

## Welcome to Mississauga Data

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Mississauga Data is the official City of Mississauga website that contains urban planning related reports, newsletters, brochures and data. The Information Planning Research Unit manages statistical data including: population, demographics, census, development monitoring/activity, growth forecasts, housing, employment, office, land use, vacant employment lands, and the environment.

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# 1996 Census Update

December 1998

## Occupied Private Dwellings, Household Characteristics and Housing Costs

On Tuesday, June 9, 1998, Statistics Canada released data on Occupied Private Dwelling, Household and Housing Costs from the 1996 Census. Data from this release with an emphasis on the City of Mississauga is contained in this newsletter.

The sources of information used to prepare this newsletter are "The Daily, Tuesday, June 9, 1998," and special data requests from Statistics Canada. Please contact Statistics Canada at (416) 973-6586 for further information regarding the Census of Canada.

### **OCCUPIED PRIVATE DWELLINGS**

#### **Types of Dwellings**

##### **Canada**

56% of all the housing units in the country are single detached dwellings. Semi-detached and row housing each represent 5% of all units with apartments representing 32% of the total housing stock. The remaining 2% of units are in other housing forms such as mobile homes. The fastest growing portion of the housing market was in condominium apartments.

##### **Toronto CMA**

The distribution of dwelling types in the Toronto CMA is reflective of a large urban area. 43% of all units are single detached, 8% are semi-detached, 7% are row housing units, 41% are apartments and .3% are other forms of housing.

The Toronto CMA has a high concentration of apartment units and offers a choice of housing units as in other large metropolitan areas throughout the country.

##### **Mississauga**

The breakdown of housing units in

Mississauga is reflective of a younger community generally demanding ground-related forms of housing for young, growing families. 44% of units are single-detached, 10% are semi-detached, 11% are row (townhouse) units and 34% are apartments. The other category represents just .3% of all housing units.

Figure 1 outlines the distribution of dwelling types for Mississauga, the Toronto CMA and Canada.

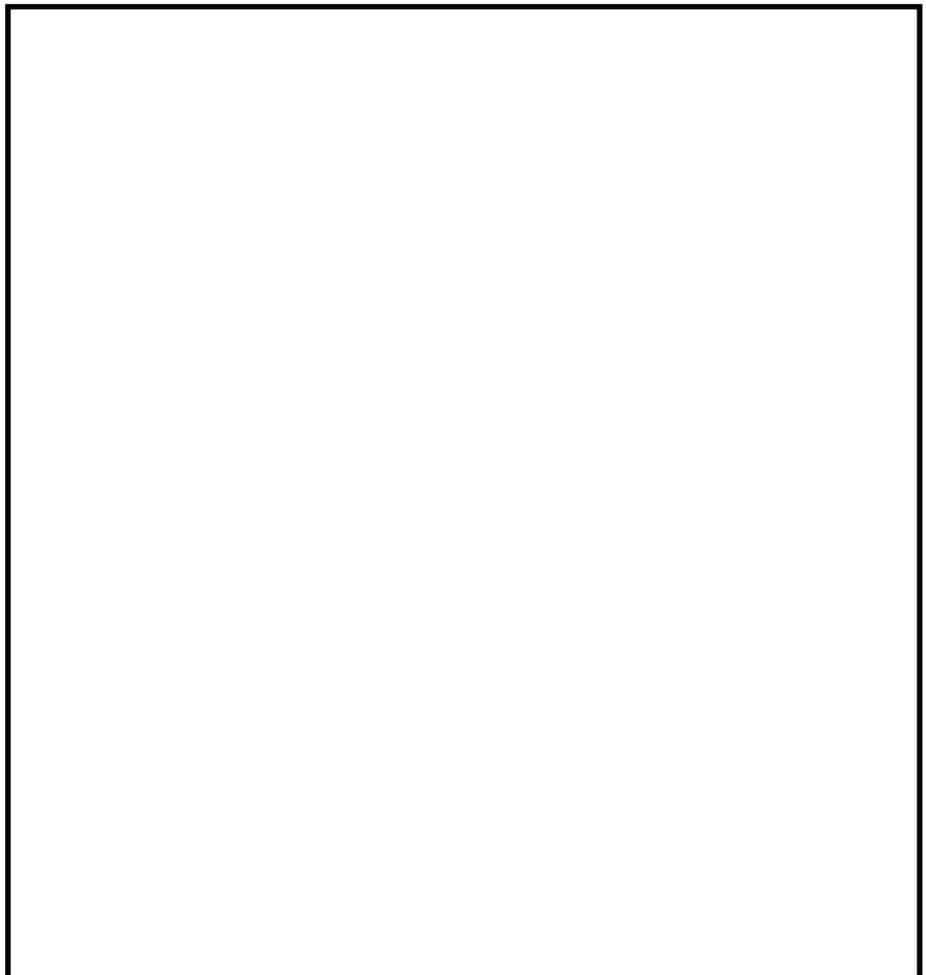
#### **Age of Dwelling Units**

The age of dwelling units in a community is reflective of settlement

patterns and the growth and development of various communities throughout the country.

##### **Canada**

The age of the housing stock in the country is quite diverse and representative of both older and younger communities. The age of dwelling units is consistent for all time periods with a slight increase in the 1971-1980 time period (23% of all units). However, no high periods of fluctuation exist in the distribution.



