42 LAKESHORE RD E | | | | | | | | | | | | Construction Cleaners Group | NA | No description on record |
| | | | | | | | | 40 LAKESHORE RD E | | | | | | | | | | | | The Jett Group | NA | No description on record |
| | | | | | | | | 36 LAKESHORE RD E | | | | | | | | | | | | Taxology Accounting Services | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 34 LAKESHORE RD E | | | | | | | | | | | | Leger, C.R. Realty Ltd. | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | John Cassan Appraisals Ltd. | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | James F Hyland Professional Corporation | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dominion Lending Centers | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Engineered Management Systems Inc | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Turtle Creek Books | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bruce Forth and Hugh G. McLean | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Pump House Grille Co. | 20-49 | Accommodation and Food Services |
| 135 | 0.04 | 0.10 | RES5 | MU | C4 | | | 6 STAVEBANK RD | 6 Stavebank Rd | 3 | - | - | | | | | Apartment | 4 | - | | | |
| 136 | 0.07 | 0.18 | OFF | MU | C4 | | | 22 STAVEBANK RD | | | | | 20-22 Stavebank Rd | 2 | 410 | 4413 | | | | The Harbour Centre | 1-4 | Educational Services |
| | | | | | | | | 20 STAVEBANK RD | | | | | | | | | | | | IACS International, Inc. | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Redwood Mortgage Corp. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Mississauga Aquatic Club | 20-49 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Skinner Design Group Inc. | 1-4 | Professional, Scientific and Technical Services |
| 137 | 0.05 | 0.13 | MIX2 | MU | C4 | | | 16 STAVEBANK RD | 14, 16, 18 Stavebank Rd | 2 | 585 | 6293 | | | | | Apartment | 4 | - | Hutone Cleaners | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 14 STAVEBANK RD | | | | | | | | | | | | | | |
| 138 | 0.04 | 0.09 | RES5 | MU | C4 | | | 12 STAVEBANK RD | 12 Stavebank Rd | 2 | 239 | 2573 | | | | | Apartment | 3 | - | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

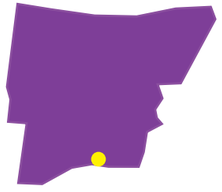
Focus on Mississauga 2012 - Port Credit Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




11-22



# Land, Buildings, People and Jobs

| LAND | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 139 | 0.08 | 0.20 | OFF | MU | C4 | | | 10 STAVEBANK RD | | | | | 8 Stavebank Rd | | 1672 | 17997 | | | | Unknown Occupant | NA | No description on record |
| | | | | | | | | 8 STAVEBANK RD | | | | | 10 Stavebank Rd | 2 | 395 | 4252 | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Newland Group, The | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Jeffery, William Law Firm | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Femsole Developments Ltd./De Kierk | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Stavebank Medical Group- Dr. M | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Physiotherapy and Beyond | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| 140 | 0.14 | 0.35 | RES5 | HD | RA2-48 | | | 45 PARK ST E | 41 Park St E | 2 | 162 | 1749 | | | | | Apartment | 3 | - | | | |
| | | | | | | | | 41 PARK ST E | 45 Park St E | 2 | 155 | 1666 | | | | | Apartment | 3 | - | | | |
| 141 | 0.30 | 0.74 | RES4 | HD | RA4-36 | | | 55 PARK ST E | 55 Park St E | 14 | - | - | | | | | Apartment | 94 | 177 | | | |
| 142 | 0.06 | 0.15 | RES1 | HD | RA2-48 | | | 17 ELIZABETH ST N | | | | | | | | | Detached | 1 | - | | | |
| 143 | 0.20 | 0.50 | RES4 | HD | RA3-26 | | | 15 ELIZABETH ST N | 15 Elizabeth St N | 10 | - | - | | | | | Apartment | 54 | 102 | | | |
| 144 | 0.10 | 0.25 | RES4 | HD | RA1-6 | | | 50 HIGH ST E | 50 High St E | 2 | - | - | | | | | Apartment | 11 | 21 | | | |
| 145 | 0.21 | 0.52 | RES4 | HD | RA3-26 | | | 12 HELENE ST N | 12 Helene St N | 10 | 4894 | 52677 | | | | | Apartment | 62 | 117 | | | |
| 146 | 0.31 | 0.76 | RES4 | HD | RA3-24 | | | 65 PARK ST E | 65 Park St E | 12 | 7652 | 82366 | | | | | Apartment | 88 | 166 | | | |
| 147 | 0.26 | 0.63 | RES4 | HD | RA4-34 | | | 70 HIGH ST E | 66 High St E | 13 | 6394 | 68825 | | | | | Apartment | 48 | 91 | | | |
| | | | | | | | | 68 HIGH ST E | | | | | | | | | | | | | | |
| | | | | | | | | 66 HIGH ST E | | | | | | | | | | | | | | |
| 148 | 0.06 | 0.15 | RES5 | HD | RA2-48 | | | 72 HIGH ST E | 72 High St E | 2 | 208 | 2240 | | | | | Apartment | 3 | - | | | |
| 149 | 0.40 | 0.98 | UP | UT | U | | | 80 HIGH ST E | | | | | 80 High St E | 2 | 3102 | 33390 | | | | Bell Canada | NA | No description on record |
| 150 | 0.05 | 0.13 | OFF | HD | RA1-24 | Listed - 19 ANN ST | | 19 ANN ST | | | | | 19 Ann St | 2 | 370 | 3983 | | | | Servicemaster Contract Services | 100-299 | Administrative and Support, Waste Management and Remediation Services |
| 151 | 0.05 | 0.13 | RES1 | HD | H-RA2-48 | | | 17 ANN ST | | | | | | | | | Detached | 1 | - | | | |
| 152 | 0.13 | 0.32 | OFF, RES4 | HD | D | Designated - 84 HIGH ST E | | 84 HIGH ST E | 84 High St E | 3 | 433 | 4662 | | | | | Apartment | 6 | 11 | | | |
| 153 | 0.27 | 0.68 | VAC | HD | D | | | | | | | | | | | | | | | | | |
| 154 | 0.22 | 0.53 | OFF | HD | RA1-24 | Designated - 90 HIGH ST E | | 90 HIGH ST E | | | | | 90 High St E | 2 | 410 | 4413 | | | | Marville Travel Ltd. | 5-9 | Administrative and Support, Waste Management and Remediation Services |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

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# Focus on Mississauga 2012

## Rathwood-Applewood Community Node

officialplan Monitoring

### History

The Rathwood-Applewood Node mainly consisted of agriculture uses until the village of Dixie was established after the mid-1800's. The village, located around Dixie Road and Burnhamthorpe Road East, was a gathering place and service centre to the area's farms and many orchards. It wasn't until the Official Plan of the Township of Toronto Planning Area, in 1953, that the area was designated for other uses such as residential, open space and commercial uses. It was over the next 20 years that the Node and surrounding community began to grow and additional residential, commercial and community uses began to fill the area and make it what it is today.




### Present Day

The Rathwood-Applewood Community Node is located within the Rathwood and Applewood neighbourhoods and is focused around the Rockwood Mall. The node is a stable area that contains a concentration of commercial uses within a shopping centre, surrounded by a mix of apartments, townhouse dwellings, community infrastructure, such as the Burnhamthorpe Branch Library, and open space uses, such as the Burnhamthorpe Cemetery. Some portions of the Node, may be suitable for residential intensification and redevelopment. The node's residential development currently consists of predominantly apartment dwellings and a mix of dwelling types should be considered in the future.

In the City Council adopted Mississauga Official Plan (September 2010), (http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan) Rathwood-Applewood is identified as a Community Node, part of a new urban structure, which focuses growth to areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure. The goal for this node is to provide a greater focus on transit-oriented development, which would contribute to a more mixed-use environment.



MISSISSAUGA Leading today for tomorrow

# Fast Facts

## Land Area, Housing, Population, Employment

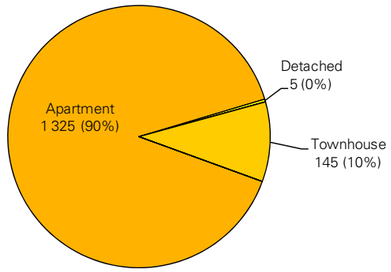
| | |
|---|---|
| 49.5 | Area (ha) (122.3 acres) |
| 1 480 | Residential Units |
| 3 800 | Population (inc. census undercount) |
| 1 200 | Employment (inc. home based businesses) |
| 167 | Business Sites (7 vacant business sites) |

## Existing Land Use

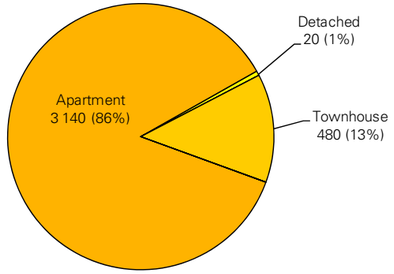
| | ha | acres | percentage |
|---|---|---|---|
| Residential | 14.0 | 34.7 | 28% |
| Mixed Residential / Retail | 0.0 | 0.0 | 0% |
| Office | 0.0 | 0.0 | 0% |
| Public / Institutional / Other | 5.4 | 13.4 | 11% |
| Retail / Commercial | 13.0 | 32.1 | 26% |
| Industrial | 0.0 | 0.0 | 0% |
| Open Space | 4.0 | 9.9 | 8% |
| Transportation Right-of-Way / Walkway | 11.4 | 28.2 | 23% |
| Parking | 0.0 | 0.0 | 0% |
| Others | 1.5 | 3.7 | 3% |
| Vacant | 0.1 | 0.2 | 0% |
| Total | 49.5 | 122.3 | 100% |

Source: Existing Land Use Survey Fall 2010. Total may not sum due to rounding.

## Residential Units




## Residential Population




Residential Population does not include census net undercoverage

## Businesses and Employees by Sector

| Sector | Non-Vacant Business Sites Percentage | Employees Percentage |
|---|---|---|
| Accommodation and Food Services | 13% | 20% |
| Administrative and Support, Waste Management and Remediation Services | 2% | 1% |
| Agriculture, Forestry, Fishing and Hunting | 0% | 0% |
| Arts, Entertainment and Recreation | 3% | 6% |
| Construction | 0% | 0% |
| Educational Services | 2% | 1% |
| Finance and Insurance | 4% | 8% |
| Health Care and Social Assistance | 16% | 8% |
| Information and Cultural Industries | 1% | 1% |
| Management of Companies and Enterprises | 0% | 0% |
| Manufacturing | 2% | 1% |
| Mining, Quarrying, and Oil and Gas Extraction | 0% | 0% |
| Other Services (except Public Administration) | 12% | 18% |
| Professional, Scientific and Technical Services | 5% | 4% |
| Public Administration | 0% | 0% |
| Real Estate and Rental and Leasing | 1% | 1% |
| Retail Trade | 38% | 32% |
| Transportation and Warehousing | 1% | 1% |
| Utilities | 0% | 0% |
| Wholesale Trade | 1% | 0% |
| Unknown | 1% | 0% |
| Total | 100% | 100% |

Source: Mississauga Employment Database 2010, see data notes for sector descriptions.
Does not include home based businesses

# Official Plan Targets




## Density

**101.0** Persons and Jobs/ha (40.9/acre)

**76.8** Persons/ha (31.1/acre)

**24.2** Jobs/ha (9.8/acre)

## About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.3.4 states that Community Nodes will achieve a gross density of between 100 to 200 residents and jobs combined per hectare.

Density measures the number of residents and jobs combined per gross hectare.

Section 5.3.3.6 states that Community Nodes will achieve an average population to employment ratio between 1:2 to 2:1, measured as an average across the entire area of each node.

## Monitoring Summary

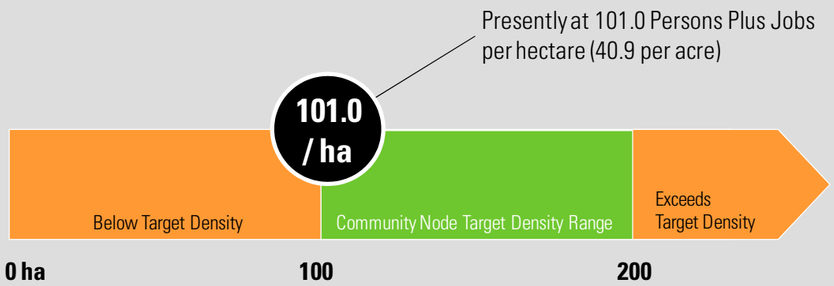
At a current density of 101.0, the Rathwood-Applewood Community Node falls within the target density range (residents and jobs combined per gross hectare) of 100 to 200.

At a current PPJ of 3.2:1, the Rathwood-Applewood Community Node does not fall within the target population to employment range of 1:2 to 2:1.

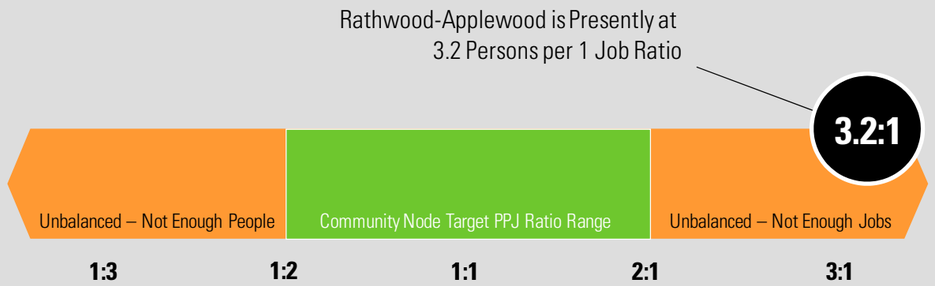
There are currently a couple of development applications in the Rathwood-Applewood community node that are in progress and could add approximately 1170 $m^2$ (12 600 sq. ft) of retail/commercial space.

Note - Development applications that have been approved but yet developed are not included in the in progress development applications list.

## Density

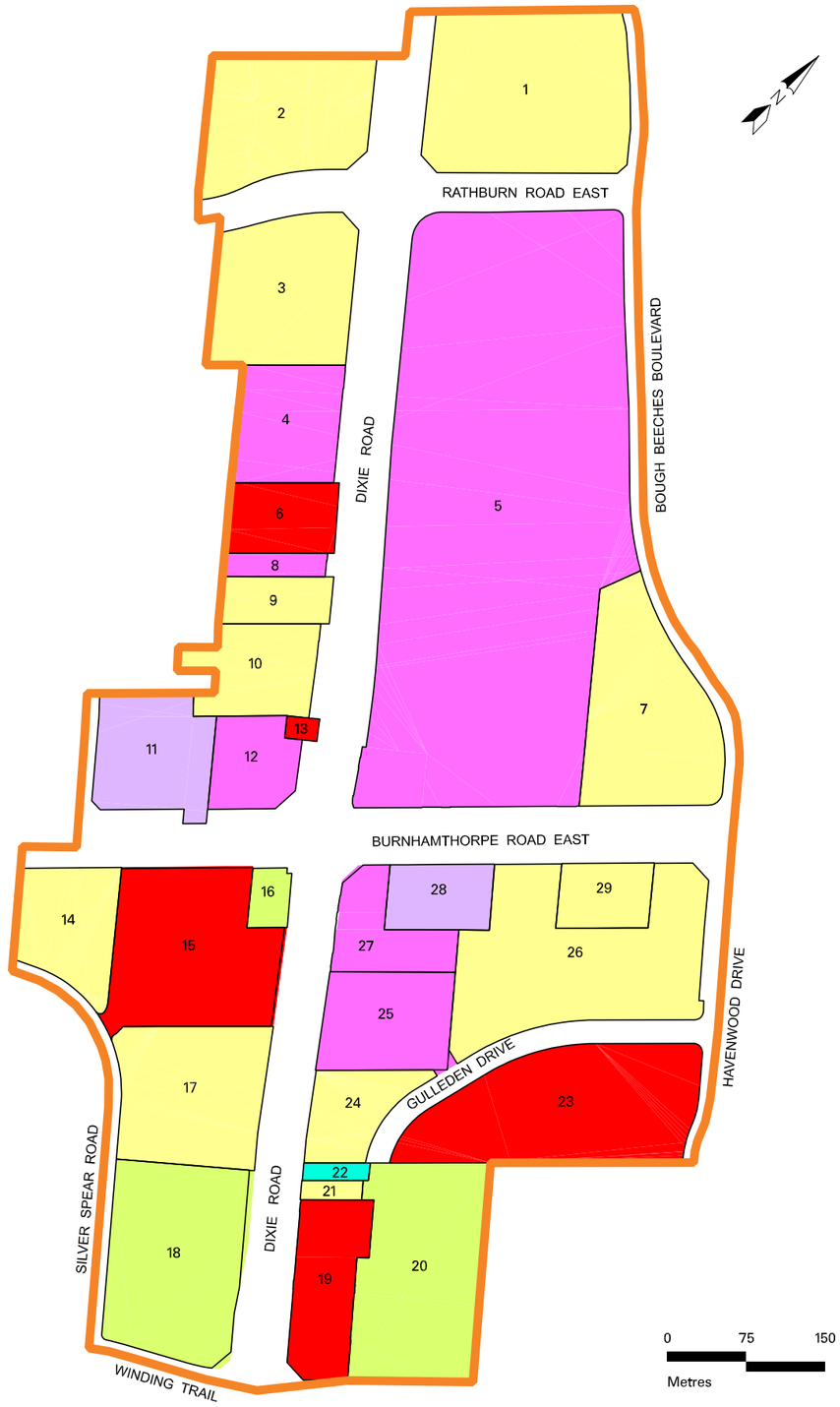



## Persons Plus Jobs Ratio



# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 1 | 2.37 | 5.86 | RES4 | HD | H-RA5-39 | | M OPA/8/89 | 4199 DIXIE RD<br>1315 BOUGH BEECHES BLVD | 1315 Bough Beeches Blvd | 20 | 26606 | 286387 | | | | | Apartment | 270 | 653 | | | |
| 2 | 1.47 | 3.64 | RES4, RES3 | HD | RA5-19 | | | 1359 RATHBURN RD E<br>1355 RATHBURN RD E<br>1349 RATHBURN RD E<br>1347 RATHBURN RD E<br>1345 RATHBURN RD E<br>1343 RATHBURN RD E<br>1341 RATHBURN RD E | 1359 Rathburn Rd E<br>1341-1355 Rathburn Rd E | 20<br>2 | 17980<br>5738 | 193540<br>61765 | | | | | Townhouse<br>Apartment | 31<br>229 | 87<br>543 | | | |
| 3 | 1.48 | 3.67 | RES4 | HD | RA4-5 | | | 1360 RATHBURN RD E | 1360 Rathburn Rd E | 18 | 17331 | 186551 | | | | | Apartment | 176 | 417 | | | |
| 4 | 0.88 | 2.18 | RET1 | CC | C1-23 | | SP/9/194 | 4130 DIXIE RD<br>4120 DIXIE RD<br>4100 DIXIE RD | | | | | | | | | | | | Cora's<br>Cash Shop<br>Fantastic Hair Cut Design<br>Queen Nails<br>Lezzet Shawarma Falafel House<br>Pizza Pizza<br>Curves<br>Rockwest H2O Water Filtration<br>La Sotterranea<br>Dixie Grocers<br>7 & 7 Convenience<br>Tim Hortons<br>Orbis Vacations and Travel Ltd<br>Dixie Medical Centre - Dr. Tadros<br>Cellphone and Repair<br>Dental Office-Dr. Michael Lau & Dr. Johnny Yu<br>Karachi Kitchen<br>CleanMaster Cleaners<br>2-4-1 Pizza<br>Dixie Pharmacy | 20-49<br>1-4<br>1-4<br>1-4<br>1-4<br>5-9<br>1-4<br>NA<br>NA<br>1-4<br>1-4<br>10-19<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4 | Accommodation and Food Services<br>Finance and Insurance<br>Other Services (except Public Administration)<br>Other Services (except Public Administration)<br>Accommodation and Food Services<br>Accommodation and Food Services<br>Arts, Entertainment and Recreation<br>Manufacturing<br>Accommodation and Food Services<br>Retail Trade<br>Retail Trade<br>Accommodation and Food Services<br>Administrative and Support, Waste Management and Remediation Services<br>Health Care and Social Assistance<br>Information and Cultural Industries<br>Health Care and Social Assistance<br>Accommodation and Food Services<br>Other Services (except Public Administration)<br>Accommodation and Food Services<br>Retail Trade |
| 5 | 9.86 | 24.37 | RET2, RET1 | MVC, MU | C5-3, C3-56 | | SPR/0/346 | 4141 DIXIE RD<br>4141 BURNHAMTHORPE RD E<br>4117 DIXIE RD<br>4035 DIXIE RD<br>4011 DIXIE RD | | | | | | | | | | | | Ginsengg Inc. (Chinese Herbs)<br>J P P Clothing<br>Shoppers Drug Mart<br>Long Distance Phone Cards<br>ReMax<br>For You<br>Starwalk International Buffet<br>Burger King<br>Chuck E Cheese's<br>Fifth Avenue Interiors-Benjamin Moore<br>Brown's Leather Goods<br>Dr. Gernon Sebastian - Optometrist<br>Award Cleaners<br>Dew Gifts<br>Manhattan Furniture Ltd.<br>Food Basics<br>Vacant<br>Mona's Fashion<br>CIBC<br>Vacant<br>Vacant<br>Dapper Man, The<br>Kumon<br>TAC Physiotherapy<br>The Source By Circuit City<br>Premier Fitness<br>Hair Masters | 1-4<br>1-4<br>50-99<br>1-4<br>1-4<br>1-4<br>20-49<br>20-49<br>20-49<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>50-99<br>NA<br>1-4<br>20-49<br>NA<br>NA<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4 | Health Care and Social Assistance<br>Retail Trade<br>Retail Trade<br>Retail Trade<br>Real Estate and Rental and Leasing<br>Retail Trade<br>Accommodation and Food Services<br>Accommodation and Food Services<br>Accommodation and Food Services<br>Retail Trade<br>Retail Trade<br>Health Care and Social Assistance<br>Other Services (except Public Administration)<br>Retail Trade<br>Wholesale Trade<br>Retail Trade<br>No description on record<br>Retail Trade<br>Finance and Insurance<br>No description on record<br>No description on record<br>Retail Trade<br>Educational Services<br>Health Care and Social Assistance<br>Retail Trade<br>Arts, Entertainment and Recreation<br>Other Services (except Public Administration) |

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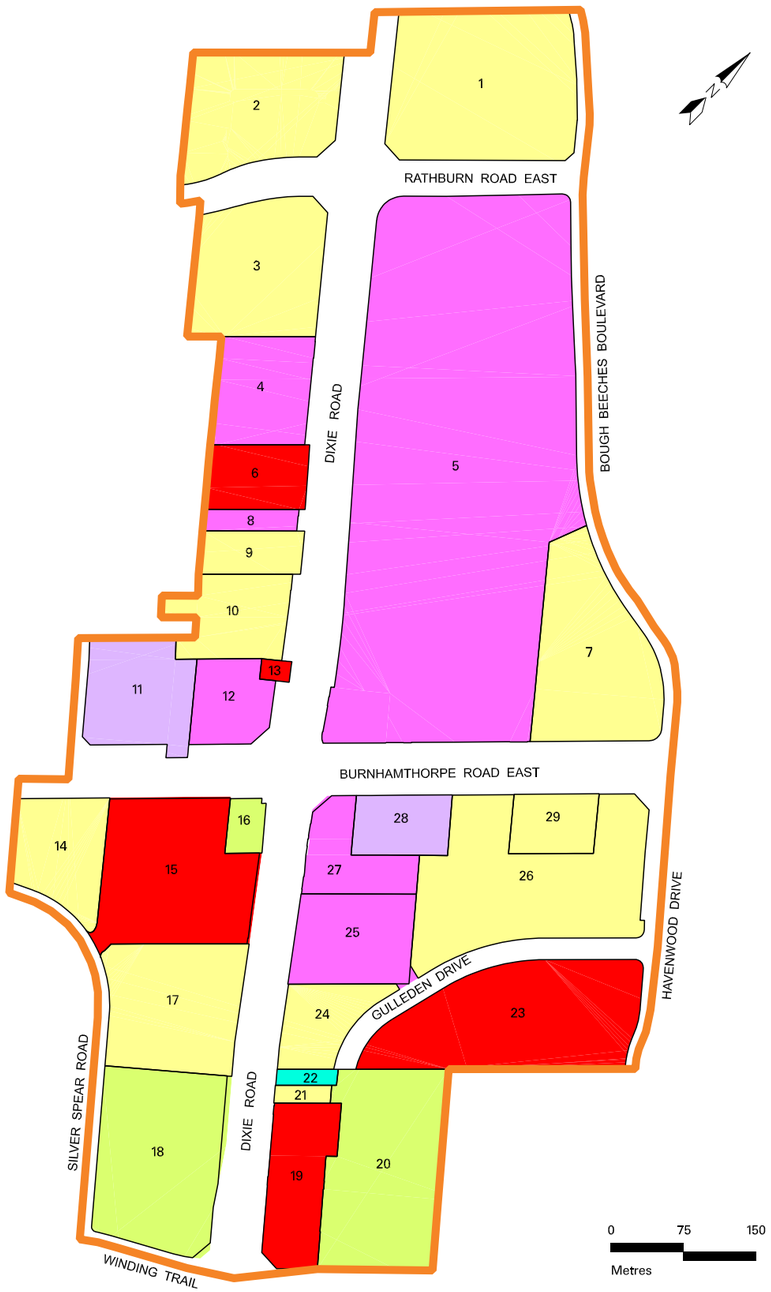
Focus on Mississauga 2012 - Rathwood-Applewood Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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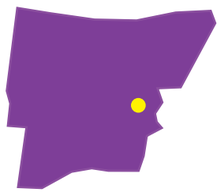

# Land, Buildings, People and Jobs

| LAND | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 5 | | | | | | | | | | | | | | | | | | | | Academy of Math & Science | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Crystal Body Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Fresh Pita | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Star Shoes | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | L.A. Image | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Rockwood Lotto Centre | 1-4 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Mac's Milk | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Royal Bank of Canada | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Rockwood Keys & Engravables | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Rockwood Dental - Dr.Glenn McKay | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Rockwood Optical | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Compass World Travel | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Ming Wok | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Garlic Grove Co. Ltd. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Land of Leather (Eurotex Enterprises Inc) | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Cartridge Refill Express | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vic's Fashion Jewellery | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | H & R Block | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Star Kids Canada Company Ltd. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | U2 | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Carousel Foods | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Catholic Crosscultural Services | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Misty Moon Café | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Home Basics | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | TD Canada Trust | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | HomeSense | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Tim Horton's | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Pix Graphics & Signs | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Rockwood Florist | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Royal Design Contemporary Rugs | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dollarama | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Coffee Time | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | International News | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Maximum Deals Export | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Pet Valu | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Rogers Video | 5-9 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Esso | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Logan VX Accessories | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Beer Store, The | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Rockwood Post Office | 5-9 | Transportation and Warehousing |
| | | | | | | | | | | | | | | | | | | | | Rockwood Orthopedic Shoe Centre | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | 5 Star Havelly Restaurant & Banquet Hall | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Subway | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Sunrise | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Fashion Max | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Gresham Jewellery & Watch Repair | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Marca College | 5-9 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Modern Touch Hair Design | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Winners | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Sun Shoe Repair | 1-4 | Other Services (except Public Administration) |
| 6 | 0.56 | 1.39 | PRA | HD | RA1-28 | | 4090 DIXIE RD | | | | | | | | | | | | | Risen Christ Lutheran Church | 1-4 | Other Services (except Public Administration) |
| 7 | 1.74 | 4.30 | RES4 | HD | RA4 | | 1155 BOUGH BEECHES BLVD | 1155 Bough Beeches Blvd | 14 | 13371 | 143925 | | | | | Apartment | 120 | 290 | | | |
| | | | | | | | 1111 BOUGH BEECHES BLVD | 1111 Bough Beeches Blvd | 13 | 12320 | 132612 | | | | | Apartment | 100 | 242 | | | |
| 8 | 0.18 | 0.44 | RET1 | HD | D-1 | | 4078 DIXIE RD | | | | | | | | | | | | | Happyland Youngster University-Polskie Daycare | 1-4 | Health Care and Social Assistance |
| 9 | 0.38 | 0.95 | RES1 | HD | D-1 | | 4070 DIXIE RD | | | | | | | | | Detached | 1 | - | | | | |
| | | | | | | | 4064 DIXIE RD | | | | | | | | | Detached | 1 | - | | | | |

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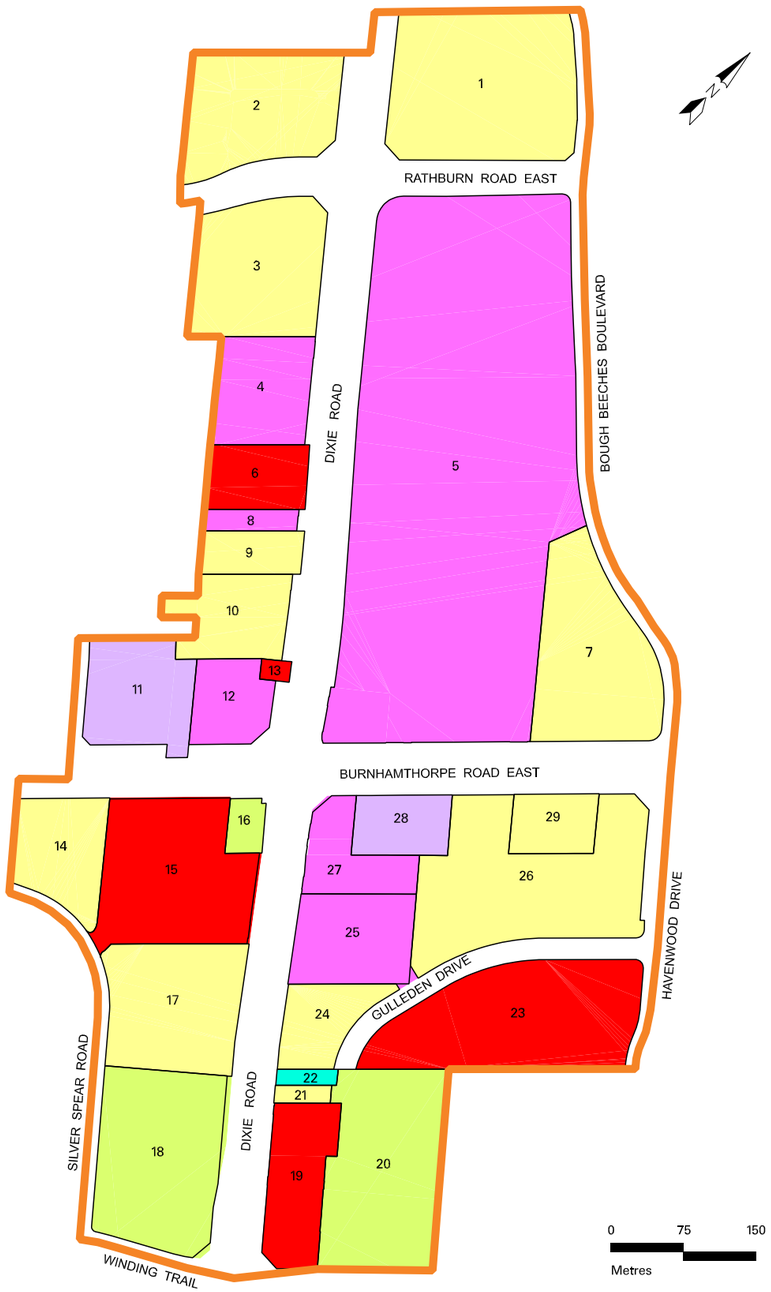
Focus on Mississauga 2012 - Rathwood-Applewood Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

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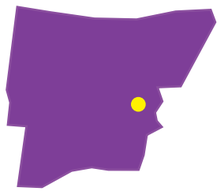

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 10 | 0.77 | 1.91 | RES4 | HD | RA4 | | | 4050 DIXIE RD | 4050 Dixie Rd | 14 | 14235 | 153226 | | | | | Apartment | 143 | 339 | | | |
| 11 | 0.98 | 2.42 | OFF | O | O | | | 4005 HICKORY DR<br>1325 BURNHAMTHORPE RD E | | | | | 1325 Burnhamthorpe Rd E<br>4005 Hickory Dr | 1<br>1 | 212<br>1350 | 2282<br>14534 | | | | Law Office of Carey, McCallum, Nimjee & Smith<br>Law Office of Michael J. Bukovac and Barbara Lavie<br>Franz Environmental Inc. | 1-4<br>1-4<br>20-49 | Professional, Scientific and Technical Services<br>Professional, Scientific and Technical Services<br>Professional, Scientific and Technical Services |
| 12 | 0.55 | 1.36 | RET2 | MVC | C5-16 | | | 1349 BURNHAMTHORPE RD E<br>1335 BURNHAMTHORPE RD E | | | | | | | | | | | | Shell<br>Jiffy Lube Canada | 1-4<br>5-9 | Retail Trade<br>Other Services (except Public Administration) |
| 13 | 0.05 | 0.13 | PRA | HD | RA1-28 | Listed - 4030 DIXIE RD | | 4030 DIXIE RD | | | | | | | | | | | | St. Apostle Andrew Orthodox Church | 1-4 | Other Services (except Public Administration) |
| 14 | 0.84 | 2.08 | RES4 | HD | RA2-4 | | | 1315 SILVER SPEAR RD | 1315 Silver Spear Rd | 8 | 10473 | 112731 | | | | | Apartment | 90 | 204 | | | |
| 15 | 1.80 | 4.44 | PUB | OS | OS1 | Listed - 3650 DIXIE RD | | 3650 DIXIE RD | | | | | | | | | | | | Burnhamthorpe Branch Library | NA | Information and Cultural Industries |
| 16 | 0.17 | 0.43 | OS | POS | OS3-4 | Designated | | 3700 DIXIE RD | | | | | | | | | | | | | | |
| 17 | 1.47 | 3.63 | RES4 | HD | H-RA4-42 | | | 1355 SILVER SPEAR RD | 1355 Silver Spear Rd | 14 | 14662 | 157822 | | | | | Apartment | 199 | 450 | | | |
| 18 | 1.85 | 4.57 | OS | OS | OS1 | | | 1385 SILVER SPEAR RD<br>1355 WINDING TR | | | | | | | | | | | | | | |
| 19 | 0.85 | 2.10 | PRA | MD | RM4-58 | | | 3571 DIXIE RD<br>3535 DIXIE RD | | | | | | | | | | | | Logos Christian Family Church | 5-9 | Other Services (except Public Administration) |
| 20 | 1.95 | 4.83 | OS | OS | OS2 | | | 1320 WILLIAMSPORT DR | | | | | | | | | | | | | | |
| 21 | 0.09 | 0.22 | RES1 | MD | RM4-36 | | | 3579 DIXIE RD | | | | | | | | | Detached | 1 | - | | | |
| 22 | 0.08 | 0.21 | VAC | MD | OS2, RM2-48, R4-57 | | | 3585 DIXIE RD<br>1403 GULLEDEN DR<br>1401 GULLEDEN DR | | | | | | | | | | | | | | |
| 23 | 2.14 | 5.30 | CC | OS | OS2 | | | 1500 GULLEDEN DR | | | | | | | | | | | | Burnhamthorpe Community Centre | 50-99 | Arts, Entertainment and Recreation |
| 24 | 0.56 | 1.39 | RES3 | MD | RM4 | | | 1485 GULLEDEN DR | | | | | | | | | | | | | | |
| 25 | 0.92 | 2.28 | RET1 | MU | C2 | | | 3631 DIXIE RD<br>3621 DIXIE RD<br>3615 DIXIE RD | | | | | | | | | | | | Complete Optical Inc.<br>Dixie Village Pharmacy<br>St. Stanislaus - St. Casimir's Polish Parishes Cre<br>WISLA European Delicatessen<br>Update Unisex Hair Salon & Barber<br>Pingwin Fresh & Frozen European Food<br>Jaswoj Bakery & Dairy Products<br>Polimex Travel Inc.<br>Dental Office - Dr. H. Chojecka and Dr. B. Chojeck<br>Applewood Veterinary Hospital<br>Waterfront Seafood Market inc.<br>Super Kolbasa & Deli<br>Ksiegarnia Pegaz<br>Arkady Café & Restaurant<br>Family Dentist - Dr. Margaret Bubienczyk<br>Something Special Gift & Music Store<br>Lynn's Beautiful Nails<br>Courtesy Cleaners<br>Doggie Delight<br>Euro Tan<br>Quick Smoke & Variety<br>Galeria Flowers<br>Dixie Video & Audio Ltd.<br>Dr. Dariusz Piatek & Medicina Dextra Corp.<br>Richard's Shoe Salon<br>King Jewellery | 1-4<br>5-9<br>10-19<br>5-9<br>1-4<br>5-9<br>5-9<br>5-9<br>5-9<br>5-9<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4 | Retail Trade<br>Retail Trade<br>Finance and Insurance<br>Retail Trade<br>Other Services (except Public Administration)<br>Retail Trade<br>Manufacturing<br>Administrative and Support, Waste Management and Remediation Services<br>Health Care and Social Assistance<br>Professional, Scientific and Technical Services<br>Retail Trade<br>Retail Trade<br>Retail Trade<br>Accommodation and Food Services<br>Health Care and Social Assistance<br>Retail Trade<br>Other Services (except Public Administration)<br>Other Services (except Public Administration)<br>Other Services (except Public Administration)<br>Other Services (except Public Administration)<br>Retail Trade<br>Retail Trade<br>Retail Trade<br>Health Care and Social Assistance<br>Retail Trade<br>Retail Trade |
| 26 | 2.39 | 5.90 | RES3 | MD | RM4 | | | 1415 GULLEDEN DR | 1415/1485 Gulleden Dr | 3 | 11950 | 128630 | | | | | Townhouse | 115 | 394 | | | |
| 27 | 0.60 | 1.47 | RET1 | MU | C2-8, C2-17 | | | 3661 DIXIE RD<br>3659 DIXIE RD<br>3647 DIXIE RD<br>3643 DIXIE RD | | | | | | | | | | | | Komtax Financial Services Inc.<br>M & M Meat Shops<br>Aurora Meat & Cheese Ltd<br>Burnhamthorpe Fruit Market<br>Unknown Occupant<br>Wisla Optical<br>Agatka Outlet | 1-4<br>1-4<br>5-9<br>20-49<br>NA<br>1-4<br>1-4 | Finance and Insurance<br>Retail Trade<br>Retail Trade<br>Retail Trade<br>No description on record<br>Retail Trade<br>Retail Trade |

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Focus on Mississauga 2012 - Rathwood-Applewood Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
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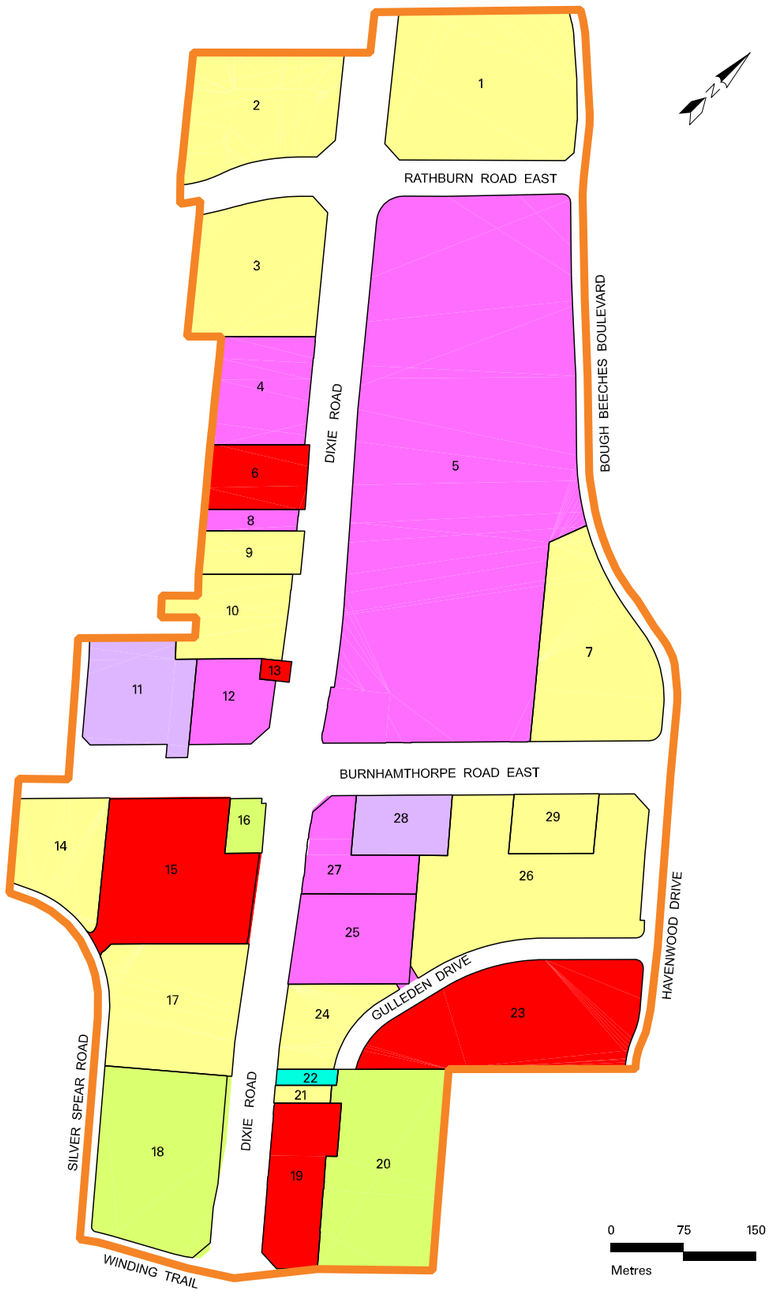
- Parking / Other
- Others

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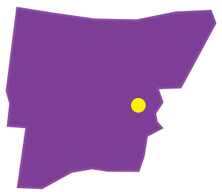

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 28 | 0.50 | 1.24 | OFF | O | O | | | 1420 BURNHAMTHORPE RD E | | | | | 1420 Burnhamthorpe Rd E | 4 | 3811 | 41022 | | | | Millenium Dental Laboratory Ltd. | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Artword | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Ontario Mortgage Services Inc. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | C M L Healthcare Inc. | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Evans & Associates Lawyers & Legal Services | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dixie Sports & Physiotherapy Clinic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. H. Stone - Optometrist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Mississauga Medical - Dr. LeRoy Franklin | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Jim H. C. Tsang Medicine Professional Corporation | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Imelda Pilar | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Marko - Physician & Surgeon | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Lahnsteiner and Dr. Walk - Family Physicians | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dixie Bloor Neighbourhood Centre | NA | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Farokh S. Hira, CGA, CFP | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Natural Path Alternative Health Care | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dr. S. Calder, and Dr. F. W. Mang - Family Physician | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dr. Sabetti / Foot Clinic | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dixie Bloor Neighbourgood Centre | 100-299 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Dixie X-Ray Associates | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Sentel Dental Clinic - Dr. B. Chojecka, Dr. A. Cho | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Professional Medical Pharmacy | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dr. Saeed and Dr. Boules | 5-9 | Health Care and Social Assistance |
| 29 | 0.44 | 1.08 | RES1 | MD | D-1 | | | 1482 BURNHAMTHORPE RD E | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 1474 BURNHAMTHORPE RD E | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 1464 BURNHAMTHORPE RD E | | | | | | | | | Detached | 1 | - | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

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# Focus on Mississauga 2012

## Sheridan Community Node

### History

The area within and surrounding the Sheridan Community Node was originally designated for commercial, residential, industrial, open space and golf course uses in the Township of Toronto Planning Area Official Plan in 1953. The lands within and surrounding the Sheridan Community Node, up until 1965, were mainly used for farming purposes, with a few orchards. It was not until 1967-68 that the United Land Corporation planned and built the current residential community. Sheridan Mall was built in 1968 and the surrounding community has evolved into a stable neighbourhood, with the mall at its core.




