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# Mississauga Growth Forecasts Housing Growth

City of Mississauga  
Planning and Building Department  
January 2006

The City of Mississauga retained Hemson Consulting Limited to prepare growth forecasts for the City. This brochure presents the forecasts of housing by planning district to the year 2031. The growth forecasts are based on 2001 Census of Canada results and City of Mississauga land supply and development activity data.

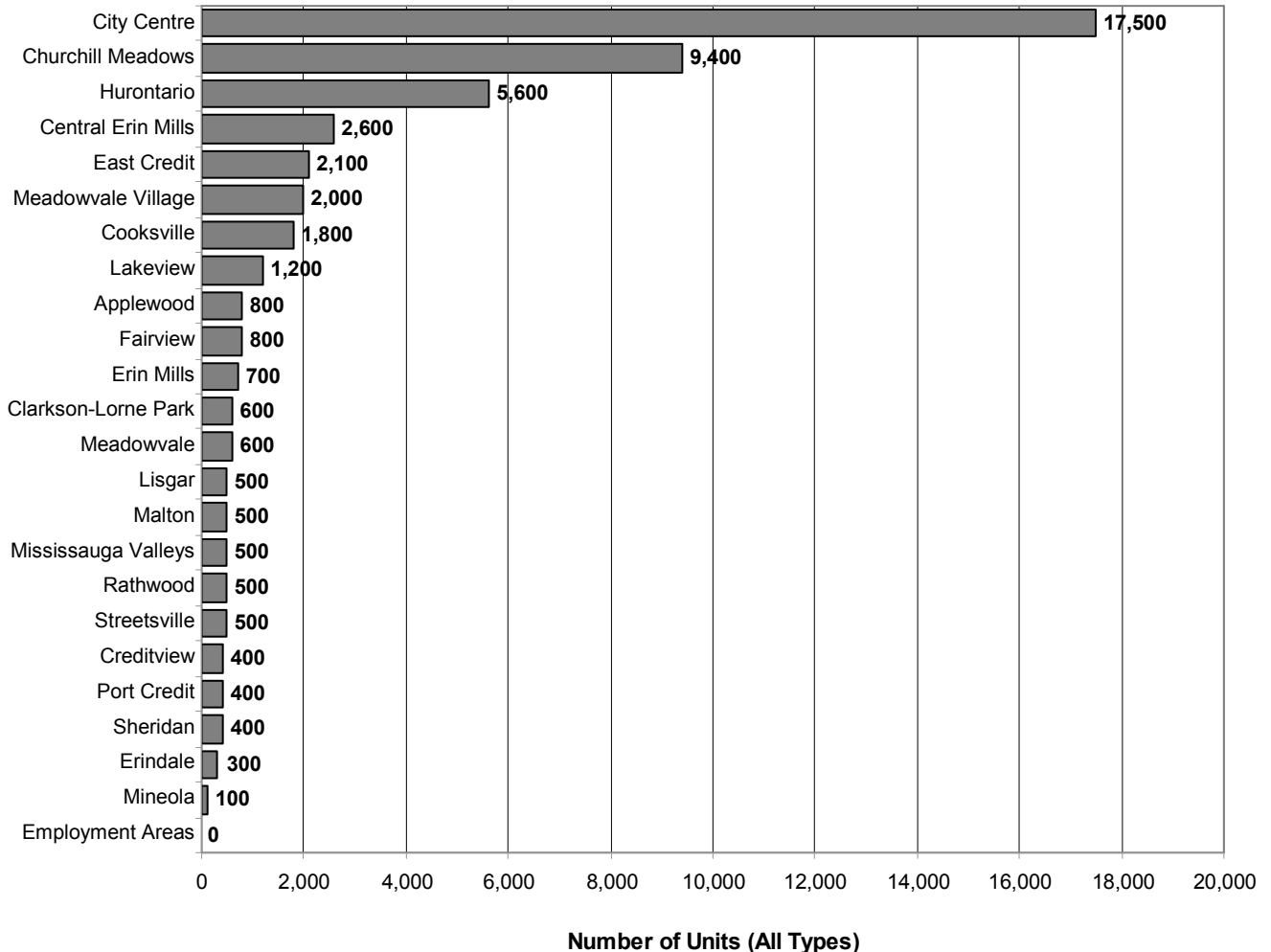
Population projections for this growth forecast are based on, what Hemson

refers to as the Compact Scenario. This growth plan strategy is consistent with the Government of Ontario's *Proposed Growth Plan for the Greater Golden Horseshoe*. The growth objective in the Compact Scenario is to encourage compact communities by directing growth towards urban centres. This would require building more medium and high density housing such as row houses and apartments.

