



Corporate Report

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Publication)

PDC FEB 11 2013

DATE: January 22, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 11, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **2011 Census Results, Office Directory 2013, Residential Directory 2013**

RECOMMENDATION: That the report titled "*2011 Census Results*", "*Office Directory 2013*", "*Residential Directory 2013*", dated January 22, 2013, from the Commissioner of Planning and Building, be received.

**REPORT
HIGHLIGHTS:**

- The City of Mississauga remained the 6th largest city in Canada with a population of 713,443. (Including the undercount, the total population is approximately 741,000 persons.) An increase of 6.7%, and absolute growth of 44,844 persons since 2006;
- There were 242,538 private dwellings in the City of Mississauga, an increase of 18,801 (8.4%);
- The senior population in the City of Mississauga increased by 24.0%, and represented 11.4% of the City's total population;
- Mississauga remained a more traditional family-oriented city as 77.5% of census families were married; 6.1% were common-law couples, and 16.4% were lone-parent families; and
- The most common languages spoken by persons in Mississauga whose mother tongue was not one of the official languages were reported as: Chinese languages, Urdu, Polish, Punjabi and Arabic.

BACKGROUND:

In May of 2011, Statistics Canada conducted the Census of Population. Throughout 2012 the results from the four major data topics were released. The “*2011 Census Results*” (attached under separate cover) are a series of four reports, and an overall highlights page, that offers an analysis and a summary of each of these data topics.

The report titled “*Office Directory 2013*” (attached under separate cover) provides information on office developments city-wide.

The report titled “*Residential Directory 2013*” (attached under separate cover) provides information on multiple-unit residential developments city-wide.

All of these documents and supporting tables/maps are posted on the City’s web site at www.mississauga.ca/data.

COMMENTS:**2011 Census Results**

The Census clearly indicates that Mississauga continues to grow with an increase of 6.7% and an absolute increase of 44,844 persons. In addition, Mississauga’s population continued to age with the number of seniors increasing by 24.0%. Mississauga has a wide diversity of languages spoken.

The principal findings from the four major data topic releases of the 2011 Census of Population are as follows:

Population and Dwelling Counts:

- The Canadian population was recorded at 33.5 million persons (excluding undercount), an increase of 5.9% from the 2006 Census of Population;
- The population of Ontario was nearing 12.9 million persons, following an increase of 5.7%;
- Among the 33 Census Metropolitan Area (CMAs) in Canada, the Toronto CMA remained the largest in the nation (5,583,064);

- The City of Mississauga remained the 6th largest city in Canada with a population of 713,443;
- The population data does not include the undercount value as this data has not yet been released by Statistics Canada (and no release date has been posted). Including the undercount, the total population may be closer to 741,000. The undercount (or census net undercoverage) is the difference between the population missed during enumeration (undercoverage) and the population enumerated more than once (overcoverage). The 2006 Census national net undercoverage rate estimate was 2.8%. In Peel, the undercount was 4.9% in 2006. It is not possible to trend or predict the 2011 undercount;
- The Town of Milton was the fastest growing municipality in Canada, with a growth rate of 56.5%;
- The Region of Peel recorded a population of 1,296,814, and experienced a growth rate of 11.8%;
- Mississauga represented 55.0% of the Region's total population; and
- There were 242,538 private dwellings in the City of Mississauga, an increase of 18,801 (8.4%).

Age and Sex:

- The median age of the Canadian population was recorded at 40.6 years;
- 2011 marked the first year that the 'baby boomers' generation reached 65. There were 4,945,055 seniors in Canada, representing 14.8% of the total population;
- The Region of Peel had the lowest median age in the Greater Toronto Area at 36.9;
- The median age of the population in the City of Mississauga increased from 36.7 to 38.5;
- The senior population in the City of Mississauga increased by 24.0%, and represented 11.4% of the City's total population; and
- The proportion of children under 15 years of age declined from 19.9% to 18.0% of the City's population.

Families, Households, Marital Status, and Housing:

- There were 9,389,695 families in Canada, an increase of 5.5% from 2006;
- In Canada, 67.0% of census families were married couples, 16.7% were common-law couples, and 16.3% were lone-parent families;
- In Mississauga, the number of census families increased by 12,750 (6.8%) to 199,380. Mississauga remained a more traditional family-oriented city as 77.5% of census families were married; 6.1% were common-law couples, and 16.4% were lone-parent families;
- In Mississauga, of the population 15 years of age and over, 58.6% were married or living with a common-law partner, and 41.4% were not married and not living with a common-law partner;
- In Canada, 13,320,615 private households were recorded, an increase of 7.1% from 2006;
- The number of private households in Mississauga increased by 9.1%, to 234,580. Almost 44% of households were comprised of couples with children, 19.0% were without children, 11.7% were lone-parent, 17.7% one-person households, 5.0% multiple family households and 2.7% were other households;
- The average household size in Canada remained constant at 2.5, compared to 2.6 in Ontario, 3.2 in the Region of Peel, and 3.0 in the City of Mississauga;
- Across Canada, the dominant structural type of dwelling was a detached house (55.0%), followed by apartments (32.6%), row house (5.9%), semi-detached (4.9%) and movable dwelling (1.4%); and
- In Mississauga, detached houses (39.1%) and apartments (35.4%) were the dominant structures, followed by row houses (14.1%) and semi-detached (11.3%).

Language:

- In Canada, 78.2% of the population identified English or French as their mother tongue. A non-official language was recorded as the mother tongue for 19.8% of the population;

- In Mississauga, English was reported as the mother tongue for 47.6% of the population, 1.0% reported French, and 47.0% reported a non-official language only as their mother tongue;
- The five most common languages spoken by persons in Canada whose mother tongue was not one of the official languages were reported as; Chinese languages, Punjabi, Spanish, German and Italian;
- In Mississauga, the most common languages were Chinese languages, Urdu, Polish, Punjabi and Arabic;
- In Canada, 98.2% of the population spoke one or both of the official languages. In Mississauga, 96.5% can speak one or both of the official languages; and
- In Mississauga, 94.3% of the population identified English as their first official language; the same proportion was recorded in Peel.

Highlights:

- A one page overview document that summarizes the key facts and tables from the “2011 Census Results” reports.

The National Household Survey (NHS) results will not be released in its entirety until August 14, 2013.

Office Directory 2013

The “*Office Directory 2013*” reports that Mississauga has 2.64 million m² (28.4 million sq. ft.) of office space, which includes major and secondary offices:

- 55.7% of office space, 1.47 million m² (15.8 million sq. ft.) is classified as Major Office. Major Office is generally defined as a freestanding office building of 10,000 m² (107,639 sq. ft.) or greater; and
- 44.3% of office space, 1.17 million m² (12.6 million sq. ft.) is classified as Secondary Office. Secondary Office means business, professional and administrative offices, less than 10,000 m² (107,639 sq. ft.).

Residential Directory 2013

Residents of Mississauga have a variety of housing choices. Of the 112,604 residential units within the “*Residential Directory 2013*”:

- 63.5% (71,503) of units are apartments;
- 32.5% (36,588) of units are townhouses;
- 1.1% (1,241) of units are plexes and mixed-use; and
- 2.9% (3,272) of units are others types of dwellings (e.g., senior residences).

STRATEGIC PLAN: These reports assist with the monitoring of the Mississauga Official Plan, Focus on Mississauga report, and provide assistance to a wide variety of program planning, and pillars within the Strategic Plan.

FINANCIAL IMPACT: Not Applicable.

CONCLUSION: Several trends are evident from the Census results: Canada’s population is increasing due to immigration; Ontario is still the province of choice for international immigration; and most Canadians live in urban areas.

The “*2011 Census Results*” assist with understanding the changing demographic and social characteristics of the people living in the City of Mississauga. Changes in demographics have a direct impact on the services that the City of Mississauga provides. Understanding this is critical to the planning of effective programs and services.

The monitoring reports - “*Office Directory 2013*” and “*Residential Directory 2013*” indicate that the City has a substantial amount of office space, and a variety of housing choices.

ATTACHMENTS:

Under Separate Cover:

- 2011 Census Results: Population and Dwelling Counts
- 2011 Census Results: Age and Sex
- 2011 Census Results: Households, Families, Marital Status and Housing
- 2011 Census Results: Language
- 2011 Census Results: Highlights
- Office Directory 2013
- Residential Directory 2013

Edward R. Sajecki

Commissioner of Planning and Building

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2011

CENSUS RESULTS POPULATION AND DWELLING COUNTS

INTRODUCTION

The 2011 Census enumerated 33,476,688 people in Canada (excluding undercount¹), as reported by Statistics Canada; in the population and dwelling counts data that was released on February 8th, 2012. Between 2006 and 2011 the population of Canada increased by 5.9% (1,863,791), compared to an increase of 5.4% (1,605,803) during the previous Census period of 2001 to 2006. Amongst the G8 countries Canada again experienced the greatest increase in population growth, with only two other countries (United Kingdom and Russia) having an increase in their respective rates of population growth, in comparison to the rates of growth experienced between 2001 and 2006. Canada's growth continues to be the result of international migration, and natural increase as a result of higher fertility rates².

CANADA AND THE PROVINCES

Every province and territory experienced an increase in their respective rates of population growth between 2006 and 2011, with the exception of Ontario, Northwest Territories and Nunavut. The population of Ontario increased by 5.7%, to 12,851,821 people, but the rate of increase was below the 6.6% it recorded between 2001 and 2006. Of the provinces and territories, Yukon had the greatest growth rate since 2006, at 11.6%. Alberta was again the leader amongst the provinces at 10.8%, almost double the national average of 5.9%.

The Atlantic Provinces experienced marginal population growth, which is significant as they had combined for a negative population growth of -0.4% between 2001 and 2006. Prince Edward Island had the largest increase at 3.2%, and Newfoundland and Labrador increased by 1.8%, an improvement on the negative population growth of -1.5%, between 2001 and 2006.

Canadian Population

33.5
million people

5.9%

Ontario Population

12.9
million people

5.7%

Region of Peel Population

1.3
million people

11.8%

City of Mississauga

713
thousand people

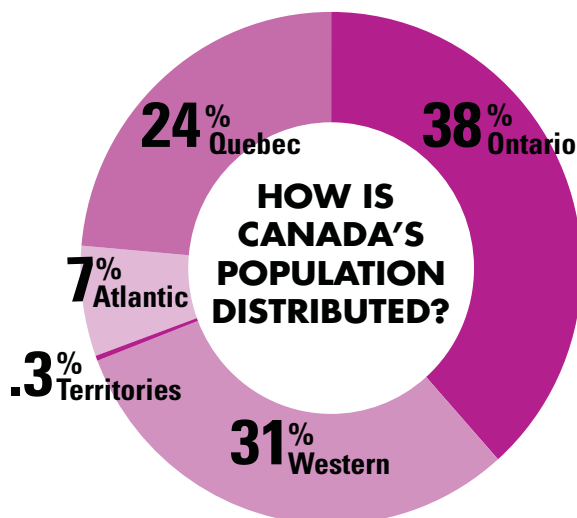
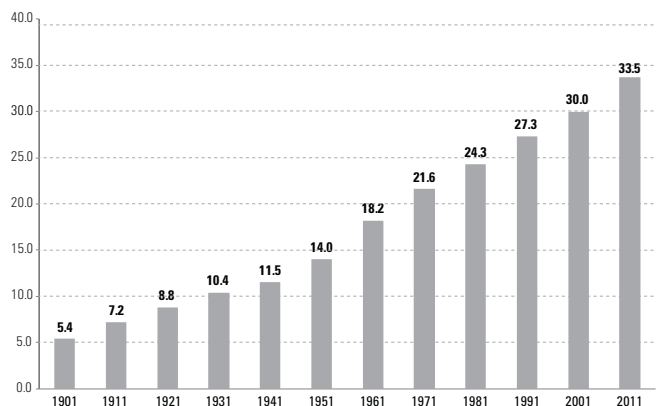
6.7%

CANADA AND THE PROVINCES

GEOGRAPHIC NAME	POPULATION COUNT		POPULATION CHANGE		PRIVATE DWELLINGS 2011
	2011	2006	ABSOLUTE	PERCENT	
Canada	33,476,688	31,612,897	1,863,791	5.9%	14,569,633
Newfoundland and Labrador	514,536	505,469	9,067	1.8%	250,275
Prince Edward Island	140,204	135,851	4,353	3.2%	66,943
Nova Scotia	921,727	913,462	8,265	0.9%	442,155
New Brunswick	751,171	729,997	21,174	2.9%	348,465
Quebec	7,903,001	7,546,131	356,870	4.7%	3,685,926
Ontario	12,851,821	12,160,282	691,539	5.7%	5,308,785
Manitoba	1,208,268	1,148,401	59,867	5.2%	512,689
Saskatchewan	1,033,381	968,157	65,224	6.7%	460,512
Alberta	3,645,257	3,290,350	354,907	10.8%	1,505,007
British Columbia	4,400,057	4,113,487	286,570	7.0%	1,945,365
Yukon	33,897	30,372	3,525	11.6%	16,259
Northwest Territories	41,462	41,464	-2	0%	17,175
Nunavut	31,906	29,474	2,432	8.3%	10,077

In comparison, the Western Provinces continued to increase as a result of the success in the natural resources and energy sectors. Alberta (10.8%), was followed by British Columbia (7.0%) and Saskatchewan (6.7%), which had experienced negative population growth (-1.1%) between 2001 and 2006. The turnaround in Saskatchewan was the result of new immigrants and interprovincial migrants looking for work². Ontario had the highest absolute growth with an addition of over a half million people (691,539) followed by Quebec (356,870) and Alberta (354,907).

CANADA'S GROWING POPULATION (IN MILLIONS)



CENSUS METROPOLITANS

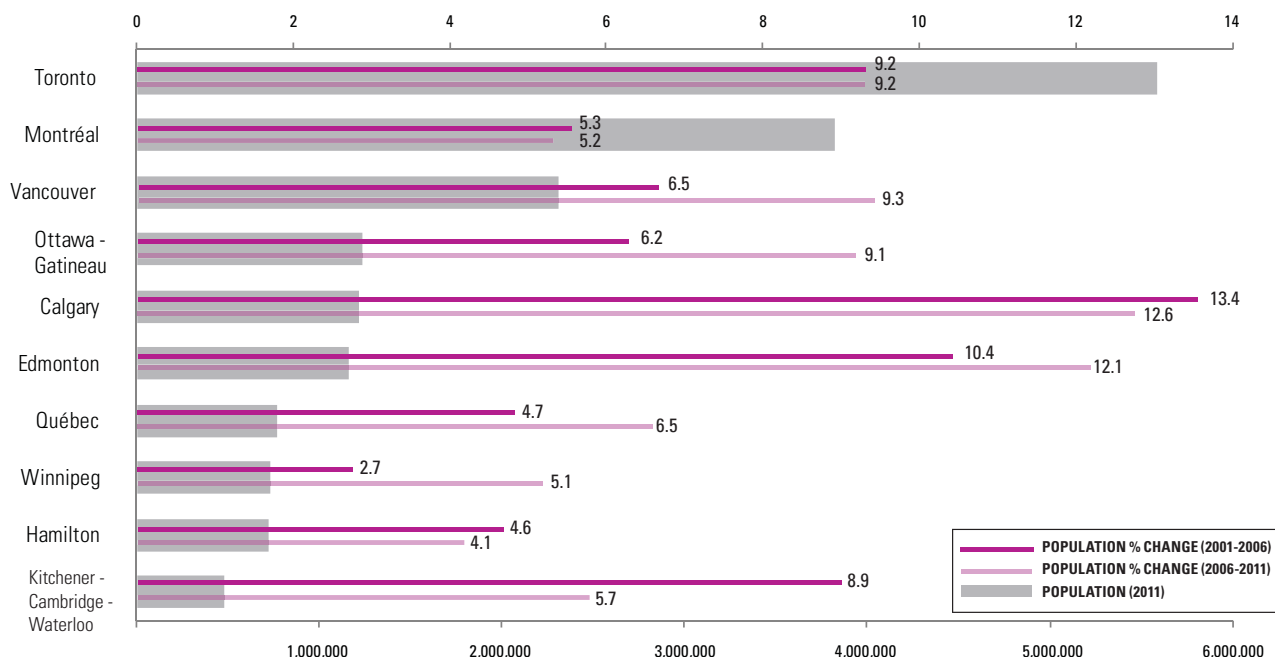
The three Census Metropolitan Areas³ (CMA) that experienced the greatest percentage of population growth between 2006 and 2011 were all located in Western Canada. Calgary was the leader at 12.6%, followed by Edmonton at 12.1% and Saskatoon at 11.4%. The Toronto CMA, which remained the largest in the nation (5,583,064), grew by 9.2%, which is the same growth rate it had experienced between 2001 and 2006. In Atlantic Canada, Moncton (9.7%) and St. John's (8.8%) were the significant gainers.