### Present Day

The Sheridan Community Node is located within the Sheridan neighbourhood and is focused around Sheridan Mall. The node is a stable area that contains a mix of apartments, office and commercial uses primarily located within the mall. The mall has undergone recent redevelopment to include new office space.

In the City Council adopted Mississauga Official Plan (September 2010), (http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan) Sheridan is identified as a Community Node, part of a new urban structure, which focuses growth to areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure. Future infill and redevelopment opportunities exist and could include a wider variety of housing that provide the opportunity for more of a main street presence along Erin Mills Parkway.

This would allow for more pedestrian-oriented development and allow for more accessible transit and active transportation options. Also, there is a need for future office growth within the node and adjacent to the Erin Mills Parkway and QEW interchange.

# Fast Facts

## Land Area, Housing, Population, Employment

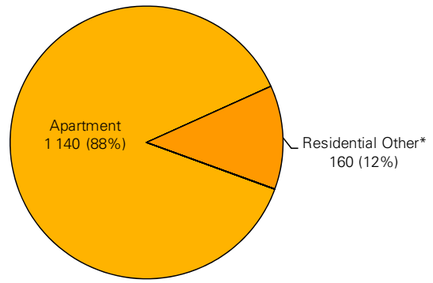
| | |
|---|---|
| 47.1 | Area (ha) (116.5 acres) |
| 1 300 | Residential Units |
| 3 700 | Population (inc. census undercount) |
| 1 690 | Employment (inc. home based businesses) |
| 189 | Business Sites (29 vacant business sites) |

## Existing Land Use

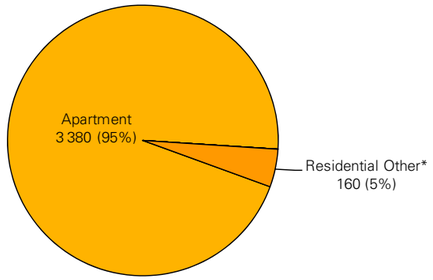
| | ha | acres | percentage |
|---|---|---|---|
| Residential | 10.8 | 26.7 | 22.8% |
| Mixed Residential / Retail | 0.0 | 0.0 | 0.0% |
| Office | 4.1 | 10.1 | 8.7% |
| Public / Institutional / Other | 0.0 | 0.0 | 0.0% |
| Retail / Commercial | 14.0 | 34.7 | 29.7% |
| Industrial | 0.0 | 0.0 | 0.0% |
| Open Space | 0.0 | 0.0 | 0.0% |
| Transportation Right-of-Way / Walkway | 17.5 | 43.3 | 37.0% |
| Parking | 0.7 | 1.7 | 1.4% |
| Others | 0.0 | 0.0 | 0.0% |
| Vacant | 0.2 | 0.5 | 0.4% |
| Total | 47.1 | 116.9 | 100.0% |

Source: Existing Land Use Survey Fall 2010

## Residential Units




## Residential Population




*Residential Other includes institutional units and population
Residential Population does not include census net undercoverage

## Businesses and Employees by Sector

| Sector | Non-Vacant Business Sites Percentage | Employees Percentage |
|---|---|---|
| Accommodation and Food Services | 13% | 14% |
| Administrative and Support, Waste Management and Remediation Services | 2% | 4% |
| Agriculture, Forestry, Fishing and Hunting | 0% | 0% |
| Arts, Entertainment and Recreation | 2% | 1% |
| Construction | 0% | 0% |
| Educational Services | 3% | 1% |
| Finance and Insurance | 4% | 31% |
| Health Care and Social Assistance | 15% | 18% |
| Information and Cultural Industries | 1% | 0% |
| Management of Companies and Enterprises | 0% | 0% |
| Manufacturing | 1% | 0% |
| Mining, Quarrying, and Oil and Gas Extraction | 0% | 0% |
| Other Services (except Public Administration) | 11% | 3% |
| Professional, Scientific and Technical Services | 9% | 3% |
| Public Administration | 1% | 0% |
| Real Estate and Rental and Leasing | 3% | 1% |
| Retail Trade | 32% | 22% |
| Transportation and Warehousing | 1% | 0% |
| Utilities | 0% | 0% |
| Wholesale Trade | 2% | 0% |
| Unknown | 1% | 1% |
| Total | 100% | 100% |

Source: Mississauga Employment Database 2010, see data notes for sector description.
Does not include home based businesses

# Official Plan Targets




## Density

**114.4** Persons and Jobs/ha (46.3/acre)

**78.6** Persons/ha (31.8/acre)

**35.9** Jobs/ha (14.5/acre)

## About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.3.4 states that Community Nodes will achieve a gross density of between 100 to 200 residents and jobs combined per hectare.

Density measures the number of residents and jobs combined per gross hectare.

Section 5.3.3.6 states that Community Nodes will achieve an average population to employment ratio between 1:2 to 2:1, measured as an average across the entire area of each node.

## Monitoring Summary

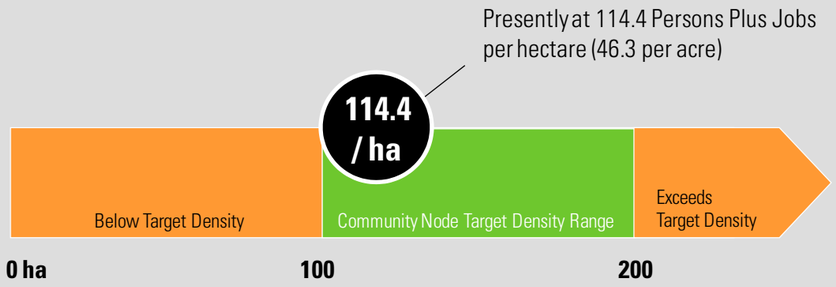
At a current density of 114.4, the Sheridan Community Node falls within the target density range (residents and jobs combined per gross hectare) of 100 to 200.

At a current PPJ of 2.2:1, the Sheridan Community Node does not fall within the target population to employment range of 1:2 to 2:1. Future developments that support more jobs are needed to meet this target range.

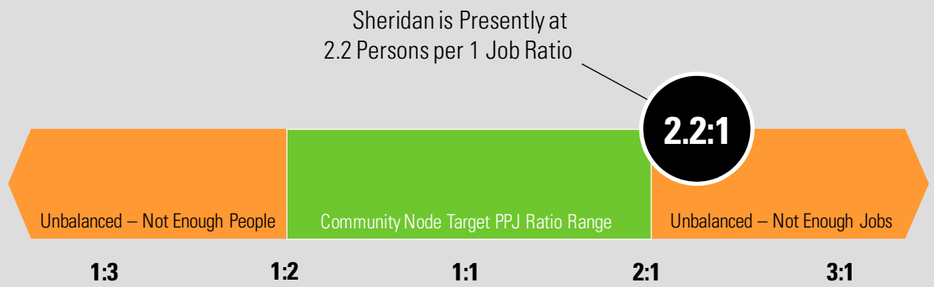
There are currently no development applications in progress in the Sheridan Community Node.

Note - Development applications that have been approved but yet developed are not included in the in progress development application list.

## Density




## Persons Plus Jobs Ratio

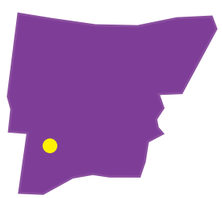


# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




13-4



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 1 | 0.67 | 1.66 | PKG | UT | U | | | | | | | | | | | | | | | | | |
| 2 | 12.33 | 30.47 | OFF, RET1 | MU | C3 | | | 2285 ERIN MILLS PKY<br>2255 ERIN MILLS PKY<br>2225 ERIN MILLS PKY<br>2215 ERIN MILLS PKY<br>1925 FOWLER DR | | | | | 2225 Erin Mills Pky | 2 | 20246 | 217928 | | | | Juli | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | The Source by Circuit City | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Payless ShoeSource's | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Black's Photography | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Cleo's and Ricki's | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Running Room, The | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Artist's Place | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Fabric House | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Quinn's Stationary | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Bluenotes Outlet | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Meadowvale Furniture | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Cart Wheels | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Gateway Newstands | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Laura Secord | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Attitude | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Key Hole, The | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Reitmans | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Perfect Balance, The - Canada's Nutrition Centres | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Mr. Sub | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Cellphone Accessories | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | B.G Seas Travel | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Papi Rico's | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | La Florist | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | The Wine Rack | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Sheridan Eye Exam Clinic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Infoplace Ticket Centre Ltd. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Salon Viba | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Walking On A Cloud | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Tan Jay | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Nails For You | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Tax Wide | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Sheridan Health | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Trade Secrets | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Dentistry @ Sheridan Dental | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Stitch It | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Drive for Life | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Eye C U Optical | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Paragon Security | 5-9 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Lenscrafters | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Taco Bell/ KFC | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Shoppers Drug Mart | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Metro | 100-299 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Apple Jack's | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | West GTA Endoscopy | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Toys N Games | 10-19 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Mademoisells Women Fitness Club | 10-19 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Pizza Pizza | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Young Drivers of Canada | 5-9 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | LightSpeed Physiotherapy Inc. | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Sheridan Branch Library | 5-9 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | Scotiabank | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | MTO-Drivers & Vehicles Licenses | 5-9 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | Everything For A Dollar | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Emilian Jewellers | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Veronese Hair Design | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Bell World | 5-9 | Retail Trade |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

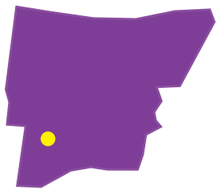
Focus on Mississauga 2012 - Sheridan Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




13-6



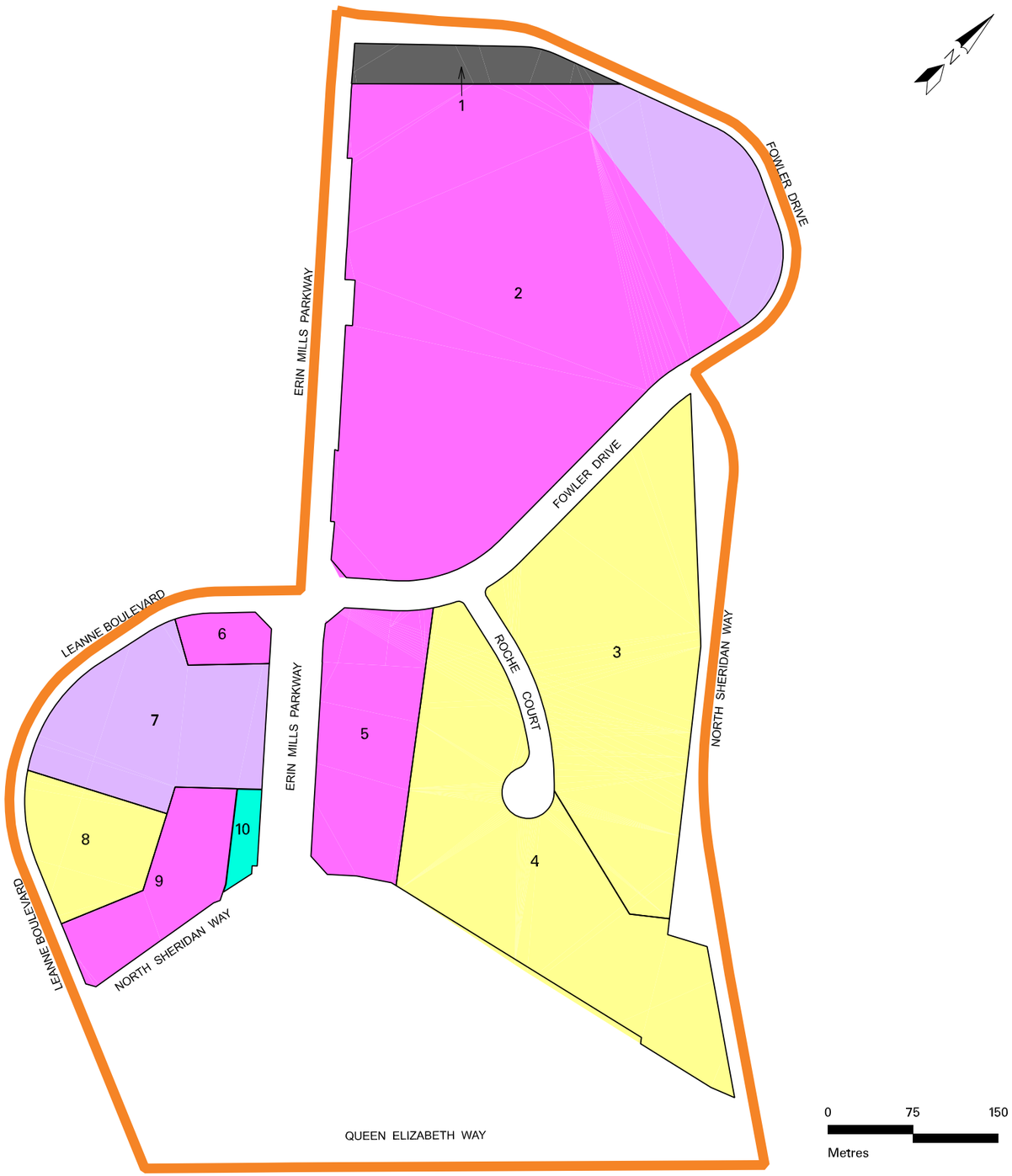
# Land, Buildings, People and Jobs

| LAND | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 2 | | | | | | | | | | | | | | | | | | | | Bentley | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Oxford Street Ladies Boutique | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Society | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fortune Wok | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Sheridan Centre Management | 5-9 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Community Room | NA | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Allan Shulman & Associates | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Gazebo | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Papi Rico's Pizza | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Star Shoes | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Sheridan Computers | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Lennox - Cosmopolitan Mechanical | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Sheridan Custom Cleaners | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Peplos Designer Clothing | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Fido | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Tim Hortons | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Agilon Financial | NA | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Polycultural Immigrant & Community Services | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Royal & SunAlliance Insurance Co. | 300-499 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Zellers | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | McDonald's | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Government of Canada-OCPU | 20-49 | Public Administration |
| | | | | | | | | | | | | | | | | | | | | Unknown Occupant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | FMHN Electronics | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Alisha Jeans | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Baby's Palace, The | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Aria Home Collection | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Coles | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Eye Care Place | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Itar Shoe Repair | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Picture Source Framing | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Zaysha | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Tracks | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | SunShine Rugs | 1-4 | Retail Trade |
| 3 | 4.95 | 12.24 | RES4 | HD | RA2-2, RA4-2 | | 2121 ROCHE CRT | 2111 Roche Crt | 7 | 12656 | 136229 | | | | | Apartment | 166 | 492 | | | | |
| | | | | | | | 2111 ROCHE CRT | 2121 Roche Crt | 8 | 12166 | 130955 | | | | | Apartment | 166 | 492 | | | | |
| | | | | | | | 1980 FOWLER DR | 1980 Fowler Dr | 14 | 12160 | 130890 | | | | | Apartment | 130 | 385 | | | | |
| | | | | | | | 1970 FOWLER DR | 1970 Fowler Dr | 14 | 12160 | 130890 | | | | | Apartment | 112 | 332 | | | | |
| 4 | 4.67 | 11.54 | RES4 | HD | RA4-38, RA1-2, RA3-2 | | 2200 ROCHE CRT | 2095 Roche Crt | 4 | 19720 | 212266 | | | | | Apartment | 91 | 270 | | | | |
| | | | | | | | 2150 ROCHE CRT | 2150 Roche Crt | 12 | 8625 | 92840 | | | | | Apartment | 150 | 445 | | | | |
| | | | | | | | 2095 ROCHE CRT | 1900 North Sheridan Way | 13 | 13332 | 143506 | | | | | Apartment | 142 | 421 | | | | |
| | | | | | | | 1900 NORTH SHERIDAN WAY | 2200 Roche Crt | 12 | 15660 | 168564 | | | | | Apartment | 184 | 546 | | | | |
| 5 | 1.99 | 4.93 | RET2 RET1 | MVC, MU | C5-20, C3 | | 2165 ERIN MILLS PKY | | | | | | | | | | | | | Mont Fort Grill House | 5-9 | Accommodation and Food Services |
| | | | | | | | 1944 FOWLER DR | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | 1930 FOWLER DR | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | 1910 FOWLER DR | | | | | | | | | | | | | Pizza Hut | 5-9 | Accommodation and Food Services |
| | | | | | | | 1900 FOWLER DR | | | | | | | | | | | | | Dental Office - Dr. B. DeMarchi | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Subway | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Dental Office | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Shell | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Snap Fitness | 1-4 | Arts, Entertainment and Recreation |

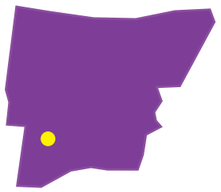
A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




**13-8**



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 5 | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Alicja Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Van Mills Walk in Clinic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Hasty Market | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dryclean 4U | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Beachin Tan | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Dianne's Italian Eatery | 1-4 | Accommodation and Food Services |
| 6 | 0.34 | 0.85 | RET2 | MVC | C5 | | | 2185 LEANNE BLVD | | | | | | | | | | | | Esso | 5-9 | Retail Trade |
| 7 | 2.29 | 5.65 | OFF | O | O-12 | | | 2155 LEANNE BLVD | | | | | 2155 Leanne Blvd | 2 | 5212 | 56102 | | | | Oxford Learning Centre | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Irene Hill Massage Therapy | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | BIAPH | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Thai Cuisine Express | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Mertech Financial Services | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | 2-4-1 Pizza | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Sheridan Convenience | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dr. C. A. Bradley | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. Stephen Gallant, Psychiatrist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Andrea Casino Tours | 1-4 | Transportation and Warehousing |
| | | | | | | | | | | | | | | | | | | | | Ace Tech Corp | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Richard Killen & Associates | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dr. M. T. Baboo | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Centre Holidays | 50-99 | Administrative and Support, Waste Management |
| | | | | | | | | | | | | | | | | | | | | Konini Management Ltd | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Marissa Brennan, Naturopathic Doctor | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | A S N Canada FIA | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Unknown Occupant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Corner Office Leads | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Merge Counselling & Educational Services | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Erin Mills Limousine Service Inc. | 1-4 | Transportation and Warehousing |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Associated Marketing Agency Links | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Mississauga School of Aromatherapy & Canadian Holistic Therapists | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Healing Art Massage Therapy | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Ceilo Realty Ltd | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | The Ontario Trillium Foundation | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Permius Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Bridlewood Cleaners | 1-4 | Other Services (except Public Administration) |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

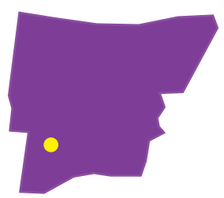
Focus on Mississauga 2012 - Sheridan Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




**13-10**



# Land, Buildings, People and Jobs

| LAND | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 7 | | | | | | | | | | | | | | | | | | | | David A Ball & John F. Sylvester | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Peel/Halton Co-operative Housing | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | ActuBen Consulting Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Dr. Henry Choi - Dentist | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dr. M. S. Parhar Dentistry Professional | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | CPUS Engineering Staffing Solutions Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Print Production & Design Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Kay Fisher Realtor | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Hair By Jeffrey Salon & Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Sheridan Optometric Centre | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Carruthers Management Consultants Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Sabby Group of Companies | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Telecom Solutions Group Inc. | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Swiss Chalet | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Independent Rehabilitation Services Inc. | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Health Recovery Clinic | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Simac | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Te-Ming Leung Acupuncture and Chinese Medicine | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | G. D. Jewell Engineering Inc. | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | State Farm Insurance Co. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Calabash Caribbean Cuisine | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Kayal International | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | NFI Novum Financing Inc. | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Rainbow Buffet Garden | 5-9 | Accommodation and Food Services |
| 8 | 1.08 | 2.67 | RES5 | O | O-1 | | 2065 LEANNE BLVD | 2065 Leanne Blvd | 3 | 9373 | 100888 | | | | | Institutional | 160 | 160 | Wenleigh, The | 100-299 | Health Care and Social Assistance |
| 9 | 1.16 | 2.86 | RET1 | O | O-1 | | 2085 NORTH SHERIDAN WAY | | | | | | | | | | | | Hampton Inn & Suites | 10-19 | Accommodation and Food Services |
| 10 | 0.19 | 0.47 | VAC, PROW | O | O-1 | | | | | | | | | | | | | | | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

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# Focus on Mississauga 2012

## South Common Community Node

officialplan Monitoring

### History

The area within and surrounding the South Common Community Node was originally part of the Erin Mills South Secondary Plan and designated for residential, agriculture, open space, greenbelt and commercial in the Township of Toronto Planning Area Official Plan approved in 1953. It was not until the early 1970's, when the City of Mississauga was incorporated, that the Don Mills Development Corporation began building Erin Mills South, where residential, community centre and Town Centre uses were incorporated into the community.




### Present Day

The South Common Community Node is located within the Erin Mills neighbourhood and is focused around South Common Mall. The node is a stable area that contains a mix of apartments, townhouses, office, community infrastructure, open space and commercial uses primarily located within the mall. Open Space uses within the node include South Common Community Park, which is adjacent to the South Common Community Centre.

In the City Council adopted Mississauga Official Plan (September 2010), (http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan) South Common is identified as a Community Node, part of a new urban structure, which focuses growth to areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure.

Also, the focus for future redevelopment in this node will be to provide more pedestrian-oriented development that provides safer pedestrian connections, considers transit and provides mixed-use development. There is a need to increase the amount of employment in this node to balance out the population to employment ratio, given that currently there are 3.9 residents to every 1 job. The Mississauga Official Plan target is a ratio of 2 persons to every job or 1 person to every 2 jobs within the Community Nodes.

While the South Common Centre continues to convert some of its retail spaces to free-standing buildings it is still oriented towards vehicular traffic and requires safer pedestrian connections. Also, given that the node is primarily comprised of apartment dwellings, a diverse housing stock is required to meet the housing needs of residents as they move through their lifecycle.

The next step in planning the future of the South Common Community Node Character Area is the undertaking of a Local Area Review to determine the appropriate mix of land uses and community infrastructure to guide future development within the Node.

MISSISSAUGA Leading today for tomorrow

# Fast Facts

## Land Area, Housing, Population, Employment

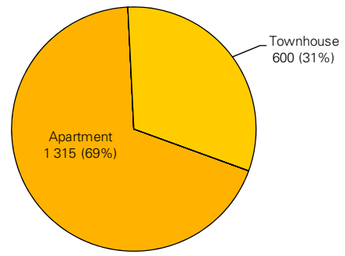
| | |
|---|---|
| 69.1 | Area (ha) (170.7 acres) |
| 1 915 | Residential Units |
| 5 060 | Population (inc. census undercount) |
| 1 300 | Employment (inc. home based businesses) |
| 82 | Business Sites (11 vacant business sites) |

## Existing Land Use

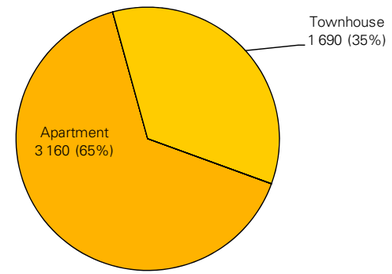
| | ha | acres | percentage |
|---|---|---|---|
| Residential | 24.6 | 60.7 | 36% |
| Mixed Residential / Retail | 0.0 | 0.0 | 0% |
| Office | 0.0 | 0.0 | 0% |
| Public / Institutional / Other | 14.3 | 35.4 | 21% |
| Retail / Commercial | 10.1 | 24.9 | 15% |
| Industrial | 0.0 | 0.0 | 0% |
| Open Space | 10.4 | 25.7 | 15% |
| Transportation Right-of-Way / Walkway | 8.8 | 21.7 | 13% |
| Parking | 0.0 | 0.0 | 0% |
| Others | 0.9 | 2.3 | 1% |
| Vacant | 0.0 | 0.0 | 0% |
| Total | 69.1 | 170.7 | 100% |

Source: Existing Land Use Survey Fall 2010. Totals may not sum due to rounding.

## Residential Units




## Residential Population




*Residential Population does not include census net undercoverage

## Businesses and Employees by Sector

| Sector | Non-Vacant Business Sites Percentage | Employees Percentage |
|---|---|---|
| Accommodation and Food Services | 11% | 4% |
| Administrative and Support, Waste Management and Remediation Services | 0% | 0% |
| Agriculture, Forestry, Fishing and Hunting | 0% | 0% |
| Arts, Entertainment and Recreation | 4% | 9% |
| Construction | 0% | 0% |
| Educational Services | 7% | 20% |
| Finance and Insurance | 3% | 4% |
| Health Care and Social Assistance | 13% | 14% |
| Information and Cultural Industries | 1% | 1% |
| Management of Companies and Enterprises | 0% | 0% |
| Manufacturing | 1% | 0% |
| Mining, Quarrying, and Oil and Gas Extraction | 0% | 0% |
| Other Services (except Public Administration) | 21% | 8% |
| Professional, Scientific and Technical Services | 3% | 2% |
| Public Administration | 0% | 0% |
| Real Estate and Rental and Leasing | 1% | 1% |
| Retail Trade | 32% | 36% |
| Transportation and Warehousing | 0% | 0% |
| Utilities | 1% | 0% |
| Wholesale Trade | 0% | 0% |
| Unknown | 0% | 0% |
| Total | 100% | 100% |

Source: Mississauga Employment Database 2010, see data notes for sector descriptions.
Does not include home based businesses

# Official Plan Targets




## Density

**92.0** Persons and Jobs/ha (37.3/acre)

**73.2** Persons/ha (29.6/acre)

**18.8** Jobs/ha (7.6/acre)

## About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.3.4 states that Community Nodes will achieve a gross density of between 100 to 200 residents and jobs combined per hectare.

Density measures the number of residents and jobs combined per gross hectare.

Section 5.3.3.6 states that Community Nodes will achieve an average population to employment ratio between 1:2 to 2:1, measured as an average across the entire area of each node.

## Monitoring Summary

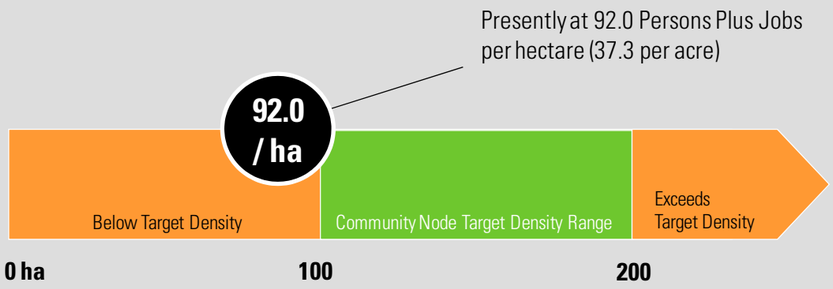
At a current density of 92.0, the South Common Community Node does not fall within the target density range (residents and jobs combined per gross hectare) of 100 to 200.

At a current PPJ of 3.9:1, the South Common Community Node does not fall within the target population to employment range of 1:2 to 2:1.

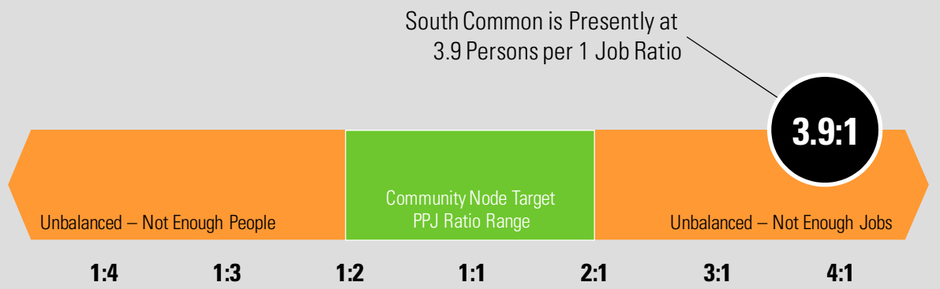
There are currently no development applications in progress in the Sheridan Community Node.

Note - Development applications that have been approved but yet developed are not included in the in progress development application list.

## Density



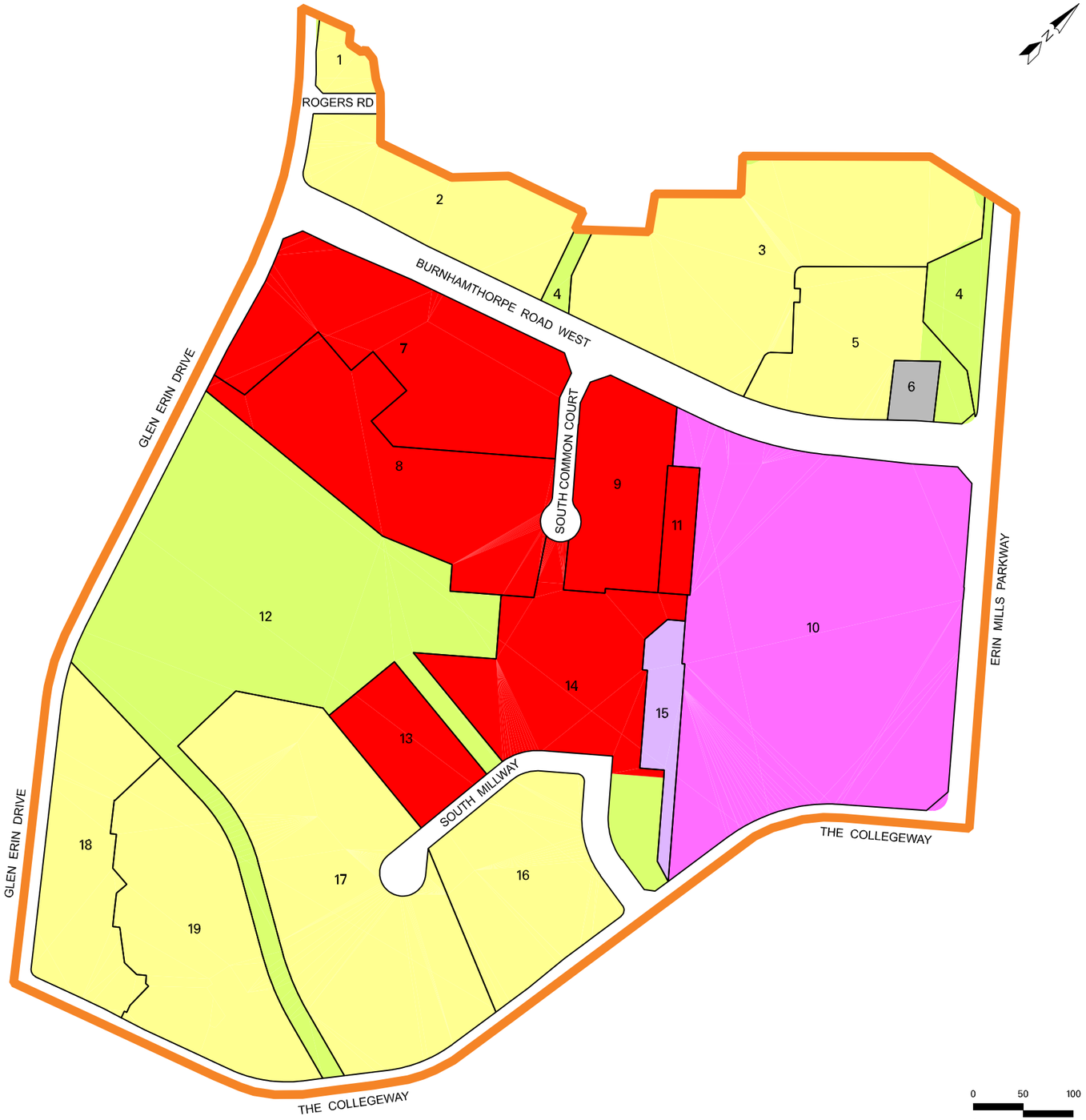

## Persons Plus Jobs Ratio



Focus on Mississauga 2012 - South Common Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




14-4

# Land, Buildings, People and Jobs

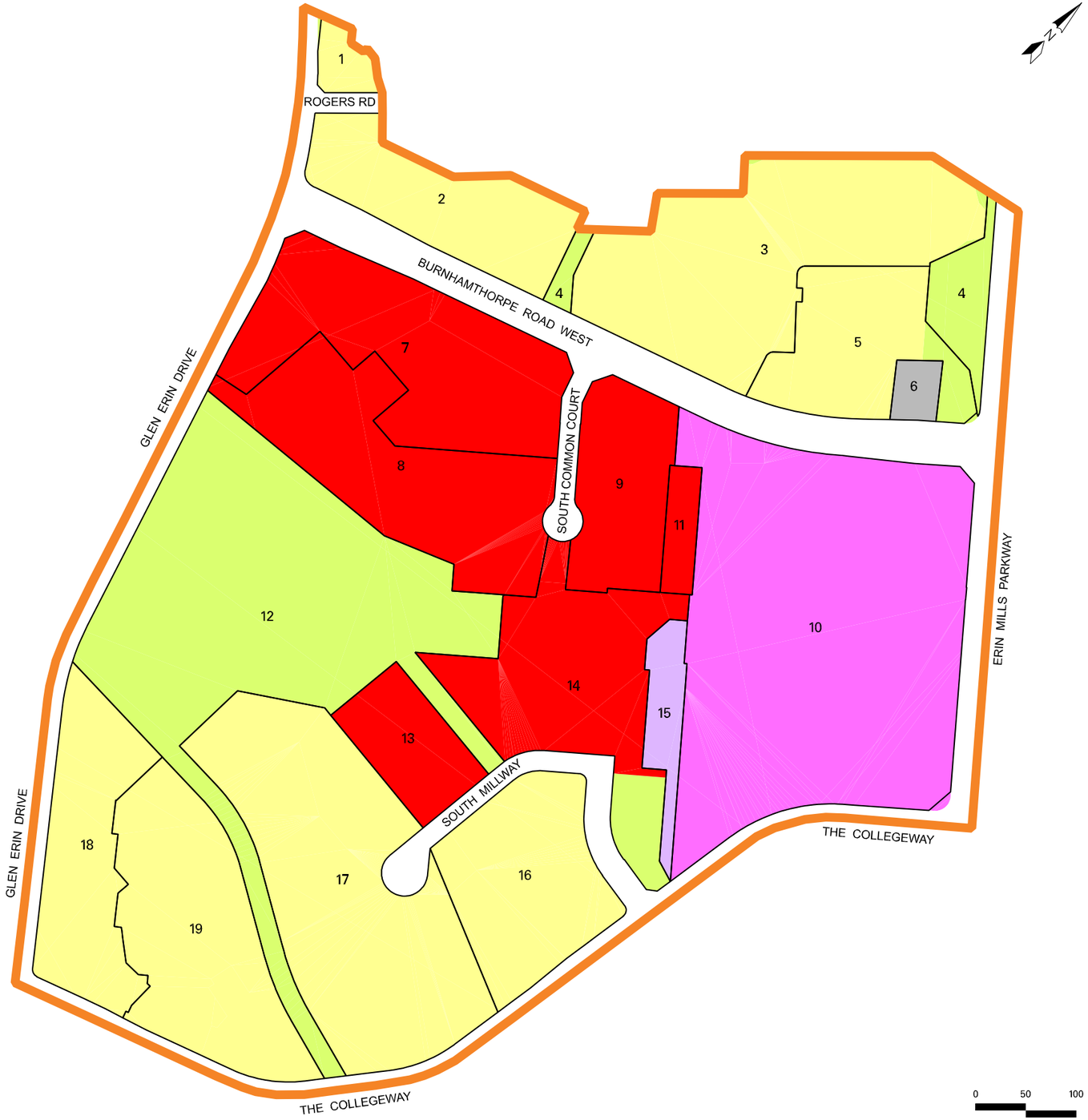
| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 1 | 0.34 | 0.83 | RES3 | MD | RM4-60 | | | 4021 GLEN ERIN DR<br>4019 GLEN ERIN DR<br>4017 GLEN ERIN DR<br>4015 GLEN ERIN DR<br>4013 GLEN ERIN DR<br>4011 GLEN ERIN DR<br>4009 GLEN ERIN DR<br>2639 ROGERS RD<br>2637 ROGERS RD<br>2635 ROGERS RD | 4009-4021/2635-2639 Glen Erin Dr/Rogers Rd | 3 | 2149 | 23132 | | | | Townhouse | 10 | 27 | | | |
| 2 | 2.30 | 5.69 | RES3 | MD | RM4 | | | 2301 BURNHAMTHORPE RD W | 2301 Burnhamthorpe Rd W | 2 | 8806 | 94788 | | | | | Townhouse | 79 | 210 | | | |
| 3 | 5.33 | 13.17 | RES3 | MD | RM4, RM4-2 | | | 2251 BURNHAMTHORPE RD W<br>2199 BURNHAMTHORPE RD W | 2251 Burnhamthorpe Rd W<br>2199 Burnhamthorpe Rd W | 2<br>2 | -<br>14333 | -<br>154280 | | | | | Townhouse<br>Townhouse | 100<br>73 | 266<br>194 | | | |
| 4 | 4.49 | 11.09 | OS | G | G1 | | | 2302 ROGERS RD | | | | | | | | | | | | | | |
| 5 | 2.22 | 5.49 | OS, RES4 | HD | RA4-16 | | | 2177 BURNHAMTHORPE RD W<br>2155 BURNHAMTHORPE RD W | 2155 Burnhamthorpe Rd W<br>2177 Burnhamthorpe Rd W | 19<br>18 | 23081<br>19980 | 248444<br>215065 | | | | | Apartment<br>Apartment | 211<br>224 | 473<br>502 | | | |
| 6 | 0.27 | 0.67 | UP | UT | U | | | 2147 BURNHAMTHORPE RD W | | | | | | | | | | | | Bell Canada | NA | Utilities |
| 7 | 4.00 | 9.88 | PRA, SCH | MD | R3 | | | 3566 SOUTH COMMON CRT<br>2300 BURNHAMTHORPE RD W | | | | | | | | | | | | Loyola Catholic Secondary School<br>St. Ignatius Loyola Church | 100-299<br>5-9 | Educational Services<br>Other Services (except Public Administration) |
| 8 | 3.75 | 9.27 | SCH | MD | RM4-57 | | | 3546 SOUTH COMMON CRT | | | | | | | | | | | | Erin Mills Middle School | 20-49 | Educational Services |
| 9 | 1.86 | 4.60 | PRA | MD | RM4-58 | | | 3539 SOUTH COMMON CRT<br>3535 SOUTH COMMON CRT | | | | | | | | | | | | St. Thomas A Becket Anglican Church<br>Glenbrook Presbyterian Church<br>The Home of St. Thomas a Becket Church | 1-4<br>1-4<br>1-4 | Other Services (except Public Administration)<br>Other Services (except Public Administration)<br>Health Care and Social Assistance |
| 10 | 10.05 | 24.82 | RET1 | MU | C3 | | | 2200 BURNHAMTHORPE RD W<br>2160 BURNHAMTHORPE RD W<br>2150 BURNHAMTHORPE RD W<br>2146 BURNHAMTHORPE RD W<br>2136 BURNHAMTHORPE RD W<br>2126 BURNHAMTHORPE RD W<br>2116 BURNHAMTHORPE RD W<br>2110 BURNHAMTHORPE RD W | | | | | | | | | | | | Arian Fashion Shoes<br>Fashion Max<br>Vineyard Estate Wines<br>Rama Computer<br>Sam's Shoe Repair<br>S & H Health Foods<br>Gold Tan<br>Pet Valu<br>Society Outlet<br>A-1 Donuts<br>City View Cleaners<br>Info Place/Lotto Booth<br>Subway<br>Subway<br>Famous Optical<br>Stan Zigelstein Barristor & Solicitor<br>Payless ShoeSource's<br>EB Games<br>Hair Collection<br>La Cupola Hairsalon<br>Pizza Pizza<br>Singer<br>Top Stitch<br>Teddy 'N' Me<br>Top Nails Salon<br>QQ Kids Fashion<br>Asian Gourmet<br>Lotus Flowers & Gifts<br>Gateway Newstands<br>Pamir Rug Co.<br>First Choice Haircutters<br>Eternity Fine Jewellery<br>Carlton Cards<br>Sweet Rosie's Cookies | 1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>5-9<br>5-9<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>1-4<br>5-9<br>1-4<br>1-4<br>1-4<br>1-4 | Retail Trade<br>Retail Trade<br>Retail Trade<br>Retail Trade<br>Other Services (except Public Administration)<br>Retail Trade<br>Other Services (except Public Administration)<br>Retail Trade<br>Retail Trade<br>Accommodation and Food Services<br>Other Services (except Public Administration)<br>Arts, Entertainment and Recreation<br>Accommodation and Food Services<br>Accommodation and Food Services<br>Retail Trade<br>Professional, Scientific and Technical Services<br>Retail Trade<br>Retail Trade<br>Other Services (except Public Administration)<br>Other Services (except Public Administration)<br>Accommodation and Food Services<br>Retail Trade<br>Retail Trade<br>Other Services (except Public Administration)<br>Retail Trade<br>Accommodation and Food Services<br>Retail Trade<br>Retail Trade<br>Retail Trade<br>Other Services (except Public Administration)<br>Retail Trade<br>Retail Trade<br>Manufacturing |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