**Table 1**  
**Age of Housing**

Years	Mississauga		Toronto CMA		Canada	
	#	%	#	%	#	%
Pre-1946	3,650	2	213,860	14	1,723,745	16
1946-1960	14,090	8	266,365	18	1,807,700	17
1961-1970	30,175	17.5	294,250	20	1,830,645	17
1971-1980	49,135	28.5	299,495	20	2,446,710	23
1981-1990	51,825	30	306,385	21	2,084,225	19
1991-1996	23,425	14	108,015	7	927,025	8
<b>TOTAL</b>	<b>172,305</b>	<b>100</b>	<b>1,488,370</b>	<b>100</b>	<b>10,820,050</b>	<b>100</b>

1971-1980 time period (23% of all units). However, no real fluctuations exist in the housing distribution by age categories.

#### **Toronto CMA**

The age of dwelling units in the Toronto CMA is similar to the national picture and is representative of a good mix of housing units of varying age. It is important to remember that the Toronto CMA includes all of Toronto and the Regions of Peel and York and portions of the Region of Halton and Durham and the County of Simcoe.

#### **Mississauga**

The age of housing units in the City is substantially different than the distribution at the national level and the Toronto CMA level. The majority of housing units were constructed after 1971 which is reflective of a young,

growing community.

The percentage of housing units built after 1991 in Mississauga is twice the rate in either the Toronto CMA or Canada. This situation will change as the City matures and the availability of raw land for new development becomes constrained and redevelopment in older areas will become the major form of new development.

Table 1 above provides information on the actual numbers and percentage of dwelling units built in each construction period as noted in the table.

#### **Size of Economic Families**

##### **Canada**

In 1996, family households represented 71% of all households, compared to 24% for one-person households. The

remaining 5% of households were those consisting of two or more people not necessarily in a family. Additionally, approximately 440,000 people lived in collective dwellings which includes; commercial, institutional or communal dwellings such as rooming houses, hotels, hospitals, jails, and missions. Between 1991 and 1996, the number of one-person households increased 15% to 2.6 million. More than 36% of persons living alone were aged 65 and over. Of these, 75% were women. Only 12% of the people who lived alone in 1996 were under the age of 30, compared with 15% five years earlier and 24% in 1981. This decline reflects both the aging of the baby boomers and an increase in the proportion of young people who stayed in their parental homes.

Table 2 provides a breakdown of the size of economic families by number and percentage for Mississauga, the Toronto CMA and Canada.

#### **Toronto CMA**

The number of persons per household in the Toronto CMA is similar to the breakdown at the national level. This is representative of a wider range of economic families comprised of both young and old, large and small households.

#### **Mississauga**

The breakdown of persons per household in Mississauga is substantially different from the national or Toronto CMA percentages. The number of one-person households is considerably lower while the number of larger households (4+ persons) is higher. This is reflective of a younger, growing community predominantly comprised of young families.

#### **Age of Household Maintainer**

**Table 2  
Persons Per Household**

Size	Mississauga		Toronto CMA		Canada	
	#	%	#	%	#	%
1 Person	24,600	14	327,443	22	2,622,180	24
2 Persons	44,210	26	416,745	28	3,420,660	32
3 Persons	33,780	20	267,908	18	1,828,255	17
4-5 Persons	58,340	34	401,861	27	2,596,305	24
6+ Persons	11,385	6	74,419	5	352,660	3
<b>TOTAL</b>	<b>172,305</b>	<b>100</b>	<b>1,488,375</b>	<b>100</b>	<b>10,820,050</b>	<b>100</b>

### Canada

During the past 15 years, there has been a steady decline in the number of households with maintainers under the age of 30. This was due to several factors including; a decline in the population aged 15 to 29, the number who stayed in their parental homes increased to 55% of this age group, up from 47% in 1981, and fewer people in this age group lived as couples and formed their own families.

The number of household maintainers aged 65+ also increased and accounted for the highest percentage of home-ownership among all age groups.

This trend remained constant at both the Toronto CMA and Mississauga levels.

### Home Ownership

### Home Ownership

#### Canada

Over 60% of Canadians own their homes, whether outright or by way of a mortgage. However, there has been a steady decline in the number of younger homeowners and an increase in the number of older (65+) homeowners.

88% of homeowners under the age of 30 had a mortgage on their home. 25% of homeowners between the ages of 30 and 49 were mortgage-free while 59% of homeowners aged 50-64 were mortgage-free. 88% of homeowners aged 65+ were mortgage-free.

#### Toronto CMA

The level of home ownership in the Toronto CMA was slightly less than at the national level and reflects the

higher cost of housing in the Toronto CMA and the higher concentration of rental units more suited to various types and sizes of families and lifestyles.

### Mississauga

The level of home-ownership in Mississauga is comparable to the national rate and reflective of the higher degree of home-ownership in the City compared to some of the older, more dense areas of other parts of the Toronto CMA which contain greater concentrations of rental units.

### Housing Affordability

Table 3 on page 4 outlines the cost of owning (mortgage and maintenance fees) and renting dwelling units in Mississauga, the Toronto CMA and Canada.

### Canada

The cost of home-ownership and rent at the national rate is substantially lower than it is at the Toronto CMA and Mississauga levels. The national rate represents an average of all rural and urban areas and small and large urban centres.

### Toronto CMA

The cost of home-ownership and rent at the Toronto CMA level was substantially higher than at the national level as the Toronto area is one of the highest priced areas in the country in which to live. A higher percentage of household income is spent on housing in the Toronto CMA than in some other urban and rural areas of the country.

### Mississauga

The cost of housing in Mississauga is higher than the average for the Toronto CMA except average house price.