Windsor and Thunder Bay, Ontario were the only CMAs that decreased

in size between 2006 and 2011 at -1.3% and -1.1% respectively. In the previous Census, between 2001 and 2006, Barrie had the largest percentage growth rate at 19.2%, it grew only modestly at 5.6% between 2006 and 2011. The Kitchener- Waterloo-Cambridge CMA, with a population of 477,160, became a new entrant into the Top 10 CMAs, based on total population, surpassing London (474,786).

The top 6 CMAs, based on population, which included; Toronto, Montreal, Vancouver, Ottawa-Gatineau, Calgary and Edmonton, account for 45.8% (15,331,645) of Canada's total population. Additionally, 69.1% of Canada's population were living in one of Canada's 33 CMAs.

CANADA'S LARGEST CENSUS METROPOLITAIN AREAS: TOTAL POPULATION AND POPULATION GROWTH



CANADA'S TEN LARGEST CENSUS METROPOLITAN AREAS

CENSUS METROPOLITAN AREA	PROVINCE	POPULATION COUNT		POPULATION CHANGE		PRIVATE DWELLINGS 2011
		2011	2006	ABSOLUTE	PERCENT	
Toronto	Ont.	5,583,064	5,113,149	469,915	9.2%	2,079,459
Montréal	Que.	3,824,221	3,635,556	188,665	5.2%	1,696,210
Vancouver	B.C.	2,313,328	2,116,581	196,747	9.3%	949,565
Ottawa - Gatineau	Ont./Que.	1,236,324	1,133,633	102,691	9.1%	526,627
Calgary	Alta.	1,214,839	1,079,310	135,529	12.6%	488,451
Edmonton	Alta.	1,159,869	1,034,945	124,924	12.1%	482,249
Québec	Que.	765,706	719,153	46,553	6.5%	361,447
Winnipeg	Man.	730,018	694,668	35,350	5.1%	304,779
Hamilton	Ont.	721,053	692,911	28,142	4.1%	294,150
Kitchener - Cambridge - Waterloo	Ont.	477,160	451,235	25,925	5.7%	191,739

MUNICIPALITIES

The City of Mississauga, with a population of 713,443, remained the 6th largest city in Canada. The City experienced a growth of 6.7%, an increase of 44,844 residents, between 2006 and 2011. The growth rate is below the 9.1% increase the City reported in the previous Census. Several Greater Toronto Area (GTA) municipalities were amongst the fastest growing in the country, including Milton at 56.5%, which made it the fastest growing city in Canada between 2006 and 2011, and Whitchurch-Stouffville at 54.3%, which ranked third behind Martensville, Saskatchewan at 55.0%. Toronto, Montreal and Calgary remained the largest municipalities in the country. Brampton, with a population of 523,911 became the 9th largest city in Canada.

REGION OF PEEL

The Region of Peel grew at a rate of 11.8% between 2006 and 2011, in comparison to the surrounding GTA Regions; York grew by 15.7%, followed by Halton at 14.2%, Durham at 8.4% and Toronto at 4.5%. As a result of the extensive population growth in the City of Brampton (90,105 population increase), Peel is now home to two of Canada's 10 largest cities. Mississauga represented 55.0% of the Region's 1,296,814 population, followed by Brampton at 40.4% and Caledon at 4.6%. The Region as a whole represented 21.4% of the entire GTA population (6,054,191).

MISSISSAUGA QUICK FACTS

713,443

Population

6th

6th largest city in Canada

8.4%

Increase in the number of
total private dwellings

9.87

Population density per acre

Region of Peel
Population
Breakdown

55%
Mississauga

40%
Brampton

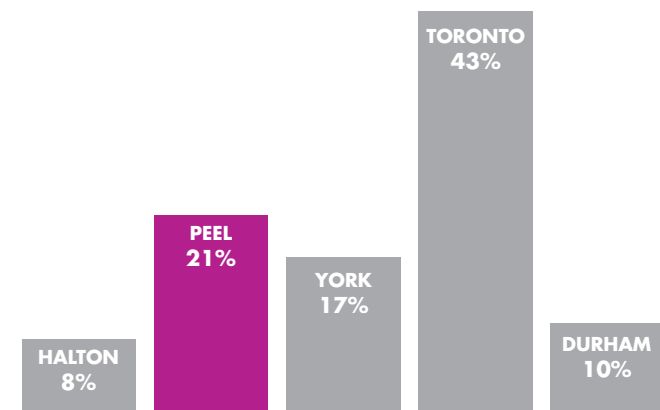
5%
Caledon

DWELLINGS

The Census recorded 14,569,633 private dwellings in Canada, an increase of 7.3%. Amongst the provinces Alberta had the largest increase at 12.7%, and almost 170,000 dwellings. The number of private dwellings in the Toronto CMA was 2,079,459, of which 53.3% were located in the City of Toronto.

In the GTA, York Region showed the largest growth in the number of dwellings, with an increase of 16.4% (47,127), followed by Halton at 12.3% (19,958), Peel at 11.6% (43,395), Durham at 9.1% (18,443) and Toronto at 6.5% (67,254). In the Region of Peel, the number of dwellings increased by 18.2% (23,860) in Brampton, 8.4% (18,801) in Mississauga and 3.9% (734) in Caledon.

POPULATION DISTRIBUTION IN THE GREATER TORONTO AREA



CANADA'S TEN LARGEST CITIES

CITY	PROVINCE	RANK	POPULATION COUNT		POPULATION CHANGE		PRIVATE DWELLINGS 2011
			2011	2006	ABSOLUTE	PERCENT	
Toronto	Ont.	1	2,615,060	2,503,281	111,779	4.5%	1,107,851
Montréal	Que.	2	1,649,519	1,620,693	28,826	1.8%	813,819
Calgary	Alta.	3	1,096,833	988,812	108,021	10.9%	445,848
Ottawa	Ont.	4	883,391	812,129	71,262	8.8%	370,217
Edmonton	Alta.	5	812,201	730,372	81,829	11.2%	348,672
Mississauga	Ont.	6	713,443	668,599	44,844	6.7%	242,538
Winnipeg	Man.	7	663,617	633,451	30,166	4.8%	280,489
Vancouver	B.C.	8	603,502	578,041	25,461	4.4%	286,742
Brampton	Ont.	9	523,911	433,806	90,105	20.8%	154,663
Hamilton	Ont.	10	519,949	504,559	15,390	3.1%	214,542

Source: Statistics Canada, 2011 Census of Population

DEFINITIONS

Census Undercount¹ – The Population figure does not include the Census undercount or under coverage. Although Statistics Canada attempts to count the entire population, ultimately some residents are missed, or counted more than once. To account for these discrepancies, a postcensal study will be completed and released in 2013.

Source² – Statistics Canada, Census of Population 2011. The Canadian Population in 2011: Population Counts and Growth.

Census Metropolitan Area (CMA)³ – A CMA is formed by one or more adjacent municipalities centered on a population centre (core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core.

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2011

CENSUS RESULTS

AGE AND SEX

INTRODUCTION

The 2011 Census indicated that the Canadian median age is continuing along an upward trajectory, per the Age and Sex data released on May 29th, 2012 by Statistics Canada. The Canadian median age increased from 39.5 to 40.6 during the 2006 to 2011 time period. The median age for males was 39.6 and 41.5 for females.

CANADA AND THE PROVINCES

Amongst the provinces, the recorded median age for Alberta remained the lowest, at 36.5. Saskatchewan was the only province or territory, whose median age declined over the five year period, dropping from 38.7 in 2006, to 38.2 in 2011.

Amongst the G8 countries, Canada had the third lowest proportion of seniors (aged 65 and over) at 14.8%, behind the United States and Russia. The number of seniors in Canada is approaching 5 million, and 2011 marked the first year that the 'baby boomers' generation reached the age of 65. The proportion of seniors

remained highest in the Atlantic Provinces, Quebec and British Columbia, where the percentage in each province was above the national average of 14.8%. In Alberta, seniors comprised 11.1% of the population, the lowest amongst the provinces, a marginal increase from the 10.7% reported in 2006, while Ontario was just below the national average at 14.6%.

At the opposite end of the age spectrum, children under the age of four experienced a notable increase of 11.0% between 2006 and 2011, nationally. This increase is the most significant in the age group since during the baby boom period. Alberta and Saskatchewan had the most significant increases in this age category at 20.9% and 19.6% respectively; while Ontario was below the national average, with an increase of 5.0%. Amongst the provinces, only Nova Scotia was lower at 4.6%.

The working age population (15 to 64) represents nearly 70% of the Canadian population. Amongst the provinces, Alberta had the largest proportion of people in this category (70.1%). Ontario, by comparison, was just below the national average at 68.4%.

CANADA

40.6

Median age

ONTARIO

14.6%

Senior population proportion

PEEL

69.9%

Working age population

MISSISSAUGA

-1.4%

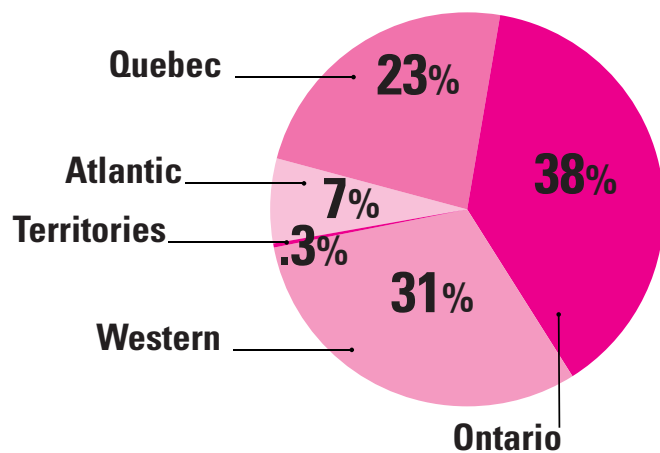
Decrease in 0-4 age cohort

CANADA AND THE PROVINCES

GEOGRAPHIC NAME	CHILDREN 0 TO 14		WORKING-AGE 15 TO 64		SENIORS 65 AND OVER		TOTAL
	#	%	#	%	#	%	
Canada	5,607,345	16.7%	22,924,290	68.5%	4,945,055	14.8%	33,476,690
Newfoundland and Labrador	76,630	14.9%	355,800	69.1%	82,110	16.0%	514,540
Prince Edward Island	23,060	16.4%	94,360	67.3%	22,785	16.3%	140,205
Nova Scotia	138,215	15.0%	630,140	68.4%	153,375	16.6%	921,730
New Brunswick	113,575	15.1%	513,960	68.4%	123,630	16.5%	751,170
Quebec	1,258,620	15.9%	5,386,695	68.2%	1,257,690	15.9%	7,903,000
Ontario	2,180,775	17.0%	8,792,725	68.4%	1,878,325	14.6%	12,851,820
Manitoba	231,160	19.1%	804,655	66.6%	172,450	14.3%	1,208,270
Saskatchewan	197,860	19.1%	681,815	66.0%	153,710	14.9%	1,033,380
Alberta	684,790	18.8%	2,554,745	70.1%	405,725	11.1%	3,645,260
British Columbia	677,360	15.4%	3,033,975	69.0%	688,715	15.7%	4,400,055
Yukon	5,865	17.3%	24,940	73.6%	3,090	9.1%	33,895
Northwest Territories	9,010	21.7%	30,055	72.5%	2,395	5.8%	41,460
Nunavut	10,425	32.7%	20,420	64.0%	1,060	3.3%	31,905

At the national level there was almost an even split of males and females. Males comprised 49% of the population, and females 51%. The Census recorded 5,825 centenarians, an increase of 25.7% since 2006.

DISTRIBUTION OF CANADA'S WORKING AGE POPULATION (15 TO 64)



CENSUS METROPOLITAN AREAS

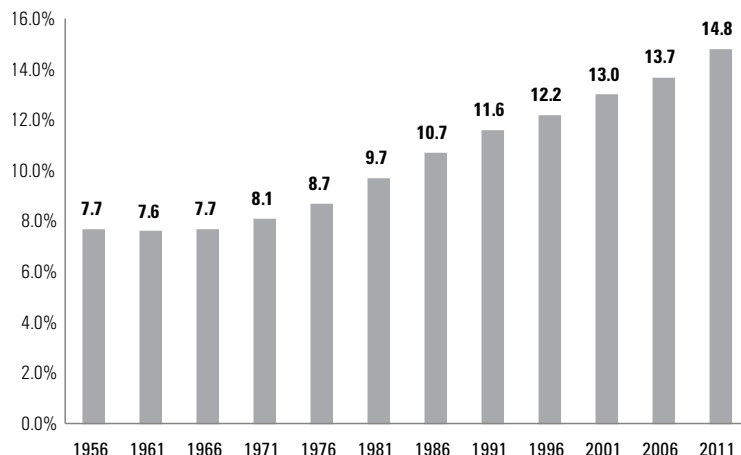
Amongst the Census Metropolitan Areas (CMA)¹, Peterborough had the distinction of having the largest proportion of seniors, at 19.5%, followed by Trois-Rivières at 19.4%, and Kelowna at 19.2%. Calgary, Edmonton and Saskatoon were the CMAs with the smallest percentage of seniors at 9.8%, 11.4% and 12.1% respectively. In the Toronto CMA, only 12.7% of the population was above the age of 65.

Not only did Calgary have the lowest percentage of seniors amongst Canada's 33 CMAs, it also had the largest percentage in the working age population (15 to 64) at 71.9%, followed by Halifax at 71.6% and St. John's at 71.4%. Victoria had the smallest percentage of persons under the age of 15, at 13.1%, while Abbotsford-Mission recorded the highest proportion at 19.0%. The proportion in the Toronto CMA was just above the national average of 16.7%, at 17.5%.

MEDIAN AGE ACROSS THE GTA

	TOTAL	MALE	FEMALE
Region of Peel	36.9	36.1	37.6
Mississauga	38.5	37.6	39.3
Brampton	34.7	34.1	35.3
Caledon	40.4	39.9	40.9
York Region	39.3	38.3	40.0
Halton Region	39.3	38.5	40.1
Durham Region	39.2	38.2	40.1
Toronto CMA	38.6	37.7	39.4

GROWING SENIOR POPULATION IN CANADA (65+) (% OF TOTAL POPULATION)



REGION OF PEEL

The Region of Peel had the lowest median age in the Greater Toronto Area (GTA) at 36.9 (36.1 for males and 37.6 for females). In Peel, the median age increased for each city, Brampton had the lowest median age at 34.7, followed by Mississauga at 38.5 and Caledon at 40.4. The proportion of the senior population in the Region was the lowest in the GTA at 10.5%, up from 9.0% recorded in 2006, compared to York at 11.7%, Durham at 12.1%, Halton at 13.3% and Toronto at 14.4%.

MISSISSAUGA QUICK FACTS

24%

Increase in senior population

10,220

Increase in the 50 to 54 age cohort

-3.3%

Decrease in the proportion of children under 14 years of age

49% vs. 51%

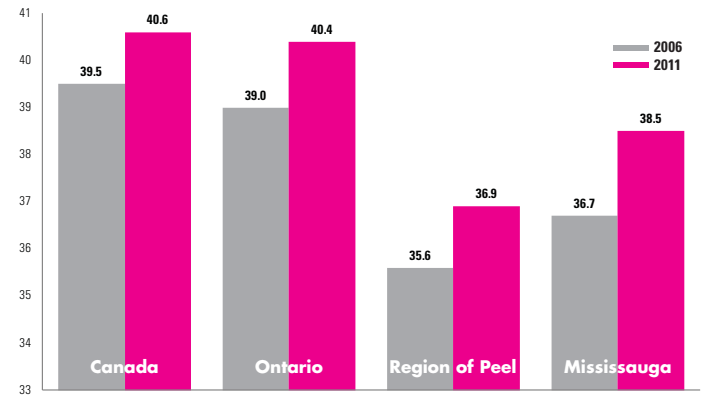
Proportion of males to females

CITY OF MISSISSAUGA

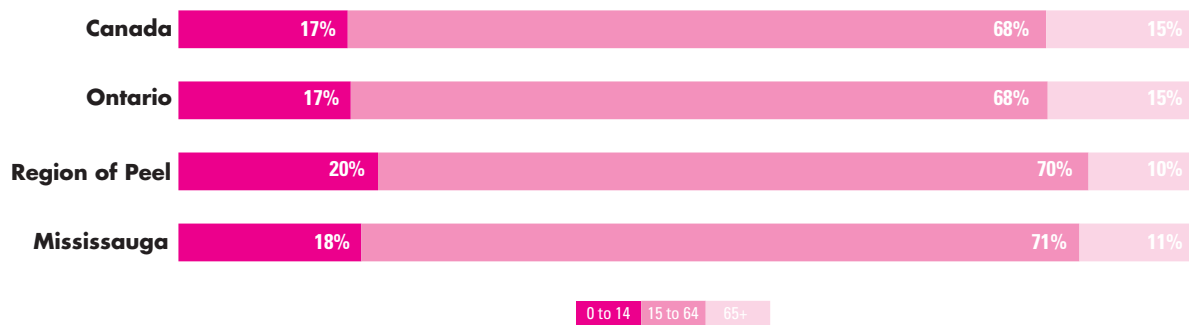
The City of Mississauga observed a senior population (65+) increase of 24.0%. In comparison the senior population in Brampton increased by 41.0%. Other age cohorts that experienced similar increases in Mississauga were those aged 60 to 64 which increased by 35.5%, and 60 to 69 increased by 25.4%. The age cohort of 50 to 54 had the largest absolute increase, with 10,220 individuals, which translates into a 21.6% increase. Those aged 85 and above saw the largest percentage increase from 2006 to 2011, increasing by almost 40%, although it is important to note they only represented 1.2% of Mississauga's total population.