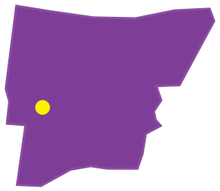
Focus on Mississauga 2012 - South Common Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others




14-6



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 10 | | | | | | | | | | | | | | | | | | | | Mr. Souvlaki | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | South Common Medical Centre | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Trends Hair & Beauty Supplies | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Goldstein Vinegar - Excellence in Dentistry | 10-19 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Bank of Montreal | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Wal-Mart | 100-299 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | TD Canada Trust | 20-49 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Shoppers Drug Mart | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Malloch's No Frills | 50-99 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Crabby Joes | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | GoodLife Fitness Club | 10-19 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Rogers Plus | 5-9 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Starbucks | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Hummingbird MediSpa | NA | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| 11 | 0.40 | 1.00 | SCH | MD | RM4-58 | | | 3553 SOUTH COMMON CRT | | | | | | | | | | | | Rotherglen Private School | 10-19 | Educational Services |
| 12 | 8.74 | 21.60 | OS | G, OS | G1, OS2 | | | 3555 GLEN ERIN DR | | | | | | | | | | | | | | |
| 13 | 1.21 | 3.00 | PUB | HD | RA1-11 | | | 2277 SOUTH MILLWAY | | | | | | | | | | | | Erinoakkids, Centre for Treatment and Development | 50-99 | Health Care and Social Assistance |
| 14 | 3.56 | 8.80 | OS, CC | OS | OS2 | | | 2233 SOUTH MILLWAY | | | | | | | | | | | | South Common Branch Library | 10-19 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | South Common Community Centre | 50-99 | Arts, Entertainment and Recreation |
| 15 | 0.66 | 1.63 | OFF | O | O | | | 2227 SOUTH MILLWAY | | | | | 2227 South Millway | 3 | 3735 | 40204 | | | | The Canadian Hearing Society | 10-19 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Erin Mills Sports Medicine Active | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Abbey Lane Driver Training | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Region of Peel, Peel Public Health, Healthy Sexuality Clinic | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Guardian - Jenpharm Drug Mart | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | South Common Hearing Centre | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Grade Expectations Learning Centre | 50-99 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Pediatric Associates of Erin Mills | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Orthodontically Yours Ltd. - Dr. Eugene Kholov | 20-49 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Ontario March of Dimes | 20-49 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Canadian Cancer Society, Mississauga Unit | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Ediwise | 10-19 | Professional, Scientific and Technical Services |
| 16 | 2.68 | 6.62 | RES3, RES4 | HD | RA2-3, RA2-43 | | | 2285 THE COLLEGEWAY | 2285 The Collegeway | 7 | 13260 | 142731 | | | | | Apartment | 140 | 348 | | | |
| | | | | | | | | 2280 SOUTH MILLWAY | 2250 South Millway | 6 | 10894 | 117263 | | | | | Apartment | 140 | 348 | | | |
| | | | | | | | | 2250 SOUTH MILLWAY | 2280 South Millway | 2 | 670 | 7212 | | | | | Townhouse | 4 | 12 | | | |
| 17 | 5.87 | 14.52 | RES4, RES3 | HD, MD | RA2-3, RM4 | | | 2333 SOUTH MILLWAY | 2305 South Millway | 5 | 8590 | 92463 | | | | | Apartment | 110 | 274 | | | |
| | | | | | | | | 2305 SOUTH MILLWAY | 2300 South Millway | 3 | 17279 | 185991 | | | | | Townhouse | 162 | 478 | | | |
| | | | | | | | | 2300 SOUTH MILLWAY | 2333 South Millway | 2 | 6177 | 66489 | | | | | Townhouse | 60 | 177 | | | |
| 18 | 2.45 | 6.06 | RES4 | HD | RA4-8, RA3-5 | | | 3501 GLEN ERIN DR | 2445 The Collegeway | 10 | - | - | | | | | Apartment | 93 | 231 | | | |
| | | | | | | | | 3455 GLEN ERIN DR | 3455 Glen Erin Dr | 12 | - | - | | | | | Apartment | 150 | 373 | | | |
| | | | | | | | | 2445 THE COLLEGEWAY | 3501 Glen Erin Dr | 13 | 13898 | 149598 | | | | | Apartment | 150 | 373 | | | |
| 19 | 3.65 | 9.02 | RES4 | HD, MD | RA2-4, RM4 | | | 3477 GLEN ERIN DR | 2375 The Collegeway | 7 | - | - | | | | | Townhouse | 110 | 325 | | | |
| | | | | | | | | 2433 THE COLLEGEWAY | 2433.2401/3477 The Collegeway/Glen Erin Dr | 3 | - | - | | | | | Apartment | 97 | 241 | | | |
| | | | | | | | | 2401 THE COLLEGEWAY | | | | | | | | | | | | | | |
| | | | | | | | | 2375 THE COLLEGEWAY | | | | | | | | | | | | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

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# Focus on Mississauga 2012

## Streetsville Community Node

officialplan Monitoring

### History

Streetsville is an established residential community with a historic core area that generally retains the distinct scale and character of a rural farming town. It was in the 19th Century that Streetsville was known for its farming, and more importantly, its mill sites, which contributed to the local and national economy at the time. It was the year 1858 when Streetsville became officially recognized as a village and in 1962 it was granted status as a town. Today, the Streetsville node is the focus of activity for the Streetsville neighbourhood with a combination of residential, cultural, retail, community infrastructure and open space uses focused on Queen Street South. Streetsville contains many of the elements of a community node with a distinct character that should be maintained.




### Present Day

Due to its historical character, the Streetsville Node is considered a village type node, rich with its continued 19th century character development, in the form of 2-3 storey mixed-use development along Queen Street South. Along with these mixed-use developments, there is some office and residential type development within historical buildings.

In the City Council adopted Mississauga Official Plan (September 2010), (http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan) Streetsville is identified as a Community Node, part of a new urban structure, which focuses growth to areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure. As a Community Node, Streetsville should provide access to a mix of uses required for daily living – local shops and restaurants, community facilities, cultural, heritage and entertainment uses, schools, parks, open space as well as a diverse housing stock that meets the housing needs of residents as they move through their lifecycle.

Future intensification within the node should not ignore the close proximity of the GO station to allow for future transit-oriented development. As well, any future redevelopment of the plaza on Queen Street should include mixed-use development that is mindful of the area's history and character.



MISSISSAUGA Leading today for tomorrow

# Fast Facts

## Land Area, Housing, Population, Employment

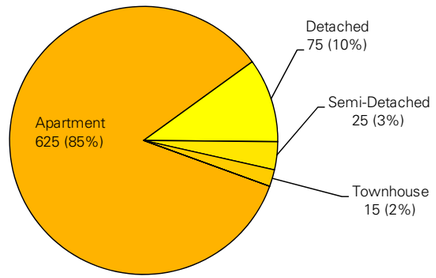
| | |
|---|---|
| 54.2 | Area (ha) (133.9 acres) |
| 735 | Residential Units |
| 1 650 | Population (inc. census undercount) |
| 1 690 | Employment (inc. home based businesses) |
| 358 | Business Sites (29 vacant business sites) |

## Existing Land Use

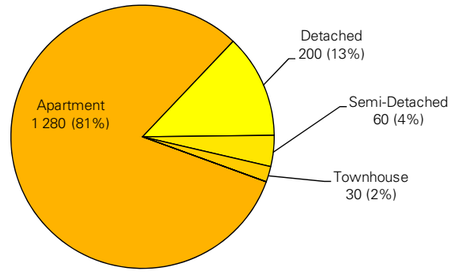
| | ha | acres | percentage |
|---|---|---|---|
| Residential | 10.9 | 26.9 | 20% |
| Mixed Residential / Retail | 3.6 | 8.9 | 7% |
| Office | 2.8 | 7.0 | 5% |
| Public / Institutional / Other | 3.4 | 8.4 | 6% |
| Retail / Commercial | 8.0 | 19.7 | 15% |
| Industrial | 4.3 | 10.6 | 8% |
| Open Space | 1.8 | 4.5 | 3% |
| Transportation Right-of-Way / Walkway | 13.1 | 32.4 | 24% |
| Parking | 2.4 | 6.0 | 4% |
| Others | 0.3 | 0.8 | 1% |
| Vacant | 3.6 | 8.8 | 7% |
| Total | 54.2 | 133.9 | 100% |

Source: Existing Land Use Survey Fall 2010. Totals may not sum due to rounding.

## Residential Units




## Residential Population




Residential Population does not include census net undercoverage

## Businesses and Employees by Sector

| Sector | Non-Vacant Business Sites Percentage | Employees Percentage |
|---|---|---|
| Accommodation and Food Services | 11% | 12% |
| Administrative and Support, Waste Management and Remediation Services | 4% | 7% |
| Agriculture, Forestry, Fishing and Hunting | 0% | 0% |
| Arts, Entertainment and Recreation | 2% | 1% |
| Construction | 1% | 0% |
| Educational Services | 3% | 3% |
| Finance and Insurance | 5% | 8% |
| Health Care and Social Assistance | 10% | 8% |
| Information and Cultural Industries | 1% | 1% |
| Management of Companies and Enterprises | 0% | 0% |
| Manufacturing | 2% | 2% |
| Mining, Quarrying, and Oil and Gas Extraction | 0% | 0% |
| Other Services (except Public Administration) | 26% | 14% |
| Professional, Scientific and Technical Services | 10% | 8% |
| Public Administration | 0% | 0% |
| Real Estate and Rental and Leasing | 2% | 1% |
| Retail Trade | 19% | 13% |
| Transportation and Warehousing | 2% | 19% |
| Utilities | 0% | 0% |
| Wholesale Trade | 2% | 1% |
| Unknown | 1% | 1% |
| Total | 100% | 100% |

Source: Mississauga Employment Database 2010, see data notes for sector descriptions.
Does not include home based businesses

# Official Plan Targets




## Density

**61.6** Persons and Jobs/ha (24.9/acre)

**30.4** Persons/ha (12.3/acre)

**31.2** Jobs/ha (12.6/acre)

## About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.3.4 states that Community Nodes will achieve a gross density of between 100 to 200 residents and jobs combined per hectare.

Density measures the number of residents and jobs combined per gross hectare.

Section 5.3.3.6 states that Community Nodes will achieve an average population to employment ratio between 1:2 to 2:1, measured as an average across the entire area of each node.

## Monitoring Summary

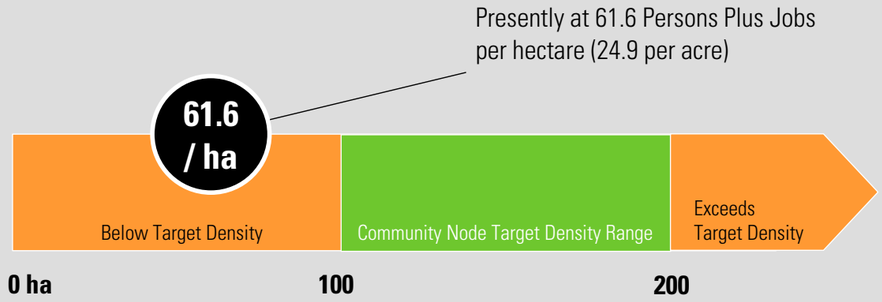
At a current density of 61.6, the Streetsville Community Node does not fall within the target density range (residents and jobs combined per gross hectare) of 100 to 200.

At a current PPJ of 1:1, the Streetsville Community Node falls within the target population to employment range of 1:2 to 2:1.

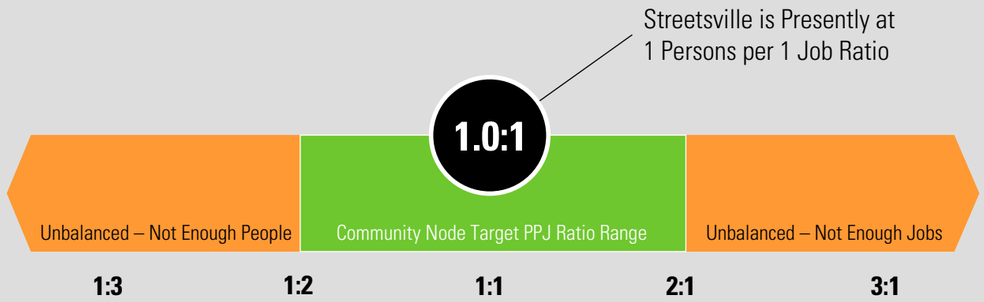
There are numerous development applications currently in progress in the Streetsville community node. These applications could add approximately 325 new residential units and 5675 $m^2$ (61 100 sq. ft.) of retail / commercial / office space.

Note - Development applications that have been approved but yet developed are not included in the in progress development applications list.

## Density



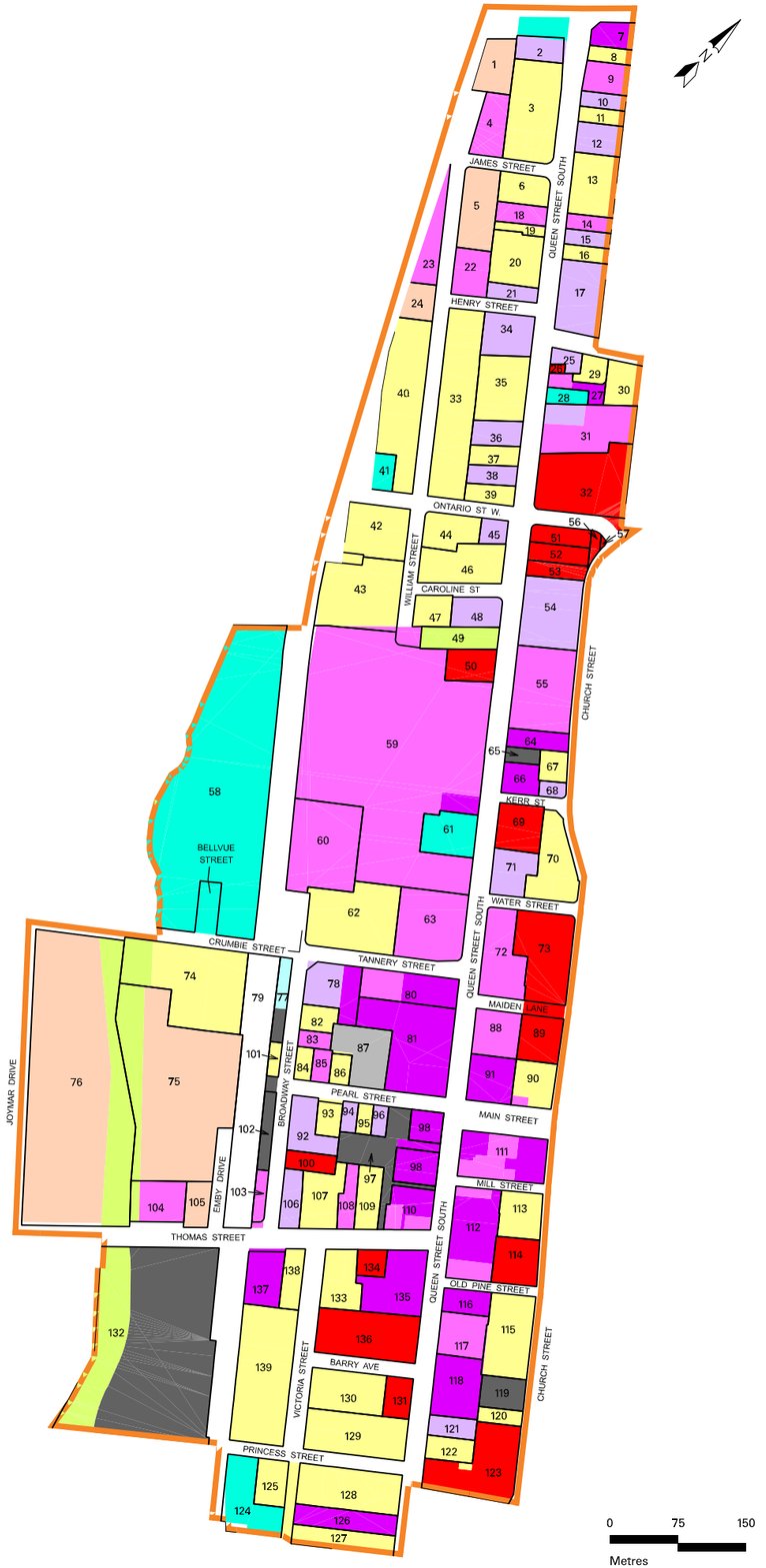

## Persons Plus Jobs Ratio



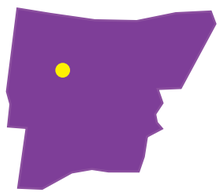
Focus on Mississauga 2012 - Streetsville Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others
- Industrial




15-4



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 1 | 0.18 | 0.45 | IND1 | MD | D | | | 2 WILLIAM ST | | | | | | | | | | | | | |
| 2 | 0.11 | 0.28 | VAC, OFF | MU | C4-38 | Listed - 6 QUEEN ST S | SP/11/147 | 6 QUEEN ST S | | | | | 6 Queen St S | 1 | 108 | 1163 | | | | Dr. R. K. Grewal - Medical Office | 1-4 | Health Care and Social Assistance |
| 3 | 0.49 | 1.22 | RES3, RES1 | MD, MU | RM5-35, C4-38 | Listed - 10 QUEEN ST S<br>Listed - 12 QUEEN ST S | SP/11/147 | 20 QUEEN ST S<br>14 QUEEN ST S<br>14 JAMES ST<br>12 QUEEN ST S<br>12 JAMES ST<br>10 QUEEN ST S<br>10 JAMES ST<br>8 JAMES ST<br>6 JAMES ST<br>4 JAMES ST<br>2 JAMES ST | 1-14 James St | 2 | 1670 | 17981 | | | | | Detached<br>Detached<br>Detached<br>Townhouse<br>Detached | 1<br>1<br>1<br>14<br>1 | -<br>-<br>-<br>34<br>- | | | |
| 4 | 0.18 | 0.44 | RET2 | MD | D | Listed - 16 JAMES ST | | 16 JAMES ST | | | | | | | | | | | | Conferencing Link<br>Trott Tours<br>Ontario Competition Fuels | 1-4<br>20-49<br>1-4 | Administrative and Support, Waste Management and Remediation Services<br>Administrative and Support, Waste Management and Remediation Services<br>Wholesale Trade |
| 5 | 0.28 | 0.70 | IND3 | MD | D | Listed - 15 JAMES ST | | 15 JAMES ST | | | | | | | | | | | | Trott Transit Ltd. | 50-99 | Transportation and Warehousing |
| 6 | 0.15 | 0.37 | RES3 | MD | RM5-35 | Listed | | 13 JAMES ST<br>11 JAMES ST<br>9 JAMES ST<br>7 JAMES ST<br>5 JAMES ST<br>3 JAMES ST<br>1 JAMES ST | | | | | | | | | | | | | | |
| 7 | 0.10 | 0.26 | MIX2 | MU | C4-38 | Listed - 3 QUEEN ST S | | 3 QUEEN ST S | 3 Queen St S | 2 | 257 | 2764 | | | | | Apartment | 1 | - | Queen St Convenience | 1-4 | Retail Trade |
| 8 | 0.07 | 0.16 | RES1 | MU | C4-38 | Listed - 5 QUEEN ST S | | 5 QUEEN ST S | | | | | | | | | Detached | 1 | - | | | |
| 9 | 0.14 | 0.33 | RET1 | MU | C4-38 | Listed - 7 QUEEN ST S<br>Listed - 9 QUEEN ST S | | 9 QUEEN ST S<br>7 QUEEN ST S | | | | | | | | | | | | Kinks Hair Studio & Spa | 1-4 | Other Services (except Public Administration) |
| 10 | 0.07 | 0.17 | OFF | MU | C4-38 | Listed - 11 QUEEN ST S | | 11 QUEEN ST S | | | | | 11 Queen St S | 1 | 130 | 1396 | | | | | | |
| 11 | 0.07 | 0.17 | RES1 | MU | C4-38 | Listed - 13 QUEEN ST S | | 13 QUEEN ST S | | | | | | | | | Detached | 1 | - | | | |
| 12 | 0.14 | 0.34 | OFF | MU | C4-38 | Listed - 15 QUEEN ST S<br>Listed - 17 QUEEN ST S | | 17 QUEEN ST S<br>15 QUEEN ST S | | | | | 17 Queen St S<br>15 Queen St S | 1<br>1.5 | 97<br>114 | 1041<br>1226 | | | | | | |
| 13 | 0.28 | 0.68 | RES1 | MU | C4-38 | Listed - 19 QUEEN ST S<br>Listed - 21 QUEEN ST S<br>Listed - 23 QUEEN ST S<br>Listed - 25 QUEEN ST S | | 25 QUEEN ST S<br>23 QUEEN ST S<br>21 QUEEN ST S<br>19 QUEEN ST S | | | | | | | | | Detached<br>Detached<br>Detached<br>Detached | 1<br>1<br>1<br>1 | -<br>-<br>-<br>- | | | |
| 14 | 0.07 | 0.17 | RET1 | MU | C4-38 | Listed - 27 QUEEN ST S | | 27 QUEEN ST S | | | | | | | | | | | | | | |
| 15 | 0.07 | 0.17 | OFF | MU | C4-38 | Listed - 29 QUEEN ST S | | 29 QUEEN ST S | | | | | 29 Queen St S | 1 | 120 | 1292 | | | | M C D Group | 1-4 | Finance and Insurance |
| 16 | 0.07 | 0.17 | RES1 | MU | C4-38 | Listed - 31 QUEEN ST S | | 31 QUEEN ST S | | | | | | | | | Detached | 1 | - | | | |
| 17 | 0.33 | 0.80 | OFF | MU | C4-38 | Listed - 33 QUEEN ST S<br>Listed - 35 QUEEN ST S<br>Listed - 37 QUEEN ST S<br>Listed - 41 QUEEN ST S | SP/6/187 | 41 QUEEN ST S<br>37 QUEEN ST S<br>35 QUEEN ST S<br>33 QUEEN ST S | | | | | 33 Queen St S<br>41 Queen St S<br>37 Queen St S<br>35 Queen St S | 1<br>1.5<br>1<br>2 | 52<br>132<br>145<br>110 | 560<br>1421<br>1564<br>1184 | | | | Alan Jones Insurance Brokers Ltd.<br>Pinnacle<br>Willis & Torry - Law Office<br>Vacant | 1-4<br>1-4<br>5-9<br>NA | Finance and Insurance<br>Professional, Scientific and Technical Services<br>Professional, Scientific and Technical Services<br>No description on record |
| 18 | 0.10 | 0.24 | RET1 | MU | C4-38 | Listed - 28 QUEEN ST S | | 28 QUEEN ST S | | | | | | | | | | | | Aura Salon & Spa | 1-4 | Other Services (except Public Administration) |
| 19 | 0.05 | 0.12 | RET1, RES5 | MU | C4-38 | Listed - 30 QUEEN ST S | | 30 QUEEN ST S | 30 Queen St S | 3 | 425 | 4571 | | | | | Apartment | 5 | 10 | | | |
| 20 | 0.26 | 0.64 | RES1 | MU | C4-38 | Listed - 32 QUEEN ST S<br>Listed - 34 QUEEN ST S<br>Listed - 36 QUEEN ST S<br>Listed - 38 QUEEN ST S | | 38 QUEEN ST S<br>36 QUEEN ST S<br>34 QUEEN ST S<br>32 QUEEN ST S | | | | | | | | | Detached<br>Detached<br>Detached<br>Detached | 1<br>1<br>1<br>1 | -<br>-<br>-<br>- | | | |
| 21 | 0.08 | 0.19 | OFF | MU | C4-38 | Listed - 40 QUEEN ST S | | 40 QUEEN ST S | | | | | 40 Queen St S | 1.75 | 142 | 1526 | | | | Edward Jones Investments | 1-4 | Finance and Insurance |
| 22 | 0.16 | 0.40 | RET1 | MD | D | Listed - 37 WILLIAM ST<br>Listed - 14 HENRY ST | | 37 WILLIAM ST<br>14 HENRY ST | | | | | | | | | | | | Truly You Hair Solution Center<br>Nu Bella Landscaping Inc. | 5-9<br>1-4 | Other Services (except Public Administration)<br>Administrative and Support, Waste Management and Remediation Services |
| 23 | 0.17 | 0.41 | RET2 | MD | D | Listed - 36 WILLIAM ST | | 36 WILLIAM ST | | | | | | | | | | | | Johnny's Auto Centre Inc. | 1-4 | Other Services (except Public Administration) |
| 24 | 0.13 | 0.33 | PROW, IND1 | MD | D, D-12 | Listed - 46 WILLIAM ST | OZ/11/3 | 46 WILLIAM ST | | | | | | | | | | | | | | |

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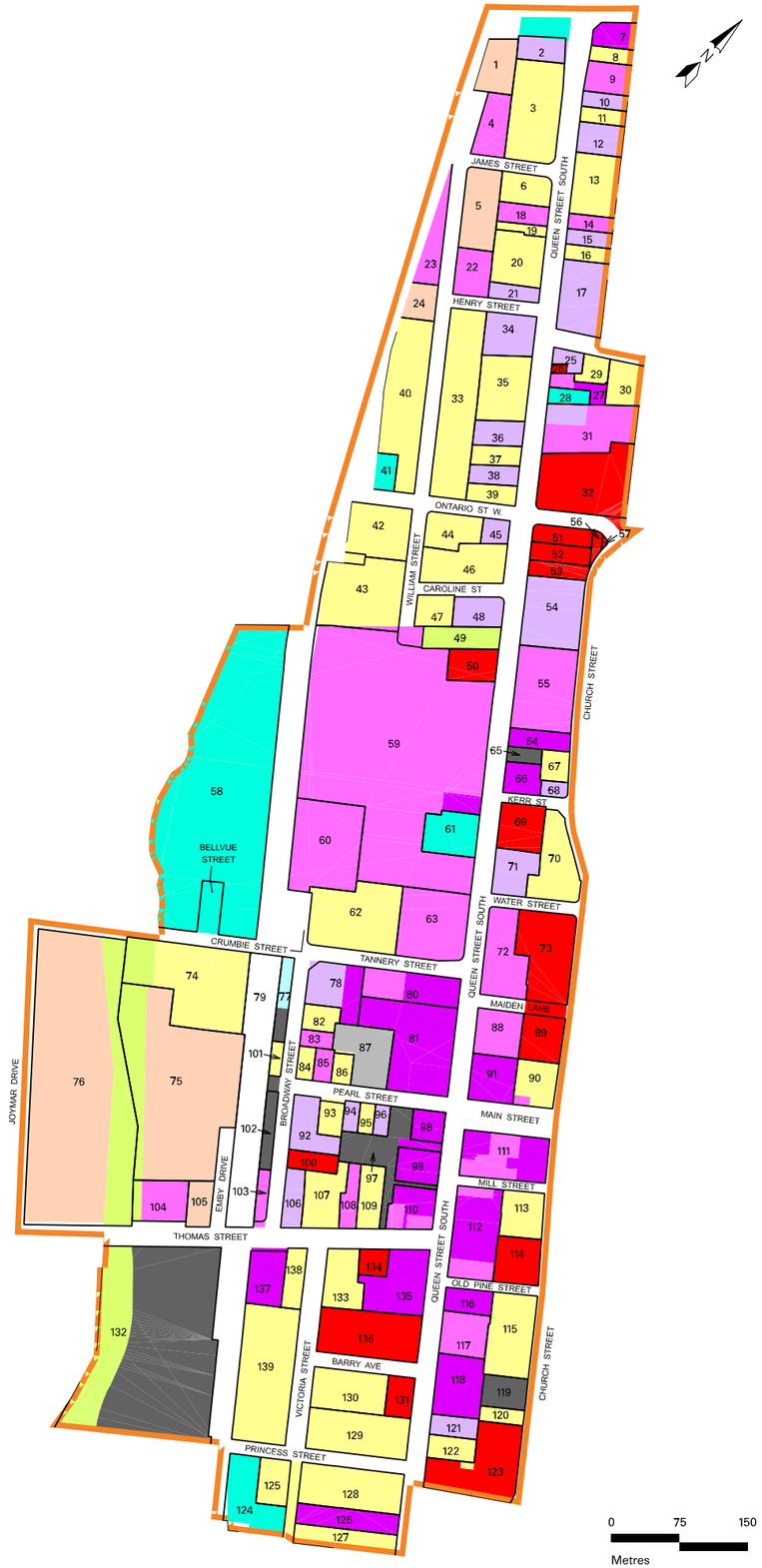
Focus on Mississauga 2012 - Streetsville Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others
- Industrial

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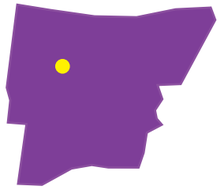

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 25 | 0.06 | 0.14 | OFF | MU | C4 | Listed - 45 QUEEN ST S | | 45 QUEEN ST S | | | | | 45 Queen St S | 2 | 198 | 2128 | | | | Dentist- Dr. Kenneth Motomura | 5-9 | Health Care and Social Assistance |
| 26 | 0.01 | 0.03 | CC | MU | C4 | Designated - 47 QUEEN ST S | | 47 QUEEN ST S | | | | | | | | | | | | Vita Manor of Peel Region | 10-19 | Health Care and Social Assistance |
| 27 | 0.08 | 0.20 | RET1, MIX2 | MU | C4 | Listed - 49 QUEEN ST S | SP/11/129 | 49 QUEEN ST S | 49, 51 Queen St S | | | | | | | | Apartment | 2 | - | SL Pastry | 1-4 | Retail Trade |
| 28 | 0.06 | 0.15 | VAC | MU | C4 | Listed - 53 QUEEN ST S | SP/7/208 | 53 QUEEN ST S | | | | | | | | | | | | | | |
| 29 | 0.08 | 0.19 | RES1 | MU | C4 | | SP/11/129 | 5 ELLEN ST | | | | | | | | | Detached | 1 | - | | | |
| 30 | 0.15 | 0.36 | RES4 | MD | RA1-25 | | | 11 ELLEN ST<br>9 ELLEN ST | 11 Ellen St | 3 | 567 | 6103 | | | | | Apartment | 6 | 12 | | | |
| 31 | 0.41 | 1.02 | OFF, RET1 | MU | C4 | Listed - 57 QUEEN ST S<br>Listed - 63 QUEEN ST S | | 63 QUEEN ST S<br>57 QUEEN ST S | | | | | 57 Queen St S | 1 | 90 | 966 | | | | Vacant<br>Jing Thai<br>Renaissance Hair Design<br>Golectric<br><br>Roy's Flower House<br>McClurkin Ahier & Company LLP<br>Edible Arrangements<br>The Natural Approach Massage Therapy<br>Cock and Pheasant Pub<br>Cock & Pheasant | NA<br>1-4<br>1-4<br>1-4<br><br>1-4<br>1-4<br>1-4<br>1-4<br>10-19<br>5-9 | No description on record<br>Accommodation and Food Services<br>Other Services (except Public Administration)<br>Wholesale Trade<br><br>Retail Trade<br>Professional, Scientific and Technical Services<br>Retail Trade<br>Other Services (except Public Administration)<br>Accommodation and Food Services<br>Accommodation and Food Services |
| 32 | 0.57 | 1.41 | PRA | POS, MU | C4, OS3-1 | Listed - 69 QUEEN ST S | | 69 QUEEN ST S | | | | | | | | | | | | Trinity Anglican Church | 5-9 | Other Services (except Public Administration) |
| 33 | 0.68 | 1.68 | RES1 | LDI | R3 | Listed - 71 WILLIAM ST<br>Listed - 65 WILLIAM ST<br>Listed - 63 WILLIAM ST<br>Listed - 57 WILLIAM ST<br>Listed - 55 WILLIAM ST<br>Listed - 51 WILLIAM ST<br>Listed - 49 WILLIAM ST<br>Listed - 47 WILLIAM ST<br>Listed - 12 ONTARIO ST W<br>Listed - 16 ONTARIO ST W<br>Listed - 15 HENRY ST | | 71 WILLIAM ST<br>65 WILLIAM ST<br>63 WILLIAM ST<br>57 WILLIAM ST<br>55 WILLIAM ST<br>51 WILLIAM ST<br>49 WILLIAM ST<br>47 WILLIAM ST<br>16 ONTARIO ST W<br>15 HENRY ST<br>12 ONTARIO ST W | | | | | | | | Detached<br>Detached<br>Detached<br>Detached<br>Detached<br>Detached<br>Detached<br>Detached<br>Detached<br>Detached<br>Detached | 1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1 | -<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>- | McKar Group, The | 1-4 | Wholesale Trade |
| 34 | 0.21 | 0.51 | OFF | MU | C4-39 | Listed - 42 QUEEN ST S<br>Listed - 44 QUEEN ST S<br>Listed - 46 QUEEN ST S | | 46 QUEEN ST S<br>44 QUEEN ST S<br>42 QUEEN ST S | | | | | 44 Queen St S<br>42 Queen St S | 1<br>2 | 57<br>355 | 616<br>3821 | | | | Pro Taxes Inc<br>New Worlds Logistics<br>Rubicon Financial Group Inc.<br>EM Data Consultants Inc. | NA<br>1-4<br>1-4<br>10-19 | Professional, Scientific and Technical Services<br>Professional, Scientific and Technical Services<br>Finance and Insurance<br>Professional, Scientific and Technical Services |
| 35 | 0.32 | 0.79 | RES2, RES4 | MD, MU | C4-39, RA1-22, RA1-31 | Listed - 52 QUEEN ST S<br>Listed - 56 QUEEN ST S<br>Listed - 58 QUEEN ST S<br>Listed - 60 QUEEN ST S | | 60 QUEEN ST S<br>58 QUEEN ST S<br>56 QUEEN ST S<br>52 QUEEN ST S | 56 Queen St S<br>52 Queen St S | 2<br>2 | 712<br>711 | 7668<br>7650 | | | | | Apartment<br>Apartment<br>Semi-Detached | 6<br>6<br>1 | 12<br>12<br>- | | | |
| 36 | 0.12 | 0.30 | OFF | MU | C4-39 | Designated - 62 QUEEN ST S | | 62 QUEEN ST S | | | | | 62 Queen St S | 2 | 151 | 1624 | | | | George F. Brant Barrister & Solicitor<br>All Vision<br>Money Concepts<br>Roman L Szagala | 1-4<br>1-4<br>1-4<br>1-4 | Professional, Scientific and Technical Services<br>Professional, Scientific and Technical Services<br>Finance and Insurance<br>Professional, Scientific and Technical Services |
| 37 | 0.10 | 0.24 | RES1 | MU | C4-39 | Listed - 66 QUEEN ST S | | 66 QUEEN ST S | | | | | | | | | Detached | 1 | - | | | |
| 38 | 0.09 | 0.23 | OFF | MU | C4-39 | Listed - 70 QUEEN ST S | | 70 QUEEN ST S | | | | | 70 Queen St S | 1 | 84 | 900 | | | | Homeopathic Plus | 1-4 | Other Services (except Public Administration) |
| 39 | 0.09 | 0.23 | RES1 | MU | C4-39 | Listed - 4 ONTARIO ST W | | 80 QUEEN ST S | | | | | | | | | Detached | 1 | - | | | |
| 40 | 0.62 | 1.53 | RES2, RES1 | LDI | D, R3 | Designated - 54 WILLIAM ST<br>Designated - 78 WILLIAM ST<br>Listed - 48 WILLIAM ST<br>Listed - 50 WILLIAM ST<br>Listed - 58 WILLIAM ST<br>Listed - 62 WILLIAM ST<br>Listed - 64 WILLIAM ST<br>Listed - 68 WILLIAM ST<br>Listed - 70 WILLIAM ST<br>Listed - 72 WILLIAM ST | | 78 WILLIAM ST<br>74 WILLIAM ST<br>72 WILLIAM ST<br>70 WILLIAM ST<br>68 WILLIAM ST<br>64 WILLIAM ST<br>62 WILLIAM ST<br>58 WILLIAM ST<br>54 WILLIAM ST<br>50 WILLIAM ST<br>48 WILLIAM ST | | | | | | | | Detached<br>Detached<br>Detached<br>Detached<br>Detached<br>Detached<br>Detached<br>Semi-Detached<br>Detached<br>Semi-Detached | 1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1 | -<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>- | | | |