Mississauga has a variety of housing forms. Detached units are currently the largest component, however, by 2031 approximately fifty percent of the housing mix will be composed of medium and high-density dwellings.

City Centre is expected to experience the greatest housing growth followed by Churchill Meadows, which is Mississauga's last residential greenfield district.

## Housing Growth by Planning District, 2005 - 2031



**Table 1. Detached Housing Units**

<b>Planning District</b>	<b>Mid-2005</b>	<b>Mid-2006</b>	<b>Mid-2007</b>	<b>Mid-2008</b>	<b>Mid-2009</b>	<b>Mid-2010</b>	<b>Mid-2011</b>	<b>Mid-2016</b>	<b>Mid-2021</b>	<b>Mid-2026</b>	<b>Mid-2031</b>
Applewood	3,340	3,350	3,360	3,360	3,370	3,370	3,380	3,380	3,410	3,430	3,450
Central Erin Mills	5,420	5,450	5,470	5,490	5,510	5,520	5,530	5,590	5,610	5,630	5,630
Churchill Meadows	3,360	3,670	3,980	4,220	4,400	4,550	4,680	5,800	6,160	6,290	6,370
City Centre	0	0	0	0	0	0	0	0	0	0	0
Clarkson-Lorne Park	7,360	7,360	7,370	7,380	7,380	7,380	7,390	7,390	7,450	7,490	7,510
Cooksville	3,600	3,610	3,630	3,640	3,650	3,660	3,670	3,670	3,720	3,750	3,770
Creditview	2,660	2,670	2,670	2,670	2,670	2,680	2,680	2,680	2,680	2,690	2,690
East Credit	10,540	10,590	10,640	10,680	10,740	10,780	10,820	10,820	10,860	10,890	10,910
Erin Mills	7,160	7,160	7,170	7,170	7,180	7,180	7,190	7,190	7,210	7,220	7,230
Erindale	2,690	2,710	2,720	2,730	2,740	2,750	2,750	2,750	2,790	2,800	2,810
Fairview	1,730	1,750	1,770	1,780	1,790	1,800	1,810	1,810	1,810	1,820	1,820
Hurontario	7,300	7,360	7,470	7,550	7,620	7,670	7,720	7,730	7,770	7,790	7,800
Lakeview	4,830	4,850	4,870	4,880	4,900	4,910	4,920	4,920	5,040	5,090	5,130
Lisgar	5,600	5,670	5,740	5,800	5,840	5,870	5,900	5,900	5,950	5,970	5,980
Malton	3,340	3,350	3,350	3,360	3,360	3,360	3,360	3,370	3,390	3,410	3,430
Meadowvale	5,350	5,350	5,350	5,350	5,350	5,350	5,360	5,360	5,360	5,370	5,380
Meadowvale Village	3,520	3,570	3,720	3,830	3,910	3,990	4,050	4,280	4,350	4,380	4,400
Mineola	2,940	2,950	2,970	2,980	2,980	2,990	2,990	3,000	3,000	3,020	3,020
Mississauga Valleys	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,150	1,150
Port Credit	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Rathwood	4,770	4,780	4,800	4,810	4,820	4,830	4,840	4,840	4,840	4,850	4,860
Sheridan	3,030	3,030	3,030	3,030	3,040	3,040	3,040	3,040	3,040	3,060	3,060
Streetsville	2,160	2,170	2,180	2,190	2,200	2,210	2,210	2,210	2,230	2,240	2,250
Employment Areas	90	90	90	90	90	90	90	90	90	90	90
<b>Total</b>	<b>92,920</b>	<b>93,620</b>	<b>94,480</b>	<b>95,140</b>	<b>95,660</b>	<b>96,120</b>	<b>96,500</b>	<b>97,900</b>	<b>98,900</b>	<b>99,420</b>	<b>99,750</b>

Numbers may not add due to rounding. Numbers are rounded to the nearest ten. All forecasts are for the mid-year.