The Region of Peel experienced an increase of over 5% in children under the age of four, while Mississauga recorded negative growth of -1.4%. The proportion of children under 15 years of age continued to decline, decreasing to 18.0%, compared to 19.9% in 2006. The proportion of males to females in the City remained unchanged at 49% male and 51% female.

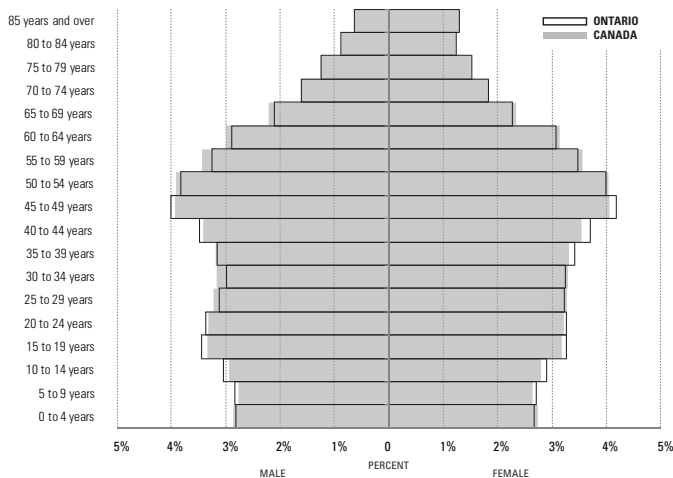
INCREASING MEDIAN AGE (2006 VS. 2011)



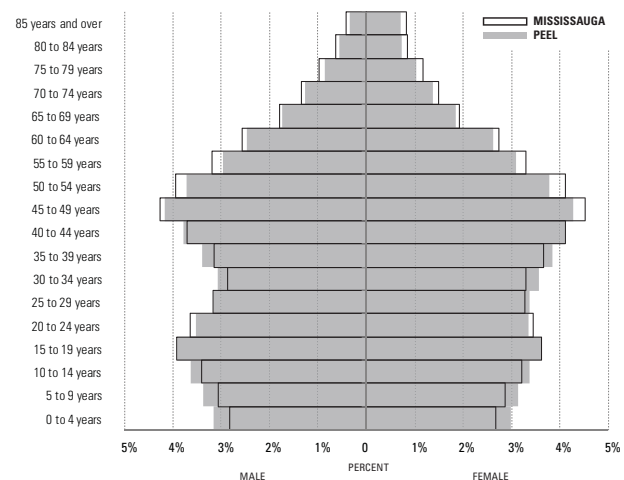
PROPORTION OF CHILDREN, WORKING AGE, AND SENIOR AGE POPULATIONS



CANADA AND ONTARIO AGE-SEX PYRAMID



PEEL AND MISSISSAUGA AGE-SEX PYRAMID



CENSUS METROPOLITAN AREA	PROVINCE	CHILDREN		WORKING-AGE		SENIORS	
		0 TO 14		15 TO 64		65 AND OVER	
		#	%	#	%	#	%
Canada	-	5,607,345	16.7%	22,924,290	68.5%	4,945,055	14.8%
Abbotsford - Mission	B.C.	32,335	19.0%	113,810	66.9%	24,040	14.1%
Barrie	Ont.	35,245	18.8%	128,240	68.6%	23,525	12.6%
Brantford	Ont.	24,515	18.1%	90,375	66.7%	20,615	15.2%
Calgary	Alta.	222,570	18.3%	873,525	71.9%	118,740	9.8%
Edmonton	Alta.	204,915	17.7%	822,710	70.9%	132,245	11.4%
Greater Sudbury	Ont.	25,095	15.6%	109,845	68.3%	25,835	16.1%
Guelph	Ont.	24,785	17.6%	97,340	69.0%	18,975	13.4%
Halifax	N.S.	59,620	15.3%	279,605	71.6%	51,105	13.1%
Hamilton	Ont.	120,045	16.6%	485,440	67.3%	115,560	16.0%
Kelowna	B.C.	26,345	14.6%	119,040	66.2%	34,455	19.2%
Kingston	Ont.	23,880	15.0%	109,700	68.8%	25,975	16.3%
Kitchener - Cambridge - Waterloo	Ont.	86,350	18.1%	331,355	69.4%	59,460	12.5%
London	Ont.	78,920	16.6%	324,760	68.4%	71,100	15.0%
Moncton	N.B.	21,470	15.5%	96,910	69.9%	20,265	14.6%
Montréal	Que.	632,170	16.5%	2,632,215	68.8%	559,840	14.6%
Oshawa	Ont.	66,410	18.6%	245,145	68.8%	44,620	12.5%
Ottawa - Gatineau	Ont.	211,430	17.1%	868,010	70.2%	156,880	12.7%
Peterborough	Ont.	17,285	14.5%	78,515	66.0%	23,175	19.5%
Québec	Que.	112,325	14.7%	527,155	68.8%	126,220	16.5%
Regina	Sask.	37,140	17.6%	145,795	69.2%	27,620	13.1%
Saguenay	Que.	22,495	14.3%	107,765	68.3%	27,535	17.5%
Saint John	N.B.	20,955	16.4%	87,485	68.5%	19,325	15.1%
Saskatoon	Sask.	46,710	17.9%	182,305	70.0%	31,585	12.1%
Sherbrooke	Que.	31,770	15.7%	136,485	67.6%	33,640	16.7%
St. Catharines - Niagara	Ont.	59,470	15.2%	257,590	65.7%	75,130	19.2%
St. John's	N.L.	31,250	15.9%	140,660	71.4%	25,055	12.7%
Thunder Bay	Ont.	18,005	14.8%	82,710	68.0%	20,880	17.2%
Toronto	Ont.	975,330	17.5%	3,901,070	69.9%	706,660	12.7%
Trois-Rivières	Que.	20,720	13.7%	101,660	67.0%	29,395	19.4%
Vancouver	B.C.	354,450	15.3%	1,645,980	71.2%	312,900	13.5%
Victoria	B.C.	45,190	13.1%	235,985	68.5%	63,440	18.4%
Windsor	Ont.	56,275	17.6%	215,380	67.5%	47,590	14.9%
Winnipeg	Man.	124,840	17.1%	502,315	68.8%	102,855	14.1%

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Source: Statistics Canada, 2011 Census of Population

DEFINITIONS

Census Metropolitan Area (CMA)¹ – A CMA is formed by one or more adjacent municipalities centered on a population centre (core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core.

2011

CENSUS RESULTS

HOUSEHOLDS, FAMILIES, MARITAL STATUS & HOUSING

INTRODUCTION

Statistics Canada released families, households, marital status, structural type of dwelling, collectives data on September 19th, 2012, the third topic release from the 2011 Census of Population. The Census recorded 9,389,695 families in Canada, an increase of 5.5% from 2006; Ontario had the same 5.5% increase, Alberta increased by almost double the national average at 10.5%, while Yukon Territory at 12.0% had the most significant increase.

In Canada, 67.0% of census families¹ were married couples, 16.7% were common-law couples, and 16.3% were lone-parent families. The proportion of married census families between 2006 and 2011 increased by 3.1%, in comparison, lone-parent families grew by 8.0% and common-law couples by 13.9%. The largest proportion of married couples amongst census families was recorded in Prince Edward Island at 72.7% followed closely by Ontario at 72.3%, and Alberta at 72.0%. Although the province of Quebec had the lowest percentage of married couples amongst the provinces at 51.9%, it had the highest

proportion of common-law couples at 31.5%. The Territory of Nunavut had the highest proportion of lone-parent families at 28.2%, while Alberta had the lowest in the nation at 14.5%.

In the City of Mississauga the number of census families increased by 12,750 (6.8%) to 199,380. Mississauga continues to remain a more traditional, family-oriented City as 77.5% of census families were married, greater than the national average by 10%; 6.1% were common-law couples, and 16.4% were lone-parent families, proportions very similar to those in the Region of Peel. Between 2006 and 2011 married couples increased in the City of Mississauga by 4.9%, common-law couples by 9.9% and lone-parent families increased by 15.5%, roughly double the national average.

The average number of children at home per census family remained at 1.1 in Canada, 1.4 in Peel, and 1.3 in Mississauga, a decline of 0.1 between 2006 and 2011.

CANADA
5.5%
Increase of census families

ONTARIO
72.3%
Married census families

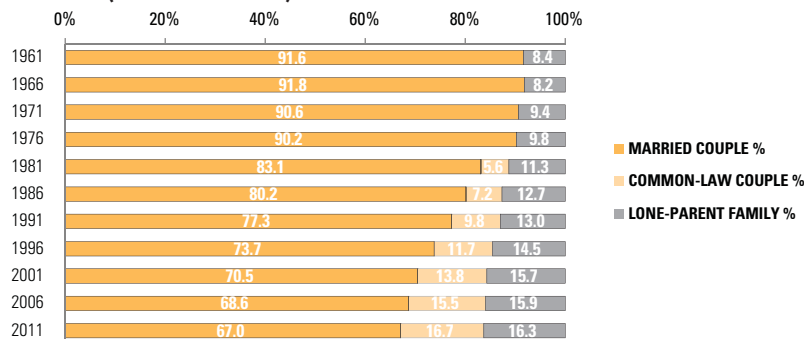
PEEL
46.4%
Detached dwellings

MISSISSAUGA
9.1%
Increase of private households

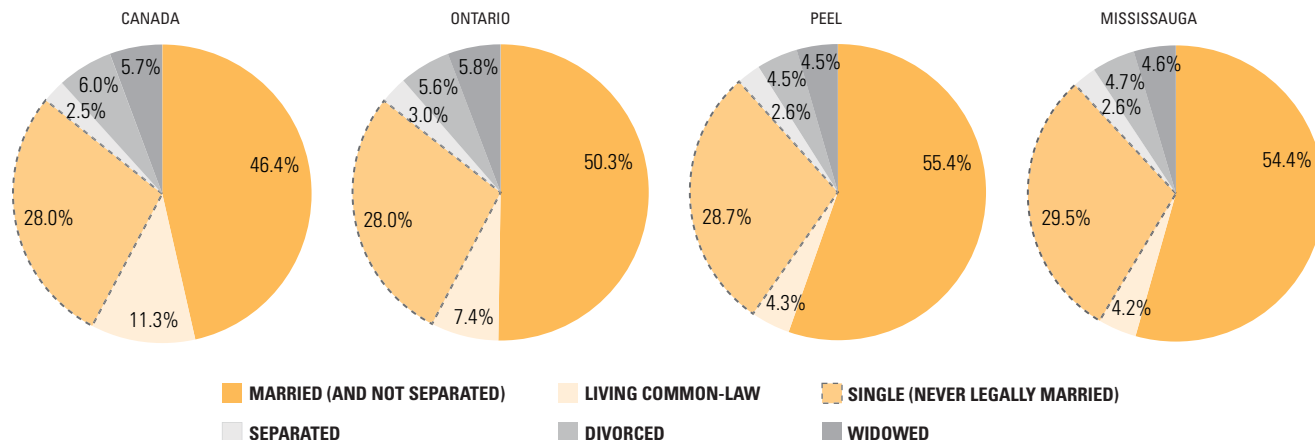
CENSUS FAMILIES IN PRIVATE HOUSEHOLDS, BY PROVINCE

GEOGRAPHIC NAME	CENSUS FAMILIES (2011)	CENSUS FAMILIES (2006)	CENSUS FAMILIES (2006 to 2011)
Canada	9,389,695	8,896,840	5.5%
Newfoundland and Labrador	159,385	155,730	2.3%
Prince Edward Island	40,850	39,185	4.2%
Nova Scotia	270,065	267,415	1.0%
New Brunswick	224,590	217,795	3.1%
Quebec	2,203,630	2,121,610	3.9%
Ontario	3,612,200	3,422,320	5.5%
Manitoba	327,875	312,805	4.8%
Saskatchewan	285,370	267,455	6.7%
Alberta	999,530	904,850	10.5%
British Columbia	1,238,155	1,161,420	6.6%
Yukon	9,335	8,335	12.0%
Northwest Territories	10,930	10,875	0.5%
Nunavut	7,780	7,035	10.6%

CENSUS FAMILIES IN CANADA - (1961 TO 2011)



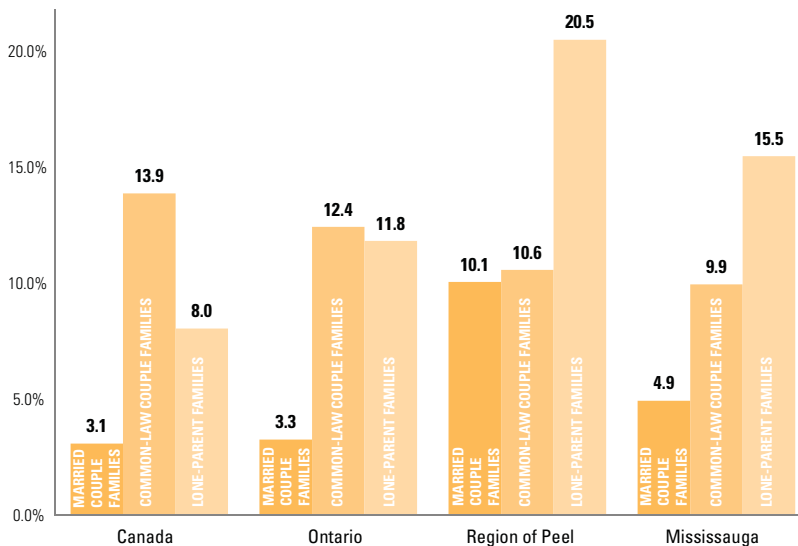
MARITAL STATUS (15+)



MARITAL STATUS

Of the total Canadian population 15 years of age and over, 57.7% were either married (46.4%) or living with a common-law partner (11.3%). The remaining 42.3% of the population were not married and not living with a common-law partner, which includes those that were single (never legally married), separated, divorced or widowed. The Atlantic Provinces of Newfoundland (62.4%), New Brunswick (60.0%) and Prince Edward Island (59.6%) had the largest proportion of population that were married or living with a common-law partner. The Territories (45.9%) followed by Quebec (43.6%) had the largest proportion of the population that is not married and not living with a common-law partner. In Mississauga, 58.6% were married or living with a common-law partner, and 41.4% are not married and not living with a common-law partner, compared to 59.7% and 40.3% for the Region of Peel.

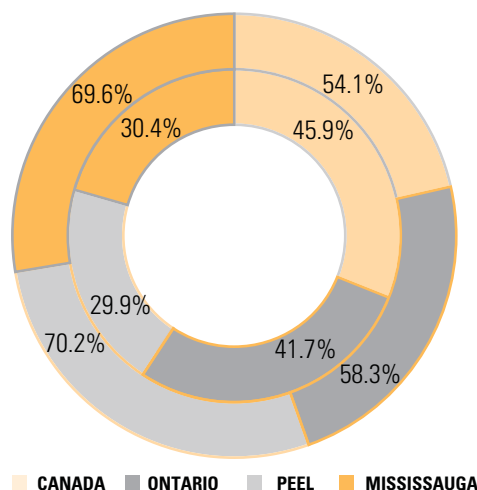
PERCENTAGE CHANGE IN CENSUS FAMILY TYPE (2006 TO 2011)



CHILDREN LIVING AT HOME BY AGE

	CANADA		ONTARIO		PEEL		MISSISSAUGA	
	2011	% CHANGE (2006 TO 2011)	2011	% CHANGE (2006 TO 2011)	2011	% CHANGE (2006 TO 2011)	2011	% CHANGE (2006 TO 2011)
Total number of children at home	9,971,320	2.4%	4,083,925	2.7%	494,150	11.2%	264,905	5.1%
Under six years of age	2,217,355	10.1%	839,960	4.9%	95,840	6.1%	47,405	-0.5%
6 to 14 years	3,322,875	-5.1%	1,323,750	-4.8%	157,465	3.1%	80,720	-4.5%
15 to 17 years	1,240,565	-2.3%	496,005	0.5%	57,700	12.2%	31,430	4.8%
18 to 24 years	2,062,245	6.6%	888,985	7.3%	110,505	18.1%	62,810	13.5%
25 years and over	1,128,280	11.2%	535,230	15.4%	72,645	28.6%	42,545	22.9%

MARRIED COUPLES WITH CHILDREN (OUTSIDE RING) & MARRIED COUPLES WITHOUT CHILDREN (INSIDE RING)

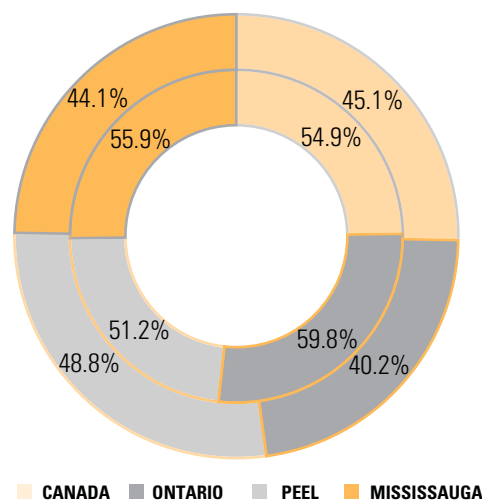


HOUSEHOLDS

In Canada, 13,320,615 private households² were recorded, an increase of 7.1% from 2006. Of the households in Canada, 29.4% were of couples with children at home, 26.6% were without children at home, 27.6% were one-person family households, 10.3% were lone-parent family households and the remaining 6.1% were multiple-family and other households. The number of private households in Mississauga increased by 9.1%, to 234,580. Almost 44% of households were comprised of couples with children, 19.0% were without children, 11.7% were lone-parent, 17.7% one-person households, 5.0% multiple-family households and 2.7% were other households.