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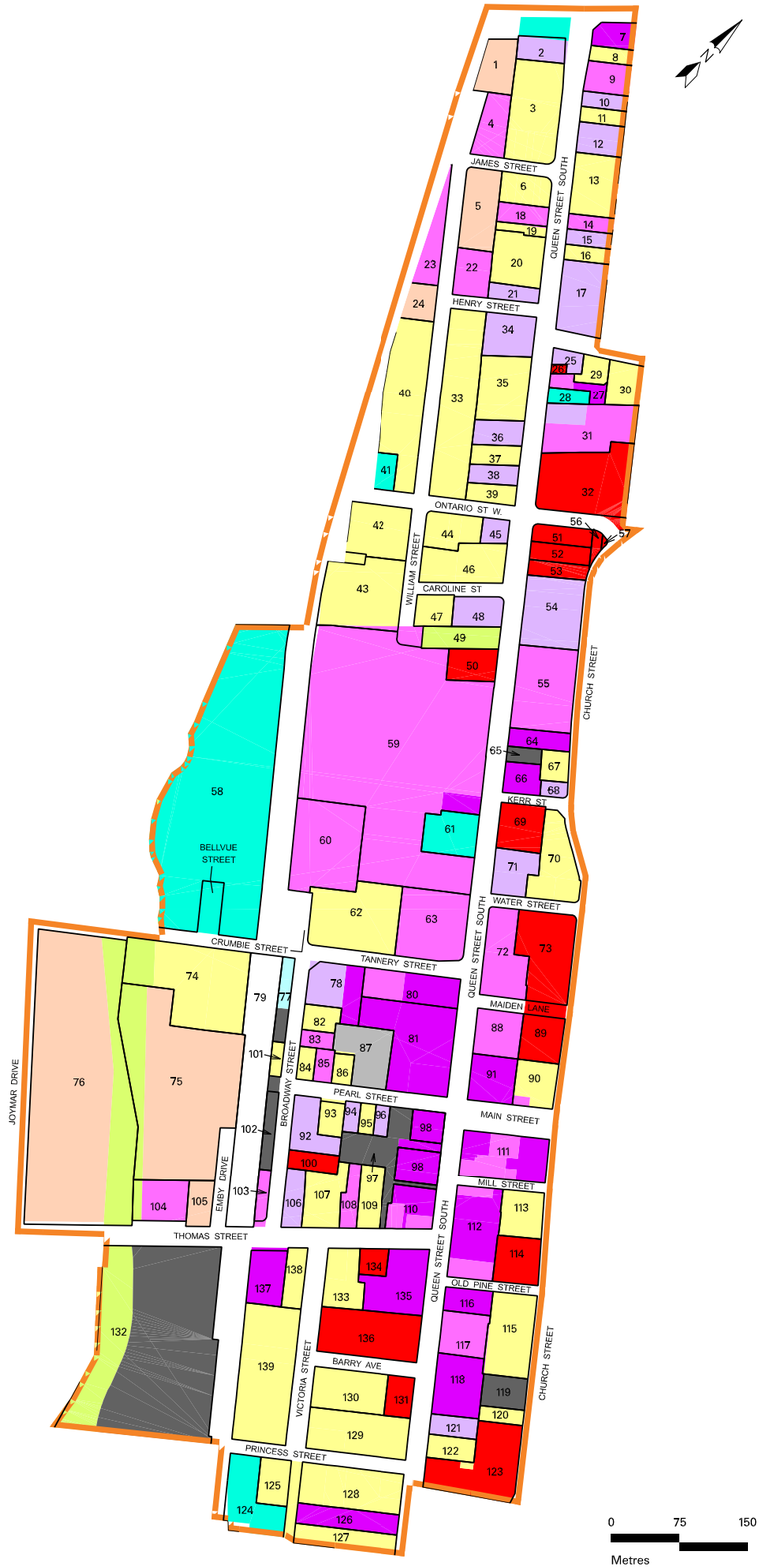
Focus on Mississauga 2012 - Streetsville Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others
- Industrial

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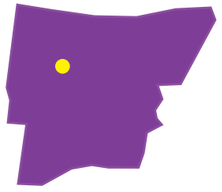

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 41 | 0.07 | 0.18 | VAC | LDI | D | | | | | | | | | | | | | | | | | |
| 42 | 0.32 | 0.78 | RES1 | LDI | R3 | Listed - 82 WILLIAM ST | | 88 WILLIAM ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | Listed - 86 WILLIAM ST | | 86 WILLIAM ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | Listed - 88 WILLIAM ST | | 82 WILLIAM ST | | | | | | | | | Detached | 1 | - | | | |
| 43 | 0.54 | 1.32 | RET1, RES4 | MD | RM4-35, RA1-17 | Listed - 92 WILLIAM ST | | 98 WILLIAM ST | 92 William St | 2 | 838 | 9020 | | | | | Apartment | 22 | 45 | | | |
| | | | | | | Listed - 98 WILLIAM ST | | 92 WILLIAM ST | 98 William St | 3 | 2436 | 26221 | | | | | Apartment | 23 | 47 | | | |
| 44 | 0.18 | 0.45 | RES5, RES1 | MD, MU | RM8-1, C4-39 | Listed - 85 WILLIAM ST | | 85 WILLIAM ST | 85 William St | 2 | 365 | 3929 | | | | | Apartment | 4 | - | | | |
| | | | | | | Listed - 11 ONTARIO ST W | | 11 ONTARIO ST W | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | Listed - 9 ONTARIO ST W | | 9 ONTARIO ST W | | | | | | | | | Detached | 1 | - | | | |
| 45 | 0.06 | 0.16 | OFF | MU | C4-39 | Listed - 82 QUEEN ST S | | 82 QUEEN ST S | | | | | 82 Queen St S | 2 | 185 | 1993 | | | | Bennett, Richard T. Barristers & Solicitors | 5-9 | Professional, Scientific and Technical Services |
| 46 | 0.31 | 0.76 | RES4 | HD | RA2-30 | Listed - 4 CAROLINE ST | | 4 CAROLINE ST | 4 Caroline St | 6 | 2081 | 22398 | | | | | Apartment | 60 | 123 | | | |
| 47 | 0.12 | 0.28 | RES1 | MU | C4-39 | Listed - 13 CAROLINE ST | | 15 CAROLINE ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | Listed - 15 CAROLINE ST | | 13 CAROLINE ST | | | | | | | | | Detached | 1 | - | | | |
| 48 | 0.15 | 0.36 | OFF | MU | C4-53 | Listed - 98 QUEEN ST S | | 104 QUEEN ST S | | | | | 100 Queen St S | 2 | 1081 | 11638 | | | | Dentistry in Streetsville | 10-19 | Health Care and Social Assistance |
| | | | | | | Listed - 104 QUEEN ST S | | 100 QUEEN ST S | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 98 QUEEN ST S | | | | | | | | | | | | | | |
| 49 | 0.17 | 0.41 | OS | MU | C4-51 | Listed - 108 QUEEN ST S | | 108 QUEEN ST S | | | | | | | | | | | | | | |
| 50 | 0.15 | 0.38 | PUB | MU | C4 | Listed - 110 QUEEN ST S | | 112 QUEEN ST S | | | | | | | | | | | | Streetsville Branch Library | 10-19 | Information and Cultural Industries |
| | | | | | | Listed - 112 QUEEN ST S | | 110 QUEEN ST S | | | | | | | | | | | | | | |
| 51 | 0.11 | 0.26 | PRA | MU | C4 | Listed - 81 QUEEN ST S | | 81 QUEEN ST S | | | | | | | | | | | | | | |
| 52 | 0.11 | 0.27 | PUB | MU | C4 | Listed - 85 QUEEN ST S | | 85 QUEEN ST S | | | | | | | | | | | | Peel Regional Police-Streetsville | 1-4 | Public Administration |
| 53 | 0.09 | 0.22 | CC | MU | C4 | Listed - 89 QUEEN ST S | FA31/10/2 | 89 QUEEN ST S | | | | | | | | | | | | Croatian-Canadian Library | NA | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | Croatian National Sports Club Inc. | NA | Accommodation and Food Services |
| 54 | 0.40 | 1.00 | OFF | MU | C4 | Listed - 93 QUEEN ST S | FA31/10/3 | 105 QUEEN ST S | | | | | 95 Queen St S | 3 | 464 | 4999 | | | | Platinum One Realty | NA | No description on record |
| | | | | | | Listed - 95 QUEEN ST S | | 101 QUEEN ST S | | | | | 105 Queen St S | 1 | 187 | 2013 | | | | Streetsville Law Chambers | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | Listed - 99 QUEEN ST S | | 99 QUEEN ST S | | | | | 101 Queen St S | 2 | 631 | 6791 | | | | Sterling Employment Group | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | Listed - 101 QUEEN ST S | | 95 QUEEN ST S | | | | | 99 Queen St S | 2 | 186 | 2002 | | | | Manning Hunter Creighton | 20-49 | Finance and Insurance |
| | | | | | | | | 93 QUEEN ST S | | | | | 93 Queen St S | 3 | 735 | 7912 | | | | Hunter-Gray Financial Services Inc. | 1-4 | Finance and Insurance |
| 55 | 0.49 | 1.21 | RET1 | MU | C4 | Listed - 113 QUEEN ST S | | 117 QUEEN ST S | | | | | | | | | | | | Queen Printing Centre | 1-4 | Manufacturing |
| | | | | | | Listed - 115 QUEEN ST S | | 115 QUEEN ST S | | | | | | | | | | | | Bronzed & Beautiful Hair & Tanning | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 113 QUEEN ST S | | | | | | | | | | | | Spool N' Needle | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 111 QUEEN ST S | | | | | | | | | | | | Liquid NRG | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Saucy | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Streetsville Denta l- Dr. Timothy M. Lee | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Subway | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Alterna Savings | 5-9 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | M & M Meat Shops | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | True North Chiropractic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Beauty Supply Outlet, The | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | C&C Z@ne Internet | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Streetsville Nails | 1-4 | Other Services (except Public Administration) |
| 56 | 0.03 | 0.07 | PUB, PRA | MU | C4 | | | | | | | | | | | | | | | | | |
| 57 | 0.00 | 0.01 | PRA | MU | C4 | | | 13 ONTARIO ST E | | | | | | | | | | | | | | |
| 58 | 3.83 | 9.47 | OS, VAC | HD, G | RA2-26, RA2-25, G1 | | OZ/OPA/10/5 | 56 TANNERY ST | | | | | | | | | | | | | | |
| 59 | 3.57 | 8.81 | RET1 | MU | C4, C3 | Listed - 128 QUEEN ST S | OZ/6/27, SP/11/21 | 158 QUEEN ST S | 142 Queen St S | 1 | - | - | | | | | Apartment | 1 | - | Winchester Place Men's Hairstyling & Barber Shop | 1-4 | Other Services (except Public Administration) |
| | | | | | | Listed - 136 QUEEN ST S | | 154 QUEEN ST S | | | | | | | | | | | | Little Rascals Pre-School | 1-4 | Health Care and Social Assistance |
| | | | | | | Listed - 142 QUEEN ST S | | 142 QUEEN ST S | | | | | | | | | | | | Gino's Pizza | 1-4 | Accommodation and Food Services |
| | | | | | | Listed - 158 QUEEN ST S | | 136 QUEEN ST S | | | | | | | | | | | | Bella Nails | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 128 QUEEN ST S | | | | | | | | | | | | Wolfbyte Software Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 120 QUEEN ST S | | | | | | | | | | | | Li Boys Hair Studio | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | E-Outlet Canada | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Streetsville Animal Hospital | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Enzo's (Two Guys From Italy) | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Dynamic Driver Training | 5-9 | Educational Services |

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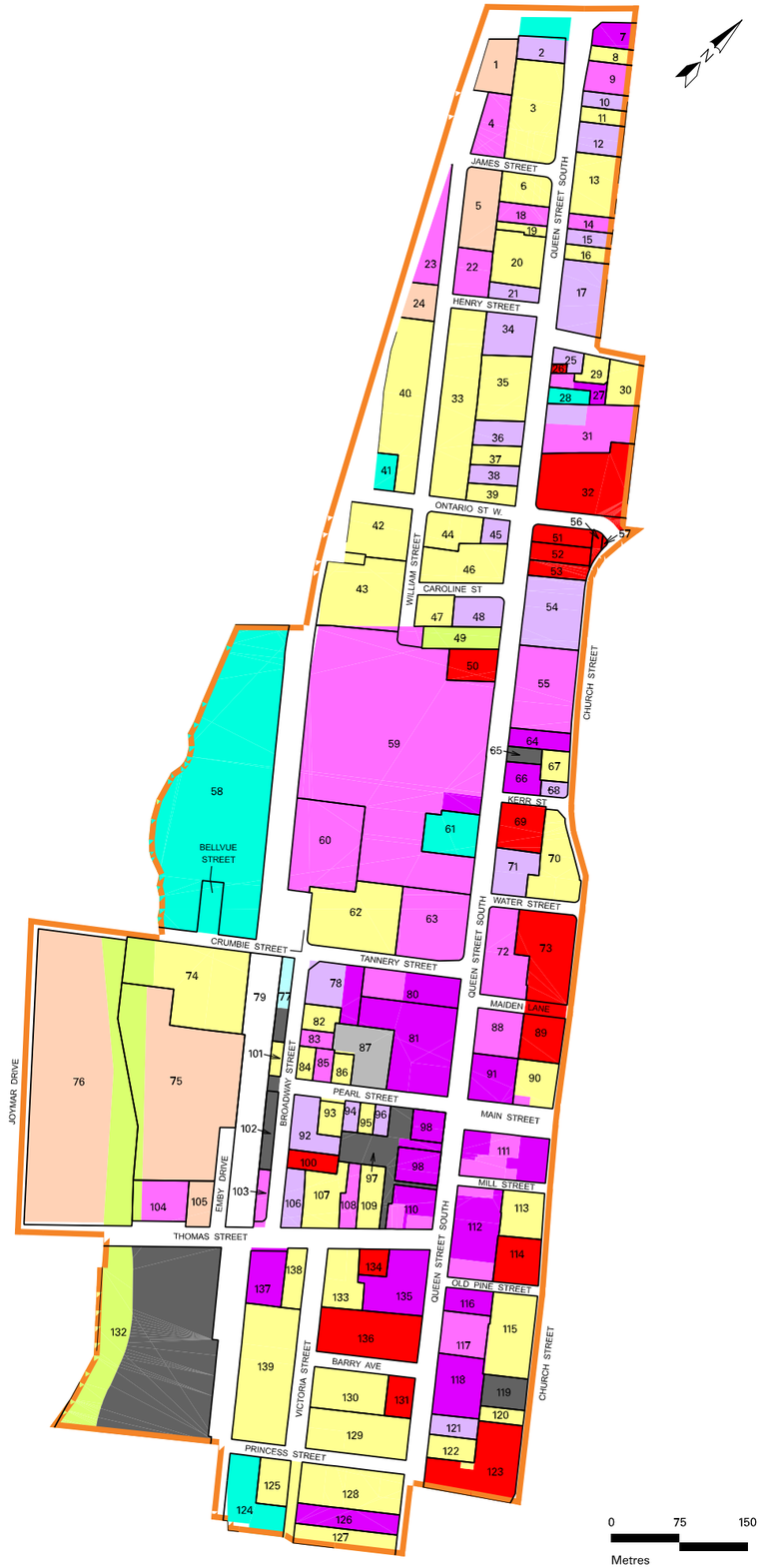
Focus on Mississauga 2012 - Streetsville Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others
- Industrial

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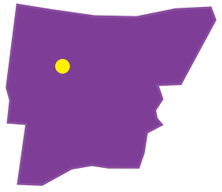

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 59 | | | | | | | | | | | | | | | | | | | | Sam's Variety | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Dental Office-Dr. B. Dokuzovic | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Streetsville Bowl | 5-9 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Office of Bonnie Crombie, M.P. | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Scotiabank | 10-19 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Cagney's Casual Family Dining | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Tim Horton's | 20-49 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Shoppers Drug Mart | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Hobby Hobby | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Cuchulainn's Irish Pub | 10-19 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Productive Employment Services Inc. | NA | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | White Lotus System | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Peel Alternative School West | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Compumedik | NA | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | LCBO | 5-9 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Handyman Connection | 1-4 | Construction |
| | | | | | | | | | | | | | | | | | | | | World's Finest Beer & Wine Company, The | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Ontario Early Years Centre (OEYC) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Miro Glitters Jewellery | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Frank & Tony's Hair Styling | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Meena Cleaners | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Euro-World Network | 1-4 | Information and Cultural Industries |
| | | | | | | | | | | | | | | | | | | | | Amixima Corporation | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Hampton Forge Ltd. | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | OTT Legal | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Arcade Central Billiards & Coffee Shop | 1-4 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Emperor's Acupuncture Clinic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Streetsville Eye Care | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Edward Jones Investments | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Simply Dollar & More | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Ooi's Tae Kwan Do | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | euro-rayz | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Fidalgo Salon & Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Mr. Sub | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Streetsville 1 Hr Cleaners | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Guardian Angel Care (Execusuites Inc.) | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | New To You | 1-4 | Retail Trade |
| 60 | 0.59 | 1.45 | RET2 | MU | C3-27 | Listed - 154 QUEEN ST S | | 169 CRUMBIE ST | | | | | | | | | | | | Daley & Sons Services Ltd. | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Happy Divers Den | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Mint Auto Detailing | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Pannon Sports | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | J.J.'s Auto Service Specialists Ltd. | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| 61 | 0.22 | 0.54 | VAC | MU | C4 | Listed - 148 QUEEN ST S | OZ/6/27 | 148 QUEEN ST S | | | | | | | | | | | | | | |
| 62 | 0.56 | 1.38 | RES4 | HD | RA2-51, RA2-49 | Listed - 30 TANNERY ST | | 32 TANNERY ST | 32 Tannery St | 6 | 3950 | 42515 | | | | | Apartment | 103 | 211 | | | |
| | | | | | | Listed - 32 TANNERY ST | | 30 TANNERY ST | 30 Tannery St | 7 | 8590 | 92460 | | | | | Apartment | 46 | 94 | | | |
| 63 | 0.46 | 1.14 | RET1 | MU | C4 | Listed - 168 QUEEN ST S | | 168 QUEEN ST S | | | | | | | | | | | | Streetsville Business Improvement | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Fluid Technologies | 1-4 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Arthur Saliba & Associates- | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Nawab Restaurant & Banquet Hall | NA | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | TD Canada Trust | 10-19 | Finance and Insurance |

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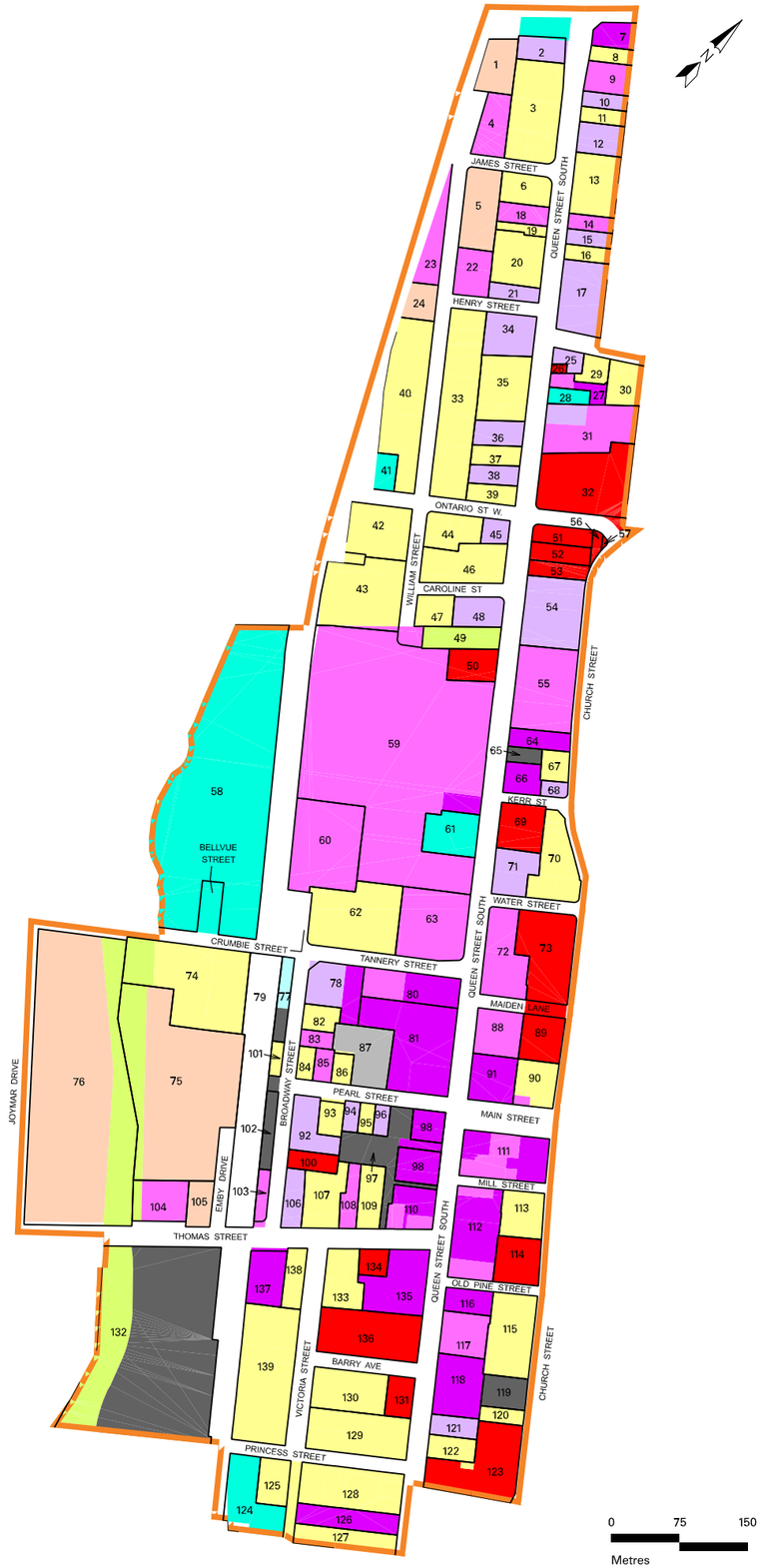
Focus on Mississauga 2012 - Streetsville Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

- Industrial

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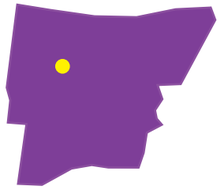

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 63 | | | | | | | | | | | | | | | | | | | | Douglas Murray & Associates | 10-19 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | JBS & Associates | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Village Dental Centre - Dr. Robert Trull & | 5-9 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Village Hair Studio | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Wandertravel Advisors Inc. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Patrician Financial Inc./ Proactive Financial | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Cake Royale | 1-4 | Manufacturing |
| | | | | | | | | | | | | | | | | | | | | Credit Valley Psychotherapy Associates | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Sari Yoga Centre | 1-4 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | MBS Business Services Inc. | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Terri Marques MSW RSW | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Kunaturs Ltd. | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | Streetsville Orthopaedic Shoes & Medical | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Studioptika | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Focal Point | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Mississauga Naturopathic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | HighTest Performance Solutions | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Premier TaxFree Canada | 1-4 | Professional, Scientific and Technical Services |
| 64 | 0.11 | 0.28 | MIX2 | MU | C4 | Listed - 125 QUEEN ST S | | 127 QUEEN ST S | 127 Queen St S | 2 | 438 | 4715 | | | | | Apartment | 1 | - | Mandello Ristorante | 1-4 | Accommodation and Food Services |
| | | | | | | Listed - 127 QUEEN ST S | | 125 QUEEN ST S | 125 Queen St S | 2 | 351 | 3778 | | | | | Apartment | 1 | - | Ontario Christian Books | 1-4 | Retail Trade |
| 65 | 0.05 | 0.13 | PKG | MU | C4 | Listed - 129 QUEEN ST S | | 129 QUEEN ST S | | | | | | | | | | | | | | |
| 66 | 0.11 | 0.27 | MIX2 | MU | C4-28 | Listed - 131 QUEEN ST S | | 145 QUEEN ST S | 131-141 Queen St S | 2 | 1008 | 10850 | | | | | Apartment | 6 | 12 | Golazo.ca | 1-4 | Retail Trade |
| | | | | | | Listed - 137 QUEEN ST S | | 141 QUEEN ST S | | | | | | | | | | | | Queen's Fish & Chips | 1-4 | Accommodation and Food Services |
| | | | | | | | | 139 QUEEN ST S | | | | | | | | | | | | Andiamo Pasta Plus | 1-4 | Accommodation and Food Services |
| | | | | | | | | 137 QUEEN ST S | | | | | | | | | | | | BodySystems Salon & Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 135 QUEEN ST S | | | | | | | | | | | | Canada Post | 20-49 | Transportation and Warehousing |
| | | | | | | | | 133 QUEEN ST S | | | | | | | | | | | | Frame It For You - Frame It Forever | NA | Retail Trade |
| | | | | | | | | 131 QUEEN ST S | | | | | | | | | | | | Love S Shop | 1-4 | Retail Trade |
| 67 | 0.08 | 0.21 | RES1 | MU | C4 | | SP/10/90 | 130 CHURCH ST | | | | | | | | | Detached | 1 | - | | | |
| 68 | 0.04 | 0.10 | OFF | MU | C4 | | | 10 KERR ST | | | | | 10 Kerr St | 2 | 170 | 1830 | | | | Cairn Control Systems Inc. | 10-19 | Administrative and Support, Waste Management and Remediation Services |
| 69 | 0.20 | 0.50 | PUB | MU | C4 | Listed - 147 QUEEN ST S | | 147 QUEEN ST S | | | | | | | | | | | | | | |
| 70 | 0.31 | 0.76 | RES5, RES1, RES2 | LDII, MU | C4, RM5-32 | Listed - 158 CHURCH ST | | 158 CHURCH ST | 158 Church St | 1 | 211 | 2269 | | | | | Detached | 1 | - | | | |
| | | | | | | Listed - 8 WATER ST | | 154 CHURCH ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 152 CHURCH ST | | | | | | | | | Apartment | 2 | - | | | |
| | | | | | | | | 148 CHURCH ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 146 CHURCH ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 142 CHURCH ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 140 CHURCH ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 136 CHURCH ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 134 CHURCH ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 8 WATER ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| 71 | 0.18 | 0.44 | OFF | MU | C4 | Designated - 157 QUEEN ST S | | 157 QUEEN ST S | | | | | 151 Queen St S | 2 | 197 | 2121 | | | | Atkinson, W.N. Insurance Ltd. | 5-9 | Finance and Insurance |
| | | | | | | Listed - 151 QUEEN ST S | | 151 QUEEN ST S | | | | | 157 Queen St S | 2 | 285 | 3068 | | | | Maurice Foster & Associates-James M. Novak, LLB | 1-4 | Professional, Scientific and Technical Services |
| 72 | 0.33 | 0.81 | RET1 | MU | C4 | Listed - 167 QUEEN ST S | | 181 QUEEN ST S | | | | | | | | | | | | Kendellhurst Academy | 10-19 | Educational Services |
| | | | | | | Listed - 175 QUEEN ST S | | 175 QUEEN ST S | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | Listed - 181 QUEEN ST S | | 167 QUEEN ST S | | | | | | | | | | | | Kaboom Fireworks | NA | Retail Trade |
| | | | | | | | | 8 MAIDEN LANE | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Robinson's IDA Pharmacy | 20-49 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Image Collections | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Streetsville Dental Laboratory | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Empress Nails & Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Hair Styles by Mary | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Mortgage Architects | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Village English Ltd | 5-9 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Cash Shop | 1-4 | Finance and Insurance |
| | | | | | | | | | | | | | | | | | | | | Higher Level | 1-4 | Other Services (except Public Administration) |

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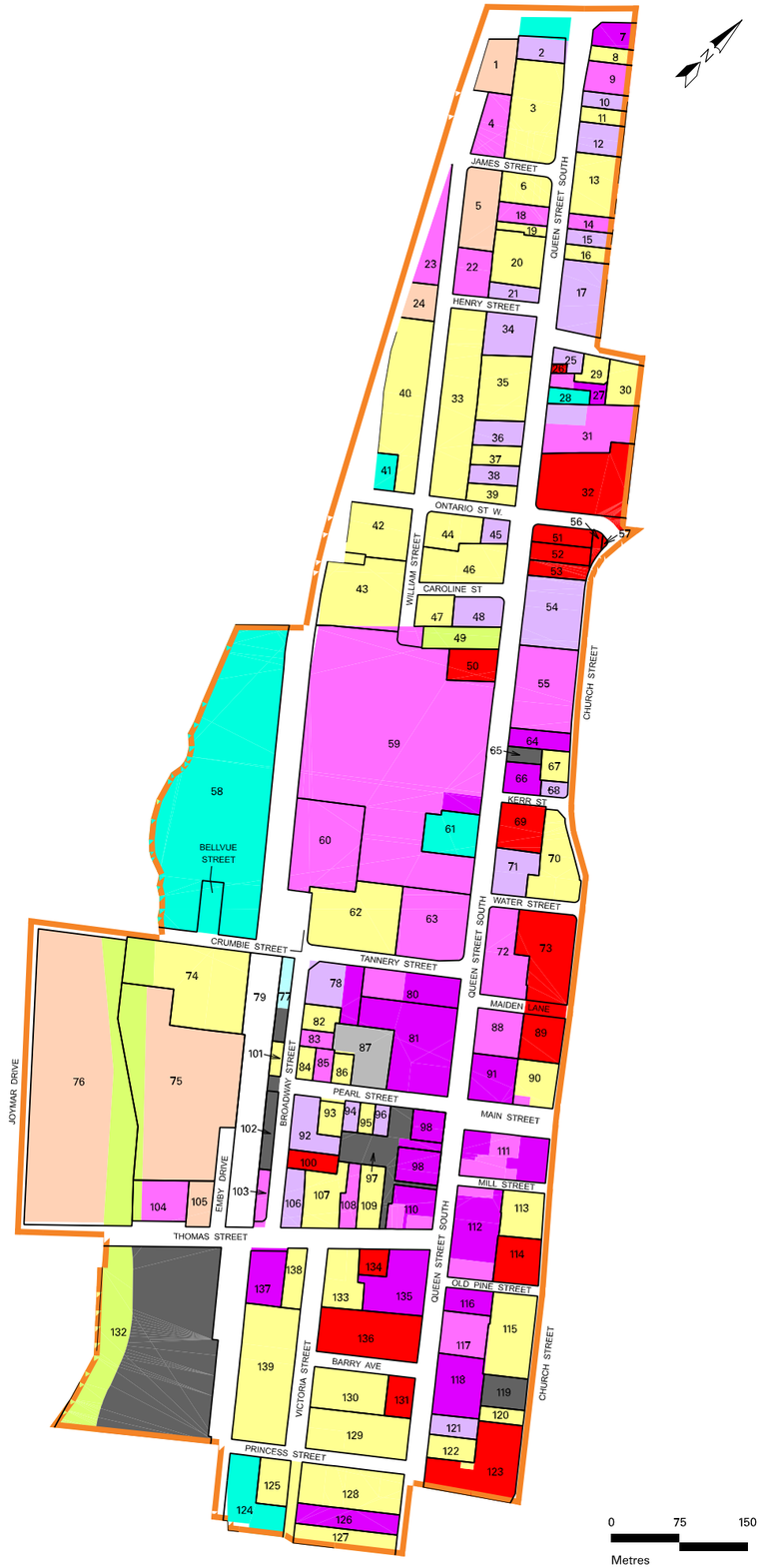
Focus on Mississauga 2012 - Streetsville Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others
- Industrial

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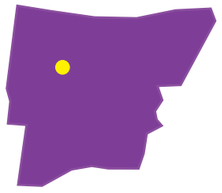

# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 73 | 0.44 | 1.10 | SCH | LDI | R3 | | | 170 CHURCH ST | | | | | | | | | | | | Russell Langmaid Public School | 10-19 | Educational Services |
| 74 | 0.82 | 2.03 | OS, RES5, RES1 | OS, G, HD | G1, D | | | 61 TANNERY ST<br>57 TANNERY ST<br>51 TANNERY ST | 51 Tannery St | 2 | 635 | 6839 | | | | | Apartment<br>Detached | 6<br>1 | 12<br>- | D.I.S Trucking | 1-4 | Transportation and Warehousing |
| 75 | 1.72 | 4.25 | OS, IND2 | G, HD | G1, D | | | 208 EMBY DR<br>100 EMBY DR | | | | | | | | | | | | Superior Vault Co. Ltd.<br>Shades of Green Landscaping<br>TLK Towing Inc.<br>Krown Rust Control Centre<br>Mississauga Engines Inc.<br>Don Parsons Tire<br>Gary's | 10-19<br>10-19<br>5-9<br>1-4<br>1-4<br>1-4<br>1-4 | Manufacturing<br>Administrative and Support, Waste Management and Remediation Services<br>Transportation and Warehousing<br>Other Services (except Public Administration)<br>Manufacturing<br>Retail Trade<br>Other Services (except Public Administration) |
| 76 | 2.78 | 6.88 | OS, IND2 | G, MD | G1, D | | | 95 JOYMAR DR<br>66 THOMAS ST<br>65 TANNERY ST<br>64 THOMAS ST | | | | | | | | | | | | Vacant<br>Transmission Design<br>Vacant<br>Ontario Alternator Ltd.<br>Vacant<br>Vacant<br>Turf Property Maintenance & Landscaping Inc.<br>Cedar Grounds Maintenance Inc.<br>Meadowvale Collision Centre Inc.<br>Impact Auto Collision<br>Stampall Washer Ltd.<br>Credit Mills OK Tire Auto Centre Ltd.<br>Vacant<br>Malefic Tattoos<br>Richard's Auto Repair Inc.<br>DND<br>CMB Services<br>Vacant<br>Enhanced Automotive<br>Salema, J. & Sons Auto Service Ltd.<br>A & L Power Lines Ltd./T P L Constructions<br>Vacant | NA<br>1-4<br>NA<br>1-4<br>NA<br>NA<br>20-49<br>10-19<br>10-19<br>5-9<br>5-9<br>1-4<br>NA<br>1-4<br>1-4<br>1-4<br>1-4<br>NA<br>1-4<br>1-4<br>1-4<br>NA | No description on record<br>Other Services (except Public Administration)<br>No description on record<br>Other Services (except Public Administration)<br>No description on record<br>No description on record<br>Administrative and Support, Waste Management and Remediation Services<br>Administrative and Support, Waste Management and Remediation Services<br>Other Services (except Public Administration)<br>Other Services (except Public Administration)<br>Manufacturing<br>Other Services (except Public Administration)<br>No description on record<br>Other Services (except Public Administration)<br>Other Services (except Public Administration)<br>Retail Trade<br>Professional, Scientific and Technical Services<br>No description on record<br>Other Services (except Public Administration)<br>Other Services (except Public Administration)<br>Construction<br>No description on record |
| 77 | 0.10 | 0.25 | PKG, UNK | MU | C4 | Listed - 180 BROADWAY ST | | 180 BROADWAY ST | | | | | | | | | | | | | | |
| 78 | 0.26 | 0.64 | MIX2, OFF | MU | C4 | Listed - 25 TANNERY ST<br>Listed - 29 TANNERY ST | | 29 TANNERY ST<br>25 TANNERY ST | 25 Tannery St | 2 | 519 | 5584 | 29 Tannery St | 3 | 1220 | 13130 | Apartment | 3 | - | Dr. Janice Lee Dentisty<br>Danuta Dabek - Registered Massage<br>Salon V.M.F.<br>Credit Valley Diagnostic Centre (CVDC)<br>Arc Bridging Workability<br>Ford Justice Professional Corporation<br>Vacant<br>Dr. Jon Perlus | 5-9<br>1-4<br>1-4<br>1-4<br>5-9<br>5-9<br>NA<br>1-4 | Health Care and Social Assistance<br>Health Care and Social Assistance<br>Other Services (except Public Administration)<br>Health Care and Social Assistance<br>Professional, Scientific and Technical Services<br>Professional, Scientific and Technical Services<br>No description on record<br>Health Care and Social Assistance |
| 79 | 0.78 | 1.92 | PROW | | | | | 42 THOMAS ST | | | | | | | | | | | | | | |
| 80 | 0.28 | 0.70 | RET1, MIX2 | MU | C4 | Listed - 180 QUEEN ST S<br>Listed - 182 QUEEN ST S<br>Listed - 184 QUEEN ST S<br>Listed - 186 QUEEN ST S<br>Listed - 188 QUEEN ST S<br>Listed - 17 TANNERY ST | | 188 QUEEN ST S<br>186 QUEEN ST S<br>184 QUEEN ST S<br>182 QUEEN ST S<br>180 QUEEN ST S<br>17 TANNERY ST | 180-188 Queen St S | 2 | 942 | 10140 | | | | | Apartment | 5 | 10 | Vacant<br>Fresh Mart<br>Vacant<br>Vacant<br>Pizza City<br>Backstage Hair Salon<br>Ari's Restaurant & Deli<br>Piazza Pizza | NA<br>1-4<br>NA<br>NA<br>1-4<br>1-4<br>1-4<br>1-4 | No description on record<br>Retail Trade<br>No description on record<br>No description on record<br>Accommodation and Food Services<br>Other Services (except Public Administration)<br>Accommodation and Food Services<br>Accommodation and Food Services |

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Focus on Mississauga 2012 - Streetsville Community Node

# Existing Land Use

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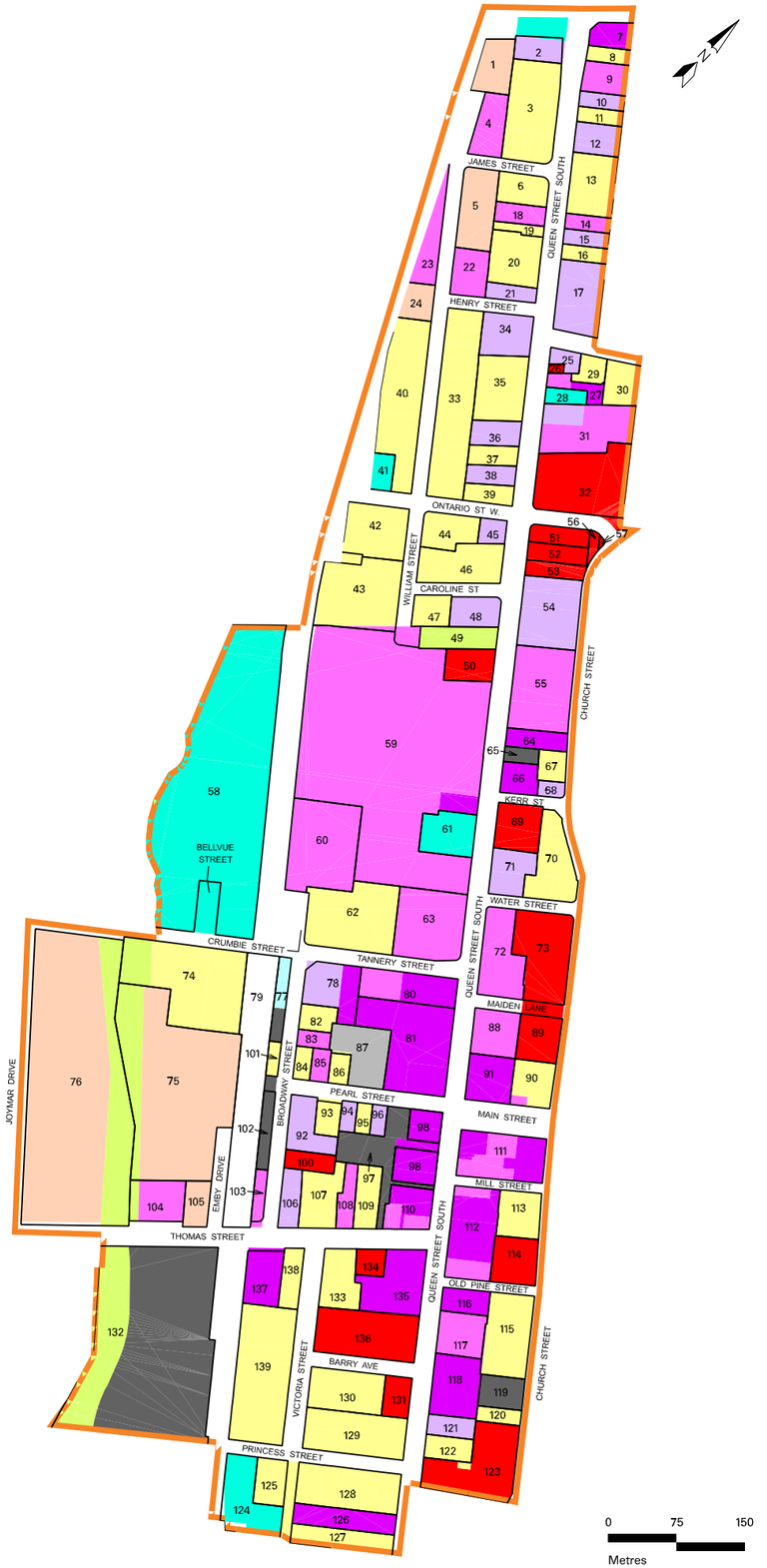
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others