**Table 2. Semi-Detached Housing Units**

<b>Planning District</b>	<b>Mid-2005</b>	<b>Mid-2006</b>	<b>Mid-2007</b>	<b>Mid-2008</b>	<b>Mid-2009</b>	<b>Mid-2010</b>	<b>Mid-2011</b>	<b>Mid-2016</b>	<b>Mid-2021</b>	<b>Mid-2026</b>	<b>Mid-2031</b>
Applewood	1,540	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,560	1,560
Central Erin Mills	430	430	430	430	430	440	440	450	450	450	460
Churchill Meadows	2,670	3,100	3,210	3,370	3,430	3,690	3,940	4,350	4,510	4,550	4,590
City Centre	0	0	0	0	0	0	0	0	0	0	0
Clarkson-Lorne Park	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,980	1,990
Cooksville	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,620	1,630
Creditview	240	250	250	250	250	250	250	250	250	250	250
East Credit	1,930	1,970	1,980	1,990	2,160	2,160	2,160	2,170	2,170	2,170	2,180
Erin Mills	1,870	1,870	1,880	1,880	1,880	1,880	1,880	1,880	1,880	1,880	1,880
Erindale	1,770	1,770	1,770	1,770	1,770	1,770	1,770	1,770	1,770	1,780	1,790
Fairview	300	300	300	300	300	300	300	300	300	300	310
Hurontario	1,160	1,250	1,270	1,290	1,300	1,300	1,300	1,300	1,300	1,310	1,320
Lakeview	300	300	310	310	310	310	310	310	310	330	350
Lisgar	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,220	2,230
Malton	3,230	3,240	3,240	3,240	3,240	3,240	3,240	3,240	3,240	3,240	3,250
Meadowvale	1,820	1,820	1,820	1,820	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Meadowvale Village	2,690	2,770	2,920	3,020	3,070	3,110	3,150	3,220	3,250	3,250	3,260
Mineola	140	140	140	140	140	140	140	140	140	140	140
Mississauga Valleys	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020
Port Credit	20	20	20	20	20	20	20	20	20	20	20
Rathwood	970	970	970	970	970	970	970	970	970	970	980
Sheridan	380	380	380	380	380	380	380	380	380	380	390
Streetsville	420	420	420	420	420	420	420	420	420	420	420
Employment Areas	70	70	70	70	70	70	70	70	70	70	70
<b>Total</b>	<b>28,780</b>	<b>29,430</b>	<b>29,720</b>	<b>30,010</b>	<b>30,310</b>	<b>30,610</b>	<b>30,920</b>	<b>31,400</b>	<b>31,590</b>	<b>31,740</b>	<b>31,880</b>

Numbers may not add due to rounding. Numbers are rounded to the nearest ten. All forecasts are for the mid-year.

**Table 3. Row Housing Units**

<b>Planning District</b>	<b>Mid-2005</b>	<b>Mid-2006</b>	<b>Mid-2007</b>	<b>Mid-2008</b>	<b>Mid-2009</b>	<b>Mid-2010</b>	<b>Mid-2011</b>	<b>Mid-2016</b>	<b>Mid-2021</b>	<b>Mid-2026</b>	<b>Mid-2031</b>
Applewood	1,800	1,830	1,830	1,830	1,830	1,840	1,840	2,040	2,150	2,240	2,310
Central Erin Mills	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,780	2,790	2,820	2,840
Churchill Meadows	1,210	1,650	1,830	2,330	2,810	3,260	3,690	3,940	4,090	4,190	4,270
City Centre	20	20	80	80	80	80	90	90	90	90	90
Clarkson-Lorne Park	1,610	1,620	1,620	1,620	1,630	1,630	1,630	1,780	1,860	1,930	1,980
Cooksville	1,150	1,200	1,220	1,220	1,220	1,220	1,220	1,360	1,440	1,510	1,570
Creditview	10	10	10	10	10	10	10	40	50	60	60
East Credit	2,840	3,120	3,290	3,340	3,380	3,430	3,470	3,540	3,570	3,610	3,650
Erin Mills	3,620	3,620	3,620	3,620	3,620	3,620	3,620	3,870	4,020	4,120	4,210
Erindale	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,140	1,200	1,230	1,260
Fairview	190	190	190	190	190	190	190	300	360	390	430
Hurontario	4,000	4,090	4,200	4,320	4,430	4,550	4,650	4,970	5,160	5,280	5,400
Lakeview	470	470	470	470	470	470	470	690	820	900	970
Lisgar	680	680	680	710	730	760	780	810	840	850	860
Malton	1,230	1,340	1,370	1,380	1,380	1,380	1,380	1,400	1,420	1,450	1,480
Meadowvale	2,820	2,820	2,820	2,820	2,820	2,820	2,820	3,020	3,140	3,220	3,290
Meadowvale Village	1,110	1,310	1,480	1,490	1,510	1,520	1,540	1,550	1,570	1,580	1,590
Mineola	210	210	210	210	210	210	210	240	260	280	290
Mississauga Valleys	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,760	1,770	1,790	1,820
Port Credit	930	980	990	990	990	990	1,000	1,010	1,020	1,050	1,070
Rathwood	1,590	1,590	1,590	1,590	1,590	1,590	1,590	1,760	1,850	1,930	1,990
Sheridan	500	500	500	500	500	500	500	660	750	810	870
Streetsville	1,070	1,100	1,100	1,100	1,100	1,100	1,100	1,140	1,160	1,190	1,220
Employment Areas	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>32,620</b>	<b>33,900</b>	<b>34,650</b>	<b>35,380</b>	<b>36,070</b>	<b>36,720</b>	<b>37,340</b>	<b>39,900</b>	<b>41,360</b>	<b>42,500</b>	<b>43,520</b>