The average household size in Canada remained constant at 2.5, in comparison to 2006. The average household size in Ontario was slightly above the national average at 2.6. In Mississauga the average number of persons in private households declined from 3.1 to 3.0, and remained at 3.2 in the Region of Peel.

COMMON-LAW COUPLES WITH CHILDREN (OUTSIDE RING) & COMMON-LAW COUPLES WITHOUT CHILDREN (INSIDE RING)



MISSISSAUGA QUICK FACTS

77.5%

Percentage of married census families

199,380

Number of census families







3.0

Average household size

39.1%

Percentage of detached dwellings

PRIVATE HOUSEHOLDS BY SIZE

HOUSEHOLDS BY SIZE	CANADA	ONTARIO	PEEL	MISSISSAUGA
 1 person	27.6%	25.2%	15.4%	17.7%
 2 persons	34.1%	32.4%	24.1%	25.6%
 3 persons	15.6%	16.4%	19.2%	19.5%
 4 persons	14.3%	16.0%	22.6%	21.6%
 5 persons	5.4%	6.4%	10.6%	9.4%
 6 or more persons	2.9%	3.6%	8.2%	6.2%

STRUCTURAL TYPE OF DWELLING

Across Canada the dominant structural type of dwelling was a detached house (55.0%), followed by apartments (32.6%), row house (5.9%), semi-detached (4.9%), and movable dwelling (1.4%). A detached house was the dominant structure in each province, with the lowest percentage in

Quebec at 46.4%. In Ontario, detached houses (55.6%) and apartments (29.7%) were the dominant structures. In Mississauga detached homes (39.1%) and apartments (35.4%) were the dominant structures, followed by row house (14.1%) and semi-detached (11.3%). The Region of Peel had a slightly larger proportion of detached houses at 46.4%, followed by apartments at 28.9%, row house (12.7%), and semi-detached (11.8%).

PRIVATE DWELLINGS BY STRUCTURAL TYPE

	CANADA		ONTARIO		PEEL		MISSISSAUGA	
	#	%	#	%	#	%	#	%
Total number of occupied private dwellings	13,320,615	100.0%	4,887,505	100.0%	402,940	100.0%	234,585	100.0%
Detached house	7,329,150	55.0%	2,718,880	55.6%	186,945	46.4%	91,695	39.1%
Semi-detached house	646,245	4.9%	279,470	5.7%	47,725	11.8%	26,455	11.3%
Row house	791,600	5.9%	415,225	8.5%	51,170	12.7%	33,100	14.1%
Apartment, building that has 5 or more storeys	1,234,770	9.3%	789,970	16.2%	75,895	18.8%	58,825	25.1%
Apartment, building that has fewer than 5 storeys	2,397,550	18.0%	498,160	10.2%	23,895	5.9%	16,600	7.1%
Apartment, duplex	704,485	5.3%	160,460	3.3%	16,830	4.2%	7,535	3.2%
Other single-attached house	33,310	0.3%	9,540	0.2%	130	0.0%	80	0.0%
Movable dwelling	183,510	1.4%	15,800	0.3%	345	0.1%	295	0.1%

Source: Statistics Canada, 2011 Census of Population

DEFINITIONS

Census Family¹ – Refers to a married couple (with or without children of either and/or both spouses), a common-law couple (with or without children of either and/or both partners) or a lone parent of any marital status, with at least one child. A couple may be of opposite sex or same sex.

Household² – Refers to a person or a group of persons (other than foreign residents) who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada. It may consist of a family group (census family) with or without other persons, of two or more families sharing a dwelling, of a group of unrelated persons, or of one person living alone.

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2011

CENSUS RESULTS LANGUAGE

INTRODUCTION

Statistics Canada released language data on October 24th, 2012, the final of the major topic releases from the 2011 Census of Population. The language release focused on mother tongue, knowledge of official languages, first official language spoken, and language spoken most often at home.

MOTHER TONGUE

Mother tongue refers to the first language learned at home in childhood, and still understood. In Canada, 56.9% of the population identified English as their mother tongue, a slight decline from 57.2% recorded in 2006. French was identified by 21.3% of the population as their mother tongue, a decrease of half a percentage. A non-official language was recorded as the mother tongue for 19.8% of the population, an increase of 0.1%, while multiple responses as a mother tongue increased by 0.6%, up to 1.9% of the population. Amongst the provinces, Newfoundland had the highest percentage of the population that identified English as a mother tongue at 97.6%, and British Columbia had the highest percentage of the population with a non-official language identified as their mother tongue at 26.5%.

In Mississauga, English was reported as the mother tongue for 47.6% of the population, a decrease from 48.5% in 2006, 1.0% reported French only as their mother tongue (1.2% in 2006), and 47.0% reported a non-official language only as their mother tongue, a decline from 47.7% in 2006. 4.3% of the population (2.6% in 2006) indicated multiple languages with English and/or French as their mother tongue. In the Region of Peel 50.6% identified English as their mother tongue, decreasing from 52.3%, French as a mother tongue remained at 1.0%, and non-official languages and multiple responses increased to 48.4% from 46.5% in 2006.

More than 200 languages were reported as a home language or mother tongue in the 2011 Census. The five most common languages spoken by persons in Canada whose mother tongue was not one of the official languages were reported as; Chinese languages¹, Panjabi, Spanish, German and Italian. In Ontario, the most common non-official languages were Chinese languages, Italian, Spanish, Panjabi and Portuguese.

CANADA
56.9%
Identified English as their mother tongue

ONTARIO
86.3%
Of official languages, knowledge of English Only

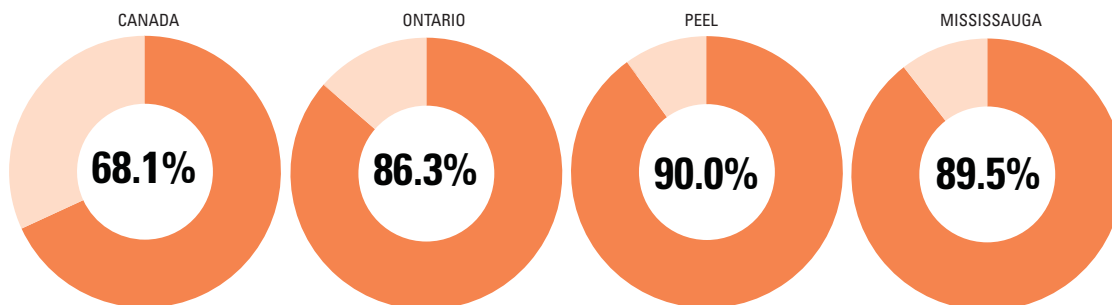
PEEL
26.1%
Of the population used non-official languages at home

MISSISSAUGA
5.5%
Identified Chinese as their mother tongue

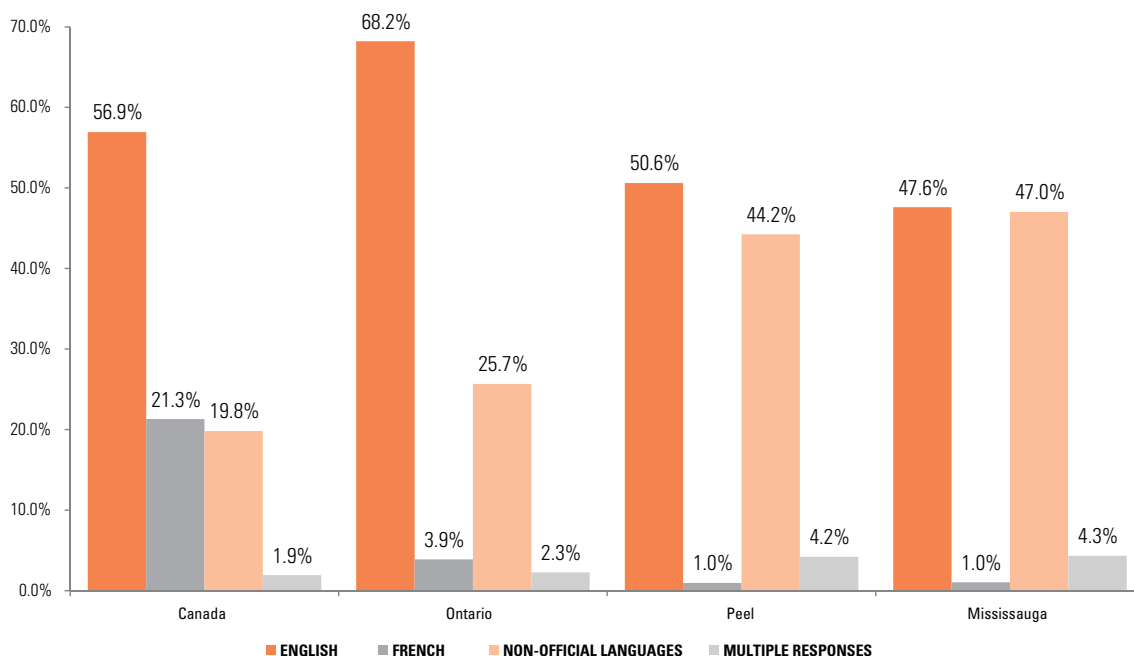
KNOWLEDGE OF OFFICIAL LANGUAGES

	CANADA		ONTARIO		PEEL		MISSISSAUGA	
	#	%	#	%	#	%	#	%
Total	33,121,175		12,722,060		1,291,370		710,475	
English only	22,564,665	68.1%	10,984,360	86.3%	1,162,125	90.0%	635,660	89.5%
French only	4,165,015	12.6%	42,980	0.3%	965	0.1%	575	0.1%
English and French	5,795,570	17.5%	1,395,805	11.0%	78,415	6.1%	49,125	6.9%
Neither English nor French	595,920	1.8%	298,920	2.3%	49,865	3.9%	25,115	3.5%

KNOWLEDGE OF OFFICIAL LANGUAGES: ENGLISH ONLY



**MOTHER TONGUE:
CANADA, ONTARIO, PEEL AND MISSISSAUGA**



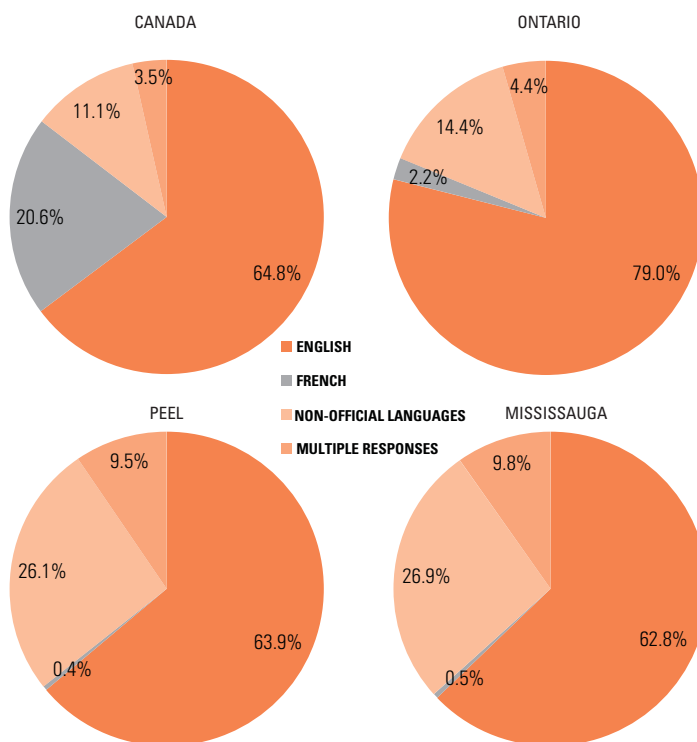
**KNOWLEDGE OF OFFICIAL
LANGUAGES**

In Canada, 98.2% of the population spoke one or both of the official languages (68.1% English only, 12.6% French only, and English and French, 17.5%), values very similar to those reported in the 2006 Census. The averages were very different in Ontario where 86.3% spoke English only, 0.3% French only and 11.0% English and French. In Mississauga, 96.5% spoke one or both of the official languages, 89.5% English only, which is significantly higher than the national average, 0.1% French only, and 6.9% English and French, values very similar to those for the Region of Peel.

**FIRST OFFICIAL LANGUAGE
SPOKEN**

The first official language spoken was English for 74.5% of the Canadian population, 22.7% indicated French, 1.1% indicated both, and 1.8% as neither English nor French. In Ontario, English was the first official language spoken for 93.1% of the population, while 84% of the population in Quebec identified French as their first official language spoken. In Mississauga, 94.3% of the population identified English as their first official language; the same proportion was recorded in Peel, again significantly higher than the national average.

LANGUAGE SPOKEN MOST OFTEN AT HOME

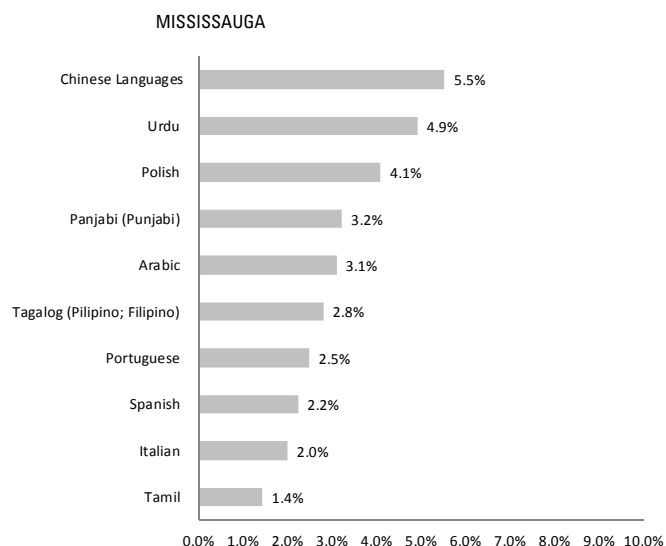
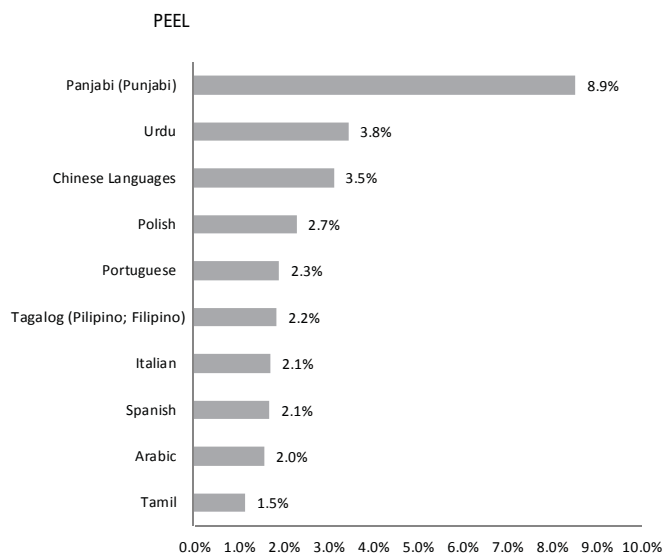
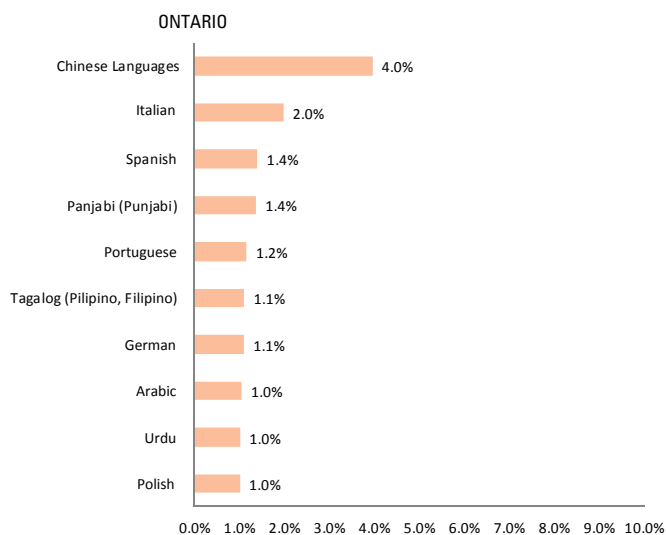
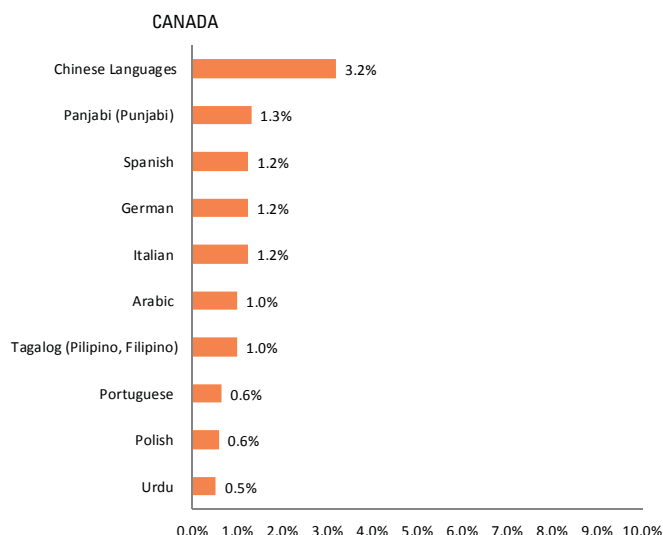


LANGUAGE SPOKEN MOST OFTEN AT HOME

The Census also gathered details on the non-official languages spoken at home. In Canada, the top non-official languages spoken at home were Chinese languages, Panjabi and Spanish, the same ranking

compared to the 2006 Census. The same languages that were atop the list at the national level were also at the provincial level in Ontario. In Mississauga by comparison, Chinese languages, Urdu and Polish were the top languages, while Panjabi, Chinese languages and Urdu were the most common in Peel.