- Industrial

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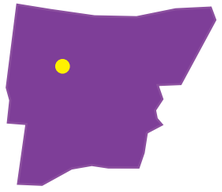


# Land, Buildings, People and Jobs

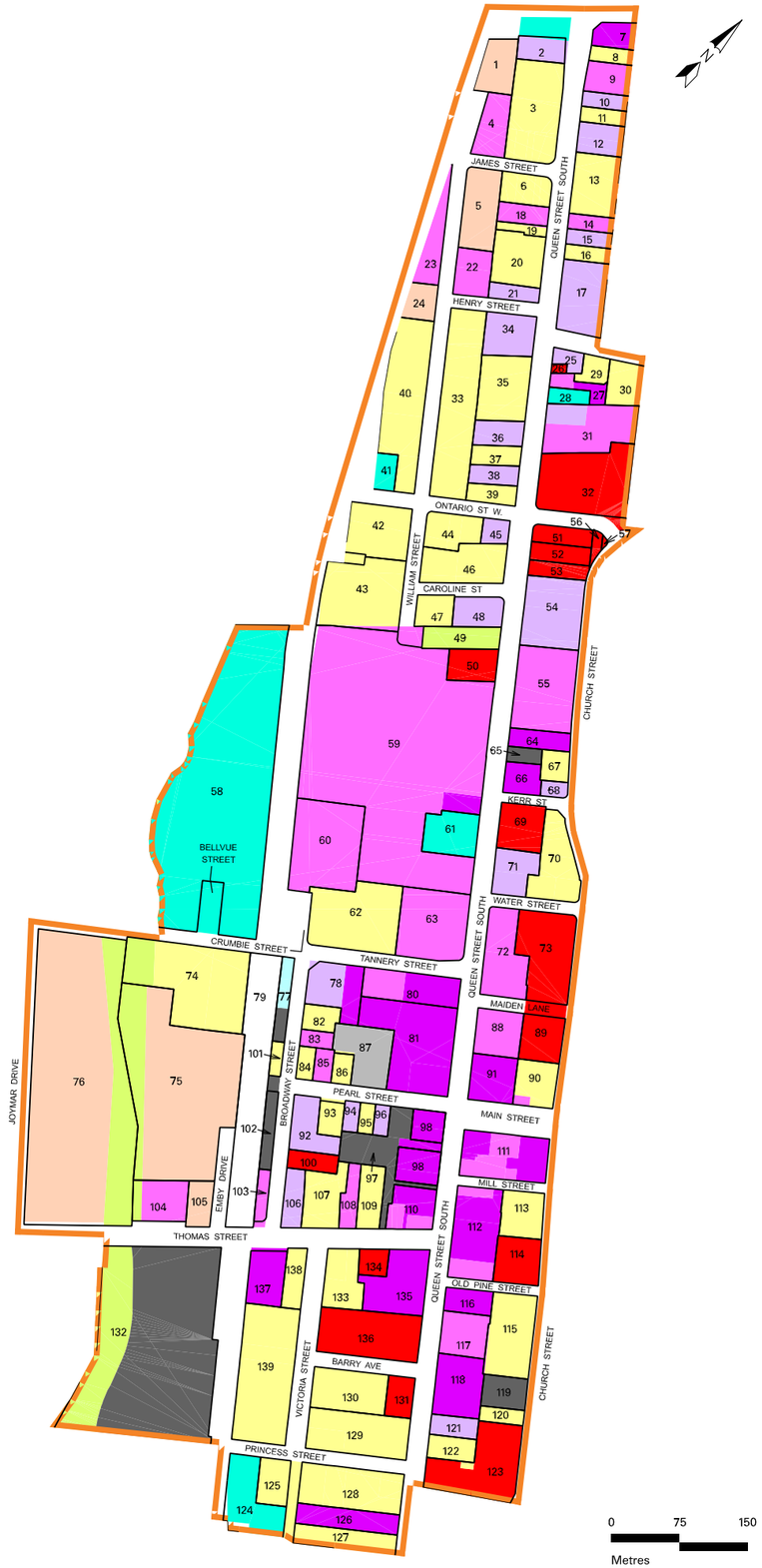
| LAND | | | | | | | | | BUILDINGS | | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 81 | 0.64 | 1.58 | MIX2, MIX1 | MU | C4, C4-41, C4-40 | Listed - 190 QUEEN ST S | | 206 QUEEN ST S | 190 Queen St S | 5 | 3517 | 37854 | | | | | Apartment | 42 | 86 | Streetsville Sports & Physiotherapy | 1-4 | Health Care and Social Assistance |
| | | | | | | Listed - 194 QUEEN ST S | | 204 QUEEN ST S | 194, 200 Queen St S | 5 | 4093 | 44057 | | | | | Apartment | 40 | 82 | Giorgio's Ristorante | 5-9 | Accommodation and Food Services |
| | | | | | | Listed - 200 QUEEN ST S | | 200 QUEEN ST S | 204, 206A, 206B, 206C, 206D, 206 E,206 F Queen St S | 2 | 1023 | 11012 | | | | | Apartment | 5 | 10 | Greg Guzik, Barrister, Solicitor & Notary | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | Listed - 204 QUEEN ST S | | 194 QUEEN ST S | | | | | | | | | | | | Streetsville Chiropractic Clinic | 10-19 | Health Care and Social Assistance |
| | | | | | | Listed - 206 QUEEN ST S | | 190 QUEEN ST S | | | | | | | | | | | | Old Fashioned Way, The | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Sweet Nails | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Yonge's Grocery | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Laundromat Streetsville | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Town Talk Bakery & Fine Pastry | 1-4 | Manufacturing |
| 82 | 0.09 | 0.22 | RES5 | MU | C4-32 | Listed - 191 BROADWAY ST | | 191 BROADWAY ST | 191 Broadway St | 3 | 420 | 4521 | | | | | Apartment | 10 | 21 | | | |
| 83 | 0.05 | 0.14 | RET1 | MU | C4 | Listed - 197 BROADWAY ST | | 197 BROADWAY ST | | | | | | | | | | | | Maria's Hair Care and Design | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Natalie's Hair Tech | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Sue's Hair Design | 1-4 | Other Services (except Public Administration) |
| 84 | 0.05 | 0.14 | RES1 | MU | C4 | Listed - 34 PEARL ST | FA31/9/1 | 34 PEARL ST | | | | | | | | | Detached | 1 | - | Vacant | NA | No description on record |
| 85 | 0.06 | 0.15 | RET1 | MU | C4 | Listed - 30 PEARL ST | | 30 PEARL ST | | | | | | | | | | | | Tracey's Esthetic & Electrolysis Clinic | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | T.R.J. Therapeutic Solutions | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Dolly Mixtures for Hair | 10-19 | Other Services (except Public Administration) |
| 86 | 0.06 | 0.15 | RES1 | MU | C4 | Listed - 26 PEARL ST | | 26 PEARL ST | | | | | | | | | Detached | 1 | - | | | |
| 87 | 0.28 | 0.69 | UP | UT, MU | C4, U | Listed - 22 PEARL ST | | 22 PEARL ST | | | | | | | | | | | | | | |
| 88 | 0.21 | 0.51 | RET1 | MU | C4 | Listed - 187 QUEEN ST S | | 189 QUEEN ST S | | | | | | | | | | | | Royal Bank of Canada | 10-19 | Finance and Insurance |
| | | | | | | | | 187 QUEEN ST S | | | | | | | | | | | | | | |
| 89 | 0.19 | 0.46 | SCH | LDI | R3 | | | | | | | | | | | | | | | | | |
| 90 | 0.18 | 0.45 | RET1, RES4 | HD | RA2-50 | Listed - 16 MAIN ST | | 16 MAIN ST | 16 Main St | 5 | 2888 | 31083 | | | | | Apartment | 32 | 65 | Wandering Minstrel Music School | 5-9 | Educational Services |
| 91 | 0.21 | 0.51 | MIX2 | MU | C4 | Listed - 10 MAIN ST | | 209 QUEEN ST S | 209/6,8 Queen St S/Main St | 2 | - | - | | | | | Apartment | 2 | - | Wilson Martial Arts Academy | 1-4 | Educational Services |
| | | | | | | Listed - 201 QUEEN ST S | | 205 QUEEN ST S | 10 Main St | 2 | 333 | 3588 | | | | | Apartment | 1 | - | Europe's Finest Pizzeria & Sports Bar | 1-4 | Accommodation and Food Services |
| | | | | | | Listed - 205 QUEEN ST S | | 201 QUEEN ST S | 201,203 Queen St S | 2 | 296 | 3186 | | | | | Apartment | 2 | - | Dr. Caroline Wong | 1-4 | Health Care and Social Assistance |
| | | | | | | Listed - 209 QUEEN ST S | | 10 MAIN ST | 205 Queen St S | 2 | - | - | | | | | Apartment | 2 | - | Dr. P. Montgomery | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 8 MAIN ST | | | | | | | | | | | | Express Yourself On Bisque or Glass | 1-4 | Retail Trade |
| | | | | | | | | 6 MAIN ST | | | | | | | | | | | | Streetsville Custom Upholstery | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Versailles Hair Studio | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Silver Ridge Spa | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Streetsville Treasures | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Queen Spectacle | 1-4 | Retail Trade |
| 92 | 0.19 | 0.47 | OFF | MU | C4 | Listed - 33 PEARL ST | | 215 BROADWAY ST | 215 Broadway St | - | - | - | 33 Pearl St | 3 | 358 | 3853 | | | | Sutton Group | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | Listed - 215 BROADWAY ST | | 33 PEARL ST | | | | | 215 Broadway St | 2 | 226 | 2431 | | | | Intuition Realty | 1-4 | Real Estate and Rental and Leasing |
| | | | | | | | | | | | | | | | | | | | | Sammy's On Broadway | 1-4 | Other Services (except Public Administration) |
| 93 | 0.08 | 0.20 | RES1 | MU | C4 | Listed - 27 PEARL ST | | 27 PEARL ST | | | | | | | | | Detached | 1 | - | Some Other Time Antiques | 1-4 | Retail Trade |
| 94 | 0.05 | 0.12 | OFF | MU | C4 | Listed - 23 PEARL ST | | 23 PEARL ST | | | | | 23 Pearl St | 1.5 | 117 | 1262 | | | | Unknown Occupant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | REVERIE-Spa in the Village | 1-4 | Other Services (except Public Administration) |
| 95 | 0.05 | 0.11 | RES1 | MU | C4 | Listed - 19 PEARL ST | | 19 PEARL ST | | | | | | | | | Detached | 1 | - | | | |
| 96 | 0.05 | 0.11 | OFF | MU | C4 | Listed - 15 PEARL ST | | 15 PEARL ST | | | | | 15 Pearl St | 1.5 | 106 | 1138 | | | | | | |
| 97 | 0.35 | 0.86 | MIX2, PKG | MU | C4 | Listed - 220 QUEEN ST S | | 220 QUEEN ST S | | | | | | | | | | | | Gamble Walker Insurance Consultants Inc. | 5-9 | Finance and Insurance |
| | | | | | | Listed - 13 PEARL ST | | 13 PEARL ST | | | | | | | | | | | | Ladner's Clothiers | 1-4 | Retail Trade |
| 98 | 0.24 | 0.59 | MIX2 | MU | C4 | Designated - 208 QUEEN ST S | | 228 QUEEN ST S | 228, 230 Queen St S | 3 | 712 | 7659 | | | | | Apartment | 5 | 10 | Re-My Sports Inc. | 5-9 | Retail Trade |
| | | | | | | Designated - 210 QUEEN ST S | | 226 QUEEN ST S | 208, 210 Queen St S | 2 | 508 | 5472 | | | | | Apartment | 8 | 16 | Care Optometrists- dr Diane Shin & Associates | 1-4 | Health Care and Social Assistance |
| | | | | | | Designated - 228 QUEEN ST S | | 224 QUEEN ST S | 212 Queen St S | 3 | 530 | 5702 | | | | | Apartment | 2 | - | Joe Lad Urban Wear | 1-4 | Retail Trade |
| | | | | | | Listed - 212 QUEEN ST S | | 222 QUEEN ST S | 214, 216 Queen St S | 2 | 595 | 6407 | | | | | Apartment | 6 | 12 | Kittiya Thai Cusine | 1-4 | Accommodation and Food Services |
| | | | | | | Listed - 214 QUEEN ST S | | 216 QUEEN ST S | 220, 222, 224, 226 Queen St S | 2 | 1784 | 19203 | | | | | Apartment | 5 | 10 | Shop For All Reasons, The | 1-4 | Retail Trade |
| | | | | | | Listed - 222 QUEEN ST S | | 214 QUEEN ST S | | | | | | | | | | | | Body & Soul | 5-9 | Arts, Entertainment and Recreation |
| | | | | | | Listed - 224 QUEEN ST S | | 212 QUEEN ST S | | | | | | | | | | | | Joie De Vivre Esthetics | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 210 QUEEN ST S | | | | | | | | | | | | Salon Bardot | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | 208 QUEEN ST S | | | | | | | | | | | | Spa Toepia | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | 11 PEARL ST | | | | | | | | | | | | Beaucoup de Beads | 1-4 | Retail Trade |
| | | | | | | | | 9 PEARL ST | | | | | | | | | | | | Aldo's Classical Barber Shop | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 7 PEARL ST | | | | | | | | | | | | | | |
| | | | | | | | | 5 PEARL ST | | | | | | | | | | | | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

Focus on Mississauga 2012 - Streetsville Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others
- Industrial

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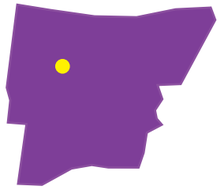

# Land, Buildings, People and Jobs



| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Office: Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 100 | 0.09 | 0.23 | SCH | MU | C4 | Listed - 225 BROADWAY ST | | 225 BROADWAY ST | | | | | | | | | | | | Credit Valley Montessori School | 1-4 | Educational Services |
| 101 | 0.04 | 0.10 | RES5 | MU | C4 | Listed - 200 BROADWAY ST | | 200 BROADWAY ST | | | | | | | | | | | | | | |
| 102 | 0.09 | 0.23 | PKG | MU | C4 | Listed | | 220 BROADWAY ST | | | | | | | | | | | | | | |
| 103 | 0.06 | 0.15 | RET2 | MVC | C5 | Listed - 38 THOMAS ST | | 38 THOMAS ST | | | | | | | | | | | | A1 4U Auto Service Inc. | 1-4 | Other Services (except Public Administration) |
| 104 | 0.22 | 0.54 | OS, RET2 | G, HD | G1, D | | | 56 THOMAS ST | | | | | | | | | | | | Paul Ursini Inv. Ltd. O/A Streetsville Coin-Op Car Wash | 1-4 | Other Services (except Public Administration) |
| 105 | 0.11 | 0.28 | IND1 | HD | D | | | 44 THOMAS ST | | | | | | | | | | | | Marjoh Auto Sales & Leasing | 1-4 | Retail Trade |
| 106 | 0.12 | 0.28 | OFF | MU | C4 | Designated - 34 THOMAS ST | | 34 THOMAS ST | | | | | 34 Thomas St | 2 | 224 | 2411 | | | | John D. Rogers & Associates | 5-9 | Professional, Scientific and Technical Services |
| 107 | 0.23 | 0.56 | RES1 | MU | C4 | Listed - 30 THOMAS ST | | 30 THOMAS ST | | | | | | | | | Detached | 1 | - | | | |
| 108 | 0.10 | 0.24 | RET1 | MU | C4 | Listed - 20 THOMAS ST | | 20 THOMAS ST | | | | | | | | | | | | Mississauga Sculpture Studio, The | NA | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Simply Delightful | NA | Real Estate and Rental and Leasing |
| 109 | 0.15 | 0.37 | RES1 | MU | C4 | Listed - 18 THOMAS ST | | 18 THOMAS ST | | | | | | | | | Detached | 1 | - | | | |
| 110 | 0.19 | 0.47 | RET1, MIX2 | MU | C4 | Listed - 236 QUEEN ST S | | 242 QUEEN ST S | 232, 234, 236, 238 Queen St S | 3 | - | - | | | | | Apartment | 3 | - | Crafted Décor | NA | Retail Trade |
| | | | | | | Listed - 238 QUEEN ST S | | 238 QUEEN ST S | | | | | | | | | | | | Alter Ego Martini Lounge | NA | Accommodation and Food Services |
| | | | | | | Listed - 242 QUEEN ST S | | 236 QUEEN ST S | | | | | | | | | | | | Whole Health Naturally | 10-19 | Real Estate and Rental and Leasing |
| | | | | | | Listed - 8 THOMAS ST | | 234 QUEEN ST S | | | | | | | | | | | | Streetsville Sports | 1-4 | Retail Trade |
| | | | | | | Listed - 10 THOMAS ST | | 232 QUEEN ST S | | | | | | | | | | | | De La Crepe | 1-4 | Accommodation and Food Services |
| | | | | | | Listed - 12 THOMAS ST | | 12 THOMAS ST | | | | | | | | | | | | Creditview Rehabilitation Clinic | 1-4 | Health Care and Social Assistance |
| | | | | | | | | 10 THOMAS ST | | | | | | | | | | | | Crafted Décor | 1-4 | Retail Trade |
| | | | | | | | | 8 THOMAS ST | | | | | | | | | | | | Ruti's Needlebed | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Law Office of Andrew Stabins | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | International News | 10-19 | Wholesale Trade |
| | | | | | | | | | | | | | | | | | | | | Starbucks Coffee | 5-9 | Accommodation and Food Services |
| 111 | 0.38 | 0.95 | MIX2, RET1 | MU | C4 | Designated - 223 QUEEN ST S | | 223 QUEEN ST S | 13 Main St | 2 | - | - | | | | | Apartment | 1 | - | Jade Tree Healing Arts Centre | 1-4 | Other Services (except Public Administration) |
| | | | | | | Listed - 213 QUEEN ST S | | 221 QUEEN ST S | 15, 17 Main St | 2 | - | - | | | | | Apartment | 1 | - | Silvano's Salon Inc. | 1-4 | Other Services (except Public Administration) |
| | | | | | | Listed - 221 QUEEN ST S | | 219 QUEEN ST S | 11 Main St | 1 | 74 | 797 | | | | | Apartment | 1 | - | Mississauga Physical Rehabilitation Centre | 1-4 | Arts, Entertainment and Recreation |
| | | | | | | Listed - 9 MAIN ST | | 217 QUEEN ST S | | | | | | | | | | | | Urselina's Concepts | 1-4 | Other Services (except Public Administration) |
| | | | | | | Listed - 12 MILL ST | | 213 QUEEN ST S | | | | | | | | | | | | Makai Salon | 1-4 | Other Services (except Public Administration) |
| | | | | | | Listed - 11 MAIN ST | | 17 MAIN ST | | | | | | | | | | | | Anna Pilon - Skin Therapy | 1-4 | Other Services (except Public Administration) |
| | | | | | | Listed - 13 MAIN ST | | 15 MAIN ST | | | | | | | | | | | | Carlos Hair Studio | 1-4 | Other Services (except Public Administration) |
| | | | | | | Listed - 15 MAIN ST | | 13 MAIN ST | | | | | | | | | | | | Millstreet Kitchen & bath | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | 12 MILL ST | | | | | | | | | | | | Ada's Corner | 1-4 | Retail Trade |
| | | | | | | | | 11 MAIN ST | | | | | | | | | | | | Alexander Jewellers | 1-4 | Retail Trade |
| | | | | | | | | 9 MAIN ST | | | | | | | | | | | | Streetsville Strings Attached Music Shop | 1-4 | Retail Trade |
| | | | | | | | | 3 MAIN ST | | | | | | | | | | | | Gallery Streetsville | 1-4 | Arts, Entertainment and Recreation |
| | | | | | | | | 1 MAIN ST | | | | | | | | | | | | Dr. S. Fowler | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Skinflex | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Gregory Tucci, Barrister and Solicitor | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Concepts Salon | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Streetsville Strings Attached Music Shop | NA | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Second Cup Coffee Co. | NA | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Second Cup Coffee Co. | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Tea Room, The | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Joanne Lipp European Skin Care & | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Murphy's Ice Cream Parlour | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Hot Tips Nails & Esthetics | 5-9 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | | | | | | | | | | | | | Min Com Solutions Realty Inc. | 5-9 | Real Estate and Rental and Leasing |
| 112 | 0.42 | 1.03 | RET2, RET1, MIX2 | MU | C4-12, C4 | Designated - 233 QUEEN ST S | | 251 QUEEN ST S | 241-247 Queen St S | 3 | 1849 | 19903 | | | | | Apartment | 8 | 16 | Keerin Convenience | 1-4 | Retail Trade |
| | | | | | | Listed - 229 QUEEN ST S | | 249 QUEEN ST S | 235 Queen St S | 3 | 461 | 4957 | | | | | Apartment | 4 | - | Streetsville Travel Service | 1-4 | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | Listed - 237 QUEEN ST S | | 247 QUEEN ST S | 237, 239 Queen St S | 2 | - | - | | | | | Apartment | 1 | - | Gentle Touch Dental Hygene Services | 1-4 | Health Care and Social Assistance |
| | | | | | | Listed - 249 QUEEN ST S | | 245 QUEEN ST S | | | | | | | | | | | | Irene's Hair Studio | 1-4 | Other Services (except Public Administration) |
| | | | | | | Listed - 241 QUEEN ST S | | 243 QUEEN ST S | | | | | | | | | | | | | | |
| | | | | | | Listed - 251 QUEEN ST S | | 241 QUEEN ST S | | | | | | | | | | | | Louc's Milk | 1-4 | Retail Trade |
| | | | | | | Listed - MILL ST | | 239 QUEEN ST S | | | | | | | | | | | | Streetsville Tire 2009 Inc. | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 237 QUEEN ST S | | | | | | | | | | | | HQ Collections (by Suits U Fine Womens | 1-4 | Retail Trade |

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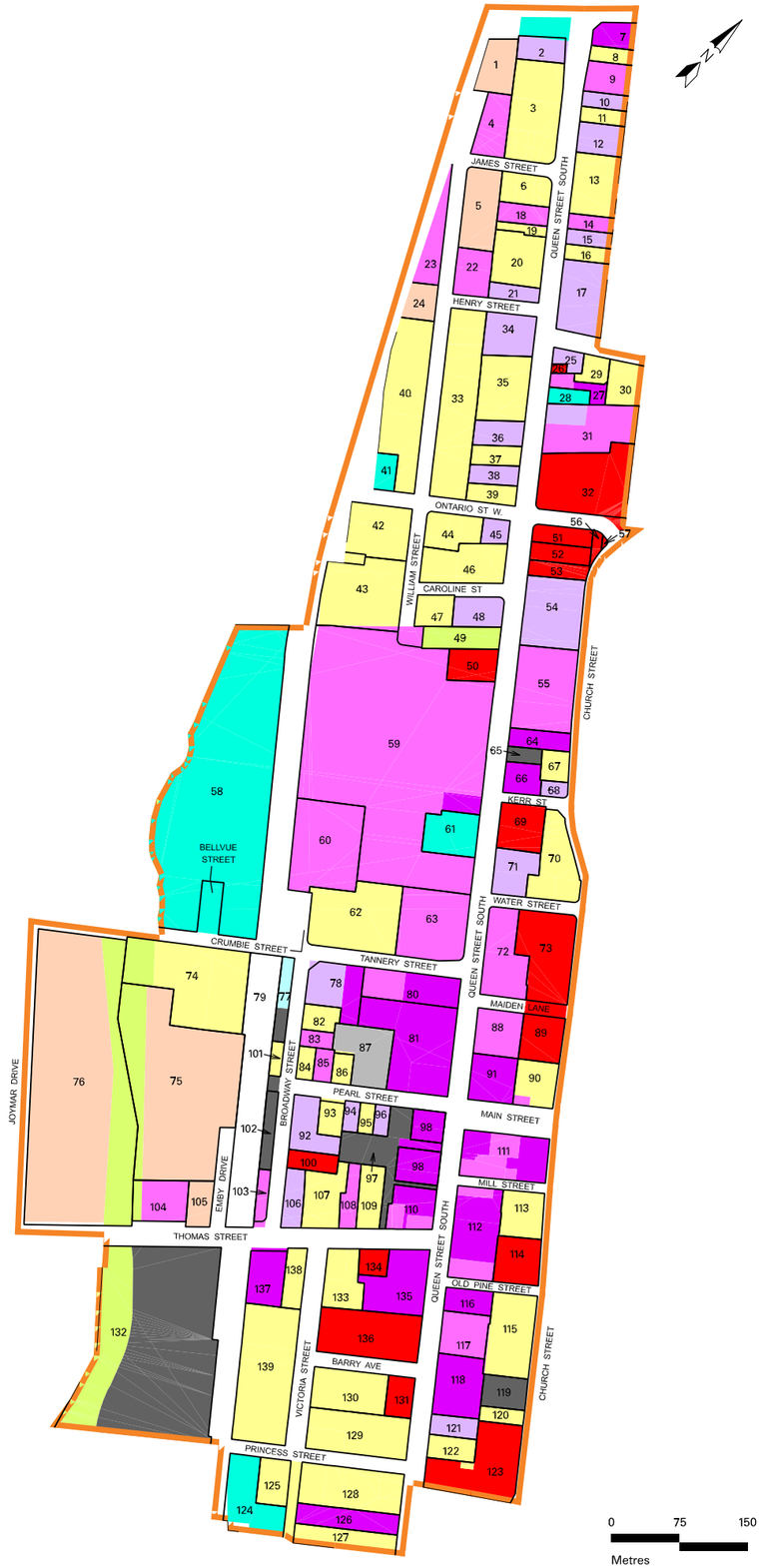
Focus on Mississauga 2012 - Streetsville Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others
- Industrial

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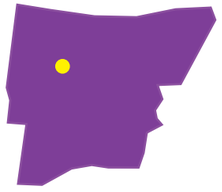


# Land, Buildings, People and Jobs

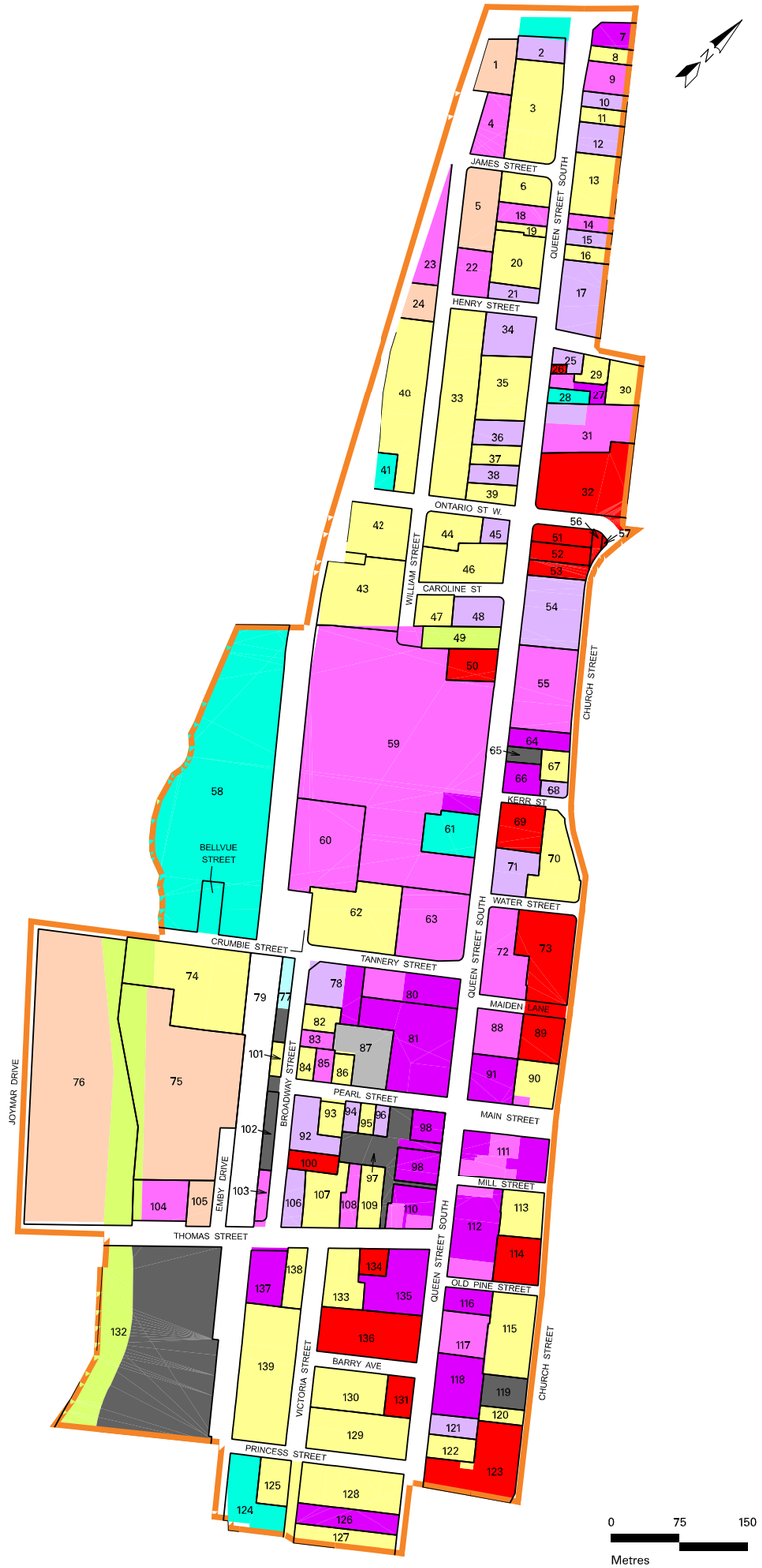
| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 112 | | | | | | | | 235 QUEEN ST S | | | | | | | | | | | | The UPS Store | 1-4 | Transportation and Warehousing |
| | | | | | | | | 233 QUEEN ST S | | | | | | | | | | | | Floral Fashions Florist | 1-4 | Retail Trade |
| | | | | | | | | 229 QUEEN ST S | | | | | | | | | | | | Marcelo's Bar & Grill | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Nail Club | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Streetsville Travel Service | NA | Administrative and Support, Waste Management and Remediation Services |
| | | | | | | | | | | | | | | | | | | | | The Art of Movement | 1-4 | Arts, Entertainment and Recreation |
| | | | | | | | | | | | | | | | | | | | | Pita Nutsy (1359593 Ont. Inc, o/a Pita | 1-4 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Osmow's Grill | 5-9 | Accommodation and Food Services |
| | | | | | | | | | | | | | | | | | | | | Swirls Cupcakes | 1-4 | Retail Trade |
| 113 | 0.19 | 0.47 | RES4 | HD | RA2-50 | | | 13 MILL ST | 13 Mill St | 6 | 2938 | 31621 | | | | | Apartment | 33 | 68 | | | |
| 114 | 0.20 | 0.50 | PRA | MU | C4 | | | 250 CHURCH ST | | | | | | | | | | | | Mt. Calvary Apostolic Church of Ontario | NA | Other Services (except Public Administration) |
| 115 | 0.37 | 0.91 | RES4 | HD | RA1-6, RA2-50 | | | 270 CHURCH ST | 9 Old Pine St | 3 | 1616 | 17398 | | | | | Apartment | 33 | 68 | | | |
| | | | | | | | | 9 OLD PINE ST | 270 Church St | 5 | 2744 | 29537 | | | | | Apartment | 19 | 39 | | | |
| 116 | 0.11 | 0.28 | MIX2 | MU | C4 | Listed - 257 QUEEN ST S | | 261 QUEEN ST S | 257, 261 Queen St S | 2 | - | - | | | | | Apartment | 7 | 14 | Du Tri and Run | 1-4 | Retail Trade |
| | | | | | | | | 257 QUEEN ST S | | | | | | | | | | | | Mississauga Finest Karate Club (Shotokan) | 1-4 | Educational Services |
| | | | | | | | | | | | | | | | | | | | | Thrift Store - The Salvation Army | 5-9 | Retail Trade |
| 117 | 0.20 | 0.49 | RET1 | MU | C4 | Designated - 263 QUEEN ST S | | 271 QUEEN ST S | | | | | | | | | | | | The Laser Studio | 1-4 | Other Services (except Public Administration) |
| | | | | | | Designated - 271 QUEEN ST S | | 265 QUEEN ST S | | | | | | | | | | | | Vacant | NA | No description on record |
| | | | | | | | | 263 QUEEN ST S | | | | | | | | | | | | Injury Assessment-Dr.Ted Blackmore - | 1-4 | Health Care and Social Assistance |
| | | | | | | | | | | | | | | | | | | | | Michael J. Fisher, Barrister & Solicitor | 5-9 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Streetsville Florist | 1-4 | Retail Trade |
| | | | | | | | | | | | | | | | | | | | | Franklin Pourhouse | 10-19 | Accommodation and Food Services |
| 118 | 0.28 | 0.70 | MIX2 | MU | C4-39, C4 | Listed - 283 QUEEN ST S | | 283 QUEEN ST S | 275, 277, 277B Queen St S | 2 | - | - | | | | | Apartment | 1 | - | Vacant | NA | No description on record |
| | | | | | | | | 281 QUEEN ST S | 279, 281 Queen St S | 2 | - | - | | | | | Apartment | 1 | - | Vacant | NA | No description on record |
| | | | | | | | | 279 QUEEN ST S | | | | | | | | | | | | The Co-Operators | 5-9 | Finance and Insurance |
| | | | | | | | | 277 QUEEN ST S | | | | | | | | | | | | Cantina Mexican Inc. | 1-4 | Accommodation and Food Services |
| | | | | | | | | 275 QUEEN ST S | | | | | | | | | | | | Dirty Dogs | NA | Other Services (except Public Administration) |
| 119 | 0.14 | 0.34 | PKG | OS | OS1 | | | 278 CHURCH ST | | | | | | | | | | | | | | |
| 120 | 0.07 | 0.17 | RES1 | MU | C4 | | | 282 CHURCH ST | | | | | | | | | Detached | 1 | - | | | |
| 121 | 0.10 | 0.24 | OFF | MU | C4-39 | Listed - 287 QUEEN ST S | | 287 QUEEN ST S | | | | | 287 Queen St S | 2 | 301 | 3240 | | | | | | |
| 122 | 0.11 | 0.27 | RES1 | MU | C4-39 | Listed - 291 QUEEN ST S | | 291 QUEEN ST S | | | | | | | | | Detached | 1 | - | | | |
| 123 | 0.48 | 1.20 | PRA | MU | C4 | Designated - 295 QUEEN ST S | | 295 QUEEN ST S | | | | | | | | | | | | Presbyterian Church St Andrews | 1-4 | Other Services (except Public Administration) |
| 124 | 0.32 | 0.79 | PROW, VAC | MD | D | | | 39 PRINCESS ST | | | | | | | | | | | | | | |
| 125 | 0.14 | 0.34 | RES5 | LDII | RM7-1 | Listed - 25 PRINCESS ST | | 25 PRINCESS ST | 25 Princess St | 2 | 271 | 2918 | | | | | Apartment | 4 | - | | | |
| 126 | 0.21 | 0.51 | MIX2 | LDI | R3 | Listed - 302 QUEEN ST S | SP/9/63, OZ/9/6 | 302 QUEEN ST S | 302 Queen St S | 2 | 217 | 2332 | | | | | Apartment | 1 | - | Mundi Holdings Ltd. | 1-4 | Management of Companies and Enterprises |
| 127 | 0.20 | 0.51 | RES1 | LDI | R3 | Listed - 306 QUEEN ST S | OZ/10/13 | 306 QUEEN ST S | | | | | | | | | Detached | 1 | - | | | |
| 128 | 0.41 | 1.02 | RES5, RES2, RES4, RES1 | HD, LDI | RA1-4, R3 | Designated - 300 QUEEN ST S | | 300 QUEEN ST S | 296 Queen St S | 2 | 219 | 2358 | | | | | Detached | 1 | - | | | |
| | | | | | | Listed - 296 QUEEN ST S | | 296 QUEEN ST S | 15 Princess St | 3 | 1091 | 11746 | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | Listed - 15 PRINCESS ST | | 15 PRINCESS ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | Listed - 9 PRINCESS ST | | 13 PRINCESS ST | | | | | | | | | Apartment | 11 | 23 | | | |
| | | | | | | | | 11 PRINCESS ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 9 PRINCESS ST | | | | | | | | | Apartment | 2 | - | | | |
| | | | | | | | | | | | | | | | | | Detached | 1 | - | | | |
| 129 | 0.41 | 1.02 | RES4, RES1 | HD, LDII | RA1-26, R3 | Designated - 292 QUEEN ST S | | 292 QUEEN ST S | 20 Princess St | 3 | 624 | 6714 | | | | | Apartment | 6 | 12 | | | |
| | | | | | | Listed - 20 PRINCESS ST | | 288 QUEEN ST S | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 281 VICTORIA ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 20 PRINCESS ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 18 PRINCESS ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 16 PRINCESS ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 14 PRINCESS ST | | | | | | | | | | | | | | |
| 130 | 0.30 | 0.74 | RES1 | LDII | R3 | Designated - 11 BARRY AVE | | 287 VICTORIA ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | Designated - 19 BARRY AVE | | 19 BARRY AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | Listed - 281 VICTORIA ST | | 15 BARRY AVE | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | Listed - 15 BARRY AVE | | 11 BARRY AVE | | | | | | | | | Detached | 1 | - | | | |
| 131 | 0.11 | 0.26 | CC | LDII | R3 | Designated - 280 QUEEN ST S | | 280 QUEEN ST S | | | | | | | | | | | | Vacant | NA | No description on record |
| 132 | 6.69 | 16.52 | OS, PKG | HD, G | D, G1 | | | 45 THOMAS ST | | | | | | | | | | | | Go Station | 100-299 | Transportation and Warehousing |
| | | | | | | | | | | | | | | | | | | | | Streetsville GO station | 1-4 | Transportation and Warehousing |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

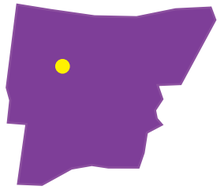
Focus on Mississauga 2012 - Streetsville Community Node

# Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others
- Industrial




15-22



# Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | | | PEOPLE | | | JOBS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Residential Multiple Unit | | | | Office | | | | | | | |
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| 133 | 0.21 | 0.53 | RES5, RES1 | MU | C4-32, C4 | Listed - 25 THOMAS ST | | 263 VICTORIA ST | 25 Thomas St | 2 | 283 | 3046 | | | | | Apartment | 11 | 23 | | | |
| | | | | | | Listed - 263 VICTORIA ST | | 25 THOMAS ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | Listed - 19 THOMAS ST | | 19 THOMAS ST | | | | | | | | | Detached | 1 | - | | | |
| 134 | 0.08 | 0.19 | PRA | MU | C4 | Designated - 13 THOMAS ST | | 13 THOMAS ST | | | | | | | | | | | | | | |
| 135 | 0.34 | 0.83 | MIX2 | MU | C4 | Listed - 248 QUEEN ST S | | 264 QUEEN ST S | 248, 252, 254, 256, 258/ 11 Queen St S/Thomas St | 2 | - | - | | | | | Apartment | 3 | - | Lee Funeral Home Ltd. | 1-4 | Other Services (except Public Administration) |
| | | | | | | Listed - 254 QUEEN ST S | | 262 QUEEN ST S | 264 Queen St S | 2 | - | - | | | | | Apartment | 2 | - | Denture Clinic-Dr. K. Kulik | 1-4 | Health Care and Social Assistance |
| | | | | | | Listed - 256 QUEEN ST S | | 258 QUEEN ST S | | | | | | | | | | | | Savannah Rowe | 1-4 | Retail Trade |
| | | | | | | Listed - 258 QUEEN ST S | | 256 QUEEN ST S | | | | | | | | | | | | Dina's Hair Creations | 1-4 | Other Services (except Public Administration) |
| | | | | | | Listed - 262 QUEEN ST S | | 254 QUEEN ST S | | | | | | | | | | | | Huron TV Audio & Video | 1-4 | Retail Trade |
| | | | | | | Listed - 264 QUEEN ST S | | 252 QUEEN ST S | | | | | | | | | | | | The Pine Guy | 1-4 | Retail Trade |
| | | | | | | Listed - 11 THOMAS ST | | 248 QUEEN ST S | | | | | | | | | | | | La Vraie Beaute | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | 11 THOMAS ST | | | | | | | | | | | | Tangles Hair Creation | 1-4 | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Time Vision Photography | 1-4 | Professional, Scientific and Technical Services |
| | | | | | | | | | | | | | | | | | | | | Masonic Lodge | NA | Other Services (except Public Administration) |
| | | | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record |
| 136 | 0.46 | 1.13 | PRA | LDII | R2-7 | Designated - 274 QUEEN ST S | | 274 QUEEN ST S | | | | | | | | | | | | Streetsville United Church | 1-4 | Other Services (except Public Administration) |
| 137 | 0.19 | 0.47 | MIX2 | MU | C4 | Listed - 35 THOMAS ST | | 39 THOMAS ST | 35- 39 Thomas St | | | | 35 Thomas St | 3 | 514 | 5532 | | | | Kerhoulas Dental | 10-19 | Health Care and Social Assistance |
| | | | | | | | | 37 THOMAS ST | | | | | | | | | | | | | | |
| | | | | | | | | 35 THOMAS ST | | | | | | | | | | | | | | |
| 138 | 0.12 | 0.29 | RES1 | MU | C4-39 | Listed - 31 THOMAS ST | | 264 VICTORIA ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | Listed - 264 VICTORIA ST | | 31 THOMAS ST | | | | | | | | | Detached | 1 | - | | | |
| 139 | 0.73 | 1.81 | RES1, RES2 | LDII | RM1 | Listed - 272 VICTORIA ST | | 294 VICTORIA ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | Listed - 274 VICTORIA ST | | 292 VICTORIA ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | Listed - 292 VICTORIA ST | | 290 VICTORIA ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 288 VICTORIA ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 286 VICTORIA ST | | | | | | | | | Detached | 1 | - | | | |
| | | | | | | | | 284 VICTORIA ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 282 VICTORIA ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 280 VICTORIA ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 278 VICTORIA ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 274 VICTORIA ST | | | | | | | | | Semi-Detached | 1 | - | | | |
| | | | | | | | | 272 VICTORIA ST | | | | | | | | | Semi-Detached | 1 | - | | | |