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**Table 4. Apartment Housing Units**

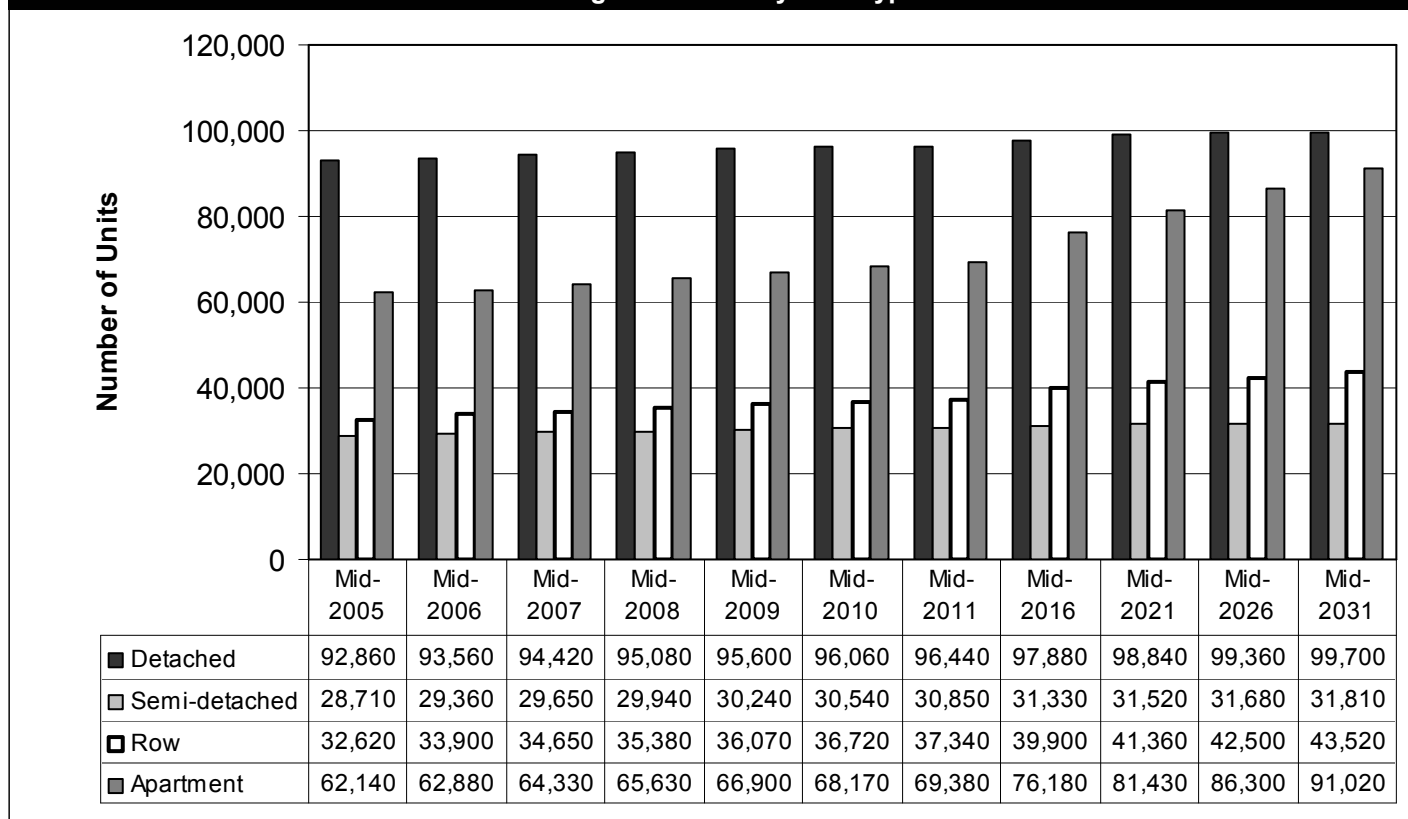
<b>Planning District</b>	<b>Mid-2005</b>	<b>Mid-2006</b>	<b>Mid-2007</b>	<b>Mid-2008</b>	<b>Mid-2009</b>	<b>Mid-2010</b>	<b>Mid-2011</b>	<b>Mid-2016</b>	<b>Mid-2021</b>	<b>Mid-2026</b>	<b>Mid-2031</b>
Applewood	6,830	6,880	6,980	6,980	6,990	6,990	6,990	7,000	7,010	7,020	7,030
Central Erin Mills	1,170	1,220	1,310	1,470	1,580	1,700	1,800	2,410	2,770	3,120	3,450
Churchill Meadows	0	0	0	50	80	110	150	320	690	1,040	1,370
City Centre	5,190	5,560	6,280	7,080	7,980	8,860	9,700	14,370	17,290	20,000	22,630
Clarkson-Lorne Park	2,670	2,670	2,670	2,670	2,670	2,670	2,670	2,680	2,690	2,690	2,700
Cooksville	10,370	10,450	10,610	10,660	10,690	10,730	10,760	10,940	11,140	11,330	11,510
Creditview	240	240	240	260	280	300	310	400	460	510	560
East Credit	690	700	730	750	770	780	820	990	1,120	1,250	1,370
Erin Mills	2,230	2,260	2,310	2,310	2,310	2,310	2,310	2,310	2,310	2,310	2,310
Erindale	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760