MOTHER TONGUE: TOP 10 NON-OFFICIAL LANGUAGES (% OF TOTAL POPULATION)



MISSISSAUGA QUICK FACTS

47.6%

Identified English as their mother tongue

334,060

Identified a non-official language as their mother tongue

96.5%

Spoke one or both of the official languages

Chinese Languages

Top ranked non-official language spoken at home

LANGUAGE SPOKEN AT HOME: TOP 10 NON-OFFICIAL LANGUAGES (% OF TOTAL POPULATION)

CANADA		
	#	%
Total Responses	33,121,175	100.0%
Non-official Languages	3,673,865	11.1%
Chinese Languages	794,020	2.4%
Punjabi (Punjabi)	317,075	1.0%
Spanish	252,015	0.8%
Arabic	181,790	0.5%
Tagalog (Pilipino, Filipino)	161,080	0.5%
Italian	139,480	0.4%
German	126,375	0.4%
Persian (Farsi)	118,830	0.4%
Urdu	113,785	0.3%
Russian	109,735	0.3%

ONTARIO		
	#	%
Total Responses	12,722,060	100.0%
Non-official Languages	1,827,870	14.4%
Chinese Languages	381,565	3.0%
Punjabi (Punjabi)	124,100	1.0%
Spanish	106,735	0.8%
Italian	88,835	0.7%
Tamil	83,645	0.7%
Urdu	83,520	0.7%
Arabic	76,410	0.6%
Portuguese	70,210	0.6%
Persian (Farsi)	69,200	0.5%
Tagalog (Pilipino, Filipino)	65,225	0.5%

PEEL		
	#	%
Total Responses	1,291,370	100.0%
Non-official Languages	337,370	26.1%
Punjabi (Punjabi)	86,185	6.7%
Chinese Languages	33,030	2.6%
Urdu	31,710	2.5%
Polish	20,455	1.6%
Spanish	15,920	1.2%
Tamil	14,395	1.1%
Arabic	14,255	1.1%
Tagalog (Pilipino; Filipino)	12,660	1.0%
Portuguese	12,400	1.0%
Gujarati	11,800	0.9%

MISSISSAUGA		
	#	%
Total Responses	710,475	100.0%
Non-official Languages	191,080	26.9%
Chinese Languages	28,945	4.1%
Urdu	21,895	3.1%
Polish	17,440	2.5%
Punjabi (Punjabi)	15,645	2.2%
Arabic	12,495	1.8%
Spanish	9,840	1.4%
Tagalog (Pilipino; Filipino)	8,920	1.3%
Portuguese	7,475	1.1%
Tamil	7,200	1.0%
Vietnamese	7,150	1.0%

Source: Statistics Canada, 2011 Census of Population

DEFINITIONS

Chinese languages¹ – The Chinese languages category includes the languages of Chinese; n.o.s., Mandarin, Cantonese and Taiwanese.

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2011 CENSUS RESULTS HIGHLIGHTS

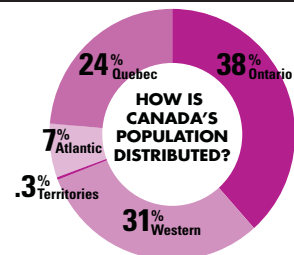
POPULATION AND DWELLING COUNTS

Canadian Population
33.5 million people
5.9% increase

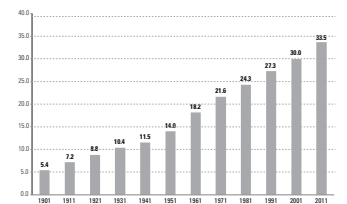
Ontario Population
12.9 million people
5.7% increase

Region of Peel Population
1.3 million people
11.8% increase

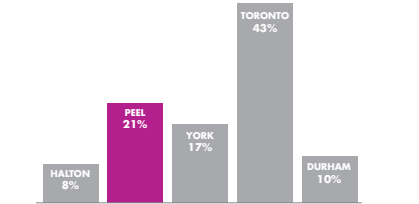
City of Mississauga
713 thousand people
6.7% increase



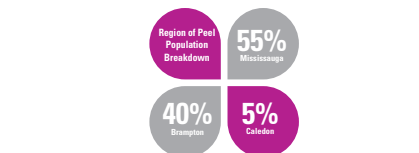
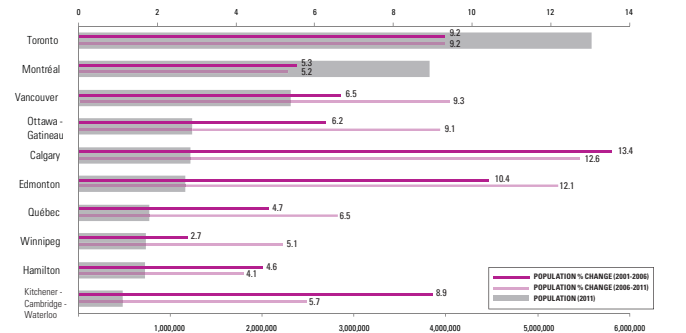
CANADA'S GROWING POPULATION (IN MILLIONS)



POPULATION DISTRIBUTION IN THE GREATER TORONTO AREA

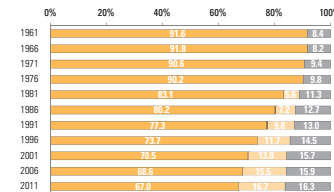


CANADA'S LARGEST CENSUS METROPOLITAN AREAS: TOTAL POPULATION AND POPULATION GROWTH

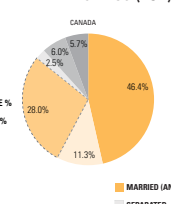


HOUSEHOLDS, FAMILIES, MARITAL STATUS & HOUSING

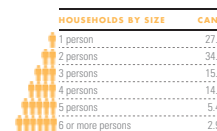
CENSUS FAMILIES IN CANADA - (1961 TO 2011)



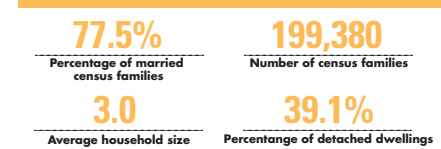
MARITAL STATUS (15+)



PRIVATE HOUSEHOLDS BY SIZE



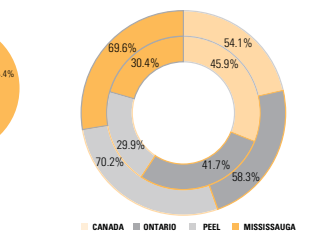
MISSISSAUGA QUICK FACTS



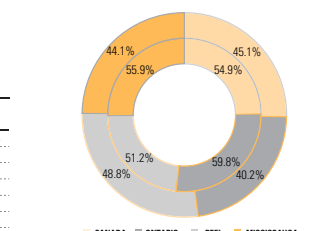
PRIVATE DWELLINGS BY STRUCTURAL TYPE

	CANADA	ONTARIO	PEEL	MISSISSAUGA
Total number of occupied private dwellings	13,320,615	4,887,505	402,940	234,585
Detached house	7,329,150	2,718,880	186,945	91,695
Semi-detached house	646,245	273,470	47,725	26,455
Row house	791,600	415,225	51,170	33,100
Apartment, building that has 5 or more storeys	1,234,770	789,970	75,895	58,825
Apartment, building that has fewer than 5 storeys	2,367,550	498,160	23,895	16,600
Apartment, duplex	704,485	180,460	16,830	7,535
Other single-attached house	33,310	9,540	130	80
Movable dwelling	183,510	15,600	345	295

MARRIED COUPLES WITH CHILDREN (OUTSIDE RING) & MARRIED COUPLES WITHOUT CHILDREN (INSIDE RING)



COMMON-LAW COUPLES WITH CHILDREN (OUTSIDE RING) & COMMON-LAW COUPLES WITHOUT CHILDREN (INSIDE RING)



CANADA
5.5% increase of census families

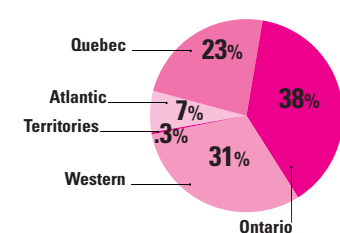
ONTARIO
72.3% Married census families

PEEL
46.4% Detached dwellings

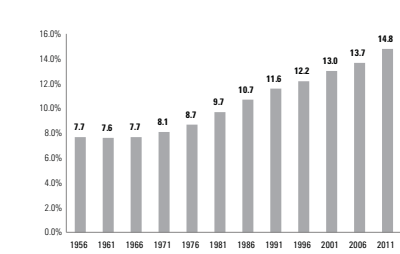
MISSISSAUGA
9.1% Increase of private households

AGE AND SEX

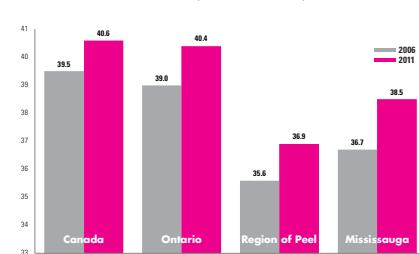
DISTRIBUTION OF CANADA'S WORKING AGE POPULATION (15 TO 64)



GROWING SENIOR POPULATION IN CANADA (65+) (% OF TOTAL POPULATION)



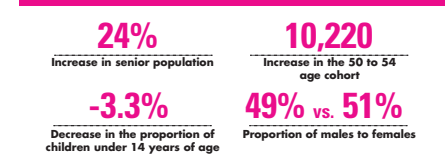
INCREASING MEDIAN AGE (2006 VS. 2011)



MEDIAN AGE ACROSS THE GTA

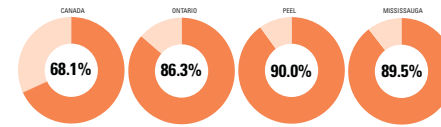
	TOTAL	MALE	FEMALE
Region of Peel	36.9	36.1	37.6
Mississauga	38.5	37.6	39.3
Brampton	34.7	34.1	35.3
Caledon	40.4	39.9	40.9
York Region	39.3	38.3	40.0
Halton Region	39.3	38.5	40.1
Durham Region	39.2	38.2	40.1
Toronto CMA	38.6	37.7	39.4

MISSISSAUGA QUICK FACTS

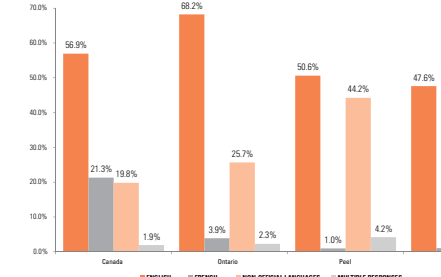


LANGUAGE

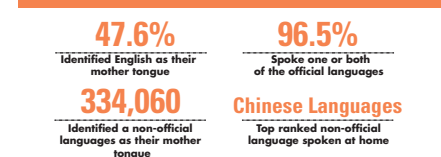
KNOWLEDGE OF OFFICIAL LANGUAGES: ENGLISH ONLY



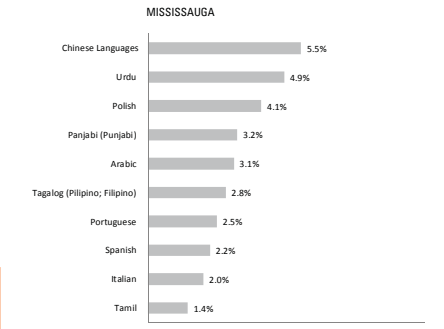
MOTHER TONGUE: CANADA, ONTARIO, PEEL AND MISSISSAUGA



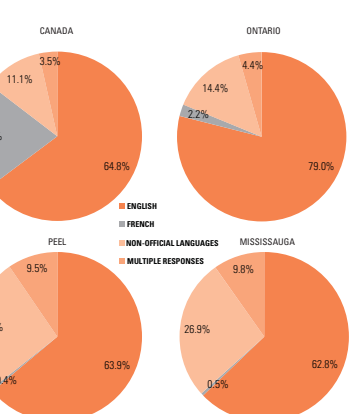
MISSISSAUGA QUICK FACTS



MOTHER TONGUE: TOP 10 NON-OFFICIAL LANGUAGES (% OF TOTAL POPULATION)



LANGUAGE SPOKEN MOST OFTEN AT HOME



CANADA
56.9% Identified English as their mother tongue

ONTARIO
86.3% Of official languages, knowledge of English Only

PEEL
26.1% Of the population used non-official languages at home

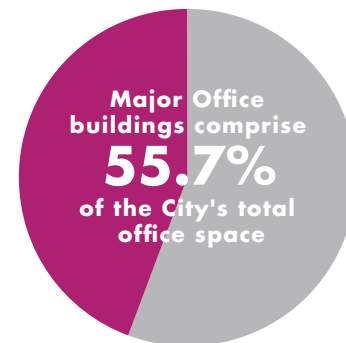
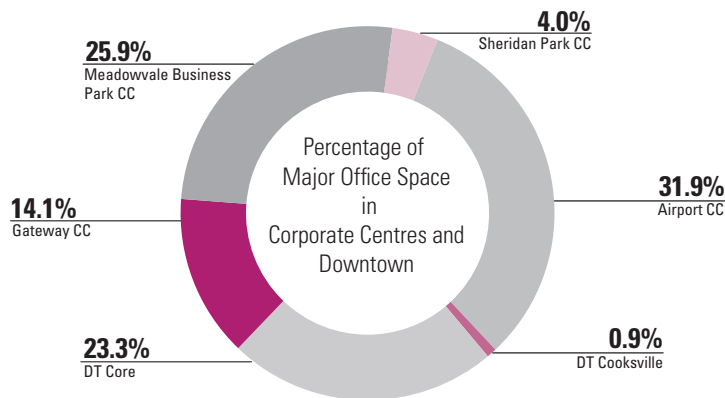
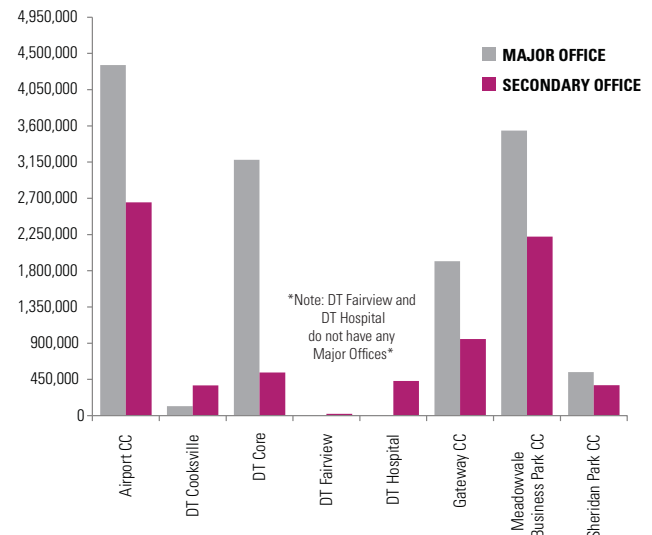
MISSISSAUGA
5.5% Identified Chinese as their mother tongue

2013 HIGHLIGHTS

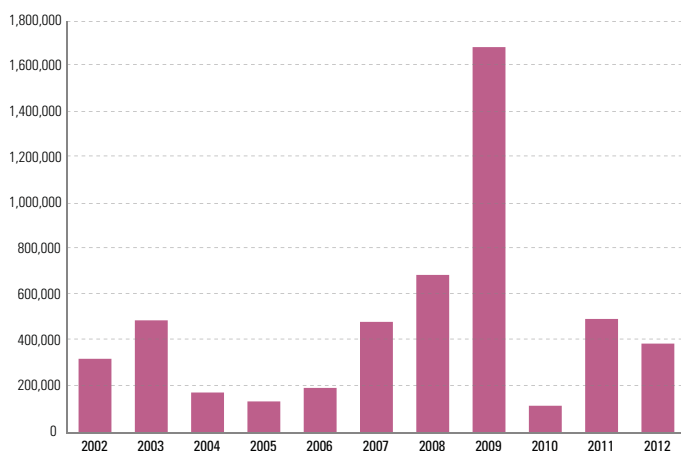
KEY FACTS

- 439 Centres that include 587 office buildings
- 83 Major Office and 504 Secondary Office buildings
- Total Office GFA of 2.64 million m² (28.44 million ft²)
- Major Office buildings contain 1.47 million m² (15.84 million ft²)

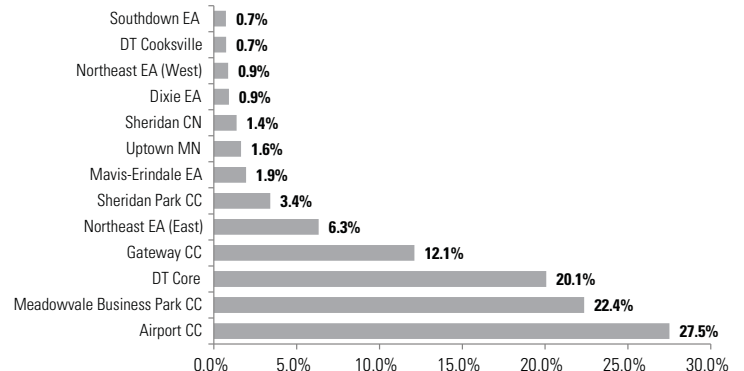
MAJOR AND SECONDARY OFFICES GFA (ft²) CORPORATE CENTRES AND DOWNTOWN



CITY WIDE OFFICE ABSORPTION GFA (ft²) 2002-2012



PERCENTAGE OF MAJOR OFFICE GFA BY CHARACTER AREA, CITY WIDE



WANT MORE?