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

# Data Definitions, Sources and Notes

| Data Point | Source |
|---|---|
| Jobs | Mississauga Employment Database 2010 |
| People | Mississauga Multiple Unit Inventory (December 2010) and Existing Land Use Survey Fall 2010 |
| Existing Land Use | Existing Land Use Survey Fall 2010 |
| OP Designation | Mississauga Official Plan Designation as of September 2011 |
| Zoning | Mississauga Zoning Bylaw September 2011 |
| Development Application | MAX October 2011 |
| Heritage Status | MAX October 2011 |

**Official Plan Designations**

| Abbreviation | Designation |
|---|---|
| AIR | Airport |
| BE | Business Employment |
| CC | Convenience Commercial |
| G | Greenbelt |
| MU | Mixed Use |
| HD | Residential - High Density |
| IND | Industrial |
| INST | Institutional |
| LDII | Residential - Low Density I |
| LDII | Residential - Low Density II |
| MD | Residential - Medium Density |
| DMU | Downtown Mixed Use |
| MVC | Motor Vehicle Commercial |
| O | Office |
| OS | Public Open Space |
| PBW | Parkway Belt West |
| POS | Private Open Space |
| DCC | Downtown Core Commercial |
| TBD | To Be Determined |
| UT | Utilities |

| Businesses | Description |
|---|---|
| Business Sites | All business sites, whether in operation or vacant. Also includes adjacent operating businesses, and volunteer organization (including those without any employees). Does not include home based businesses. |
| Vacant Business Sites | Refers to vacant buildings, and to vacant units and floors within multiple unit developments. |

**Residential Unit Types**

| Unit Type | Description | Source |
|---|---|---|
| Detached | A residential unit not joined to another structure above grade. May include an accessory apartment and includes linked dwellings attached underground. | City of Mississauga 2010 Existing Land Use Survey in conjunction with Parcel Mapping |
| Semi-Detached | Two residential units joined by an above grade vertical wall. May include an accessory apartment. | City of Mississauga 2010 Existing Land Use Survey in conjunction with Parcel Mapping |
| Townhouse | Three or more residential units joined by an above grade vertical wall with each unit having a private outdoor entrance. | City of Mississauga 2011 Multiple Unit Residential Inventory |
| Apartment | Five or more residential units usually sharing a common entrance as well as units joined horizontally including duplexes, triples and quadroplexes. | City of Mississauga 2011 Multiple Unit Residential Inventory |
| Residential Other | Refers to institutional uses where bed are used rather than units. (i.e. long term care facility). The calculation observed one person per bed. | City of Mississauga 2011 Multiple Unit Residential Inventory |

| Existing Land Use | Code | Title |
|---|---|---|
| Residential | RES1 | Residential Detached |
| | RES2 | Residential Semi-Detached |
| | RES3 | Residential Row Dwellings |
| | RES4 | Residential Apartments |
| | RES5 | Residential Other Multiples |
| Public / Institutional / Other | SCH | School |
| | PRA | Places of Religious Assembly |
| | PUB | Public / Institutional |
| | CC | Community / Cultural |
| Industrial | IND1 | Industrial General |
| | IND2 | Industrial and Commercial Multiples |
| | IND3 | Industrial Heavy |
| Retail / Commercial | RET1 | General Retail Commercial |
| | RET2 | Automotive Service Commercial |
| | RET3 | Other Retail |
| Office | OFF | Office |
| Open Space | OS | Open Space / Greenbelt |
| Mixed Residential / Retail | MIX1 | Mixed Residential Commercial |
| | MIX2 | Mixed Residential Commercial |
| Industrial | IND1 | Industrial General |
| | IND2 | Industrial and Commercial Multiples |
| | IND3 | Industrial Heavy |
| Vacant | VAC | Vacant |
| Parking / Other | PKG | Public or Municipal Parking |
| Others | UP | Utilities / Public Works |
| | Z | Other |
| Transportation Right-of-Way / Walkway | PROW | Transportation Right-of-Way |
| | WLK | Walkways |
| Farm | F | Farm |

| Sector | Description |
|---|---|
| Agriculture, Forestry, Fishing and Hunting | This sector comprises establishments primarily engaged in growing crops, raising animals, harvesting timber, harvesting fish and other animals from their natural habitats and providing related support activities. Establishments primarily engaged in agricultural research or that supply veterinary services are not included in this sector |
| Mining, Quarrying and Oil and Gas Extraction | This sector comprises establishments primarily engaged in extracting naturally occurring minerals. These can be solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gas. Establishments engaged in exploration for minerals, development of mineral properties and mining operations are included in this sector. |
| Utilities | This sector comprises establishments primarily engaged in operating electric, gas and water utilities. These establishments generate, transmit, control and distribute electric power; distribute natural gas; treat and distribute water; operate sewer systems and sewage treatment facilities; and provide related services, generally through a permanent infrastructure of lines, pipes and treatment and processing facilities. |
| Construction | This sector comprises establishments primarily engaged in constructing, repairing and renovating buildings and engineering works, and in subdividing and developing land. These establishments may operate on their own account or under contract to other establishments. They may produce complete projects or just parts of projects. Establishments often subcontract some or all of the work involved in a project. Establishments may produce new construction, or undertake repairs and renovations to existing structures. |
| Manufacturing | This sector comprises establishments primarily engaged in the physical or chemical transformation of materials or substances into new products. These products may be finished, in the sense that they are ready to be used or consumed, or semi-finished, in the sense of becoming a raw material for an establishment to use in further manufacturing. Related activities, such as the assembly of the component parts of manufactured goods; the blending of materials; and the finishing of manufactured products by dyeing, heat-treating, plating and similar operations are also treated as manufacturing activities. Manufacturing establishments are known by a variety of trade designations, such as plants, factories or mills. |
| Wholesale Trade | This sector comprises establishments primarily engaged in wholesaling merchandise and providing related logistics, marketing and support services. The wholesaling process is generally an intermediate step in the distribution of merchandise; many wholesalers are therefore organized to sell merchandise in large quantities to retailers, and business and institutional clients. However, some wholesalers, in particular those that supply non-consumer capital goods, sell merchandise in single units to final users.<br>This sector recognizes two main types of wholesalers, that is, wholesale merchants and wholesale agents and brokers. |
| Retail Trade | The retail trade sector comprises establishments primarily engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. |
| Transportation and Warehousing | This sector comprises establishments primarily engaged in transporting passengers and goods, warehousing and storing goods, and providing services to these establishments. The modes of transportation are road (trucking, transit and ground passenger), rail, water, air and pipeline. These are further subdivided according to the way in which businesses in each mode organize their establishments. National post office and courier establishments, which also transport goods, are included in this sector. Warehousing and storage establishments are subdivided according to the type of service and facility that is operated. |
| Information and Cultural Industries | This sector comprises establishments primarily engaged in creating and disseminating (except by wholesale and retail methods) information and cultural products, such as written works, musical works or recorded performances, recorded dramatic performances, software and information databases, or providing the means to disseminate them. Establishments that provide access to equipment and expertise to process information are also included. The main components of this sector are the publishing industries, including software publishing, the motion picture and sound recording industries, the broadcasting and telecommunications industries, and the information services and data processing industries. |
| Finance and Insurance | This sector comprises establishments primarily engaged in financial transactions (that is, transactions involving the creation, liquidation, or change in ownership of financial assets) or in facilitating financial transactions. Included are: establishments that are primarily engaged in financial intermediation, establishments that are primarily engaged in the pooling of risk by underwriting annuities and insurance and establishments that are primarily engaged in providing specialized services that facilitate or support financial intermediation, insurance and employee benefit programs. |
| Real Estate and Rental and Leasing | This sector comprises establishments primarily engaged in renting, leasing or otherwise allowing the use of tangible or intangible assets. Establishments primarily engaged in managing real estate for others; selling, renting and/or buying of real estate for others; and appraising real estate, are also included. |
| Professional, Scientific and Technical Services | This sector comprises establishments primarily engaged in activities in which human capital is the major input. These establishments make available the knowledge and skills of their employees, often on an assignment basis. The individual industries of this sector are defined on the basis of the particular expertise and training of the service provider. The main components of this sector are legal services industries, accounting and related services industries, architectural, engineering and related services industries, surveying and mapping services industries, design services industries, management, scientific and technical consulting services industries, scientific research and development services industries, and advertising services industries. |
| Management of Companies and Enterprises | This industry comprises establishments primarily engaged in managing companies and enterprises and/or holding the securities or financial assets of companies and enterprises, for the purpose of owning a controlling interest in them and/or influencing their management decisions. They may undertake the function of management, or they may entrust the function of financial management to portfolio managers. |
| Administrative and Support, Waste Management and Remediation Services | This sector comprises two different types of establishments: those primarily engaged in activities that support the day-to-day operations of other organizations; and those primarily engaged in waste management activities. The first type of establishment is engaged in activities such as administration, hiring and placing personnel, preparing documents, taking orders from clients, collecting payments for claims, arranging travel, providing security and surveillance, cleaning buildings, and packaging and labelling products. These activities are often undertaken, in-house, by establishments found in many sectors of the economy. Waste management establishments are engaged in the collection, treatment and disposal of waste material, the operation of material recovery facilities, the remediation of polluted sites and the cleaning of septic tanks. |
| Educational Services | This sector comprises establishments primarily engaged in providing instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities and training centres. These establishments may be privately owned and operated, either for profit or not, or they may be publicly owned and operated. They may also offer food and accommodation services to their students. |
| Health Care and Social Assistance | This sector comprises establishments primarily engaged in providing health care by diagnosis and treatment, providing residential care for medical and social reasons, and providing social assistance, such as counselling, welfare, child protection, community housing and food services, vocational rehabilitation and child care, to those requiring such assistance. |
| Arts, Entertainment and Recreation | This sector comprises establishments primarily engaged in operating facilities or providing services to meet the cultural, entertainment and recreational interests of their patrons. These establishments produce, promote or participate in live performances, events or exhibits intended for public viewing; provide the artistic, creative and technical skills necessary for the production of artistic products and live performances; preserve and exhibit objects and sites of historical, cultural or educational interest; and operate facilities or provide services that enable patrons to participate in sports or recreational activities or pursue amusement, hobbies and leisure-time interests. |
| Accommodation and Food Services | This sector comprises establishments primarily engaged in providing short-term lodging and complementary services to travellers, vacationers and others, in facilities such as hotels, motor hotels, resorts, motels, casino hotels, bed and breakfast accommodation, housekeeping cottages and cabins, recreational vehicle parks and campgrounds, hunting and fishing camps, and various types of recreational and adventure camps. This sector also comprises establishments primarily engaged in preparing meals, snacks and beverages, to customer order, for immediate consumption on and off the premises. |
| Other Services (except Public Administration) | This sector comprises establishments, not classified to any other sector, primarily engaged in repairing, or performing general or routine maintenance, on motor vehicles, machinery, equipment and other products to ensure that they work efficiently; providing personal care services, funeral services, laundry services and other services to individuals, such as pet care services and photo finishing services; organizing and promoting religious activities; supporting various causes through grant-making, advocating (promoting) various social and political causes, and promoting and defending the interests of their members. |
| Public Administration | This sector comprises establishments primarily engaged in activities of a governmental nature, that is, the enactment and judicial interpretation of laws and their pursuant regulations, and the administration of programs based on them. Legislative activities, taxation, national defence, public order and safety, immigration services, foreign affairs and international assistance, and the administration of government programs are activities that are purely governmental in nature. Ownership is not a criterion for classification. Government owned establishments engaged in activities that are not governmental in nature are classified to the same industry as privately owned establishments engaged in similar activities. |

# Population and Employment Calculations Whitepaper

This section describes the methodology used in this publication for calculating population and employment. The purpose of these population and employment calculations is to develop and monitor densities and ratios for the Downtown, Major Nodes and Communities Nodes as defined in Mississauga's Official Plan.

## Population Methodology

**Population**

Refers to the total estimated population in a given geographic area.

**Units**

Refers to the total number of housing units in a geographic area. The number of units are broken down into five unit types for the calculation and include: Detached, Semi-Detached, Townhouse, Apartment and Residential Other.

**Occupied Units**

Table 1 outlines vacancy rates. The source of the vacancy rate originates from the 2008 Growth Forecast and is calculated by housing type and year. 'Residential Other' unit types were not assigned a vacancy rate, these are mostly institutional beds and full occupancy has been assumed.

| Vacancy Rates | | | | |
|---|---|---|---|---|
| | Detached | Semi-Detached | Townhouse | Apartment |
| 2010 | 0.72% | 0.72% | 0.75% | 2.50% |
| 2011 | 0.50% | 0.50% | 0.50% | 2.00% |

Table 1. Vacancy Rate Table, Source: Hemson Consulting, 2008 Growth Forecast

**Occupied Units = Units / (1 - Vacancy rate)**

**Persons Per Unit (PPU)**

PPU values have been sourced from the 2008 Growth Forecast and are calculated by housing type, year and geographic area (MPZ - Mississauga Projection Zone). The forecast has assigned PPU values by MPZ for both existing units (Table 2), and new units (Table 3).

| MPZ | 2010 | 2010 | 2010 | 2010 |
|---|---|---|---|---|
| | Detached | Semi-Detached | Townhouse | Apartment |
| 1 | 3.89 | 3.59 | 3.09 | 2.49 |
| 2 | 2.99 | 3.59 | 3.09 | 2.49 |
| 3 | 3.89 | 3.59 | 3.09 | 2.49 |
| 4 | 3.89 | 3.59 | 3.09 | 2.30 |
| 5 | 2.82 | 3.59 | 3.09 | 2.15 |

Table 2 - Sample of PPU factors for existing units. PPU factors are calculated for each MPZ (Mississauga Projection Zone).

| | |
|---|---|
| Detached | 3.9 |
| Semi-Detached | 3.6 |
| Townhouses | 3.1 |
| Apartment | 2.5 |

Table 3 - PPU values for new units created in 2010. Source: Hemson Consulting, 2008 Growth Forecasts.

PPUs for new units are used for units built in 2010, where this information is available. Currently residential unit construction dates are only tracked in the Multiple Unit Inventory which includes such housing types as apartments, townhomes and cluster detached, semi-detached and mobile homes.

For Residential Other unit types, a PPU value of 'one' has been assigned.

**Population by unit type = 2010 occupied units x 2010 PPU + (2011 occupied units - 2010 occupied units) x new unit PPU**

**Total Population**

Total population is the sum of population by each of the five unit types .

**Census Net Undercoverage**

The Census Undercoverage is the difference between the population missed during enumeration (undercoverage) and the population enumerated more than once (overcoverage). The 2006 Census net undercoverage for Peel Region is estimated at 4.2%, source Statistics Canada.

**Total Population (inc. census undercoverage)**

**Total Population (inc. census undercoverage)= Total Population/ (1-census net undercoverage)**

**Additional Data**

Proposed development applications are not included in the population calculations. However it should be noted that any approved development applications where a building permit has been issued for residential units will be included in the housing inventory and included in these population calculations. Stale building permits (i.e. a structure that is never built, but a building permit has been issued) would be tracked through our existing land use survey undertaken each fall, and removed upon cancellation of the permit.

## Employment Methodology

**Employment = Full Time Employment + (0.5 * Part Time Employment) + Adjusted Employment Factor + Home Based Employment Factor**

**Employment**

Refers to the combined number of Full Time and Part Time jobs in a given geographic area.

**Full Time Employment**

Full Time Employment refers to the number of employees working 30 hours or more per week. The number of employees is based on a business that is located on a site (or property). Each site is geocoded by Property Identification Number as part of the Employment Survey. The cycle of the Employment Survey runs from spring through late fall with finalized numbers presented to Council by Spring of the following year. The source of the employment data (FT, PT and Adjustment Factor) is the City of Mississauga, Planning and Building Department / Economic Development Office 2010 Mississauga Employment Survey.

**Part Time Employment**

Part Time Employment refers to the number of employees working 30 hours or less per week. The number of employees is based on a business that is located on a site (or property). Each site is geocoded by PIN number as part of the Employment Survey. Full Time Equivalent (FTE) employment is measured as 50% of the number of Part Time Employment.

**Adjusted Employment Factor**

Adjusted employment accounts for non-responses in the employment survey. The adjustment factor is unique to each Character Area and is calculated using the average number of employees for businesses with less than 50 employees.

**Home Based Employment Factor**

Home Based Employment Factor refers to a ratio of people who work-at-home to the total population. Hemson Consulting provided in the 2008 Growth Forecast a ratio of 31 to 1000 which was based on the 2006 Census.

## Calculating Density and Gross Geographic Area

Calculating Density for both population and employment is based on the overall gross area of each Community Node, Major Node or Downtown Character Area as defined by schedule 9 in the Mississauga Official Plan. Gross area calculations include: land, water, rivers, streams, transportation corridors within the geographic boundary of the Community Node, Major Node or Downtown.

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# Residential Directory 2012

# Introduction

The Residential Directory includes information on development that is built, under construction or for which a building permit was issued as of September 30, 2011.

The directory is based on an inventory conducted by the Policy Planning Division and provides information on all residential multiple unit sites in the City of Mississauga. In the inventory these sites are organized by the following building types: apartments, plexes, residential institutional buildings, buildings with residential and retail uses (classified as mixed RES/RET), townhouses, cluster detached and semi-detached, and mobile homes.

# A Guide to Using this Data

This data is structured into three feature classes: Buildings, Centres, and Complexes. A feature class is a grouping of like items. These feature classes are also represented and delivered in KML file format and can be viewed in mapping software such as Google Earth, ESRI ArcExplorer and many others.

Figure 1 illustrates the three feature classes: Buildings (represented as blue dots), Centres (blue polygons), and Complexes (red polygons). Most mapping software applications will allow you to click on any one of these features and display the attributes of an individual Building, Centre, or Complex.



Figure 1. Feature Class Representation Example

This example also shows how two buildings are located on one centre. We record the individual attributes of each building in this case as well as the centre.

The Figure 1 example also shows how three structures are located in the complex but only the attributes of the entire complex are available. We do not collect attributes of individual structures within complexes. We encourage you to download the KML file and explore the dataset.

### Buildings Feature Class:

This feature class contains: apartments, plexes, residential institutional, and mixed - residential and retail (RES/RET) buildings.

### Centres Feature Class:

A centre generally represents a site where one or more buildings exist. In many cases when a development includes multiple buildings on one property, statistics provided through site plans or other sources are for the entire centre not for each building. The centre table provides data that are common for all buildings on the site (i.e. zoning, designation, etc.).

### Complexes Feature Class:

This feature class contains: on-street and condominium townhouses, detached and semi-detached condominium developments, and mobile homes. Typically complexes contain many blocks, often with one address for the entire site.

### Attributes:

The following is a description of each data attribute provided:

| Attribute | Description |
|---|---|
| 1. Centre ID or Complex ID | A unique number per site |
| 2. Building ID | A unique number per buildings within centres. This number is not provided for buildings within complexes. |
| 3. Number of Z Area | Administrative areas in the city, created for mapping purposes. |
| 4. Character Areas | As provided by the Mississauga Official Plan. Please refer to the Mississauga Official Plan document for the most up to date source of this information. |
| 5. Designation | Land use designation as provided by the Mississauga Official Plan. Please refer to the Mississauga Official Plan document for the most up to date source of this information. |
| 6. Zoning | Zoning category (By-law 0225-2007). Please refer to the Zoning Bylaw official document for the most up to date source of this information. |
| 7. Building Name or Complex Name | Name given to the building or complex (e.g. Absolute World, City Gate), if a name exists. Not all complexes or buildings are named. |
| 8. Address(es) | Address number for the building and street name. For some townhouse complexes multiple addresses with multiple street names are provided. In these cases addresses numbers are provided first, than names of streets respectively. These are the addresses as they existed at the time of capture. We do not necessarily maintain address changes. |
| 9. Site Area (ha/ac) | The net site area of development as provided by the Site Plan or other sources is entered into this attribute. The net site area is the gross site area minus undevelopable lands (examples of undevelopable lands may include: lands below top of bank, a wood lot, or a road widening). |
| 10. GFA ($m^2$/sq.ft) | Gross floor area of a building. For the mixed type buildings: Res GFA ($m^2$/sq.ft.) and Ret GFA ($m^2$/sq.ft.) are provided. |

| Attribute | Description |
|---|---|
| | Where available the Zoning By-law definition of GFA is reported, however, it is important to note that GFA definitions have changed over the years and GFA data were obtained from a number of different sources. In some instances, the data in the Residential Multiple Unit Inventory may not reflect zoning by-law definitions. The GFA for apartments, condominium townhouses and plexes is generally defined in the Zoning By-law as the total area of each floor above or below established grade, measured from the exterior of the outside walls excluding heating equipment, mechanical rooms, elevators, enclosed balconies, parking areas, common storage lockers, common laundry facilities, and common facilities such as recreational facilities that are not contained within an individual dwelling unit. The GFA for on-street townhouses is generally defined in the Zoning By-law as the total area of each floor above established grade, measured from the exterior of the outside walls, excluding any area used for parking. |
| 11. Tenure | Generally describes the title under which property is held. For the mixed type buildings, residential and retail tenure are provided separately. All types of tenure included in this directory are listed under the definitions section of this report. |
| 12. Storeys | Total number of storeys of the building. For townhouse complexes where there are two and three storey components, the highest number of storeys on site is presented. |
| 13. Number of Units | Number of units for which building permit was issued. For the mixed type buildings, numbers of residential and retail units are indicated separately. |
| 14. Number of Beds | Applies only to the residential institutional type of buildings where number of units is not provided, rather number of beds (i.e. long term care dwelling). |
| 15. Number of Townhouse Blocks | Typically a townhouse complex is comprised of multiple structures called blocks, that occupy a site. This data element only applies to townhouse complexes. |
| 16. Units per ha/ac | Density on the site. |
| 17. FSI | Floor Space Index – the ratio: GFA/Site Area. The ratio of the gross floor area of all buildings on a site to the net developable area of that site. |

In some records estimates were made or information was not provided. This occurs in some older developments where the planning and building files were not available. In these cases some of the GFA figures, and subsequently FSI, were not available due to difficulty in obtaining this information. Similarly some of the site areas were estimated given the best information available at the time.

# Definitions:

Building Types in the Residential Directory:

| Residential Type | Description |
|---|---|
| Apartments | Five or more residential units usually sharing a common entrance. High rise apartment buildings with some retail uses at grade are also included in this category. |
| Townhouses | Three or more residential units joined by an above grade vertical wall with each unit usually having a private outdoor entrance. Includes "stacked", "horizontal multiple" developments. |
| Plexes | Units joined horizontally including duplexes, triplexes, and quadroplexes. |
| Residential Institutional | Includes retirement homes, long term care facilities, convents, retreat centre and Halton/Peel Head Injury House. |
| Cluster Detached | Detached dwellings in a cluster or condominium arrangement. |
| Semi-Detached | Semi-detached dwellings in a condominium arrangement. |
| Mixed RES/RET | Apartment units above commercial establishments in buildings with less than four storeys.<br><br>Some of the apartment and townhouse buildings included in this directory also have a commercial component. Many high rise apartment buildings in the Downtown Core include retail uses at the ground level. In cases like this where the retail GFA is less than 10% of the total GFA, buildings are classified as apartments or townhouses. In other cases buildings are grouped into the Mixed RES/RET category. This includes mostly two or three storey buildings located in the areas which are designated in the Mississauga Official Plan as Mixed Use.<br><br>For the Mixed RES/RET category buildings, GFA information on retail and residential portions are provided separately – Residential GFA and Retail GFA. For those buildings where the retail portion is relatively small, only total values for the GFA and number of units are provided and buildings are classified as apartments. |
| Mobile Homes | A large house trailer, designated for year-round living in one place. |

Tenure in the Residential Directory:

| Tenure | Description |
|---|---|
| Freehold | Dwelling unit and associated property privately owned. |
| Freehold – Common Element Condo | Dwelling unit with associated property privately owned and the road is condominium. |
| PCC | Peel Condominium Corporation |
| CDM | Condominium Development Application in process |
| RNTL | Market Rental |
| RNTL – PNP | Rental Peel Non-Profit |
| RNTL – PNPSC | Rental Peel Non-Profit Senior Citizens |
| RNTL – PRIVNP | Rental Private Non-Profit |
| RNTL – PRIVNPSC | Rental Private Non-Profit Senior Citizens |
| COOP-FED | Co-operative under a Federal Jurisdiction |
| COOP-ROP | Co-operative – Region of Peel |

# Residential Directory 2012: Apartment

SAMPLE
Download the full report at:
mississauga.ca/data

**Centre ID:** 11
**Z Area Map:** 23
**Planning District:** Erindale
**Designation:** High Density II
**Zoning:** RA2-40

**Building ID:** A 101
**Building Name:** Woodland Apa
**Address:** 1125 Forestwoo
**Site Area (ha/ac):** 0.48 /
**GFA (m2/sq.ft):** 3,643 / 3

**Tenure:** RNTL
**Storeys:** 6
**# of Units:** 45
**Units per ha/ac:** 94 / 38
**FSI:** 0.76

---

**Centre ID:** 12
**Z Area Map:** 23
**Planning District:** Erindale
**Designation:** High Density II
**Zoning:** RA2-40

**Building ID:** A 102
**Building Name:** Westview Apartments
**Address:** 3100 Erindale Station Rd
**Site Area (ha/ac):** 1.27 / 3.14
**GFA (m2/sq.ft):** 8,316 / 89,516

**Tenure:** RNTL
**Storeys:** 8
**# of Units:** 89
**Units per ha/ac:** 70 / 28
**FSI:** 0.65

---

**Centre ID:** 13
**Z Area Map:** 23
**Planning District:** Erindale
**Designation:** High Density II
**Zoning:** RA1-4

**Building ID:** A 103
**Building Name:** The Longwood
**Address:** 1111 Forestwood Dr
**Site Area (ha/ac):** 0.48 / 1.19
**GFA (m2/sq.ft):** 4,242 / 45,662

**Tenure:** RNTL
**Storeys:** 3
**# of Units:** 48
**Units per ha/ac:** 100 / 40
**FSI:** 0.88

---

**Centre ID:** 15
**Z Area Map:** 23
**Planning District:** Erindale
**Designation:** High Density II
**Zoning:** RA3

**Building ID:** A 104
**Building Name:** Forestwood Co-operative Homes
**Address:** 1190 Forestwood Dr
**Site Area (ha/ac):** 1.83 / 4.53
**GFA (m2/sq.ft):** 14,487 / 155,941

**Tenure:** COOP-ROP
**Storeys:** 12
**# of Units:** 179
**Units per ha/ac:** 98 / 39
**FSI:** 0.79

---

**Centre ID:** 15
**Z Area Map:** 23
**Planning District:** Erindale
**Designation:** High Density II
**Zoning:** RA3

**Building ID:** A 695
**Building Name:**
**Address:** 1180 Forestwood Dr
**Site Area (ha/ac):** 1.83 / 4.53
**GFA (m2/sq.ft):** 14,487 / 155,941

**Tenure:** COOP-ROP
**Storeys:** 12
**# of Units:** 180
**Units per ha/ac:** 98 / 40
**FSI:** 0.79

---

**Centre ID:** 17
**Z Area Map:** 23
**Planning District:** Erindale
**Designation:** High Density I
**Zoning:** RA2

**Building ID:** A 105
**Building Name:**
**Address:** 1055/ 1050 Forestwood Dr/ Stainton Dr
**Site Area (ha/ac):** 2.92 / 7.22
**GFA (m2/sq.ft):** 20,725 / 223,089

**Tenure:** PCC
**Storeys:** 6
**# of Units:** 170
**Units per ha/ac:** 58 / 24
**FSI:** 0.71

---

**Centre ID:** 18
**Z Area Map:** 22
**Planning District:** Fairview
**Designation:** High Density I
**Zoning:** RA5-15

**Building ID:** A 808
**Building Name:** The Centre IV
**Address:** 400 Webb Dr
**Site Area (ha/ac):** 1.21 / 2.99
**GFA (m2/sq.ft):** 25,800 / 277,718

**Tenure:** PCC
**Storeys:** 23
**# of Units:** 224
**Units per ha/ac:** 185 / 75
**FSI:** 2.13

---

# Residential Directory 2012: Apartment

SAMPLE
Download the full report at:
mississauga.ca/data

**Centre ID:** 20
**Z Area Map:** 23
**Planning District:** Erindale
**Designation:** High Density II
**Zoning:** RA4-5

**Building ID:** A 107
**Building Name:**
**Address:** 1175 Dundas St
**Site Area (ha/ac):** 0.82 /
**GFA (m2/sq.ft):** 8,493 / 9

**Tenure:** RNTL
**Storeys:** 13
**# of Units:** 104
**Units per ha/ac:** 128 / 52
**FSI:** 1.04

---

**Centre ID:** 21
**Z Area Map:** 23
**Planning District:** Erindale
**Designation:** High Density II
**Zoning:** RA2-4

**Building ID:** A 108
**Building Name:** The Westchester
**Address:** 1219 Dundas St W
**Site Area (ha/ac):** 0.44 / 1.09
**GFA (m2/sq.ft):** 4,542 / 48,891

**Tenure:** RNTL
**Storeys:** 7
**# of Units:** 53
**Units per ha/ac:** 120 / 49
**FSI:** 1.03

---

**Centre ID:** 22
**Z Area Map:** 22
**Planning District:** Fairview
**Designation:** High Density I
**Zoning:** RA5-17

**Building ID:** A 809
**Building Name:** The Phoenix
**Address:** 550 Webb Dr
**Site Area (ha/ac):** 1.82 / 4.50
**GFA (m2/sq.ft):** 32,677 / 351,744

**Tenure:** PCC
**Storeys:** 27
**# of Units:** 344
**Units per ha/ac:** 189 / 76
**FSI:** 1.80

---

**Centre ID:** 23
**Z Area Map:** 24
**Planning District:** Erindale
**Designation:** High Density II
**Zoning:** RA3-33

**Building ID:** A 109
**Building Name:** Woodlands Manor
**Address:** 3025 The Credit Woodlands
**Site Area (ha/ac):** 1.90 / 4.69
**GFA (m2/sq.ft):** 28,616 / 308,030

**Tenure:** PCC
**Storeys:** 8
**# of Units:** 174
**Units per ha/ac:** 92 / 37
**FSI:** 1.51

---

**Centre ID:** 27
**Z Area Map:** 54W
**Planning District:** Meadowvale
**Designation:** High Density II
**Zoning:** RA3-15

**Building ID:** A 920
**Building Name:** 2301 Derry Glenderry Apartment
**Address:** 2301 Derry Rd W
**Site Area (ha/ac):** 0.83 / 2.06
**GFA (m2/sq.ft):** 10,839 / 116,674

**Tenure:** PCC
**Storeys:** 10
**# of Units:** 99
**Units per ha/ac:** 119 / 48
**FSI:** 1.30

---

**Centre ID:** 60
**Z Area Map:** 46W
**Planning District:** Meadowvale
**Designation:** Medium Density II
**Zoning:** RA1

**Building ID:** A 139
**Building Name:** Mason's Landing
**Address:** 2660 Aquitaine Ave
**Site Area (ha/ac):** 1.40 / 3.46
**GFA (m2/sq.ft):** 10,264 / 110,484

**Tenure:** RNTL-PNP
**Storeys:** 3
**# of Units:** 120
**Units per ha/ac:** 86 / 35
**FSI:** 0.73

---

**Centre ID:** 65
**Z Area Map:** 46W
**Planning District:** Meadowvale
**Designation:** High Density I
**Zoning:** RA3

**Building ID:** A 143
**Building Name:** The Aquitaine
**Address:** 2929 Aquitaine Ave
**Site Area (ha/ac):** 1.78 / 4.40
**GFA (m2/sq.ft):** 17,202 / 185,167

**Tenure:** PCC
**Storeys:** 12
**# of Units:** 176
**Units per ha/ac:** 99 / 40
**FSI:** 0.97

---

# Residential Directory 2012: Detached

SAMPLE
Download the full report at:
mississauga.ca/data

**Complex ID:** D 59
**Z Area Map:** 46W
**Planning District:** Meadowvale
**Designation:** Low Density II
**Zoning:** R3-8

**Complex Name:**
**Address:** 1-29 Bent Oak Cir
**Site Area (ha/ac):** 1.49
**GFA (m2/sq.ft):**
**Tenure:** PCC

**Storeys:** 2
**Units:** 29
**Units per ha/ac:** 19 8
**FSI:**

---

**Complex ID:** D 70
**Z Area Map:** 46W
**Planning District:** Meadowvale
**Designation:** Low Density II
**Zoning:** R3-8

**Complex Name:**
**Address:** 1-46 Neuchatel Pl
**Site Area (ha/ac):** 2.33 / 5.76
**GFA (m2/sq.ft):** /
**Tenure:** PCC

**Storeys:** 2
**# of Units:** 46
**Units per ha/ac:** 20 8
**FSI:**

---

**Complex ID:** D 72
**Z Area Map:** 46W
**Planning District:** Meadowvale
**Designation:** Low Density II
**Zoning:** R3-8

**Complex Name:**
**Address:** 1-36 Pierpont Pl
**Site Area (ha/ac):** 1.83 / 4.52
**GFA (m2/sq.ft):** /
**Tenure:** PCC

**Storeys:** 2
**# of Units:** 36
**Units per ha/ac:** 20 8
**FSI:**

---

**Complex ID:** D 213
**Z Area Map:** 45W
**Planning District:** Streetsville
**Designation:** Low Density II
**Zoning:** R3-46

**Complex Name:**
**Address:** 59 Kenninghall Blvd
**Site Area (ha/ac):** 1.91 / 4.72
**GFA (m2/sq.ft):** /
**Tenure:** PCC

**Storeys:** 2
**# of Units:** 35
**Units per ha/ac:** 18 7
**FSI:**

---

**Complex ID:** D 412
**Z Area Map:** 39E
**Planning District:** Streetsville
**Designation:** Low Density II
**Zoning:** R3-47

**Complex Name:** Princess Mews
**Address:** 336 Queen St S
**Site Area (ha/ac):** 1.74 / 4.30
**GFA (m2/sq.ft):** /
**Tenure:** PCC

**Storeys:** 2
**# of Units:** 36
**Units per ha/ac:** 21 8
**FSI:**

---

**Complex ID:** D 414
**Z Area Map:** 45W
**Planning District:** Streetsville
**Designation:** Low Density II
**Zoning:** R3-50

**Complex Name:**
**Address:** 55 Falconer Dr
**Site Area (ha/ac):** 2.83 / 6.99
**GFA (m2/sq.ft):** /
**Tenure:** PCC

**Storeys:** 2
**# of Units:** 48
**Units per ha/ac:** 17 7
**FSI:**

---

**Complex ID:** D 1186
**Z Area Map:** 46W
**Planning District:** Meadowvale
**Designation:** Low Density II
**Zoning:** R3-8

**Complex Name:**
**Address:** 1-24 Moonstream Crt
**Site Area (ha/ac):** 1.22 / 3.01
**GFA (m2/sq.ft):** /
**Tenure:** PCC

**Storeys:** 2
**# of Units:** 24
**Units per ha/ac:** 20 8
**FSI:**

---

# Residential Directory 2012: Mixed Residential/Retail

SAMPLE
Download the full report at:
mississauga.ca/data

**Centre ID:** 1551
**Z Area Map:** 6
**Planning District:** Lakeview
**Designation:** Mainstreet Retail Commercial
**Zoning:** C4

**Building ID:** MIX 1407
**Address:** 785 Lakeshore Rd E
**Site Area (ha/ac):** 0.04
**Res GFA (m2/sqft):** 12
**Ret GFA (m2/sqft):** 120

**Tenure Res/Ret:** TL /
**es/Ret:** 5 / 1
**Units per ha/ac:** 125 / 51
**Ret Units per ha/ac:** 25 / 10
**FSI:** 0.60

---

**Centre ID:** 1551
**Z Area Map:** 6
**Planning District:** Lakeview
**Designation:** Mainstreet Retail Commercial
**Zoning:** C4

**Building ID:** MIX 1406
**Address:** 789, 791 Lakeshore Rd E
**Site Area (ha/ac):** 0.37 / 0.91
**Res GFA (m2/sqft):** 140 / 1,511
**Ret GFA (m2/sqft):** 140 / 1,511

**Tenure Res/Ret:** RNTL / Freehold
**Storeys Total:** 2
**# of Units Res/Ret:** 3 / 1
**Res Units per ha/ac:** 8 / 3
**Ret Units per ha/ac:** 3 / 1
**FSI:** 0.08

---

**Centre ID:** 1552
**Z Area Map:** 6
**Planning District:** Lakeview
**Designation:** Mainstreet Retail Commercial
**Zoning:** C4

**Building ID:** MIX 1408
**Address:** 795 Lakeshore Rd E
**Site Area (ha/ac):** 0.36 / 0.89
**Res GFA (m2/sqft):** 128 / 1,381
**Ret GFA (m2/sqft):** 128 / 1,381

**Tenure Res/Ret:** RNTL / RNTL
**Storeys Total:** 2
**# of Units Res/Ret:** 2 / 4
**Res Units per ha/ac:** 6 / 2
**Ret Units per ha/ac:** 11 / 4
**FSI:** 0.07

---

**Centre ID:** 1553
**Z Area Map:** 6
**Planning District:** Lakeview
**Designation:** Mainstreet Retail Commercial
**Zoning:** C4

**Building ID:** MIX 1769
**Address:** 797 Lakeshore Rd E
**Site Area (ha/ac):** 0.36 / 0.89
**Res GFA (m2/sqft):** 158 / 1,704
**Ret GFA (m2/sqft):** 158 / 1,704

**Tenure Res/Ret:** RNTL / RNTL
**Storeys Total:** 2
**# of Units Res/Ret:** 2 / 1
**Res Units per ha/ac:** 6 / 2
**Ret Units per ha/ac:** 3 / 1
**FSI:** 0.09

---

**Centre ID:** 1554
**Z Area Map:** 6
**Planning District:** Lakeview
**Designation:** Mainstreet Retail Commercial
**Zoning:** C4

**Building ID:** MIX 1770
**Address:** 803 Lakeshore Rd E
**Site Area (ha/ac):** 0.45 / 1.11
**Res GFA (m2/sqft):** 156 / 1,677
**Ret GFA (m2/sqft):** 156 / 1,677

**Tenure Res/Ret:** RNTL / RNTL
**Storeys Total:** 2
**# of Units Res/Ret:** 3 / 1
**Res Units per ha/ac:** 7 / 3
**Ret Units per ha/ac:** 2 / 1
**FSI:** 0.07

---

**Centre ID:** 1555
**Z Area Map:** 6
**Planning District:** Lakeview
**Designation:** Mainstreet Retail Commercial
**Zoning:** C4-12

**Building ID:** MIX 1771
**Address:** 901 Lakeshore Rd E
**Site Area (ha/ac):** 0.03 / 0.08
**Res GFA (m2/sqft):** 93 / 1,004
**Ret GFA (m2/sqft):** 93 / 1,004