Fairview	2,240	2,280	2,340	2,370	2,380	2,400	2,410	2,530	2,610	2,680	2,740
Hurontario	5,070	5,070	5,080	5,210	5,300	5,390	5,480	5,950	6,870	7,720	8,550
Lakeview	3,010	3,040	3,110	3,130	3,140	3,160	3,170	3,240	3,290	3,330	3,370
Lisgar	60	60	60	60	60	60	60	60	60	60	60
Malton	2,440	2,460	2,480	2,480	2,490	2,490	2,490	2,510	2,520	2,530	2,540
Meadowvale	3,810	3,840	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900
Meadowvale Village	10	10	10	10	10	10	10	10	10	10	10
Mineola	70	70	70	70	70	70	70	70	70	70	70
Mississauga Valleys	5,640	5,660	5,700	5,730	5,740	5,760	5,770	5,860	5,910	5,960	6,000
Port Credit	3,760	3,780	3,820	3,820	3,820	3,830	3,840	3,900	3,940	3,980	4,020
Rathwood	2,510	2,510	2,510	2,510	2,510	2,510	2,510	2,510	2,510	2,520	2,520
Sheridan	1,590	1,590	1,590	1,590	1,590	1,590	1,590	1,590	1,590	1,590	1,590
Streetsville	780	780	780	780	800	810	820	880	920	950	980
Employment Areas	40	40	40	40	40	40	40	40	40	40	40
<b>Total</b>	<b>62,170</b>	<b>62,920</b>	<b>64,370</b>	<b>65,670</b>	<b>66,940</b>	<b>68,210</b>	<b>69,420</b>	<b>76,220</b>	<b>81,470</b>	<b>86,350</b>	<b>91,060</b>

