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Mississauga Growth Forecasts

Population Growth

November, 2003

City of Mississauga, Planning and Building Department

The City of Mississauga retained Hemson Consulting Limited to prepare growth forecasts for the City. This brochure presents the forecasts of population by planning district to the year 2021.

The growth forecasts are based on 2001 Census of Canada results and City of Mississauga land supply and development activity data. The population estimates include the Census undercount which in 2001 was estimated to have been 4.0% of the population.

Mississauga is part of the economy of the Greater Toronto Area (GTA) and the performance of that economy has direct consequences for growth in Mississauga. The forecasts are premised on the

assumption that the GTA economy is sound and will experience continued growth. As an important growth centre within the GTA, Mississauga will receive much of this growth, however, the amount of growth will be constrained by a dwindling supply of land.

While Mississauga still has several years of rapid growth ahead, the City is entering an important juncture in its development. In the past, Mississauga has had large tracts of green fields available for development. These lands have largely been developed, particularly those that were designated for residential development. Lands in the Churchill Meadows planning district are currently experiencing rapid development. Within the next few

years, the supply of land available for residential development, will be largely exhausted - particularly land for detached and semi-detached dwelling units.

During the forecast period, Mississauga will make the transition from a rapidly growing green field community to a maturing community. Growth rates will be much lower and redevelopment and infill development will become increasingly important elements of growth.

Many of Mississauga's planning districts are stable, developed communities. In these communities some additional growth may occur due to infill or redevelopment projects. Other

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Population Growth by Planning District, 2003—2021

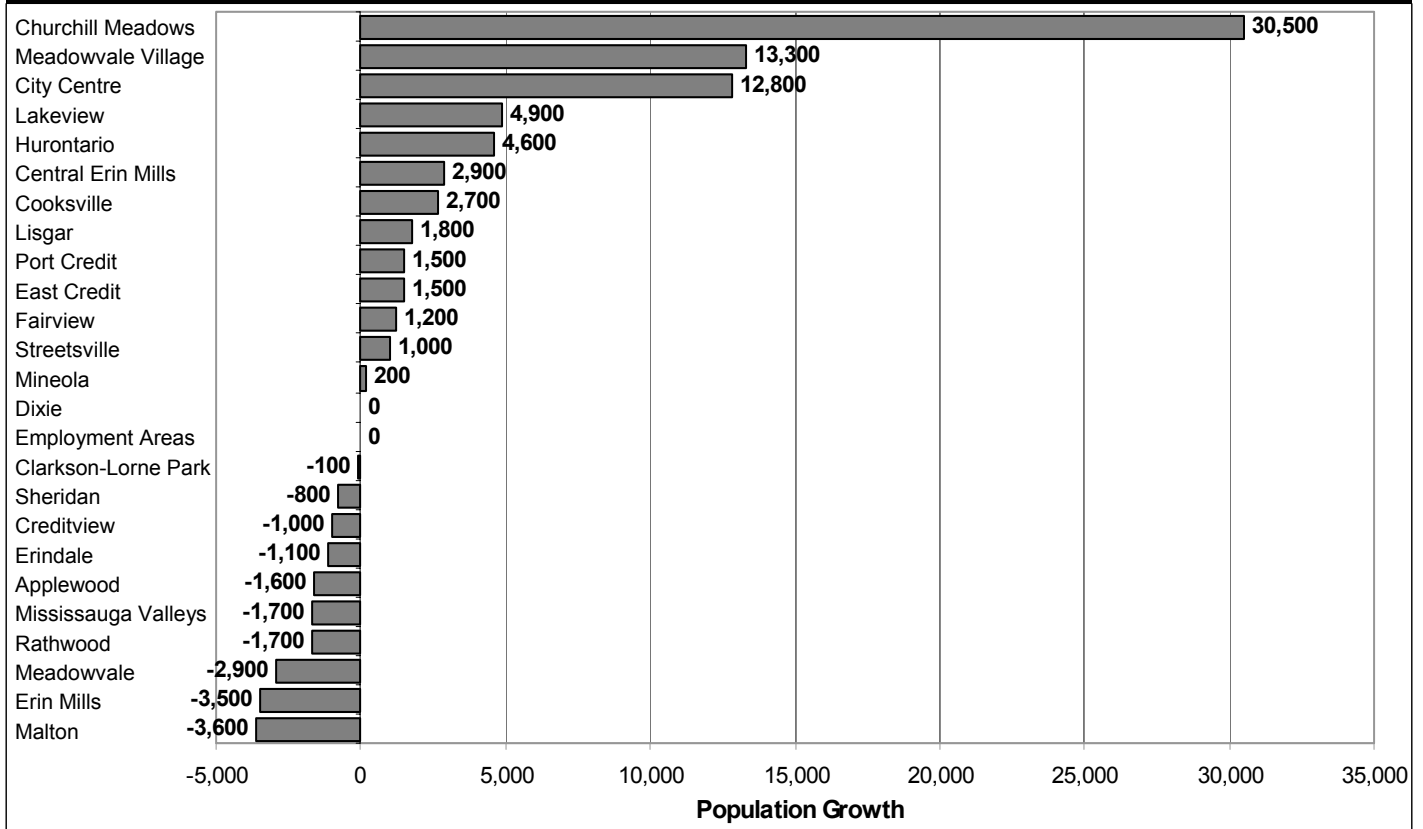
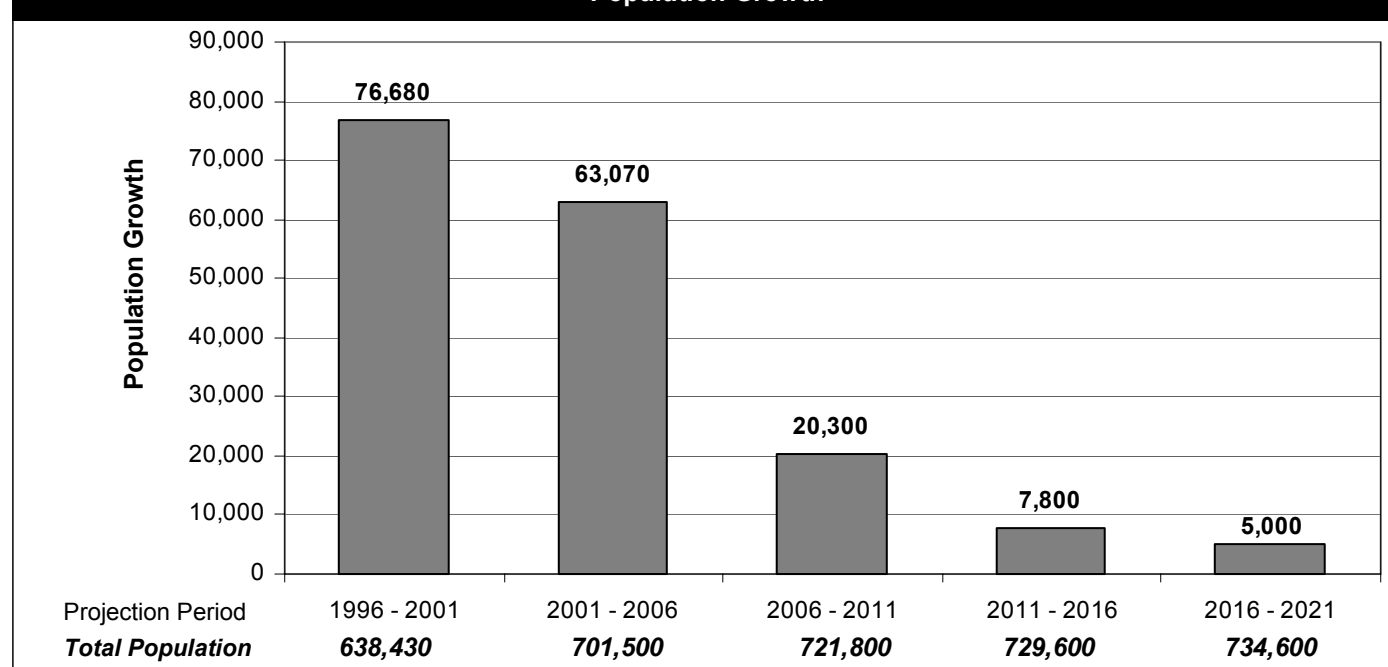