**Tenure Res/Ret:** RNTL / RNTL
**Storeys Total:** 2
**# of Units Res/Ret:** 1 / 1
**Res Units per ha/ac:** 29 / 12
**Ret Units per ha/ac:** 29 / 12
**FSI:** 0.55

---

**Centre ID:** 1556
**Z Area Map:** 6
**Planning District:** Lakeview
**Designation:** Mainstreet Retail Commercial
**Zoning:** C4

**Building ID:** MIX 1772
**Address:** 925 Lakeshore Rd E
**Site Area (ha/ac):** 0.04 / 0.10
**Res GFA (m2/sqft):** 94 / 1,012
**Ret GFA (m2/sqft):** 94 / 1,012

**Tenure Res/Ret:** Freehold / Freehold
**Storeys Total:** 2
**# of Units Res/Ret:** 1 / 1
**Res Units per ha/ac:** 25 / 10
**Ret Units per ha/ac:** 25 / 10
**FSI:** 0.47

---

# Residential Directory 2012: Residential Institutional

SAMPLE
Download the full report at:
mississauga.ca/data

**Centre ID:** 237
**Z Area Map:** 27
**Planning District:** Rathwood
**Designation:** Medium Density I
**Zoning:** RM4-41

**Building ID:** RI 286
**Building Name:** Sunrise Assisted Li
**Address:** 1279 Burnhamthor
**Site Area (ha/ac):** 1.17
**GFA (m2/sq.ft):** 5,644 /

**ure:** RNTL
**eys:** 4
**of Units:** 84 **# of Beds:**
**Units per ha/ac:** 72 / 29
**FSI:** 0.48

---

**Centre ID:** 316
**Z Area Map:** 28
**Planning District:** Hurontario
**Designation:** High Density II
**Zoning:** RA3-8

**Building ID:** RI 1283
**Building Name:** Peel Youth Village
**Address:** 99 Acorn Pl
**Site Area (ha/ac):** 0.48 / 1.19
**GFA (m2/sq.ft):** 1,631 / 17,555

**Tenure:** RNTL-PNP
**Storeys:** 4
**# of Units:** **# of Beds:** 48
**Units per ha/ac:** /
**FSI:** 0.34

---

**Centre ID:** 428
**Z Area Map:** 39E
**Planning District:** Streetsville
**Designation:** Mainstreet Retail Commercial
**Zoning:** C4-32

**Building ID:** RI 407
**Building Name:** Wecare Retirement Home Inc.
**Address:** 191 Broadway St
**Site Area (ha/ac):** 0.09 / 0.22
**GFA (m2/sq.ft):** 420 / 4,521

**Tenure:** RNTL
**Storeys:** 3
**# of Units:** 10 **# of Beds:**
**Units per ha/ac:** 113 / 46
**FSI:** 0.47

---

**Centre ID:** 875
**Z Area Map:** 59
**Planning District:** Western Business Park
**Designation:** General Retail Commercial
**Zoning:** C3-14

**Building ID:** RI 718
**Building Name:** Ukranian Home for the Aged
**Address:** 3058 Winston Churchill Blvd
**Site Area (ha/ac):** 4.04 / 9.98
**GFA (m2/sq.ft):** 2,148 / 23,122

**Tenure:** RNTL-PRIVNPSC
**Storeys:** 3
**# of Units:** 50 **# of Beds:**
**Units per ha/ac:** 12 / 5
**FSI:** 0.05

---

**Centre ID:** 968
**Z Area Map:** 26
**Planning District:** Rathwood
**Designation:** High Density II
**Zoning:** RA1-4

**Building ID:** RI 781
**Building Name:** Beechwood Court
**Address:** 1490 Rathburn Rd E
**Site Area (ha/ac):** 0.33 / 0.82
**GFA (m2/sq.ft):** 3,500 / 37,675

**Tenure:** RNTL
**Storeys:** 3
**# of Units:** 65 **# of Beds:** 0
**Units per ha/ac:** 197 / 80
**FSI:** 1.06

---

**Centre ID:** 968
**Z Area Map:** 26
**Planning District:** Rathwood
**Designation:** High Density II
**Zoning:** RA1-4

**Building ID:** RI 983
**Building Name:** Beechwood Place
**Address:** 1500 Rathburn Rd E
**Site Area (ha/ac):** 0.78 / 1.94
**GFA (m2/sq.ft):** 8,831 / 95,059

**Tenure:** RNTL
**Storeys:** 4
**# of Units:** 141 **# of Beds:**
**Units per ha/ac:** 180 / 73
**FSI:** 1.13

---

**Centre ID:** 1052
**Z Area Map:** 26
**Planning District:** Rathwood
**Designation:** High Density I
**Zoning:** RA1-25

**Building ID:** RI 954
**Building Name:** Meadowcroft Place
**Address:** 1130 Bough Beeches Blvd
**Site Area (ha/ac):** 1.15 / 2.84
**GFA (m2/sq.ft):** 4,420 / 47,578

**Tenure:** RNTL
**Storeys:** 1
**# of Units:** 100 **# of Beds:**
**Units per ha/ac:** 87 / 35
**FSI:** 0.38

---

# Residential Directory 2012: Semi-Detached

SAMPLE
Download the full report at:
mississauga.ca/data

**Complex ID:** S 1463
**Z Area Map:** 52W
**Planning District:** Meadowvale Village
**Designation:** Medium Density I
**Zoning:** RM4

**Complex Name:**
**Address:** 7155 Magistrate Terr
**Site Area (ha/ac):** 2.65
**GFA (m2/sq.ft):** 15,481 /
**Tenure:** PCC

**reys:** 3
**f Units:** 96
**Units per ha/ac:** 36 / 15
**FSI:** 0.58

---

**Complex ID:** S 1478
**Z Area Map:** 39E
**Planning District:** Streetsville
**Designation:** Low Density II
**Zoning:** RM2-43

**Complex Name:**
**Address:** 2270 Britannia Rd W
**Site Area (ha/ac):** 0.81 / 1.99
**GFA (m2/sq.ft):** 4,449 / 47,887
**Tenure:** PCC

**Storeys:** 2
**# of Units:** 28
**Units per ha/ac:** 35 / 14
**FSI:** 0.55

---

**Complex ID:** S 1726
**Z Area Map:** 58
**Planning District:** Churchill Meadows
**Designation:** Medium Density I
**Zoning:** RM4-18

**Complex Name:**
**Address:** 4847,4849 Half Moon Grov
**Site Area (ha/ac):** 0.06 / 0.14
**GFA (m2/sq.ft):** 252 / 2,708
**Tenure:** PCC-RNTL

**Storeys:** 2
**# of Units:** 2
**Units per ha/ac:** 35 / 14
**FSI:** 0.44

---

**Complex ID:** S 1728
**Z Area Map:** 24
**Planning District:** Erin Mills
**Designation:** Medium Density I
**Zoning:** RM4

**Complex Name:** Manor Gates In Sawmill Valley
**Address:** 1915 Broad Hollow Gate
**Site Area (ha/ac):** 0.21 / 0.52
**GFA (m2/sq.ft):** 1,048 / 11,286
**Tenure:** PCC

**Storeys:** 3
**# of Units:** 4
**Units per ha/ac:** 19 / 8
**FSI:** 0.50

---

**Complex ID:** S 1729
**Z Area Map:** 9
**Planning District:** Clarkson-Lorne Park
**Designation:** Low Density II
**Zoning:** RM1-18

**Complex Name:**
**Address:** 1155 Birchview Dr
**Site Area (ha/ac):** 0.25 / 0.62
**GFA (m2/sq.ft):** 955 / 10,285
**Tenure:** PCC

**Storeys:** 2
**# of Units:** 4
**Units per ha/ac:** 16 / 6
**FSI:** 0.38

---

**Complex ID:** S 1730
**Z Area Map:** 45E
**Planning District:** Streetsville
**Designation:** Low Density II
**Zoning:** RM4-39

**Complex Name:** River Gate
**Address:** 6425-6439 Rivergate Pl
**Site Area (ha/ac):** 0.37 / 0.91
**GFA (m2/sq.ft):** 829 / 8,925
**Tenure:** PCC

**Storeys:** 1
**# of Units:** 6
**Units per ha/ac:** 16 / 7
**FSI:** 0.23

---

**Complex ID:** S 1735
**Z Area Map:** 19
**Planning District:** Applewood
**Designation:** Medium Density I
**Zoning:** RM6-9

**Complex Name:**
**Address:** 1807-1863 Pagehust Ave
**Site Area (ha/ac):** 0.28 / 0.69
**GFA (m2/sq.ft):** 4,065 / 43,761
**Tenure:** Freehold-Common El

**Storeys:**
**# of Units:** 20
**Units per ha/ac:** 71 / 29
**FSI:** 1.45

---

# Residential Directory 2012 : Townhouse

SAMPLE
Download the full report at:
mississauga.ca/data

**Complex ID:** T 1
**Z Area Map:** 24
**Planning District:** Erindale
**Address(es):** 3220-3270 The Credit Woodlands

**Designation:** Medium Density I
**Zoning:** RM4
**Complex Name:**
**Site Area (ha/ac):**
**GFA (m2/sq.ft):**

**Tenure:** PCC
**# of Townhouse Blocks:** 2
**Storeys:** 2
**# of Units:** 26
**Units per ha/ac:** 28 / 11
**FSI:**

---

**Complex ID:** T 2
**Z Area Map:** 23
**Planning District:** Erindale
**Address(es):** 3065 Lenester Dr

**Designation:** Medium Density I
**Zoning:** RM4
**Complex Name:**
**Site Area (ha/ac):** 1.54 / 3.81
**GFA (m2/sq.ft):** /

**Tenure:** PCC
**# of Townhouse Blocks:** 11
**Storeys:** 3
**# of Units:** 59
**Units per ha/ac:** 38 / 16
**FSI:**

---

**Complex ID:** T 3
**Z Area Map:** 23
**Planning District:** Erindale
**Address(es):** 830 Westlock Rd

**Designation:** Medium Density I
**Zoning:** RM4
**Complex Name:**
**Site Area (ha/ac):** 0.51 / 1.26
**GFA (m2/sq.ft):** /

**Tenure:** PCC
**# of Townhouse Blocks:** 2
**Storeys:** 3
**# of Units:** 22
**Units per ha/ac:** 43 / 17
**FSI:**

---

**Complex ID:** T 4
**Z Area Map:** 23
**Planning District:** Erindale
**Address(es):** 806 Stainton Dr

**Designation:** Medium Density I
**Zoning:** RM4
**Complex Name:**
**Site Area (ha/ac):** 0.48 / 1.19
**GFA (m2/sq.ft):** 2,321 / 24,984

**Tenure:** PCC
**# of Townhouse Blocks:** 2
**Storeys:** 2
**# of Units:** 20
**Units per ha/ac:** 42 / 17
**FSI:** 0.48

---

**Complex ID:** T 5
**Z Area Map:** 23
**Planning District:** Erindale
**Address(es):** 830 Stainton Dr

**Designation:** Medium Density I
**Zoning:** RM4
**Complex Name:**
**Site Area (ha/ac):** 1.64 / 4.05
**GFA (m2/sq.ft):** 7,990 / 86,006

**Tenure:** PCC
**# of Townhouse Blocks:** 10
**Storeys:** 3
**# of Units:** 69
**Units per ha/ac:** 42 / 17
**FSI:** 0.49

---

**Complex ID:** T 6
**Z Area Map:** 23
**Planning District:** Erindale
**Address(es):** 3025 Cedarglen Gate

**Designation:** Medium Density I
**Zoning:** RM4
**Complex Name:**
**Site Area (ha/ac):** 2.24 / 5.53
**GFA (m2/sq.ft):** 10,907 / 117,406

**Tenure:** PCC
**# of Townhouse Blocks:** 13
**Storeys:** 3
**# of Units:** 95
**Units per ha/ac:** 42 / 17
**FSI:** 0.49

---

**Complex ID:** T 7
**Z Area Map:** 24
**Planning District:** Erindale
**Address(es):** 3400 The Credit Woodlands

**Designation:** Medium Density I
**Zoning:** RM4
**Complex Name:**
**Site Area (ha/ac):** 2.33 / 5.76
**GFA (m2/sq.ft):** 7,292 / 78,493

**Tenure:** RNTL
**# of Townhouse Blocks:** 9
**Storeys:** 2
**# of Units:** 67
**Units per ha/ac:** 29 / 12
**FSI:** 0.31

---

# Residential Directory 2012 : Townhouse

SAMPLE
Download the full report at:
mississauga.ca/data

**Complex ID:** T 8
**Z Area Map:** 24
**Planning District:** Erindale
**Address(es):** 1300 Forestwood Dr

**Designation:** Medium Density I
**Zoning:** RM4
**Complex Name:**
**Site Area (ha/ac):**
**GFA (m2/sq.ft):** 4,

**Tenure:** RNTL
**# of Townhouse Blocks:** 5
**Storeys:** 3
**# of Units:** 39
**Units per ha/ac:** 35 / 14
**FSI:** 0.37

---

**Complex ID:** T 9
**Z Area Map:** 24
**Planning District:** Erindale
**Address(es):** 3308,3360 The Credit Woodlands

**Designation:** Medium Density I
**Zoning:** RM4
**Complex Name:**
**Site Area (ha/ac):** 1.29 / 3.19
**GFA (m2/sq.ft):** /

**Tenure:** PCC
**# of Townhouse Blocks:** 2
**Storeys:** 2
**# of Units:** 40
**Units per ha/ac:** 31 / 13
**FSI:**

---

**Complex ID:** T 24
**Z Area Map:** 54W
**Planning District:** Meadowvale
**Address(es):** 7251 Copenhagen Rd

**Designation:** Medium Density I
**Zoning:** RM4
**Complex Name:**
**Site Area (ha/ac):** 2.54 / 6.28
**GFA (m2/sq.ft):** 10,264 / 110,484

**Tenure:** PCC
**# of Townhouse Blocks:** 9
**Storeys:** 3
**# of Units:** 87
**Units per ha/ac:** 34 / 14
**FSI:** 0.40

---

**Complex ID:** T 26
**Z Area Map:** 54W
**Planning District:** Meadowvale
**Address(es):** 7430 Copenhagen Rd

**Designation:** Medium Density I
**Zoning:** RM4
**Complex Name:**
**Site Area (ha/ac):** 3.24 / 8.01
**GFA (m2/sq.ft):** 13,443 / 144,704

**Tenure:** PCC
**# of Townhouse Blocks:** 8
**Storeys:** 3
**# of Units:** 112
**Units per ha/ac:** 35 / 14
**FSI:** 0.41

---

**Complex ID:** T 28
**Z Area Map:** 54W
**Planning District:** Meadowvale
**Address(es):** 7080 Copenhagen Rd

**Designation:** Medium Density I
**Zoning:** RM4
**Complex Name:**
**Site Area (ha/ac):** 2.64 / 6.52
**GFA (m2/sq.ft):** 11,287 / 121,496

**Tenure:** PCC
**# of Townhouse Blocks:** 8
**Storeys:** 3
**# of Units:** 90
**Units per ha/ac:** 34 / 14
**FSI:** 0.43

---

**Complex ID:** T 29
**Z Area Map:** 54W
**Planning District:** Meadowvale
**Address(es):** 7030 Copenhagen Rd

**Designation:** Medium Density I
**Zoning:** RM4
**Complex Name:** Park Place
**Site Area (ha/ac):** 1.74 / 4.30
**GFA (m2/sq.ft):** 8,138 / 87,600

**Tenure:** PCC
**# of Townhouse Blocks:** 7
**Storeys:** 3
**# of Units:** 59
**Units per ha/ac:** 34 / 14
**FSI:** 0.47

---

**Complex ID:** T 30
**Z Area Map:** 46W
**Planning District:** Meadowvale
**Address(es):** 7077 Estoril Rd

**Designation:** Medium Density I
**Zoning:** RM4
**Complex Name:**
**Site Area (ha/ac):** 0.94 / 2.32
**GFA (m2/sq.ft):** 4,524 / 48,698

**Tenure:** PCC
**# of Townhouse Blocks:** 1
**Storeys:** 3
**# of Units:** 32
**Units per ha/ac:** 34 / 14
**FSI:** 0.48

---

# Residential Directory 2012: Mobile Homes

SAMPLE
Download the full report at:
mississauga.ca/data

**Complex ID:** MH 1359
**Z Area Map:** 48W
**Planning District:** Malton
**Designation:** General Retai Commercial
**Zoning:** C3-7

**Complex Name:** Malton Mobile Home
**Address:** 3233 Derry Rd E
**Site Area (ha/ac):** 0.87 /
**GFA (m2/sq.ft):** /
**Tenure:** RNTL

**oreys:** 1
**of Units:** 24
**Units per ha/ac:** 28 / 11
**FSI:**

---

**Complex ID:** MH 1369
**Z Area Map:** 22
**Planning District:** Cooksville
**Designation:** High Density II
**Zoning:** RA1-40

**Complex Name:** Cooksville Mobile Home Park
**Address:** 189 Dundas St W
**Site Area (ha/ac):** 1.28 / 3.16
**GFA (m2/sq.ft):** /
**Tenure:** RNTL

**Storeys:** 1
**# of Units:** 50
**Units per ha/ac:** 39 / 16
**FSI:**

---

**Complex ID:** MH 1723
**Z Area Map:** 19
**Planning District:** Applewood
**Designation:** Low Density II
**Zoning:** R4-51

**Complex Name:** Twin Pines Mobile Home Park
**Address:** 1749 Dundas St E
**Site Area (ha/ac):** 8.91 / 22.01
**GFA (m2/sq.ft):** /
**Tenure:** RNTL-PNP

**Storeys:** 1
**# of Units:** 239
**Units per ha/ac:** 27 / 11
**FSI:**

---

# Residential Directory 2012: Plex

SAMPLE
Download the full report at:
mississauga.ca/data

**Centre ID:** 651
**Z Area Map:** 8
**Planning District:** Port Credit
**Designation:** High Density I
**Zoning:** RA1-36

**Building ID:** P 583
**Building Name:**
**Address:** 44 Front
**Site Area (ha/ac):**
**GFA (m2/sq.ft):**

**Tenure:** RNTL
**Storeys:** 2
**# of Units:** 3
**Units per ha/ac:** 50 / 20
**FSI:**

---

**Centre ID:** 661
**Z Area Map:** 8
**Planning District:** Port Credit
**Designation:** Low Density I
**Zoning:** R15-1

**Building ID:** P 591
**Building Name:**
**Address:** 22 Peter St S
**Site Area (ha/ac):** 0.04 / 0.10
**GFA (m2/sq.ft):** /

**Tenure:** RNTL
**Storeys:** 2
**# of Units:** 5
**Units per ha/ac:** 125 / 51
**FSI:**

---

**Centre ID:** 901
**Z Area Map:** 8
**Planning District:** Port Credit
**Designation:** Low Density II
**Zoning:** RM7

**Building ID:** P 739
**Building Name:**
**Address:** 24 Mississauga Rd N
**Site Area (ha/ac):** 0.06 / 0.15
**GFA (m2/sq.ft):** 308 / 3,315

**Tenure:** RNTL
**Storeys:** 3
**# of Units:** 3
**Units per ha/ac:** 50 / 20
**FSI:** 0.51

---

**Centre ID:** 925
**Z Area Map:** 39E
**Planning District:** Streetsville
**Designation:** Medium Density II
**Zoning:** RM8-1

**Building ID:** P 752
**Building Name:**
**Address:** 85 William St
**Site Area (ha/ac):** 0.08 / 0.20
**GFA (m2/sq.ft):** 365 / 3,929

**Tenure:** RNTL
**Storeys:** 2
**# of Units:** 4
**Units per ha/ac:** 50 / 20
**FSI:** 0.46

---

**Centre ID:** 1192
**Z Area Map:** 8
**Planning District:** Port Credit
**Designation:** Low Density II
**Zoning:** RM7

**Building ID:** P 1116
**Building Name:**
**Address:** 27 Broadview Ave
**Site Area (ha/ac):** 0.13 / 0.32
**GFA (m2/sq.ft):** /

**Tenure:** RNTL
**Storeys:** 2
**# of Units:** 2
**Units per ha/ac:** 15 / 6
**FSI:**

---

**Centre ID:** 1197
**Z Area Map:** 8
**Planning District:** Port Credit
**Designation:** Low Density II
**Zoning:** RM7

**Building ID:** P 1096
**Building Name:**
**Address:** 40 Broadview Ave
**Site Area (ha/ac):** 0.10 / 0.25
**GFA (m2/sq.ft):** 286 / 3,074

**Tenure:** RNTL
**Storeys:** 2
**# of Units:** 3
**Units per ha/ac:** 30 / 12
**FSI:** 0.29

---

**Centre ID:** 1198
**Z Area Map:** 8
**Planning District:** Port Credit
**Designation:** Low Density II
**Zoning:** RM7

**Building ID:** P 1097
**Building Name:**
**Address:** 43 Broadview Ave
**Site Area (ha/ac):** 0.09 / 0.22
**GFA (m2/sq.ft):** 193 / 2,080

**Tenure:** RNTL
**Storeys:** 2
**# of Units:** 4
**Units per ha/ac:** 44 / 18
**FSI:** 0.21

---

For more information contact:
**City of Mississauga**
300 City Centre Drive
Mississauga ON L5B 3C1
Website: www.mississauga.ca/data
public inquiries
telephone: (905) 615-3200 ext. 5556
e-mail: eplanbuild.info@mississauga.ca

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# Office Directory 2012

# Introduction

The Office Directory includes information on office development that is built, under construction or for which a building permit has been issued as of September 30, 2011.

The directory is based on an inventory conducted by the Policy Planning Division and provides information on all major and secondary office buildings in the City of Mississauga. Medical buildings and office buildings with retail uses have also been included. Information is not provided on:

- Industrial malls that may have accommodation for a variety of industrial and office uses, or
- Buildings that are primarily industrial or warehousing, with an office component.

All office buildings are organized by office centres. Some centres include multiple buildings in the event that they share common facilities (e.g. parking), or represent a phased development on one property.

# A Guide to Using this Data




Figure 1 Feature Class Representation Example

This data is structured into two feature classes: buildings and centres. A feature class is a grouping of like items. These feature classes are also represented and delivered in a KML file format and can be viewed in mapping software such as Google Earth, ESRI ArcExplorer and many others. Figure 1 illustrates the two feature classes: buildings (represented as dots) and centres (represented as polygons). Most mapping software applications will allow you to click on anyone of these features to display the attributes of an individual building or centre.

This example also shows how two buildings are located on one centre. We record the individual attributes of each building in this case as well as the centre.

### Buildings Feature Class:

This feature class contains: major office buildings and secondary office buildings.

### Centres Feature Class:

A centre generally represents a site where one or more office buildings exist. The centre table provides data that are common for all buildings on the site (i.e. zoning, designation, total parking etc.). A centre may represent a development that is only partially built.

## Attributes:

The following is a description for each data attribute provided in this directory:

| Attribute | Description |
|---|---|
| Centre ID | A unique number per site. |
| Building ID | A unique number assigned to each building. |
| Character Area | As provided by the Mississauga Official Plan. The new Mississauga Official Plan modifies the city structure, and instead of planning districts, implements functional elements called "Character Areas". Please refer to the Mississauga Official Plan for the most up to date source of this information. |
| Ward | Municipal ward that the centre is located within. |
| Designation | Land use designation as provided by the Mississauga Official Plan. Please refer to the Mississauga Official Plan for the most up to date source of this information. |
| Zoning | Zoning category (By-law 0225-2007). Please refer to the Mississauga Zoning By-Law official document for the most up to date source of this information. |
| General Location | The general location of the centre (i.e. major intersection). |
| Number of Buildings | Number of office buildings included in the centre. |
| Office Type | Major Office or Secondary Office |
| Building Name | Name given to the office building (i.e. Bell Mobility, Airway Centre), if a name exists. Not all buildings are named. |
| Address | Address number for the building and street name recorded at the time of construction. |
| Parking Spaces | Number of parking spaces assigned to the office for the entire centre. |
| Site Area (ha/ac) | The net site area of development as provided by the Site Plan or other sources. The net site area is the gross site area minus undevelopable lands (examples of undevelopable lands may include: lands below top of bank, a wood lot, or a lot widening). |
| GFA (m2/sq.ft) | Gross Floor Area of an office building.<br>Where available the Zoning By-law definition of the Non-Residential GFA is reported, however, it is important to note that GFA definitions have changed over the years and GFA data were obtained from a number of different sources. In some instances, the |

| Attribute | Description |
|---|---|
| | data in the Office Inventory may not reflect zoning by-law definitions. Gross floor area non-residential is generally defined in the Zoning By-law as the total area of each floor above or below established grade, measured from the exterior of the outside walls excluding stairwells, washrooms, elevators, mechanical and electrical equipment, area for the collection or storage of disposable or recyclable waste, parking areas, lunch rooms, lounges or fitness rooms. |
| Storeys | Total number of storeys of the building. |
| FSI | Floor Space Index (FSI) - is the ratio of the gross floor area of all buildings on the site to the net developable area of that site. |
| Year Built/Occupied | Year in which construction of the building was completed or an occupancy permit was issued. For older buildings this information might be not available or the date is approximate. |
| Building Picture | Link to the picture of the office building. For some buildings pictures are not available. |

In some records estimates were made or information was not provided. This occurs in some older developments where planning and building files were not available. In these cases some of the GFA figures, and subsequently FSI, were not available due to difficulty in obtaining this information. Similarly some of the site areas were estimated given the best information available at the time.

## Definitions:

Office Types in the Office Inventory:

| Office Type | Description |
|---|---|
| Major Office | Major Office is generally defined as freestanding office building of 10,000 $m^2$ or greater, or with 500 jobs or more. (Source: *Growth Plan for the Greater Golden Horseshoe, 2006*). |
| Secondary Office | Secondary Office means business, professional, and administrative offices, less than 10,000 $m^2$ or accommodating less than 500 jobs. (Source: *Mississauga Official Plan*) |

The data released as a part of this package is a summarised version of the complete database. Please contact us if you require further information about a particular development.

# Office Directory 2012

## Centre

| | | | |
|---|---|---|---|
| **Centre ID:** | 1 | **Site Area (ha):** | 1.4 |
| **Character Area:** | Northeast EA (East) | **Site Area (ac):** | 3.46 |
| **Ward:** | 5 | **Parking Spaces:** | 1,875 |
| **General Location:** | Airport Rd & Highway 409 | **FSI:** | 1.08 |
| **Designation:** | Business Employment | **Number of Office Buildings:** | 1 |
| **Zoning:** | E2-68 | | |

## Building

| | | | |
|---|---|---|---|
| **Building ID:** | 1 | **GFA (sqm):** | 15,167 |
| **Building Name:** | Airway Centre II | **GFA (sqft):** | 163,258 |
| **Building Address:** | 5915 Airport Rd | **Storeys:** | 11 |
| **Office Type:** | Major Office | **Year Built/Occupied:** | 1983 |

SAMPLE
Download the full report at:
mississauga.ca/data



# Office Directory 2012

## Centre

| | | | |
|---|---|---|---|
| **Centre ID:** | 2 | **Site Area (ha):** | 1.44 |
| **Character Area:** | Northeast EA (East) | **Site Area (ac):** | 3.56 |
| **Ward:** | 5 | **Parking Spaces:** | 559 |
| **General Location:** | Airport Rd & Highway 409 | **FSI:** | 0.99 |
| **Designation:** | Business Employment | **Number of Office Buildings:** | 1 |
| **Zoning:** | E2-68 | | |

## Building

| | | | |
|---|---|---|---|
| **Building ID:** | 375 | **GFA (sqm):** | 14,300 |
| **Building Name:** | Airway Centre III | **GFA (sqft):** | 153,925 |
| **Building Address:** | 5925 Airport Rd | **Storeys:** | 10 |
| **Office Type:** | Major Office | **Year Built/Occupied:** | 1983 |

SAMPLE
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mississauga.ca/data



# Office Directory 2012

## Centre

| | | | |
|---|---|---|---|
| **Centre ID:** | 3 | **Site Area (ha):** | 1.3 |
| **Character Area:** | Northeast EA (East) | **Site Area (ac):** | 3.21 |
| **Ward:** | 5 | **Parking Spaces:** | Not Available |
| **General Location:** | Airport Rd & Highway 409 | **FSI:** | 1.21 |
| **Designation:** | Business Employment | **Number of Office Buildings:** | 1 |
| **Zoning:** | E2-68 | | |

## Building

| | | | |
|---|---|---|---|
| **Building ID:** | 376 | **GFA (sqm):** | 15,791 |
| **Building Name:** | Airway Centre IV | **GFA (sqft):** | 169,974 |
| **Building Address:** | 5935 Airport Rd | **Storeys:** | 11 |
| **Office Type:** | Major Office | **Year Built/Occupied:** | 1988 |



SAMPLE
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# Office Directory 2012

## Centre

| | | | |
|---|---|---|---|
| **Centre ID:** | 6 | **Site Area (ha):** | 1.08 |
| **Character Area:** | Northeast EA (East) | **Site Area (ac):** | 2.67 |
| **Ward:** | 5 | **Parking Spaces:** | 176 |
| **General Location:** | ES Airport Rd, N of American Dr | **FSI:** | 1.00 |
| **Designation:** | Business Employment | **Number of Office Buildings:** | 1 |
| **Zoning:** | E2-38 | | |

## Building

| | | | |
|---|---|---|---|
| **Building ID:** | 7 | **GFA (sqm):** | 10,767 |
| **Building Name:** | Orlando Executive Centre - Bldg I | **GFA (sqft):** | 115,896 |
| **Building Address:** | 6299 Airport Rd | **Storeys:** | 7 |
| **Office Type:** | Major Office | **Year Built/Occupied:** | 1975 |




SAMPLE
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# Office Directory 2012

## Centre

| | | | |
|---|---|---|---|
| **Centre ID:** | 7 | **Site Area (ha):** | 0.77 |
| **Character Area:** | Northeast EA (East) | **Site Area (ac):** | 1.90 |
| **Ward:** | 5 | **Parking Spaces:** | Not Available |
| **General Location:** | ES Airport Rd, N of American Dr | **FSI:** | 0.91 |
| **Designation:** | Business Employment | **Number of Office Buildings:** | 1 |
| **Zoning:** | E2-38 | | |

## Building

| | | | |
|---|---|---|---|
| **Building ID:** | 379 | **GFA (sqm):** | 6,995 |
| **Building Name:** | Orlando Executive Centre-Bldg II | **GFA (sqft):** | 75,294 |
| **Building Address:** | 6303 Airport Rd | **Storeys:** | 5 |
| **Office Type:** | Secondary Office | **Year Built/Occupied:** | 1981 |

SAMPLE
Download the full report at:
mississauga.ca/data



# Office Directory 2012

## Centre

| | | | |
|---|---|---|---|
| **Centre ID:** | 17 | **Site Area (ha):** | 5.42 |
| **Character Area:** | Meadowvale Business Park CC | **Site Area (ac):** | 13.39 |
| **Ward:** | 9 | **Parking Spaces:** | 836 |
| **General Location:** | SW corner Argentia Rd & Mississauga Rd | **FSI:** | 0.43 |
| **Designation:** | Business Employment | **Number of Office Buildings:** | 5 |
| **Zoning:** | E1 | | |

## Building

| | | | |
|---|---|---|---|
| **Building ID:** | 25 | **GFA (sqm):** | 4,350 |
| **Building Name:** | Meadowvale Corporate Centre Plaza 3 | **GFA (sqft):** | 46,823 |
| **Building Address:** | 2000 Argentia Rd | **Storeys:** | 4 |
| **Office Type:** | Secondary Office | **Year Built/Occupied:** | 1975 |



# Office Directory 2012

## Centre

| | | | |
|---|---|---|---|
| **Centre ID:** | 27 | **Site Area (ha):** | 2.79 |
| **Character Area:** | Gateway CC | **Site Area (ac):** | 6.89 |
| **Ward:** | 5 | **Parking Spaces:** | 557 |
| **General Location:** | SE corner Britannia Rd W & Avebury Ave | **FSI:** | 0.53 |
| **Designation:** | Business Employment | **Number of Office Buildings:** | 1 |
| **Zoning:** | E1 | | |

## Building

| | | | |
|---|---|---|---|
| **Building ID:** | 36 | **GFA (sqm):** | 14,823 |
| **Building Name:** | Britannia Place | **GFA (sqft):** | 159,555 |
| **Building Address:** | 5995 Avebury Rd | **Storeys:** | 9 |
| **Office Type:** | Major Office | **Year Built/Occupied:** | 1991 |




SAMPLE
Download the full report at:
mississauga.ca/data

# Office Directory 2012

## Centre

| | | | |
|---|---|---|---|
| **Centre ID:** | 31 | **Site Area (ha):** | 0.446 |
| **Character Area:** | Gateway EA (East) | **Site Area (ac):** | 1.10 |
| **Ward:** | 5 | **Parking Spaces:** | 68 |
| **General Location:** | NS of Brunel Rd, E of Hurontario St | **FSI:** | 0.48 |
| **Designation:** | Business Employment | **Number of Office Buildings:** | 1 |
| **Zoning:** | E2 | | |

## Building

| | | | |
|---|---|---|---|
| **Building ID:** | 44 | **GFA (sqm):** | 2,147 |
| **Building Name:** | Diblasio Group | **GFA (sqft):** | 23,110 |
| **Building Address:** | 111 Brunel Rd | **Storeys:** | 2 |
| **Office Type:** | Secondary Office | **Year Built/Occupied:** | 1988 |



# Office Directory 2012

## Centre

| | | | |
|---|---|---|---|
| **Centre ID:** | 32 | **Site Area (ha):** | 0.33 |
| **Character Area:** | Gateway EA (East) | **Site Area (ac):** | 0.82 |
| **Ward:** | 5 | **Parking Spaces:** | 52 |
| **General Location:** | NS of Brunel Rd, E of Hurontario St | **FSI:** | 0.43 |
| **Designation:** | Business Employment | **Number of Office Buildings:** | 1 |
| **Zoning:** | E2-96 | | |

## Building

| | | | |
|---|---|---|---|
| **Building ID:** | 45 | **GFA (sqm):** | 1,431 |
| **Building Name:** | Diblasio Group | **GFA (sqft):** | 15,403 |
| **Building Address:** | 141 Brunel Rd | **Storeys:** | 2 |
| **Office Type:** | Secondary Office | **Year Built/Occupied:** | 1989 |

SAMPLE
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mississauga.ca/data



# Office Directory 2012

## Centre

| | | | |
|---|---|---|---|
| **Centre ID:** | 33 | **Site Area (ha):** | 0.506 |
| **Character Area:** | Rathwood-Applewood CN | **Site Area (ac):** | 1.25 |
| **Ward:** | 3 | **Parking Spaces:** | 139 |
| **General Location:** | SS Burnhamthorpe Rd E, E of Dixie Rd | **FSI:** | 0.75 |
| **Designation:** | Office | **Number of Office Buildings:** | 1 |
| **Zoning:** | O | | |

## Building

| | | | |
|---|---|---|---|
| **Building ID:** | 46 | **GFA (sqm):** | 3,811 |
| **Building Name:** | Burnhamthorpe Professional Centre | **GFA (sqft):** | 41,022 |
| **Building Address:** | 1420 Burnhamthorpe Rd E | **Storeys:** | 4 |
| **Office Type:** | Secondary Office | **Year Built/Occupied:** | 1992 |

SAMPLE
Download the full report at:
mississauga.ca/data

PHOTO NOT AVAILABLE

For more information contact:
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public inquiries
telephone: (905) 615-3200 ext. 5556
e-mail: eplanbuild.info@mississauga.ca

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Monitoring

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# Mississauga Existing Land Use Study

# 2010

MISSISSAUGA
Leading today for tomorrow

# Table of Contents


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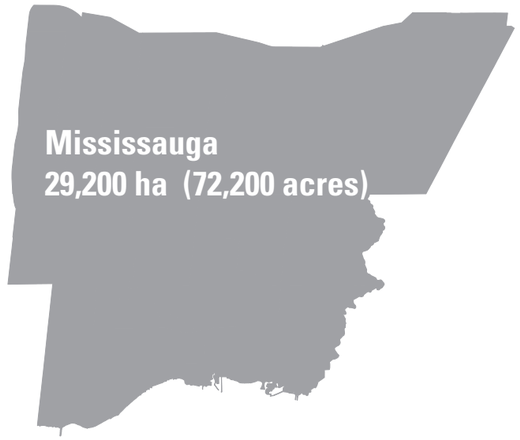
## ABOUT THE EXISTING LAND USE STUDY

It is an annual publication summarizing the results of the Existing Land Use Survey, which examines principle land uses occurring on lands throughout the City of Mississauga.

## HOW IS THE DATA COLLECTED

The data is compiled through a combination of building permit issuances, Mississauga Plan designations, zoning, development applications, aerial photos and site checks that occurred in the Fall of 2010.

# 2010 Existing Land Use Summary




**Did you know….**

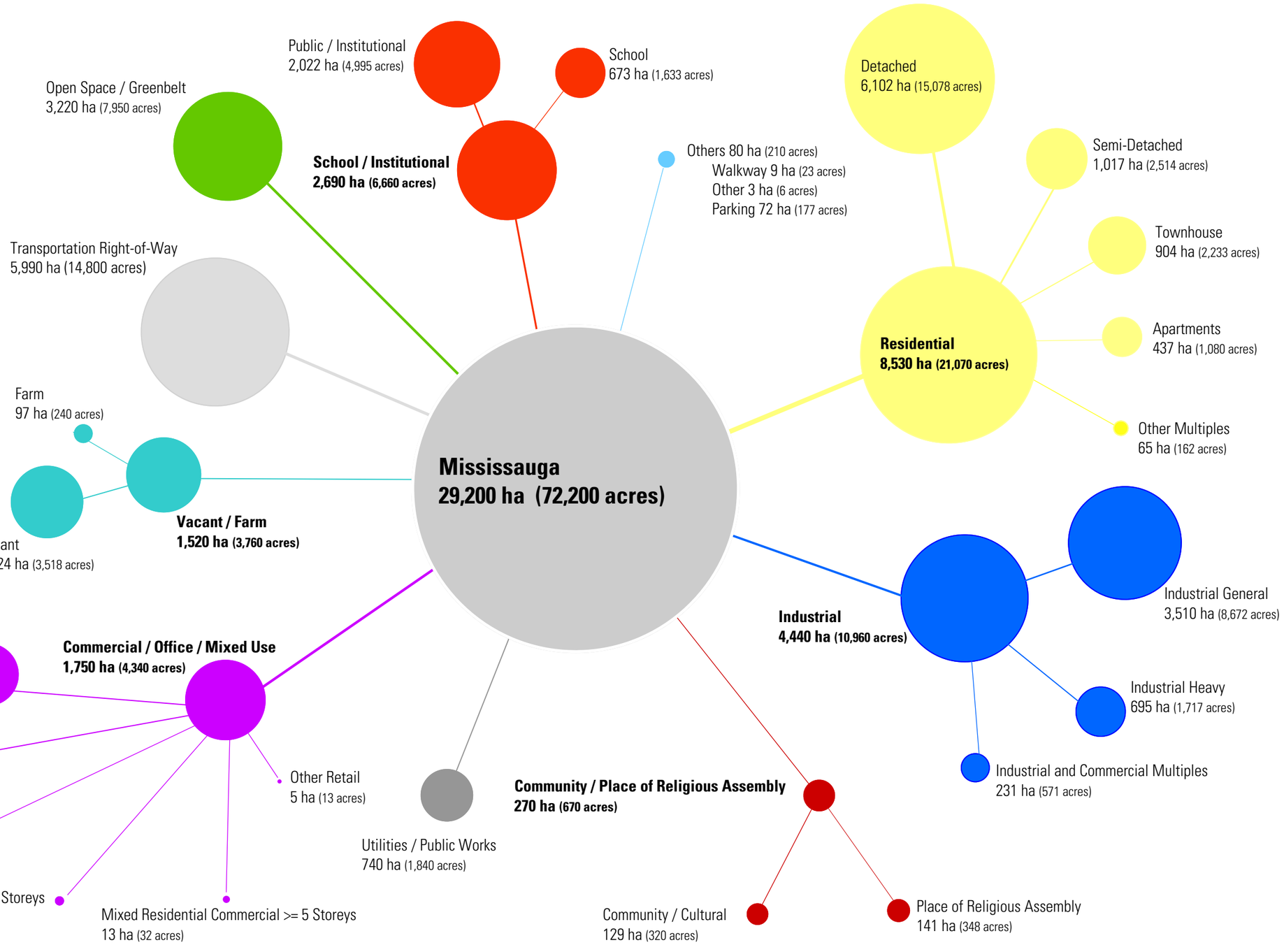
Land use is different from land cover. Land use defines what the land is used for, while land cover defines the composition of the lands. Take transportation for example, the entire corridor is comprised of an asphalt road, concrete sidewalk, and grass boulevard, which makes-up the designated right-of-way width.