VIEW THE KML AT MISSISSAUGA.CA/DATA

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, 2012.

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.

Some summary statistics based on office type and geography (character areas) are also provided in this directory.

A Guide to Using this Data

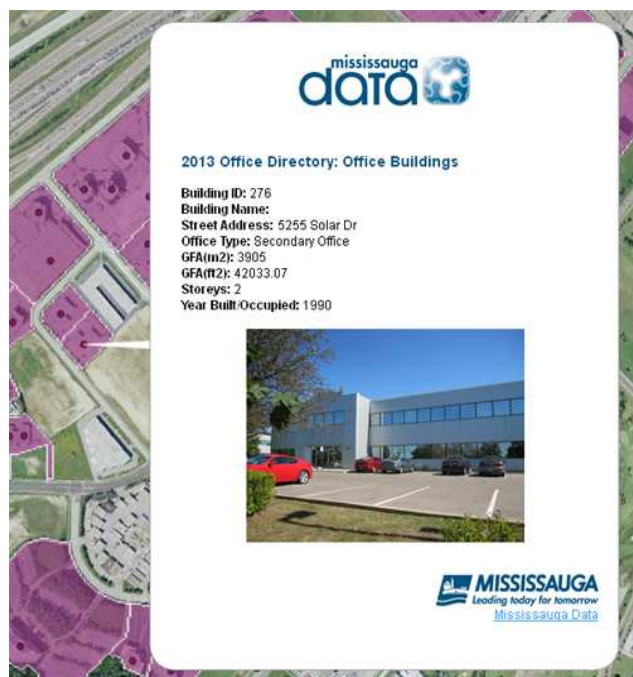


Figure 1: Feature Class Representation Example

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 multiple 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). The net site area is provided in hectares and acres.
GFA (m ² /ft ²)	Gross Floor Area (GFA) of an office building. 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 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

Attribute	Description
	rooms, lounges or fitness rooms. The gross floor area is provided in square meters and square feet.
Total Centre GFA (m ² /ft ²)	Sum of the GFA of all office buildings included in the Centre. Provided in square meters and square feet.
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	Displays 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 this directory:

Office Type	Description
Major Office	Major Office is generally defined as freestanding office building of 10,000 m ² or greater.
Secondary Office	Secondary Office means business, professional, and administrative offices, less than 10,000 m ² .

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.

Statistics

The following tables present office space (GFA) by character area, for both major and secondary offices.

Table 1: Office Space (GFA) by Character Area for Major Office

Character Area	Office Type	Total GFA(m²)	Total GFA(ft²)	Percentage of Total GFA
Airport CC	Major Office	404,703.25	4,356,189.53	27.5%
Meadowvale Business Park CC	Major Office	328,953.48	3,540,825.81	22.4%
DT Core	Major Office	295,352.00	3,179,142.47	20.1%
Gateway CC	Major Office	178,262.52	1,918,801.75	12.1%
Northeast EA (East)	Major Office	93,214.00	1,003,347.14	6.3%
Sheridan Park CC	Major Office	50,252.00	540,908.03	3.4%
Mavis-Erindale EA	Major Office	28,645.00	308,332.21	1.9%
Uptown MN	Major Office	24,220.00	260,701.91	1.6%
Sheridan CN	Major Office	20,246.00	217,926.13	1.4%
Dixie EA	Major Office	13,461.00	144,893.00	0.9%
Northeast EA (West)	Major Office	12,729.50	137,019.20	0.9%
DT Cooksville	Major Office	10,904.00	117,369.68	0.7%
Southdown EA	Major Office	10,859.00	116,885.30	0.7%
City Total		1,471,801.75	15,842,342.16	100.0%

Table 2: Office Space (GFA) by Character Area for Secondary Office

Character Area	Office Type	Total GFA(m ²)	Total GFA(ft ²)
Clarkson Village CN	Secondary Office	3,827.17	41,195.32
Malton CN	Secondary Office	1,657.41	17,840.21
Meadowvale CN	Secondary Office	8,190.00	88,156.43
Port Credit CN	Secondary Office	13,747.78	147,979.87
Rathwood-Applewood CN	Secondary Office	5,373.25	57,837.18
Sheridan CN	Secondary Office	5,212.00	56,101.50
South Common CN	Secondary Office	3,735.00	40,203.21
Streetsville CN	Secondary Office	9,270.67	99,788.66
Community Nodes Total		51,013.28	549,102.38
DT Cooksville	Secondary Office	34,926.74	375,948.30
DT Core	Secondary Office	49,900.00	537,119.13
DT Fairview	Secondary Office	2,111.00	22,722.61
DT Hospital	Secondary Office	40,047.80	431,070.93
Downtown Total		126,985.54	1,366,860.98
Dixie EA	Secondary Office	29,116.57	313,408.15
Gateway EA (East)	Secondary Office	57,729.94	621,399.90
Gateway EA (West)	Secondary Office	46,174.91	497,022.59
Mavis-Erindale EA	Secondary Office	33,957.24	365,512.69
Northeast EA (East)	Secondary Office	54,794.00	589,797.71
Northeast EA (West)	Secondary Office	90,329.63	972,300.04
Southdown EA	Secondary Office	2,517.32	27,096.21
Western Business Park EA	Secondary Office	12,956.00	139,457.22
Employment Areas Total		327,575.61	3,525,994.52
Airport CC	Secondary Office	246,221.75	2,650,308.81
Gateway CC	Secondary Office	88,340.09	950,884.81
Meadowvale Business Park CC	Secondary Office	206,553.72	2,223,325.74
Sheridan Park CC	Secondary Office	35,247.06	379,396.20
Corporate Centres Total		576,362.62	6,203,915.56
Central Erin Mills MN	Secondary Office	6,251.00	67,285.20
Uptown MN	Secondary Office	1,989.00	21,409.42
Major Nodes Total		8,240.00	88,694.62
Applewood NHD	Secondary Office	6,112.85	65,798.17
Central Erin Mills NHD	Secondary Office	7,825.00	84,227.60
Clarkson - Lorne Park NHD	Secondary Office	2,589.47	27,872.82
Cooksville NHD (East)	Secondary Office	4,718.80	50,792.74
Cooksville NHD (West)	Secondary Office	11,049.81	118,939.16
East Credit NHD	Secondary Office	708.00	7,620.85

Character Area	Office Type	Total GFA(m ²)	Total GFA(ft ²)
Erindale NHD	Secondary Office	8,114.00	87,338.37
Fairview NHD	Secondary Office	255.90	2,754.48
Lakeview NHD	Secondary Office	757.00	8,148.28
Lisgar NHD	Secondary Office	210.00	2,260.42
Malton NHD	Secondary Office	134.00	1,442.36
Meadowvale Village NHD	Secondary Office	3,863.03	41,581.31
Mineola NHD	Secondary Office	15,527.83	167,140.17
Port Credit NHD (East)	Secondary Office	5,118.00	55,089.69
Port Credit NHD (West)	Secondary Office	1,066.40	11,478.63
Rathwood NHD	Secondary Office	685.83	7,382.21
Sheridan NHD	Secondary Office	890.00	9,579.88
Streetsville NHD	Secondary Office	1,198.54	12,900.98
Neighbourhoods Total		70,824.46	762,348.14
Airport SPA	Secondary Office	9,238.00	99,437.00
Special Purpose Areas Total		9,238.00	99,437.00
City Total		1,170,239.51	12,596,353.20

Table 3: Total Office Space (GFA) by Character Area

Character Area	Total GFA(m ²)	Total GFA(ft ²)
Clarkson Village CN	3,827.17	41,195.32
Malton CN	1,657.41	17,840.21
Meadowvale CN	8,190.00	88,156.43
Port Credit CN	13,747.78	147,979.87
Rathwood-Applewood CN	5,373.25	57,837.18
Sheridan CN	25,458.00	274,027.63
South Common CN	3,735.00	40,203.21
Streetsville CN	9,270.67	99,788.66
Community Nodes Total	71,259.28	767,028.51
DT Cooksville	45,830.74	493,317.98
DT Core	345,252.00	3,716,261.60
DT Fairview	2,111.00	22,722.61
DT Hospital	40,047.80	431,070.93
Downtown Total	433,241.54	4,663,373.12
Dixie EA	42,577.57	458,301.15
Gateway EA (East)	57,729.94	621,399.90
Gateway EA (West)	46,174.91	497,022.59
Mavis-Erindale EA	62,602.24	673,844.90
Northeast EA (East)	148,008.00	1,593,144.85
Northeast EA (West)	103,059.13	1,109,319.24
Southdown EA	13,376.32	143,981.51
Western Business Park EA	12,956.00	139,457.22
Employment Areas Total	486,484.11	5,236,471.38
Airport CC	650,925.00	7,006,498.34
Gateway CC	266,602.61	2,869,686.57
Meadowvale Business Park CC	535,507.20	5,764,151.55
Sheridan Park CC	85,499.06	920,304.22
Corporate Centres Total	1,538,533.86	16,560,640.67
Central Erin Mills MN	6,251.00	67,285.20
Uptown MN	26,209.00	282,111.33
Major Nodes Total	32,460.00	349,396.53
Applewood NHD	6,112.85	65,798.17
Central Erin Mills NHD	7,825.00	84,227.60
Clarkson - Lorne Park NHD	2,589.47	27,872.82
Cooksville NHD (East)	4,718.80	50,792.74
Cooksville NHD (West)	11,049.81	118,939.16
East Credit NHD	708.00	7,620.85

Character Area	Total GFA(m ²)	Total GFA(ft ²)
Erindale NHD	8,114.00	87,338.37
Fairview NHD	255.90	2,754.48
Lakeview NHD	757.00	8,148.28
Lisgar NHD	210.00	2,260.42
Malton NHD	134.00	1,442.36
Meadowvale Village NHD	3,863.03	41,581.31
Mineola NHD	15,527.83	167,140.17
Port Credit NHD (East)	5,118.00	55,089.69
Port Credit NHD (West)	1,066.40	11,478.63
Rathwood NHD	685.83	7,382.21
Sheridan NHD	890.00	9,579.88
Streetsville NHD	1,198.54	12,900.98
Neighbourhoods Total	70,824.46	762,348.14
Airport SPA	9,238.00	99,437.00
Special Purpose Areas Total	9,238.00	99,437.00
City Total	2,642,041.25	28,438,695.36

Table 4: Major Office Space (GFA) in Corporate Centres and Downtown

Character Area	Office Type	Total GFA(m²)	Total GFA(ft²)	Percentage of Total GFA
Airport CC	Major Office	404,703.25	4,356,189.53	31.9%
DT Cooksville	Major Office	10,904.00	117,369.68	0.9%
DT Core	Major Office	295,352.00	3,179,142.47	23.3%
Gateway CC	Major Office	178,262.52	1,918,801.75	14.1%
Meadowvale Business Park CC	Major Office	328,953.48	3,540,825.81	25.9%
Sheridan Park CC	Major Office	50,252.00	540,908.03	4.0%
Total		1,268,427.25	13,653,237.26	100.0%

Table 5: Total Office Space (GFA) in Corporate Centres and Downtown

Character Area	Office Type	Total GFA(m²)	Total GFA (ft²)
Airport CC	Major Office	404,703.25	4,356,189.53
Airport CC	Secondary Office	246,221.75	2,650,308.81
DT Cooksville	Major Office	10,904.00	117,369.68
DT Cooksville	Secondary Office	34,926.74	375,948.30
DT Core	Major Office	295,352.00	3,179,142.47
DT Core	Secondary Office	49,900.00	537,119.13
DT Fairview	Secondary Office	2,111.00	22,722.61
DT Hospital	Secondary Office	40,047.80	431,070.93
Gateway CC	Major Office	178,262.52	1,918,801.75
Gateway CC	Secondary Office	88,340.09	950,884.81
Meadowvale Business Park CC	Major Office	328,953.48	3,540,825.81
Meadowvale Business Park CC	Secondary Office	206,553.72	2,223,325.74
Sheridan Park CC	Major Office	50,252.00	540,908.03
Sheridan Park CC	Secondary Office	35,247.06	379,396.20
Total		1,971,775.40	21,224,013.80

Table 6: Total Office Space (GFA) by Office Type - City Wide

Office Type	Total GFA(m ²)	Total GFA(ft ²)	Percentage of Total GFA
Major Office	1,471,801.75	15,842,342.16	55.7%
Secondary Office	1,170,239.51	12,596,353.20	44.3%
Total	2,642,041.25	28,438,695.36	100.0%

Office Directory 2013

Centre

Centre ID:	1	Site Area (ha):	1.43
Character Area:	Northeast EA (East)	Site Area (ac):	3.54
Ward:	5	Total GFA (sqm):	15,167
General Location:	Airport Rd & Highway 409	Total GFA (sqft):	163,256
Designation:	Business Employment	FSI:	1.06
Zoning:	E2-68	Parking Spaces:	1,875
		Number of Office Buildings:	1

Building

Building ID:	1	GFA (sqm):	15,167
Building Name:	Airway Centre II	GFA (sqft):	163,256
Building Address:	5915 Airport Rd	Storeys:	11
Office Type:	Major Office	Year Built/Occupied:	1983



Office Directory 2013

Centre

Centre ID:	2	Site Area (ha):	1.42
Character Area:	Northeast EA (East)	Site Area (ac):	3.51
Ward:	5	Total GFA (sqm):	14,300
General Location:	Airport Rd & Highway 409	Total GFA (sqft):	153,924
Designation:	Business Employment	FSI:	1.01
Zoning:	E2-68	Parking Spaces:	559
		Number of Office Buildings:	1

Building

Building ID:	375	GFA (sqm):	14,300
Building Name:	Airway Centre III	GFA (sqft):	153,924
Building Address:	5925 Airport Rd	Storeys:	10
Office Type:	Major Office	Year Built/Occupied:	1983



Office Directory 2013

Centre

Centre ID:	3	Site Area (ha):	1.31
Character Area:	Northeast EA (East)	Site Area (ac):	3.24
Ward:	5	Total GFA (sqm):	15,791
General Location:	Airport Rd & Highway 409	Total GFA (sqft):	169,973
Designation:	Business Employment	FSI:	1.21
Zoning:	E2-68	Parking Spaces:	Not Available
		Number of Office Buildings:	1

Building

Building ID:	376	GFA (sqm):	15,791
Building Name:	Airway Centre IV	GFA (sqft):	169,973
Building Address:	5935 Airport Rd	Storeys:	11
Office Type:	Major Office	Year Built/Occupied:	1988