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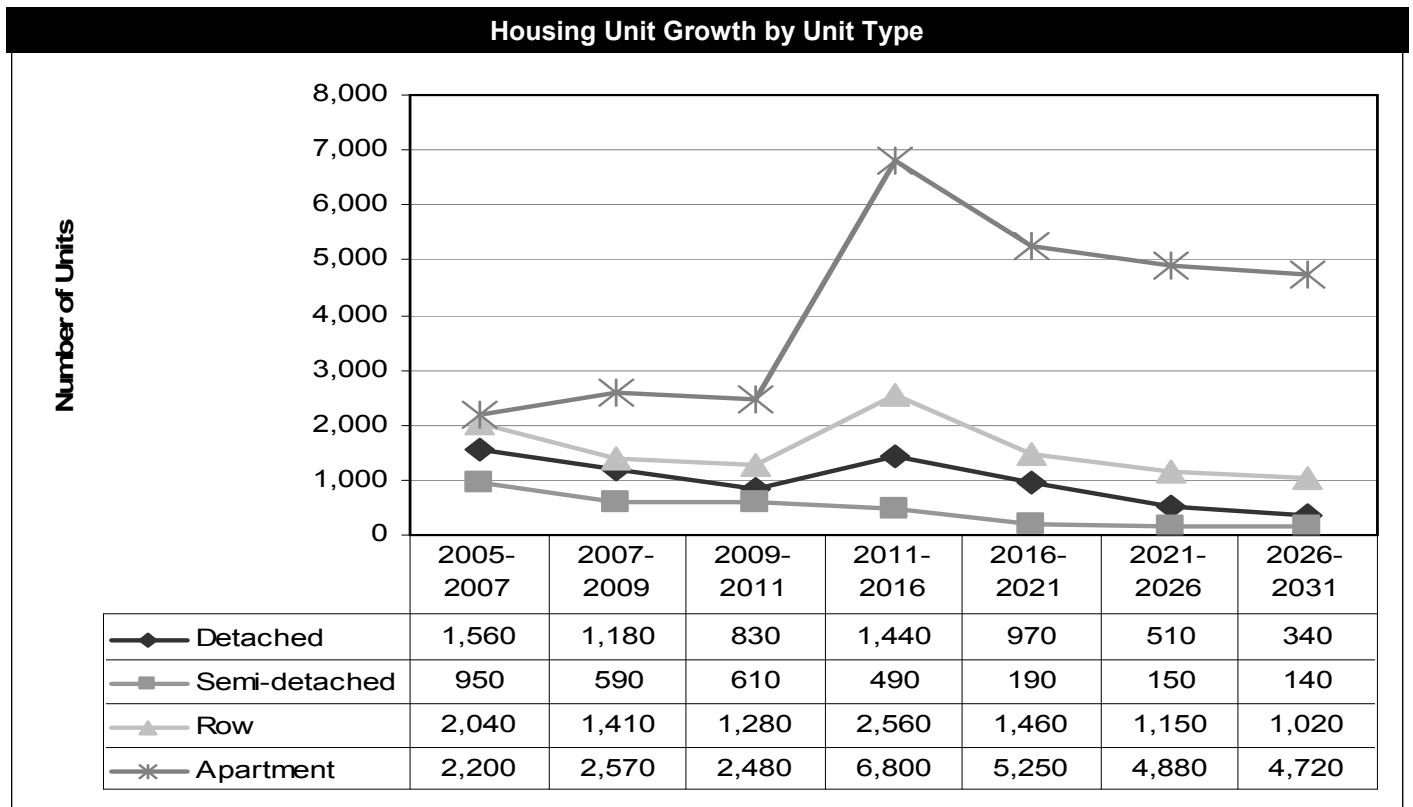
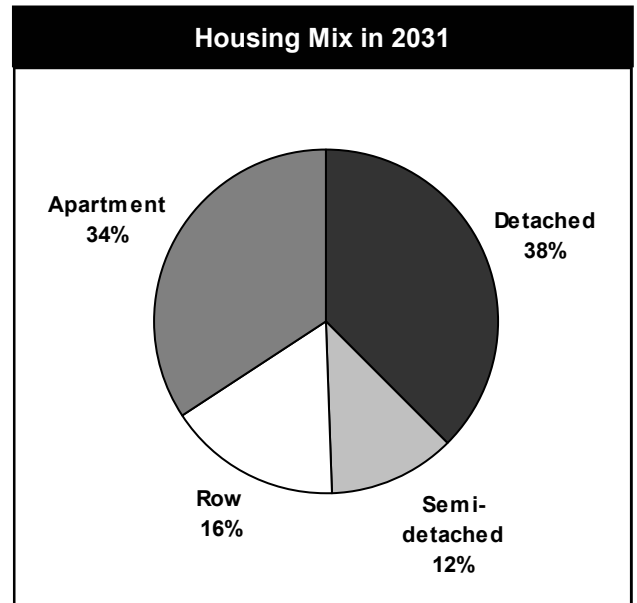
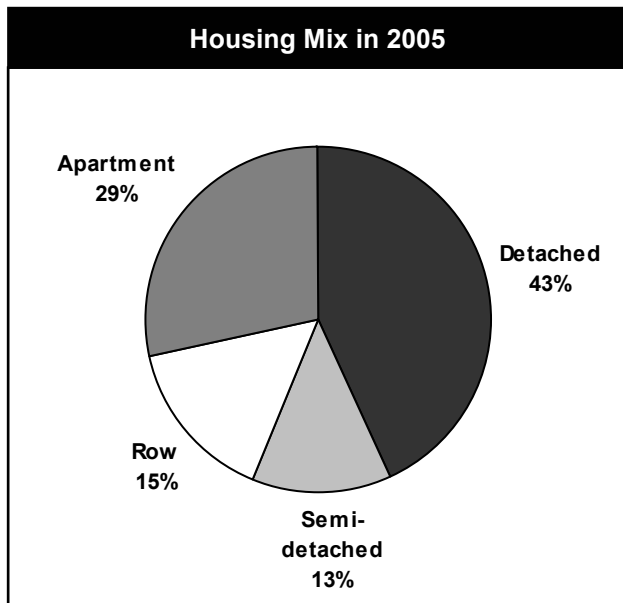
**Table 5. Total Housing Units**