# 2010 Existing Land Use Summary

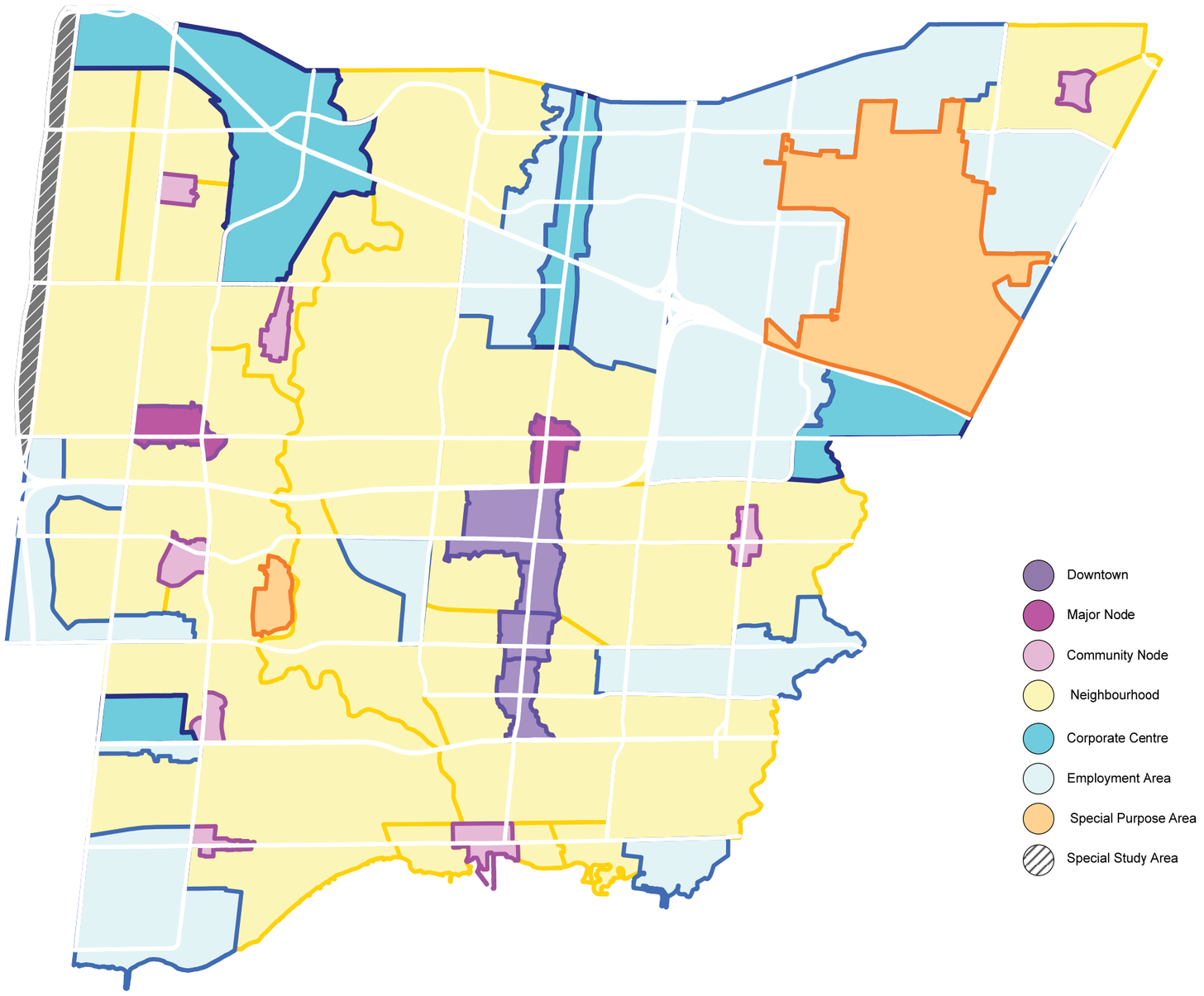


**Did you know….**
The residential land use category is divided into five classifications: detached, semi-detached, townhouse, apartments and other multiples



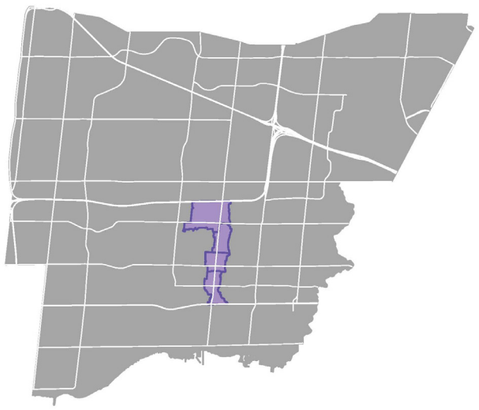
# City Structure

The Existing land use survey data has been summarized by the new City Structure, as outlined in the proposed new Mississauga Official Plan adopted by City Council on September 29, 2010.



# Downtown

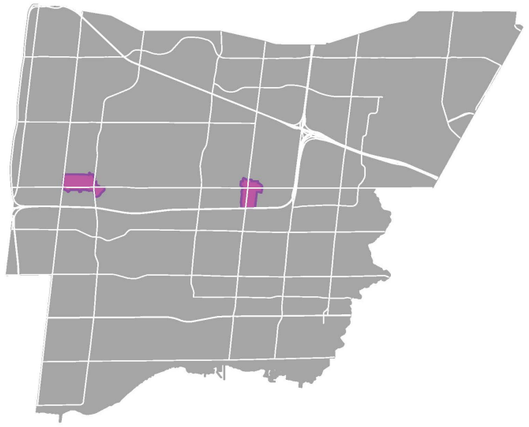




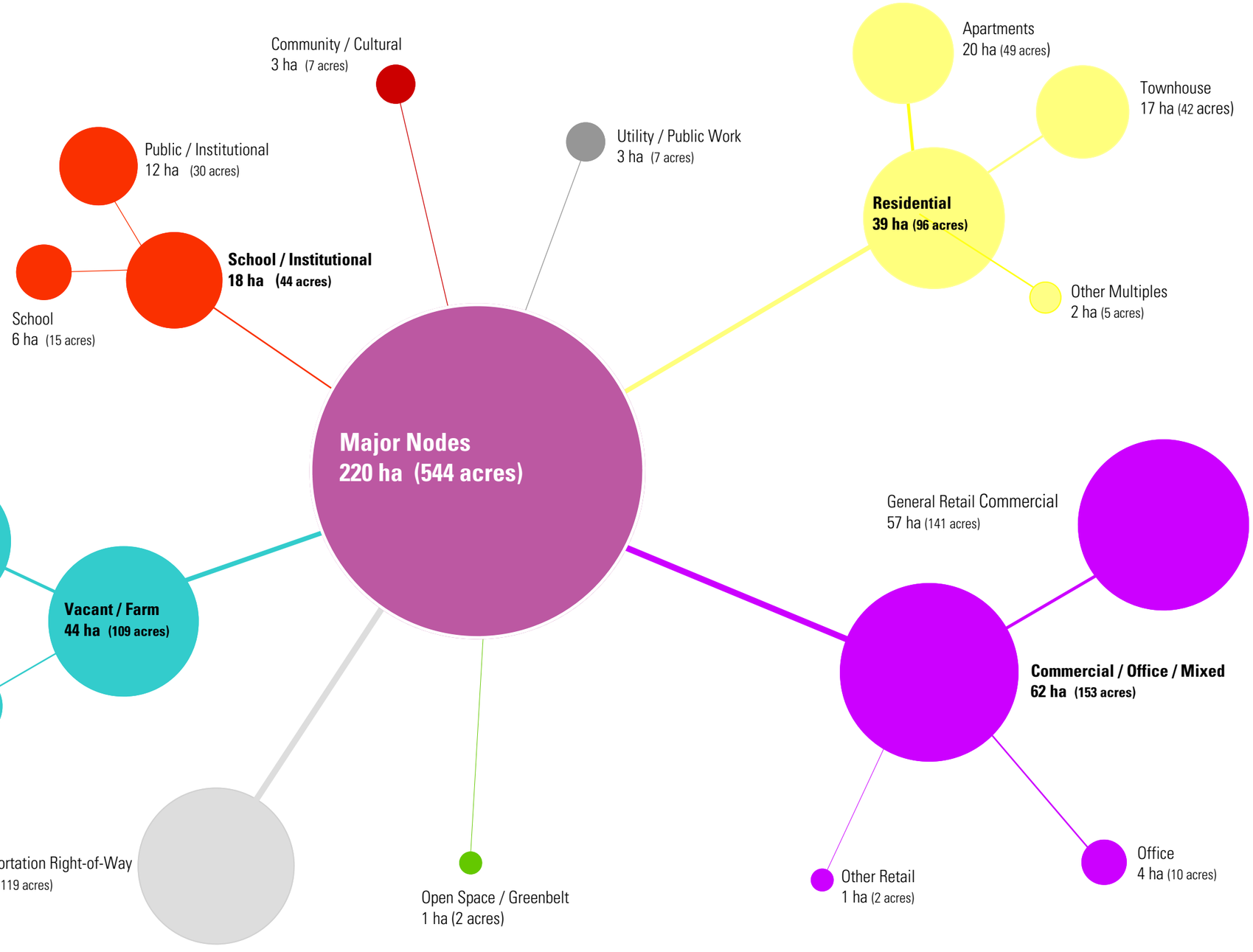
**Did you know….**
26.1% of lands occupied by apartments are located in Mississauga's Downtown

# Major Nodes



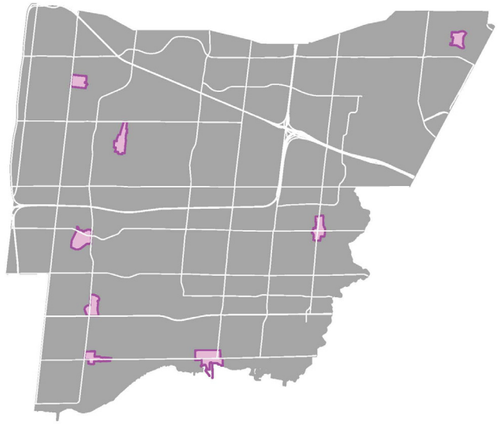


**Did you know ….**
The largest land use in Major Nodes are Commercial / Office / Mixed Use at 28.2%

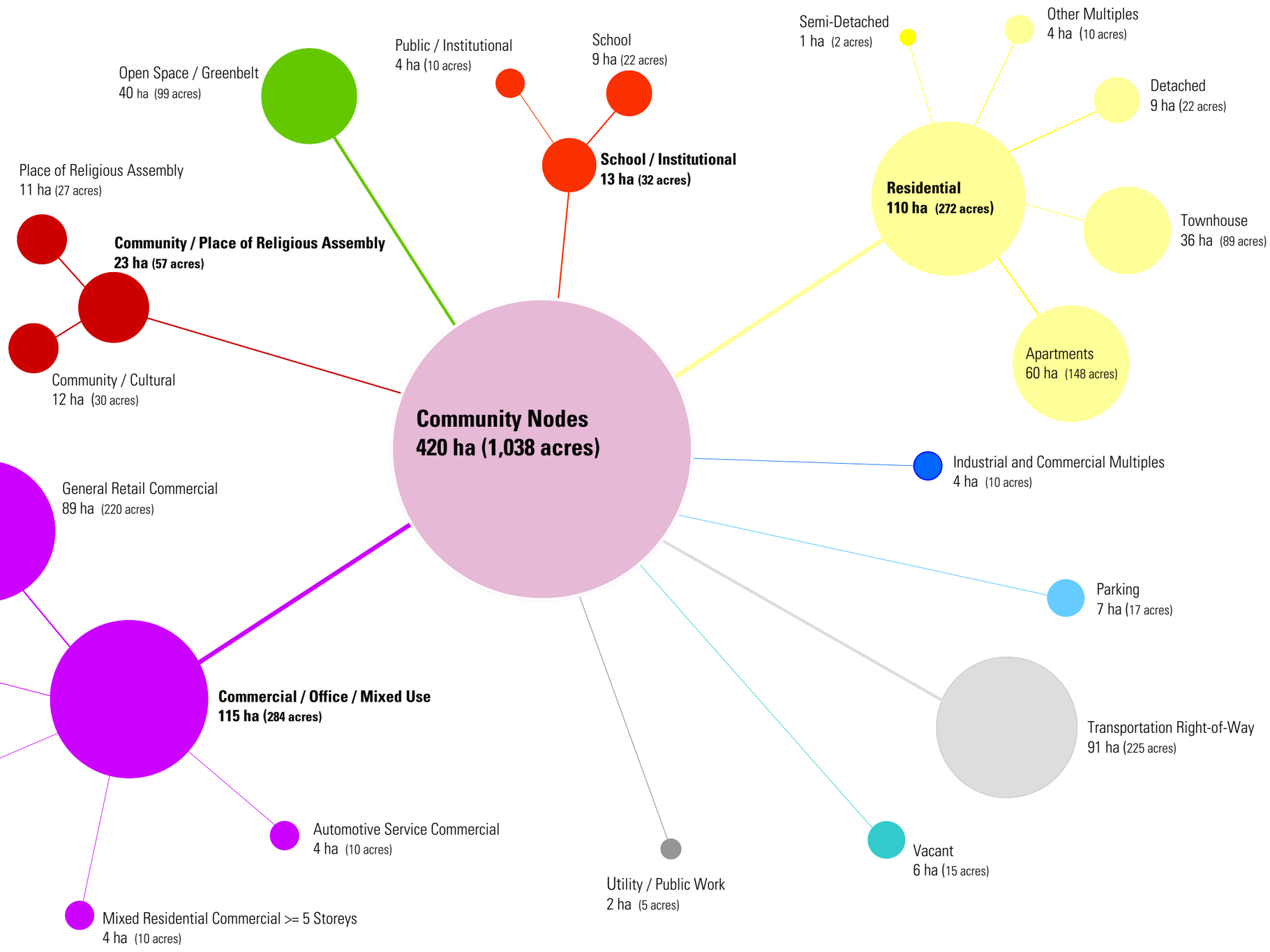


# Community Nodes

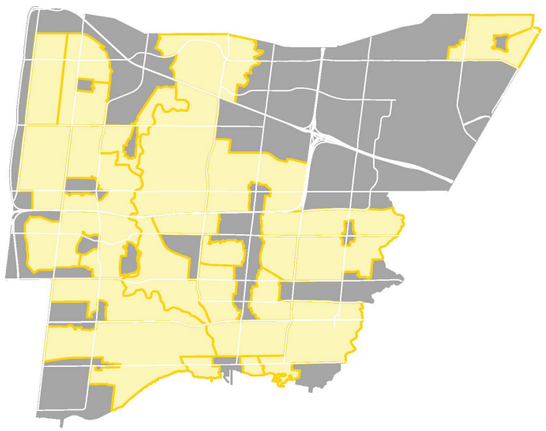




**Did you know ...**
The largest land use in Community Nodes are Commercial / Office / Mixed Use at 27.4%



# Neighbourhoods



**Did you know ...**
79.4% of all Open Space / Greenbelt land in Mississauga is located in Neighbourhoods

**Neighbourhoods**
**16,470 ha (40,698 acres)**

**Community / Place of Religious Assembly**
**165 ha (408 acres)**
- Place of Religious Assembly 78 ha (193 acres)
- Community / Cultural 87 ha (215 acres)

**School / Institutional**
**739 ha (1,826 acres)**
- Public / Institutional 124 ha (306 acres)
- School 615 ha (1,520 acres)

Others 24 ha (5 9 acres)
- Walkway 9 ha (22 acres)
- Other 2 ha (5 acres)
- Parking 13 ha (32 acres)

Open Space / Greenbelt
2,555 ha (6,314 acres)

Utility / Public Work
361 ha (892 acres)

**Residential**
**8,141 ha (20,117 acres)**
- Detached 6,021 ha (14,878 acres)
- Semi-Detached 1,007 ha (2,488 acres)
- Townhouse 820 ha (2,026 acres)
- Apartments 243 ha (600 acres)
- Other Multiples 50 ha (124 acres)

**Commercial / Office / Mixed Use**
**383 ha (946 acres)**
- General Retail Commercial 309 ha (764 acres)
- Automotive Service Commercial 40 ha (99 acres)
- Office 19 ha (47 acres)
- Mixed Residential Commercial < 5 Storeys 11 ha (27 acres)
- Other Retail 3 ha (7 acres)
- Mixed Residential Commercial >= 5 Storeys 1 ha (2acres)

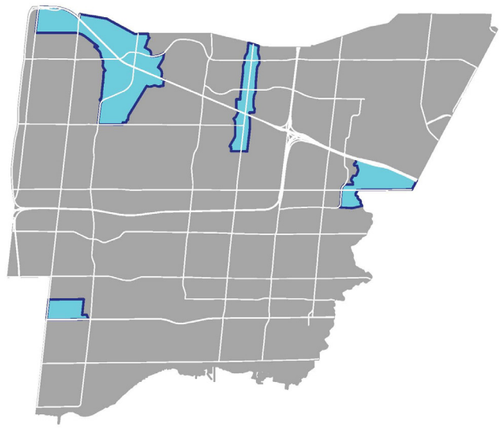
Transportation Rights-of-way
3,813 ha (9,422 acres)

**Vacant / Farm**
**256 ha (633 acres)**
- Vacant 185 ha (457 acres)
- Farm 71 ha (175 acres)

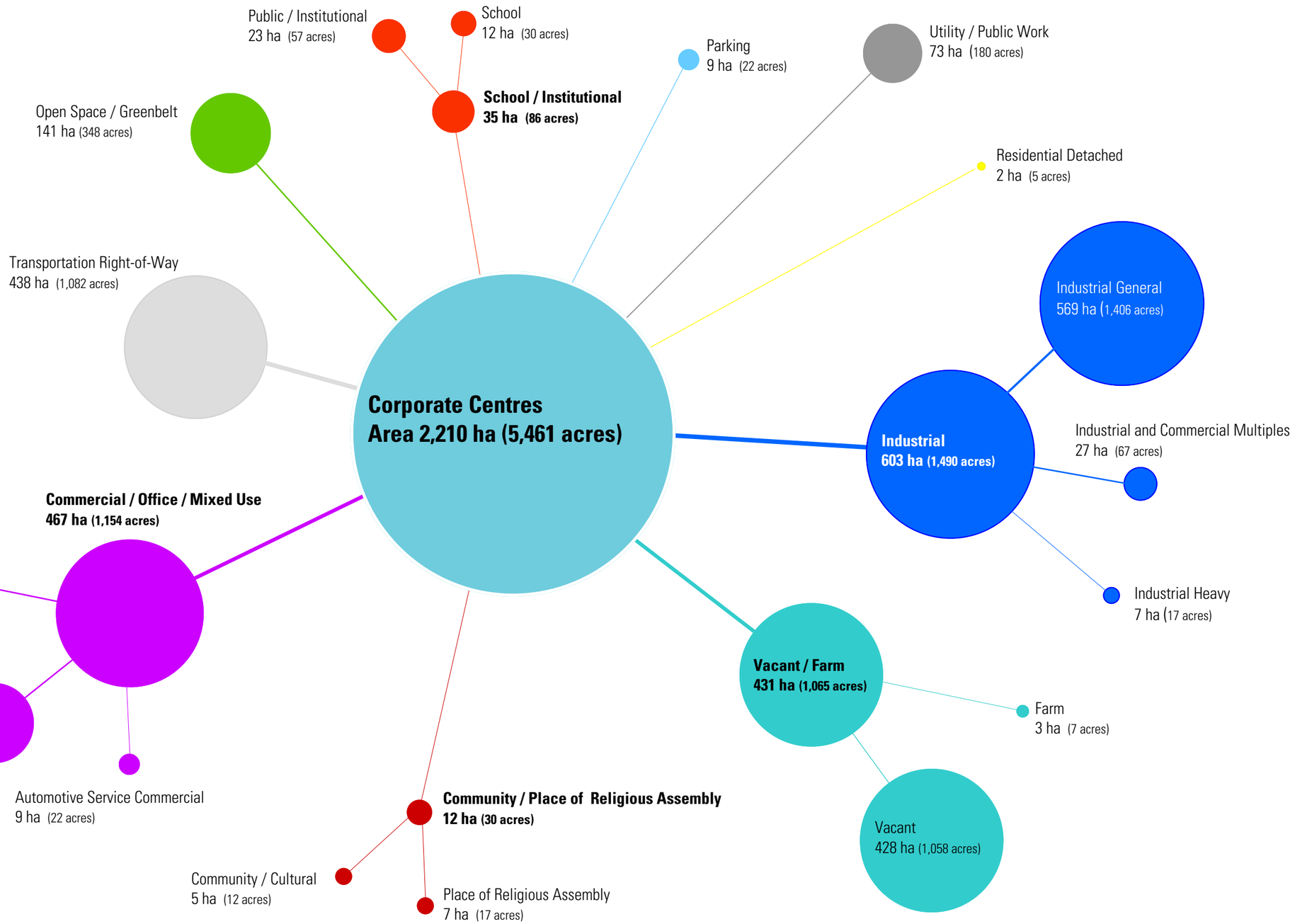
**Industrial**
**51 ha (126 acres)**
- Industrial Heavy 4 ha (10 acres)
- Industrial and Commercial Multiples 7 ha (17 acres)
- Industrial General 40 ha (99 acres)

# Corporate Centres

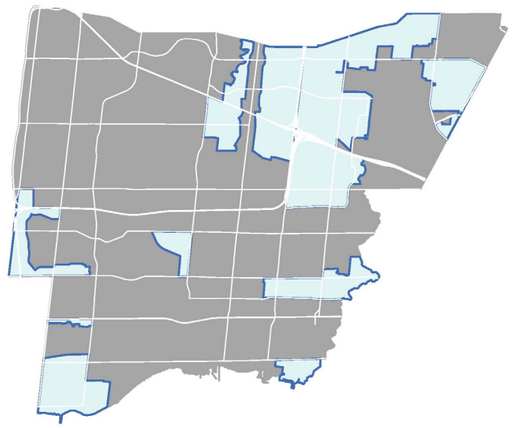




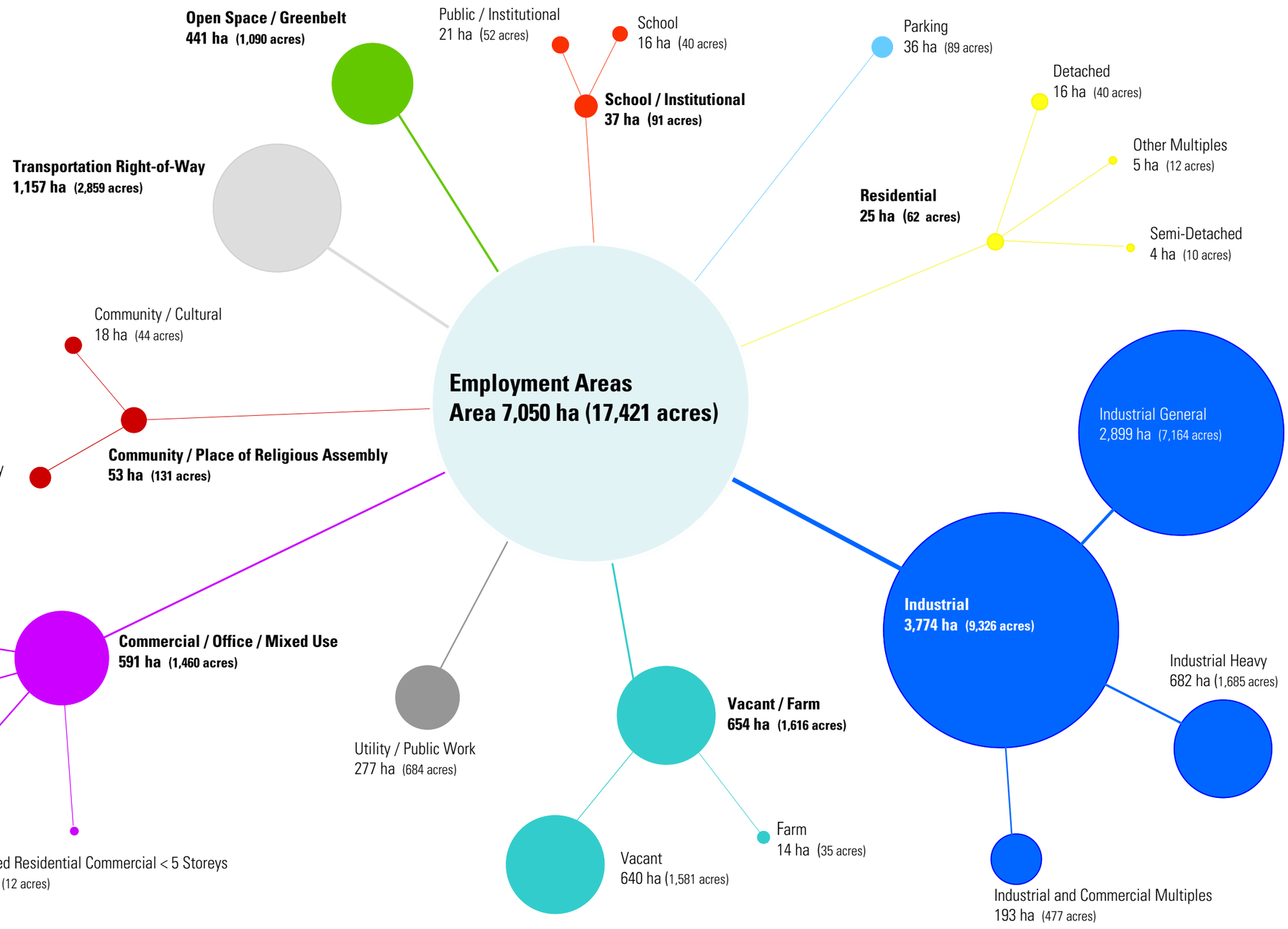
**Did you know …**
64.4% of office land uses in Mississauga are located in Corporate Centres



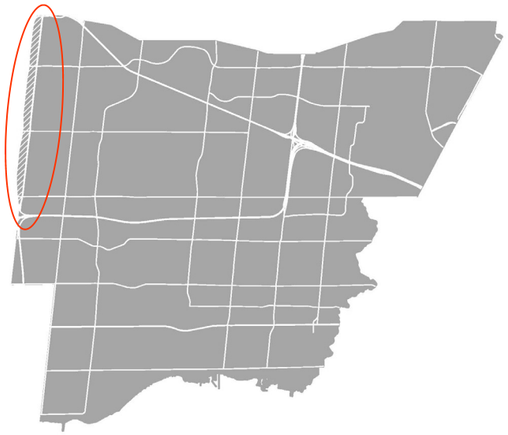
# Employment Areas



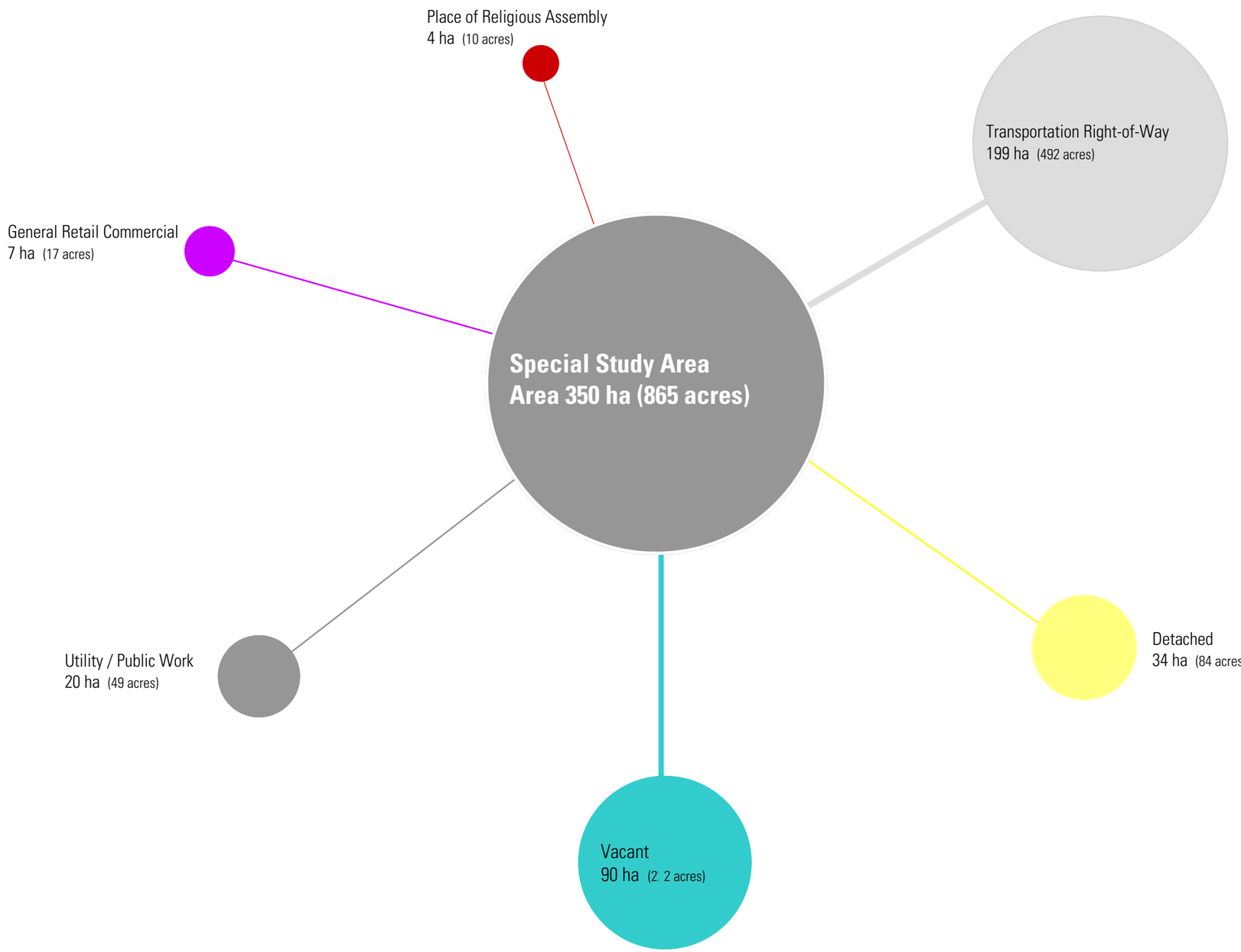
**Did you know …**
85.0% of Industrial land uses in Mississauga area located in Employment Areas



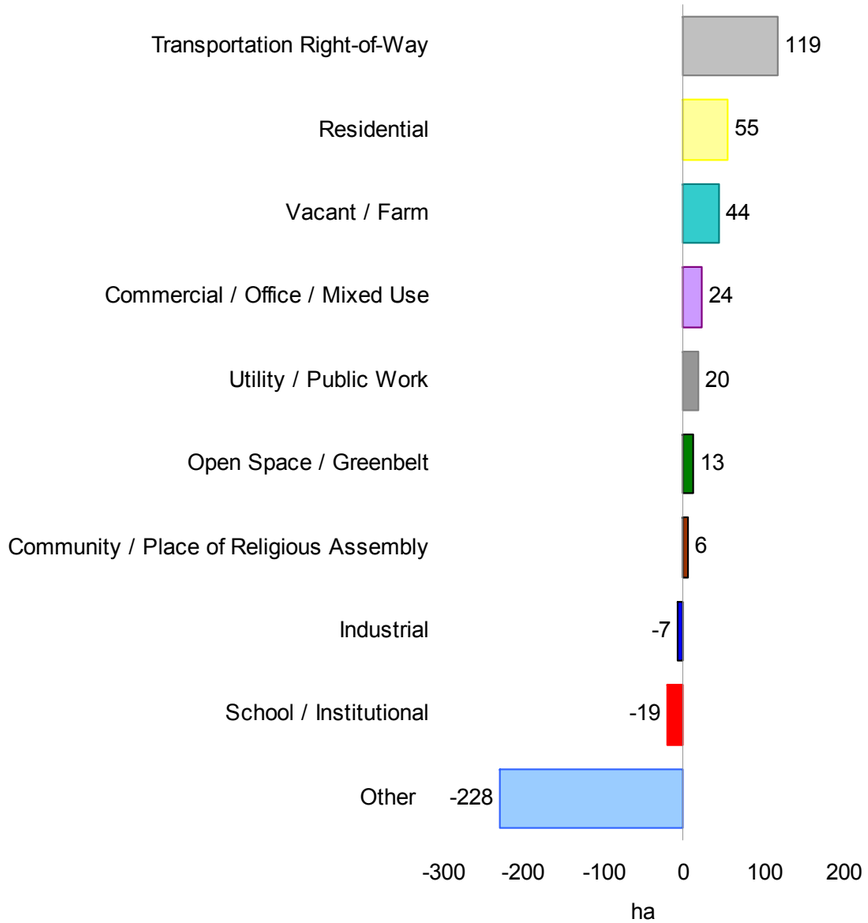
# Special Study Area



**Did you know ...**
56.9% of lands in the Special Study Area are Transportation Rights-of-Way which is primarily attributed to Parkway Belt West lands



# Existing Land Use Change 2009 - 2010




This graphic shows changes in existing land use between 2009 and 2010. Significant changes include:

There was a change to how parking at GO Station's were coded in 2010. Some GO Parking lots had previously been coded as 'Public' which is included in the 'School / Institutional' category. In 2010 these GO parking lands were changed to 'Parking' which is now included in the 'Other' category. This coding change resulted in a decline in the 'School / Institution' existing land use category between 2009 and 2010.

In 2009 the Ninth Line lands were included in the 'Other' category as they had yet to be surveyed. These lands were surveyed in 2010 and existing land uses have been updated. This resulted in a large decline in the 'Other' category between 2009 and 2010 and an increase in 'Transportation Right-of-Way', 'Residential' and 'Vacant/Farm' uses.

# Existing Land Use Descriptions

| Residential Land Use | Description |
|---|---|
| Residential Detached | A residential unit not joined to another structure above grade. May include an accessory (e.g., basement) apartment or a home business. Includes "links", which are dwellings attached to the adjacent unit underground. |
| Residential Semi-Detached | Two residential units joined by an above grade vertical wall. May include an accessory (e.g., basement) apartment or a home business. Includes "links", which are dwellings attached to the adjacent unit underground. |
| Residential Townhouse | Three or more residential units joined by an above grade vertical wall with each unit having a private outdoor entrance (not a balcony). Includes cluster, freehold or "stacked" townhouse developments. May include a home business. |
| Residential Apartments | Five or more residential units usually sharing a common entrance. May include accessory retail (e.g., a tuck shop), however, apartments above commercial developments are considered "Mixed Residential Commercial". Includes maisonnettes with 5+ units. May include a home business. |
| Residential Other Multiples | Includes duplexes (two units joined horizontally), triplexes, quadroplexes, communal living arrangements (e.g., student dormitories, convents, prisons), long term care facilities (e.g., nursing homes) and mobile home parks. Does not include group homes, foster homes or other forms of living arrangements unless the built form is compatible with the residential other multiple category. (For example, a group home in a detached dwelling would be coded residential detached). |

| School / Institutional Land Use | Description |
|---|---|
| Public/Institutional | Hospitals, post-secondary education facilities (e.g., universities and colleges), fire stations, libraries, city hall, public transportation terminals (e.g., the City Centre Bus Terminal, GO Train stations). |
| School | Includes all public and private schools. Does NOT include post secondary facilities such as universities and colleges which are considered "Public/Institutional". |

| Vacant / Farm Land Use | Description |
|---|---|
| Farm | A traditional farming operation. Usually represents a "hold-out" property. (Does NOT include lands under cultivation until ready for development. These would be considered "Vacant" lands.) |
| Vacant | Unimproved lands (ie. lands with no occupyable structures). Includes lands being cultivated until ready for development. Does NOT include properties with unoccupied structures available for lease or sale. |

| Open Space / Greenbelt Land Use | Description |
|---|---|
| Open Space/Greenbelt | Includes lands used for outdoor recreation and conservation purposes. Includes active and passive parks (e.g., bike/walking trails, baseball diamonds, playgrounds), golf courses, driving ranges, cemeteries, protected woodlots and hazard lands associated with watercourses. Outdoor recreation areas associated with a community centre should be coded "Open Space/Greenbelt" and the portion of the property associated with the community centre should be coded as "Community/Cultural". "Open Space/Greenbelt" also includes buffer zones not adjacent to a road where the lands are zoned "G". |

| Community / Places of Religious Assembly Land Use | Description |
|---|---|
| Community/Cultural | Sites providing social, recreational or cultural services to the community as a whole or to special interest or cultural groups. Includes community centres (e.g., Rivergrove, Cawthra Arena), legion halls, cultural centres (e.g., Hansa House, the Croatian Centre), museums, public art galleries, centres for the performing arts (e.g., the Living Arts Centre). Includes public, private and non-profit organizations. |
| Place of Religious Assembly | Includes buildings used primarily for religious worship. May include accessory assembly and office space and services to the community (e.g., religious school, day care). |

| Transportation Right-of-Way Land Use | Description |
|---|---|
| Transportation Right-of-Way | Includes public and private roads, the right-of-way associated with roads, railway lines, 1 ft. (.3m) reserves, provincial highways and associated utilities corridors, and buffer zones adjacent to a road. Utility corridors NOT associated with a road or a highway are considered "Utility / Public Work". |

| Industrial Land Use | Description |
|---|---|
| Industrial General | Industrial uses within enclosed buildings (either stand alone buildings or multiple unit buildings). May include accessory office and retail uses associated with the industrial use and limited outdoor storage. Typical uses include manufacturing, assembling, processing, fabricating, repairing, warehousing and wholesaling. |
| Industrial and Commercial Multiples | A multiple unit building with a combination of industrial and commercial uses. |
| Industrial Heavy | Industrial operations that require extensive outdoor processing or storage areas. May include sites that are used exclusively for storage (e.g., transportation depots), salvage yards, extractive industries and refineries. |

| Commercial / Office / Mixed Use Land Use | Description |
|---|---|
| General Retail Commercial | Retail establishments either within enclosed malls or free standing buildings (Square One, Westwood Mall, power centres, retail strips, mainstreet areas, hotels, motels, public storage facilities, lumber yards, car dealerships); none of which contain any residential units. Includes convention centres and the International Centre. |
| Automotive Service Commercial | Includes gas bars, gas stations, lube shops, car washes, auto repair etc. Does not include car dealerships which would typically be considered general retail commercial. |
| Other Retail | Retail uses that do not fit any of the other retail categories. Includes new home sales pavilions and trailers. Generally, these uses are considered temporary. |
| Mixed Residential Commercial >= 5 storeys | Buildings of five storeys or more, with a mix of residential and commercial uses; typically the ground floor is commercial and the upper floors are residential. |
| Mixed Residential Commercial < 5 storeys | Buildings with less than five storeys, comprising a mix of residential and commercial uses; typically the ground floor is commercial and the upper floor(s) is (are) residential. |
| Office | Includes buildings where the primary use is office. May include accessory retail which would typically be limited to the ground floor and medical buildings, including converted residential dwellings occupied by doctors and therapists in Mineola on Hurontario St. and Streetsville on Queen St. Buildings with a fairly equal split of retail/service and office (eg. retail on the ground floor and office on the second floor) would be "Free Standing Retail and Service Commercial" or a "Retail and Service Commercial Centre". |

| Utility / Public Work Land Use | Description |
|---|---|
| Utility / Public Work | Lands used to provide services such as transportation yards, natural gas and oil, hydro electric power, telephone, water, storm and sanitary sewer services, communication services and waste management. Includes storm water detention ponds, communication structures, land fill sites and works yards. |

| Others Land Use | Description |
|---|---|
| Walkway | Includes all walkways through subdivisions, and may provide links to other roads, parks or school sites. |
| Other | Uses that do not fit any other categories. This category has been used in Malton to code former laneways that have been incorporated into the backyards of residential properties. |
| Public or Municipal Parking | A parking lot that does not represent the required parking associated with a land use (e.g., the parking area associated with an office building) or vehicle storage for an industrial or retail operation (e.g., a truck terminal or a car dealership). |

The complete information package for this profile consists of this document (PDF), an associated spreadsheet containing all land use breakdown figures (XLS/CSV), and an interactive map (KML) that can be viewed inside Google Earth or any KML compatible software. This package is available on the Mississauga Data website at: www.mississauga.ca/data






For questions relating to information contained in this publication please contact the Information Planning Section of the Policy Planning Division in the Planning and Building Department.

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