SAMPLE
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mississauga.ca/data

Office Directory 2013

Centre

Centre ID:	6	Site Area (ha):	1.32
Character Area:	Northeast EA (East)	Site Area (ac):	3.26
Ward:	5	Total GFA (sqm):	10,767
General Location:	ES Airport Rd, N of American Dr	Total GFA (sqft):	115,895
Designation:	Business Employment	FSI:	0.82
Zoning:	E2-38	Parking Spaces:	176
		Number of Office Buildings:	1

Building

Building ID:	7	GFA (sqm):	10,767
Building Name:	Orlando Executive Centre - Bldg I	GFA (sqft):	115,895
Building Address:	6299 Airport Rd	Storeys:	7
Office Type:	Major Office	Year Built/Occupied:	1975



Office Directory 2013

Centre

Centre ID:	7	Site Area (ha):	0.79
Character Area:	Northeast EA (East)	Site Area (ac):	1.94
Ward:	5	Total GFA (sqm):	6,995
General Location:	ES Airport Rd, N of American Dr	Total GFA (sqft):	75,294
Designation:	Business Employment	FSI:	0.89
Zoning:	E2-38	Parking Spaces:	Not Available
		Number of Office Buildings:	1

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



Office Directory 2013

Centre

Centre ID:	17	Site Area (ha):	5.41
Character Area:	Meadowvale Business Park CC	Site Area (ac):	13.37
Ward:	9	Total GFA (sqm):	23,244
General Location:	SW corner Argentia Rd & Mississauga Rd	Total GFA (sqft):	250,196
Designation:	Business Employment	FSI:	0.43
Zoning:	E1	Parking Spaces:	836
		Number of Office Buildings:	5

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



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Office Directory 2013

Centre

Centre ID:	27	Site Area (ha):	2.80
Character Area:	Gateway CC	Site Area (ac):	6.92
Ward:	5	Total GFA (sqm):	14,823
General Location:	SE corner Britannia Rd W & Avebury Ave	Total GFA (sqft):	159,553
Designation:	Business Employment	FSI:	0.53
Zoning:	E1	Parking Spaces:	557
		Number of Office Buildings:	1

Building

Building ID:	36	GFA (sqm):	14,823
Building Name:	Britannia Place	GFA (sqft):	159,553
Building Address:	5995 Avebury Rd	Storeys:	9
Office Type:	Major Office	Year Built/Occupied:	1991



Office Directory 2013

Centre

Centre ID:	31	Site Area (ha):	0.45
Character Area:	Gateway EA (East)	Site Area (ac):	1.10
Ward:	5	Total GFA (sqm):	2,147
General Location:	NS of Brunel Rd, E of Hurontario St	Total GFA (sqft):	23,110
Designation:	Business Employment	FSI:	0.48
Zoning:	E2	Parking Spaces:	68
		Number of Office Buildings:	1

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



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Office Directory 2013

Centre

Centre ID:	32	Site Area (ha):	0.33
Character Area:	Gateway EA (East)	Site Area (ac):	0.81
Ward:	5	Total GFA (sqm):	1,431
General Location:	NS of Brunel Rd, E of Hurontario St	Total GFA (sqft):	15,403
Designation:	Business Employment	FSI:	0.44
Zoning:	E2-96	Parking Spaces:	52
		Number of Office Buildings:	1

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



Office Directory 2013

Centre

Centre ID:	33	Site Area (ha):	0.50
Character Area:	Rathwood-Applewood CN	Site Area (ac):	1.24
Ward:	3	Total GFA (sqm):	3,811
General Location:	SS Burnhamthorpe Rd E, E of Dixie Rd	Total GFA (sqft):	41,021
Designation:	Office	FSI:	0.76
Zoning:	0	Parking Spaces:	139
		Number of Office Buildings:	1

Building

Building ID:	46	GFA (sqm):	3,811
Building Name:	Burnhamthorpe Professional Centre	GFA (sqft):	41,021
Building Address:	1420 Burnhamthorpe Rd E	Storeys:	4
Office Type:	Secondary Office	Year Built/Occupied:	1992

SAMPLE
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PHOTO NOT
AVAILABLE

For more information contact:

City of Mississauga

300 City Centre Drive

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Website: www.mississauga.ca/data

public inquiries

telephone: (905) 615-3200 ext. 5556

e-mail: eplanbuild.info@mississauga.ca

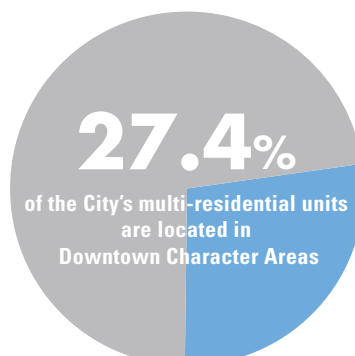


Residential Directory 2013

2013 HIGHLIGHTS

KEY FACTS

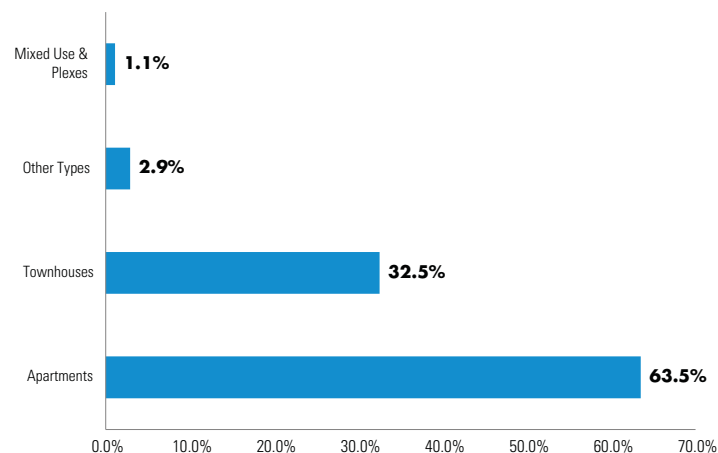
- 2013 Residential Directory includes only **multi type** residential units
- 112,604 residential units included in this directory
- 71,503 (63.5%) of units are apartments
- 36,588 (32.5%) of units are townhouses
- 1,241 (1.1%) of units are plexes and mixed-use
- 3,272 (2.9%) of units are others types of dwellings (i.e. seniors homes, mobile homes)



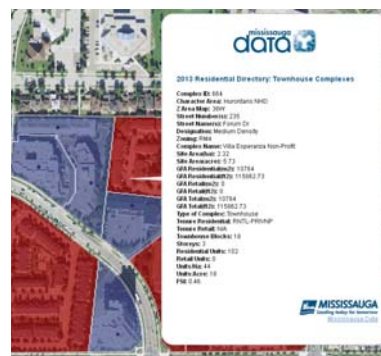
MULTI-RESIDENTIAL UNITS IN DOWNTOWN CHARACTER AREAS

CHARACTER AREA	APARTMENT UNITS	% OF APARTMENTS	TOWNHOUSE UNITS	% OF TOWNHOUSES	TOTAL MULTI-RESIDENTIAL UNITS	% OF TOTAL MULTI-RESIDENTIAL UNITS
DT Cooksville	4,002	13.4%	196	18.1%	4,198	13.6%
DT Core	14,725	49.4%	87	8.0%	14,812	48.0%
DT Fairview	6,048	20.3%	681	62.8%	6,729	21.8%
DT Hospital	5,007	16.8%	121	11.2%	5,128	16.6%
Total	29,782	100.0%	1,085	100.0%	30,867	100.0%

RESIDENTIAL UNITS, BY BUILDING TYPE CITY WIDE



RESIDENTIAL DIRECTORY KML



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, 2012.

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, semi-detached, and mobile homes.

Some summary statistics based on unit type and geography (character areas) are also provided in this directory.

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.

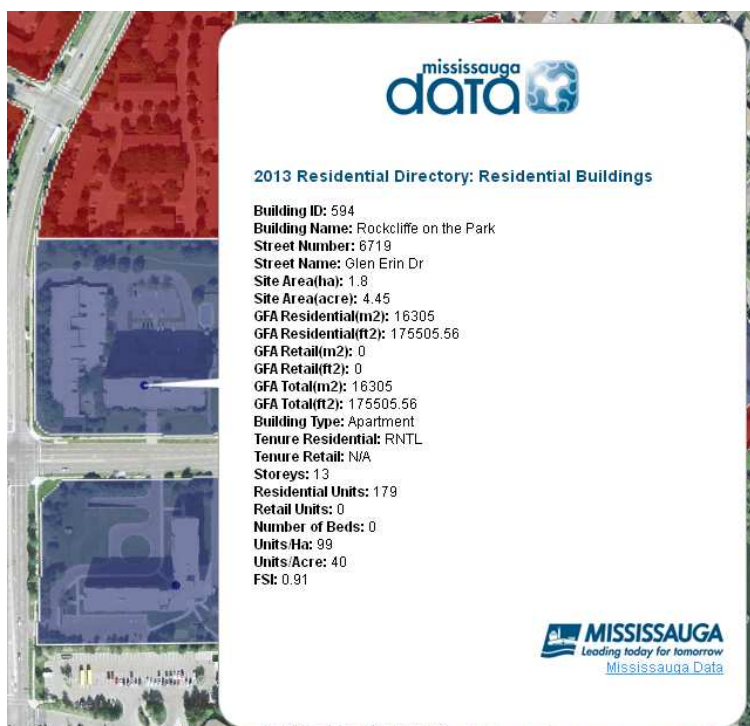


Figure 1: Feature Class Representation Example

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.

In many cases multiple buildings are located on one centre. We record the individual attributes of each building in this case as well as the centre.

Figure 1 also illustrates how the structures are located in the complex and in the centres. Attributes of the entire complex are available in this directory; however this directory does 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 Area	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 address 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 minus developable lands (examples of undevelopable lands may include: lands below top of bank, a wood lot, or a

Attribute	Description
	road widening). Net site area is provided in hectares and acres.
10. GFA (m ² /ft ²)	<p>Gross Floor Area (GFA) of a building. For the mixed type buildings: Res GFA (m²/ ft²) and Ret GFA (m²/ ft²).</p> <p>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 definition 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. Gross Floor Area is provided in square meters and square feet.</p>
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 institution 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 (FSI) – 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 this directory:

Residential Building 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 quadplexes.
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	<p>Apartment units above commercial establishments in buildings with less than four storeys.</p> <p>Some of the apartment and townhouse buildings included in this directory also have a commercial component. Many high rise apartment buildings in the City Centre Planning District 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 Plan as Mainstreet Retail Commercial, General Retail Commercial or Retail Commercial.</p> <p>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.</p>
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

Statistics

The following tables present the breakdown of multi-residential units by character area.

Table 1: Apartment Units by Character Area - City Wide				
Character Area	Number of Residential Units*	Number of Mixed Retail Units	Total Units*	Number of Institutional Beds
Clarkson Village CN	1,162	36	1,198	0
Malton CN	870	0	870	0
Meadowvale CN	1,070	0	1,070	0
Port Credit CN	3,218	60	3,278	55
Rathwood-Applewood CN	1,327	0	1,327	0
Sheridan CN	1,141	0	1,141	160
South Common CN	1,315	0	1,315	0
Streetsville CN	626	90	716	0
Community Nodes Total	10,729	186	10,915	215
DT Cooksville	4,002	54	4,056	0
DT Core	14,725	47	14,772	0
DT Fairview	6,048	0	6,048	0
DT Hospital	5,007	1	5,008	440
Downtown Total	29,782	102	29,884	440
Dixie EA	42	23	65	0
Northeast EA (West)	49	0	49	152
Southdown EA	1	1	2	0
Western Business Park EA	50	0	50	0
Employment Areas Total	142	24	166	152
Central Erin Mills MN	1,579	0	1,579	180
Uptown MN	3,561	20	3,581	48
Major Nodes Total	5,140	20	5,160	228
Applewood NHD	6,755	14	6,769	0
Central Erin Mills NHD	260	0	260	160
Churchill Meadows NHD	417	0	417	31
Clarkson - Lorne Park NHD	1,906	15	1,921	171
Cooksville NHD (East)	633	0	633	0
Cooksville NHD (West)	1,183	5	1,188	0
Creditview NHD	144	0	144	0
East Credit NHD	1,167	0	1,167	318
Erin Mills NHD	1,137	0	1,137	0
Erindale NHD	1,692	10	1,702	0
Hurontario NHD	1,651	0	1,651	160
Lakeview NHD	3,124	67	3,191	0
Malton NHD	1,164	79	1,243	162
Meadowvale NHD	2,811	0	2,811	0

Character Area	Number of Residential Units*	Number of Mixed Retail Units	Total Units*	Number of Institutional Beds
Meadowvale Village NHD	37	1	38	140
Mineola NHD	45	30	75	0
Mississauga Valleys NHD	1,263	0	1,263	192
Port Credit NHD (East)	640	107	747	0
Port Credit NHD (West)	595	21	616	0
Rathwood NHD	1,863	0	1,863	0
Sheridan NHD	590	0	590	134
Streetsville NHD	232	2	234	0
Neighbourhoods Total	29,309	351	29,660	1,468
UTM SPA	0	0	0	389
Special Purpose Areas Total	0	0	0	389
City Total	75,102	683	75,785	2,892

* Includes: apartments, plexes, mixed use, and residential institutions

Table 2: Townhouse Units by Character Area - City Wide

Character Area	Number of Residential Units*	Number of Mixed Retail Units	Total Units*
Clarkson Village CN	215	0	215
Malton CN	75	0	75
Meadowvale CN	143	0	143
Port Credit CN	235	18	253
Rathwood-Applewood CN	146	0	146
South Common CN	598	0	598
Streetsville CN	14	0	14
Community Nodes Total	1,426	18	1,444
DT Cooksville	196	0	196
DT Core	87	0	87
DT Fairview	681	0	681
DT Hospital	121	0	121
Downtown Total	1,085	0	1,085
Central Erin Mills MN	422	0	422
Uptown MN	518	0	518
Major Nodes Total	940	0	940
Applewood NHD	2,222	0	2,222
Central Erin Mills NHD	2,521	0	2,521
Churchill Meadows NHD	3,163	8	3,171
Clarkson - Lorne Park NHD	1,614	0	1,614
Cooksville NHD (East)	277	0	277
Cooksville NHD (West)	1,098	0	1,098
Creditview NHD	14	0	14
East Credit NHD	3,084	0	3,084
Erin Mills NHD	2,803	0	2,803
Erindale NHD	1,106	0	1,106
Hurontario NHD	3,823	0	3,823
Lakeview NHD	531	15	546
Lisgar NHD	1,010	0	1,010
Malton NHD	1,214	0	1,214
Meadowvale NHD	2,816	0	2,816
Meadowvale Village NHD	1,288	0	1,288
Mineola NHD	202	0	202
Mississauga Valleys NHD	1,259	0	1,259
Port Credit NHD (West)	401	6	407
Rathwood NHD	1,562	0	1,562

Character Area	Number of Residential Units*	Number of Mixed Retail Units	Total Units*
Sheridan NHD	496	0	496
Streetsville NHD	1,301	0	1,301
Neighbourhoods Total:	33,805	29	33,834
UTM SPA	246	0	246
Special Purpose Areas Total	246	0	246
City Total	37,502	47	37,549

* Includes: townhouses, cluster detached, condominium semi-detached, and mobile homes

Table 3: Residential Units by Type - City Wide

Building Type	Number of Residential Units	Number of Mixed Retail Units	Total Units	Number of Institutional Beds
Apartment	71,503	107	71,610	31
Mixed RES/RET	824	576	1,400	0
Plex	417	0	417	0
Residential Institution	2,358	0	2,358	2,861
Detached	483	0	483	0
Other (Mobile Homes)	263	0	263	0
Semi-Detached	168	0	168	0
Townhouse	36,588	47	36,635	0
City Total	112,604	730	113,334	2,892

Residential Directory 2013: Apartment

Centre ID: 11

Z Area Map: 23

Character Area: Erindale NHD

Designation: High Density

Zoning: RA2-40

Building ID: A 101

Building Name: Woodland Apartments

Address: 1125 Forestwood Dr

Site Area (ha/ac): 0.48 / 1.19

GFA (m2/sq.ft): 3,643 / 39,214

Tenure: RNTL

Storeys: 6

of Units: 38

Units per ha/ac: 78

FSI: 0.65

SAMPLE
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mississauga.ca/data

Centre ID: 12

Z Area Map: 23

Character Area: Erindale NHD

Designation: High Density

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

Character Area: Erindale NHD

Designation: High Density

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

Character Area: Erindale NHD

Designation: High Density

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

Character Area: Erindale NHD

Designation: High Density

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

Character Area: Erindale NHD

Designation: High Density

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

Character Area: DT Core

Designation: High Density

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 2013: Apartment

Centre ID: 20

Z Area Map: 23

Character Area: Erindale NHD

Designation: High Density

Zoning: RA4-5

Building ID: A 107

Building Name:

Address: 1175 Dundas St W

Site Area (ha/ac): 0.82 / 2.01

GFA (m2/sq.ft): 8,493 / 91,421

Tenure: RNTL

Storeys: 13

of Units: 52

Units per ha/ac: 52

SAMPLE
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Centre ID: 21

Z Area Map: 23

Character Area: Erindale NHD

Designation: High Density

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

Character Area: DT Core

Designation: High Density

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

Character Area: Erindale NHD

Designation: High Density

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

Character Area: Meadowvale NHD

Designation: High Density

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

Character Area: Meadowvale NHD

Designation: Medium Density

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

Character Area: Meadowvale NHD

Designation: High Density

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 2013: Detached

Complex ID: **D 59**

Z Area Map: 46W

Character Area: Meadowvale NHD

Designation: Low Density II

Zoning: R3-8

Complex Name:

Address: 1-29 Bent Oak Cir

Site Area (ha/ac): 1.49 / 3.68

GFA (m2/sq.ft): /

Tenure: PCC

Storeys: 2

of Units: 20

Units per ha/ac: 13 / 8

FSI:

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Complex ID: **D 70**

Z Area Map: 46W

Character Area: Meadowvale NHD

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

Character Area: Meadowvale NHD

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

Character Area: Streetsville NHD

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

Character Area: Streetsville NHD

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

Character Area: Streetsville NHD

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

Character Area: Meadowvale NHD

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 2013: Mixed Residential/Retail

Centre ID: 1551
Z Area Map: 6
Character Area: Lakeview NHD
Designation: Mixed Use
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: 2 / 1
Res Units per ha/ 125 / 51
Ret Units per ha/a 25 / 10
FSI: 0.60

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Centre ID: 1551
Z Area Map: 6
Character Area: Lakeview NHD
Designation: Mixed Use
Zoning: C4

Building ID: MIX 1407
Address: 785 Lakeshore Rd E
Site Area (ha/ac): 0.04 / 0.10
Res GFA (m2/sqft): 120 / 1,292
Ret GFA (m2/sqft): 120 / 1,292

Tenure Res/Ret: RNTL / RNTL
Storeys Total: 2
of Units Res/Ret: 5 / 1
Res Units per ha/ 125 / 51
Ret Units per ha/a 25 / 10
FSI: 0.60

Centre ID: 1552
Z Area Map: 6
Character Area: Lakeview NHD
Designation: Mixed Use
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/ 6 / 2
Ret Units per ha/a 11 / 4
FSI: 0.07

Centre ID: 1553
Z Area Map: 6
Character Area: Lakeview NHD
Designation: Mixed Use
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/ 6 / 2
Ret Units per ha/a 3 / 1
FSI: 0.09

Centre ID: 1554
Z Area Map: 6
Character Area: Lakeview NHD
Designation: Mixed Use
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/ 7 / 3
Ret Units per ha/a 2 / 1
FSI: 0.07

Centre ID: 1555
Z Area Map: 6
Character Area: Lakeview NHD
Designation: Mixed Use
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/ 29 / 12
Ret Units per ha/a 29 / 12
FSI: 0.55

Centre ID: 1556
Z Area Map: 6
Character Area: Lakeview NHD
Designation: Mixed Use
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/ 25 / 10
Ret Units per ha/a 25 / 10
FSI: 0.47

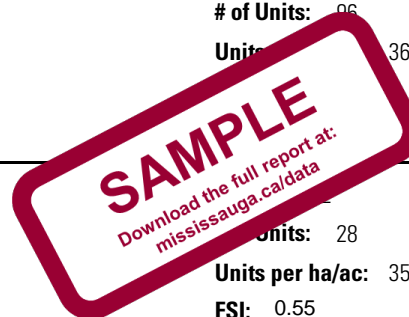
Residential Directory 2013: Residential Institutional

Centre ID: 237 Z Area Map: 27 Character Area: Rathwood NHD Designation: Medium Density Zoning: RM4-41	Building ID: RI 286 Building Name: Sunrise Assisted Living Address: 1279 Burnhamthorpe Rd E Site Area (ha/ac): 1.17 / 2.89 GFA (m2/sq.ft): 5,644 / 60,749	Tenure: RNTL Storeys: 4 # of Units: 29 # of Beds: 0 Units per ha/ac: 2.5 / 2.5 FSI: 0.34
Centre ID: 316 Z Area Map: 28 Character Area: Uptown MN Designation: High Density 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: 48 # of Beds: 48 Units per ha/ac: 100 / 100 FSI: 0.34
Centre ID: 428 Z Area Map: 39E Character Area: Streetsville CN Designation: Mixed Use 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: 0 Units per ha/ac: 113 / 46 FSI: 0.47
Centre ID: 875 Z Area Map: 59 Character Area: Western Business Park EA Designation: Mixed Use 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: 0 Units per ha/ac: 12 / 5 FSI: 0.05
Centre ID: 968 Z Area Map: 26 Character Area: Rathwood NHD Designation: High Density 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 Character Area: Rathwood NHD Designation: High Density 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: 0 Units per ha/ac: 180 / 73 FSI: 1.13
Centre ID: 1052 Z Area Map: 26 Character Area: Rathwood NHD Designation: High Density 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: 0 Units per ha/ac: 87 / 35 FSI: 0.38

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Residential Directory 2013: Semi-Detached

Complex ID: S 1463	Complex Name:	Storeys: 3
Z Area Map: 52W	Address: 7155 Magistrate Terr	# of Units: 96
Character Area: Meadowvale Village NHD	Site Area (ha/ac): 2.65 / 6.56	Units per ha/ac: 36 / 15
Designation: Medium Density	GFA (m2/sq.ft): 15,48 / 166,644	
Zoning: RM4	Tenure: PCC	
Complex ID: S 1478	Complex Name:	Storeys: 2
Z Area Map: 39E	Address: 2270 Britannia Rd W	# of Units: 28
Character Area: Streetsville NHD	Site Area (ha/ac): 0.81 / 1.99	Units per ha/ac: 35 / 14
Designation: Low Density II	GFA (m2/sq.ft): 4,449 / 47,887	FSI: 0.55
Zoning: RM2-43	Tenure: PCC	
Complex ID: S 1726	Complex Name:	Storeys: 2
Z Area Map: 58	Address: 4847,4849 Half Moon Grov	# of Units: 2
Character Area: Churchill Meadows NHD	Site Area (ha/ac): 0.06 / 0.14	Units per ha/ac: 35 / 14
Designation: Medium Density	GFA (m2/sq.ft): 252 / 2,708	FSI: 0.44
Zoning: RM4-18	Tenure: PCC-RNTL	
Complex ID: S 1728	Complex Name: Manor Gates In Sawmill Valley	Storeys: 3
Z Area Map: 24	Address: 1915 Broad Hollow Gate	# of Units: 4
Character Area: Erin Mills NHD	Site Area (ha/ac): 0.21 / 0.52	Units per ha/ac: 19 / 8
Designation: Medium Density	GFA (m2/sq.ft): 1,048 / 11,286	FSI: 0.50
Zoning: RM4	Tenure: PCC	
Complex ID: S 1729	Complex Name:	Storeys: 2
Z Area Map: 9	Address: 1155 Birchview Dr	# of Units: 4
Character Area: Clarkson - Lorne Park NHD	Site Area (ha/ac): 0.25 / 0.62	Units per ha/ac: 16 / 6
Designation: Low Density II	GFA (m2/sq.ft): 955 / 10,285	FSI: 0.38
Zoning: RM1-18	Tenure: PCC	
Complex ID: S 1730	Complex Name: River Gate	Storeys: 1
Z Area Map: 45E	Address: 6425-6439 Rivergate Pl	# of Units: 6
Character Area: Streetsville NHD	Site Area (ha/ac): 0.37 / 0.91	Units per ha/ac: 16 / 7
Designation: Low Density II	GFA (m2/sq.ft): 829 / 8,925	FSI: 0.23
Zoning: RM4-39	Tenure: PCC	
Complex ID: S 1735	Complex Name:	Storeys:
Z Area Map: 19	Address: 1799-1863 Pagehurst Ave	# of Units: 24
Character Area: Applewood NHD	Site Area (ha/ac): 0.33 / 0.80	Units per ha/ac: 74 / 30
Designation: Medium Density	GFA (m2/sq.ft): 4,848 / 52,190	FSI: 1.49
Zoning: RM6-9	Tenure: Freehold-Common El	
Complex ID: S 1754	Complex Name:	Storeys: 2
Z Area Map: 9	Address: 1191-1203 Lorne Park Rd	# of Units: 4
Character Area: Clarkson - Lorne Park NHD	Site Area (ha/ac): 0.22 / 0.55	Units per ha/ac: 18 / 7
Designation: Low Density II	GFA (m2/sq.ft): 992 / 10,682	FSI: 0.45
Zoning: RM4-71	Tenure: PCC	



Residential Directory 2013 : Townhouse

Complex ID: T 1	Designation: Medium Density	Tenure: PCC
Z Area Map: 24	Zoning: RM4	# of Townhouse Blocks: 2
Character Area: Erindale NHD	Complex Name:	Storeys:
Address(es): 3220-3270 The Credit Woodlands	Site Area (ha/ac): 0.93 / 2.30	# of Units: / 11
	GFA (m2/sq.ft): /	
Complex ID: T 2	Designation: Medium Density	Tenure: PCC
Z Area Map: 23	Zoning: RM4	# of Townhouse Blocks: 11
Character Area: Erindale NHD	Complex Name:	Storeys: 3
Address(es): 3065 Lenester Dr	Site Area (ha/ac): 1.54 / 3.81	# of Units: 59
	GFA (m2/sq.ft): /	Units per ha/ac: 38 / 16
		FSI:
Complex ID: T 3	Designation: Medium Density	Tenure: PCC
Z Area Map: 23	Zoning: RM4	# of Townhouse Blocks: 2
Character Area: Erindale NHD	Complex Name:	Storeys: 3
Address(es): 830 Westlock Rd	Site Area (ha/ac): 0.51 / 1.26	# of Units: 22
	GFA (m2/sq.ft): /	Units per ha/ac: 43 / 17
		FSI:
Complex ID: T 4	Designation: Medium Density	Tenure: PCC
Z Area Map: 23	Zoning: RM4	# of Townhouse Blocks: 2
Character Area: Erindale NHD	Complex Name:	Storeys: 2
Address(es): 806 Stainton Dr	Site Area (ha/ac): 0.48 / 1.19	# of Units: 20
	GFA (m2/sq.ft): 2,321 / 24,984	Units per ha/ac: 42 / 17
		FSI: 0.48
Complex ID: T 5	Designation: Medium Density	Tenure: PCC
Z Area Map: 23	Zoning: RM4	# of Townhouse Blocks: 10
Character Area: Erindale NHD	Complex Name:	Storeys: 3
Address(es): 830 Stainton Dr	Site Area (ha/ac): 1.64 / 4.05	# of Units: 69
	GFA (m2/sq.ft): 7,990 / 86,006	Units per ha/ac: 42 / 17
		FSI: 0.49
Complex ID: T 6	Designation: Medium Density	Tenure: PCC
Z Area Map: 23	Zoning: RM4	# of Townhouse Blocks: 13
Character Area: Erindale NHD	Complex Name:	Storeys: 3
Address(es): 3025 Cedarglen Gate	Site Area (ha/ac): 2.24 / 5.53	# of Units: 95
	GFA (m2/sq.ft): 10,907 / 117,406	Units per ha/ac: 42 / 17
		FSI: 0.49
Complex ID: T 7	Designation: Medium Density	Tenure: RNTL
Z Area Map: 24	Zoning: RM4	# of Townhouse Blocks: 9
Character Area: Erindale NHD	Complex Name:	Storeys: 2
Address(es): 3400 The Credit Woodlands	Site Area (ha/ac): 2.33 / 5.76	# of Units: 67
	GFA (m2/sq.ft): 7,292 / 78,493	Units per ha/ac: 29 / 12
		FSI: 0.31

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Residential Directory 2013 : Townhouse

Complex ID: T 8	Designation: Medium Density	Tenure: RNTL
Z Area Map: 24	Zoning: RM4	# of Townhouse Blocks: 5
Character Area: Erindale NHD	Complex Name: The Forestwood	Storeys: 3
Address(es): 1300 Forestwood Dr	Site Area (ha/ac): 1.13 / 2.79	# of Units: 14
	GFA (m2/sq.ft): 4,226 / 45,490	

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Complex ID: T 9	Designation: Medium Density	Tenure: PCC
Z Area Map: 24	Zoning: RM4	# of Townhouse Blocks: 2
Character Area: Erindale NHD	Complex Name:	Storeys: 2
Address(es): 3308,3360 The Credit Woodlands	Site Area (ha/ac): 1.29 / 3.19	# of Units: 40
	GFA (m2/sq.ft): /	Units per ha/ac: 31 / 13
		FSI:

Complex ID: T 24	Designation: Medium Density	Tenure: PCC
Z Area Map: 54W	Zoning: RM4	# of Townhouse Blocks: 9
Character Area: Meadowvale NHD	Complex Name:	Storeys: 3
Address(es): 7251 Copenhagen Rd	Site Area (ha/ac): 2.54 / 6.28	# of Units: 87
	GFA (m2/sq.ft): 10,264 / 110,484	Units per ha/ac: 34 / 14
		FSI: 0.40

Complex ID: T 26	Designation: Medium Density	Tenure: PCC
Z Area Map: 54W	Zoning: RM4	# of Townhouse Blocks: 8
Character Area: Meadowvale NHD	Complex Name:	Storeys: 3
Address(es): 7430 Copenhagen Rd	Site Area (ha/ac): 3.24 / 8.01	# of Units: 112
	GFA (m2/sq.ft): 13,443 / 144,704	Units per ha/ac: 35 / 14
		FSI: 0.41

Complex ID: T 28	Designation: Medium Density	Tenure: PCC
Z Area Map: 54W	Zoning: RM4	# of Townhouse Blocks: 8
Character Area: Meadowvale NHD	Complex Name:	Storeys: 3
Address(es): 7080 Copenhagen Rd	Site Area (ha/ac): 2.64 / 6.52	# of Units: 90
	GFA (m2/sq.ft): 11,287 / 121,496	Units per ha/ac: 34 / 14
		FSI: 0.43

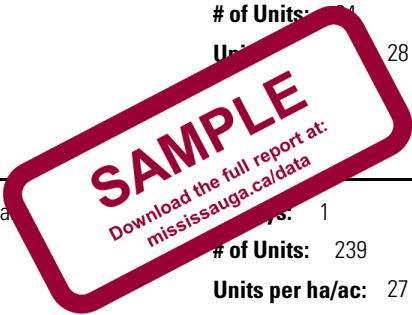
Complex ID: T 29	Designation: Medium Density	Tenure: PCC
Z Area Map: 54W	Zoning: RM4	# of Townhouse Blocks: 7
Character Area: Meadowvale NHD	Complex Name: Park Place	Storeys: 3
Address(es): 7030 Copenhagen Rd	Site Area (ha/ac): 1.74 / 4.30	# of Units: 59
	GFA (m2/sq.ft): 8,138 / 87,600	Units per ha/ac: 34 / 14
		FSI: 0.47

Complex ID: T 30	Designation: Medium Density	Tenure: PCC
Z Area Map: 46W	Zoning: RM4	# of Townhouse Blocks: 1
Character Area: Meadowvale NHD	Complex Name:	Storeys: 3
Address(es): 7077 Estoril Rd	Site Area (ha/ac): 0.94 / 2.32	# of Units: 32
	GFA (m2/sq.ft): 4,524 / 48,698	Units per ha/ac: 34 / 14
		FSI: 0.48

Residential Directory 2013: Mobile Homes

Complex ID: MH 1359	Complex Name: Malton Mobile Homes	Storeys: 1
Z Area Map: 48W	Address: 3233 Derry Rd E	# of Units: 24
Character Area: Malton NHD	Site Area (ha/ac): 0.87 / 2.15	Units per ha/ac: 28 / 11
Designation: Mixed Use	GFA (m2/sq.ft): /	
Zoning: C3-7	Tenure: RNTL	

Complex ID: MH 1723	Complex Name: Twin Pines Mobile Home Park	Storeys: 1
Z Area Map: 19	Address: 1749 Dundas St E	# of Units: 239
Character Area: Applewood NHD	Site Area (ha/ac): 8.91 / 22.01	Units per ha/ac: 27 / 11
Designation: Low Density II	GFA (m2/sq.ft): /	FSI:
Zoning: R4-51	Tenure: RNTL-PNP	



Residential Directory 2013: Plex

Centre ID: 651 Z Area Map: 8 Character Area: Port Credit CN Designation: High Density Zoning: RA1-36	Building ID: P 583 Building Name: Address: 44 Front St N Site Area (ha/ac): 0.06 / 0.15 GFA (m2/sq.ft): /	Tenure: RNTL Storeys: 2 # of Units: 2 / 20 Units per ha/ac: 33 / 20 FSI: 0.66
Centre ID: 661 Z Area Map: 8 Character Area: Port Credit NHD (West) 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: 0.25
Centre ID: 901 Z Area Map: 8 Character Area: Port Credit NHD (West) 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 Character Area: Streetsville CN Designation: Medium Density 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 Character Area: Port Credit NHD (West) 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: 0.25
Centre ID: 1197 Z Area Map: 8 Character Area: Port Credit NHD (West) 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 Character Area: Port Credit NHD (West) 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

SAMPLE
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