Planning District	Mid-2005	Mid-2006	Mid-2007	Mid-2008	Mid-2009	Mid-2010	Mid-2011	Mid-2016	Mid-2021	Mid-2026	Mid-2031	% Change 2005-2031
Applewood	13,520	13,600	13,710	13,720	13,730	13,740	13,750	13,970	14,120	14,240	14,350	6%
Central Erin Mills	9,780	9,850	9,970	10,140	10,270	10,410	10,530	11,220	11,630	12,010	12,380	21%
Churchill Meadows	7,240	8,420	9,020	9,960	10,720	11,610	12,460	14,410	15,440	16,060	16,590	56%
City Centre	5,210	5,570	6,360	7,160	8,060	8,950	9,780	14,450	17,370	20,090	22,720	77%
Clarkson-Lorne Park	13,600	13,610	13,620	13,630	13,640	13,650	13,650	13,810	13,960	14,080	14,180	4%
Cooksville	16,740	16,880	17,070	17,120	17,170	17,210	17,250	17,570	17,910	18,210	18,480	9%
Creditview	3,160	3,160	3,170	3,200	3,220	3,230	3,250	3,370	3,440	3,500	3,560	11%
East Credit	16,000	16,390	16,640	16,760	17,050	17,160	17,270	17,520	17,730	17,930	18,110	12%
Erin Mills	14,890	14,920	14,970	14,980	14,980	14,990	14,990	15,250	15,410	15,520	15,620	5%
Erindale	7,280	7,290	7,310	7,320	7,320	7,330	7,340	7,430	7,510	7,570	7,610	4%
Fairview	4,470	4,520	4,610	4,650	4,670	4,700	4,720	4,940	5,080	5,190	5,300	16%
Hurontario	17,520	17,760	18,020	18,370	18,650	18,900	19,140	19,950	21,100	22,110	23,070	24%
Lakeview	8,600	8,660	8,750	8,790	8,810	8,840	8,860	9,150	9,440	9,650	9,820	12%
Lisgar	8,550	8,620	8,690	8,770	8,840	8,900	8,950	8,980	9,050	9,100	9,130	6%
Malton	10,250	10,380	10,440	10,450	10,460	10,470	10,470	10,520	10,570	10,640	10,700	4%
Meadowvale	13,800	13,830	13,890	13,890	13,890	13,890	13,890	14,090	14,210	14,300	14,380	4%
Meadowvale Village	7,330	7,660	8,120	8,360	8,500	8,630	8,750	9,060	9,180	9,230	9,270	21%
Mineola	3,350	3,370	3,380	3,390	3,400	3,400	3,410	3,440	3,470	3,500	3,520	5%
Mississauga Valleys	9,550	9,570	9,610	9,630	9,650	9,670	9,680	9,780	9,840	9,910	9,990	4%
Port Credit	5,710	5,770	5,830	5,830	5,840	5,850	5,860	5,930	5,980	6,050	6,110	7%
Rathwood	9,840	9,860	9,880	9,890	9,900	9,910	9,910	10,080	10,180	10,270	10,350	5%
Sheridan	5,500	5,500	5,500	5,500	5,510	5,510	5,510	5,670	5,770	5,840	5,910	7%
Streetsville	4,420	4,460	4,490	4,500	4,520	4,540	4,550	4,650	4,730	4,810	4,880	9%
Employment Areas	150	150	150	150	150	150	150	150	150	150	150	0%
<b>Total</b>	<b>216,440</b>	<b>219,810</b>	<b>223,180</b>	<b>226,160</b>	<b>228,930</b>	<b>231,610</b>	<b>234,120</b>	<b>245,410</b>	<b>253,270</b>	<b>259,960</b>	<b>266,170</b>	<b>19%</b>

**Housing Unit Totals by Unit Type**



Numbers may not add due to rounding. Numbers are rounded to the nearest ten. All forecasts are for the mid-year.

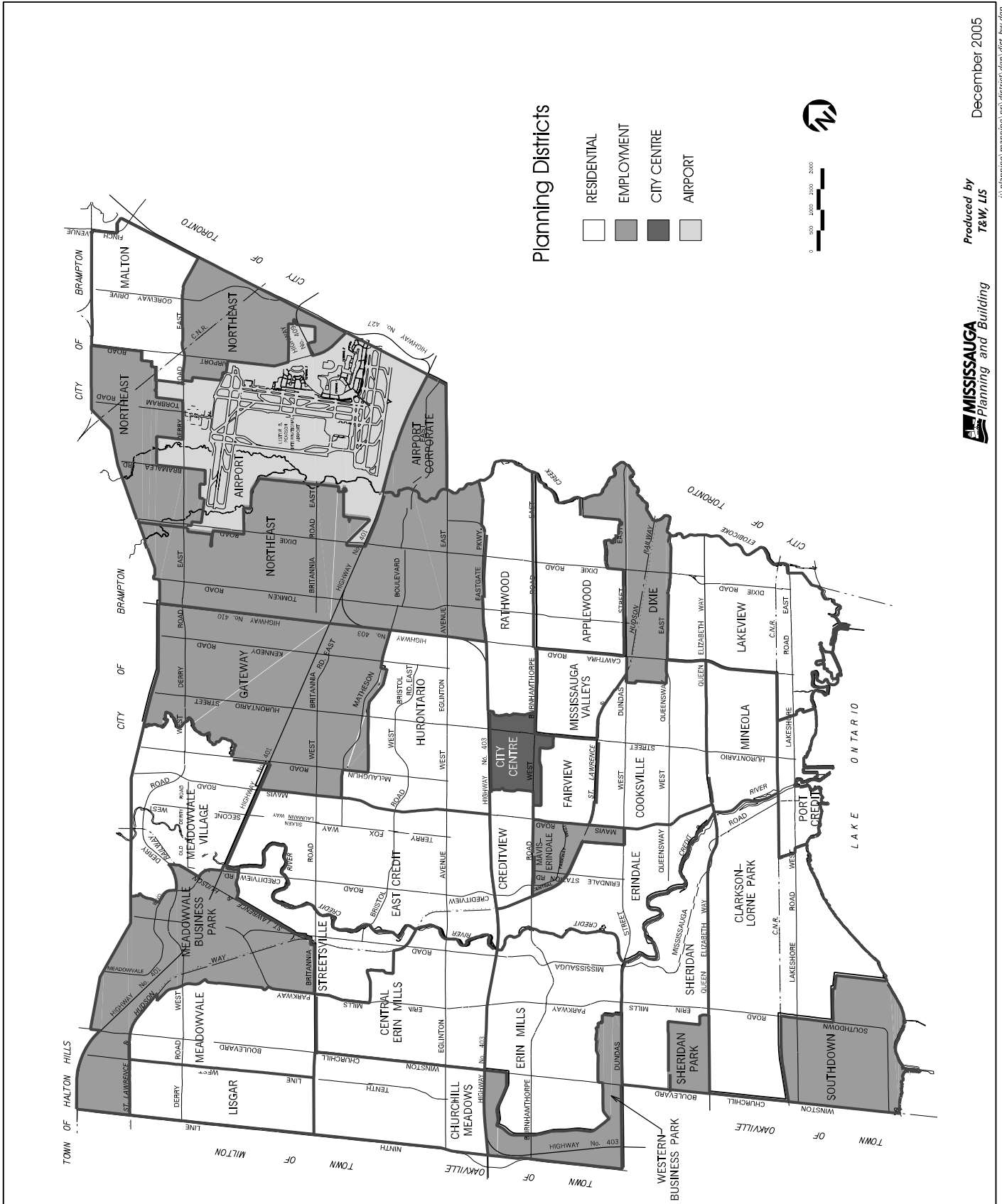


### Table 6. Household Size by Type

Housing Unit Type	Mid-2005	Mid-2006	Mid-2007	Mid-2008	Mid-2009	Mid-2010	Mid-2011	Mid-2016	Mid-2021	Mid-2026	Mid-2031
Detached	3.3	3.3	3.3	3.3	3.3	3.3	3.2	3.2	3.1	3.1	3.1
Semi-detached	3.3	3.3	3.3	3.2	3.2	3.2	3.2	3.1	3.1	3.1	3.1
Row	3.0	3.0	3.0	3.0	2.9	2.9	2.9	2.9	2.8	2.8	2.8
Apartment	2.4	2.4	2.3	2.3	2.3	2.3	2.3	2.2	2.2	2.2	2.2
<b>Average Household Size</b>	<b>3.0</b>	<b>3.0</b>	<b>3.0</b>	<b>3.0</b>	<b>3.0</b>	<b>3.0</b>	<b>2.9</b>	<b>2.9</b>	<b>2.8</b>	<b>2.8</b>	<b>2.8</b>

Numbers may not add due to rounding. All forecasts are for the mid-year.





December 2005

Produced by T&W, LIS

MISSISSAUGA Planning and Building

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