Table 1. Population by Planning District

Planning District	Mid-2003	Mid-2006	Mid-2011	Mid-2016	Mid-2021
Applewood	39,600	38,800	38,400	38,300	38,000
Central Erin Mills	33,100	34,100	35,600	35,800	36,000
Churchill Meadows	17,700	28,600	42,300	45,900	48,200
City Centre	8,500	11,600	16,700	18,900	21,300
Clarkson-Lorne Park	40,900	40,800	40,400	40,700	40,800
Cooksville	45,200	45,200	45,700	46,900	47,900
Creditview	12,500	12,300	12,100	11,800	11,500
Dixie	400	400	400	400	400
East Credit	59,600	64,200	64,000	62,400	61,100
Erin Mills	49,400	48,400	47,500	46,700	45,900
Erindale	24,000	23,600	23,100	23,000	22,900
Fairview	14,200	14,600	15,200	15,300	15,400
Hurontario	59,600	62,000	63,200	63,600	64,200
Lakeview	22,800	22,600	23,500	26,000	27,700
Lisgar	29,300	31,000	31,200	31,200	31,100
Malton	39,700	38,800	38,200	37,100	36,100
Meadowvale	43,000	41,900	41,000	40,500	40,100
Meadowvale Village	22,600	33,000	34,600	35,600	35,900
Mineola	10,000	10,000	9,900	10,100	10,200
Mississauga Valleys	27,800	27,100	26,700	26,400	26,100
Port Credit	11,200	11,100	11,100	11,900	12,700
Rathwood	32,400	31,800	31,300	31,000	30,700
Sheridan	18,100	17,700	17,500	17,400	17,300
Streetsville	12,000	11,800	12,100	12,600	13,000
Employment Areas	100	100	100	100	100
Total	673,700	701,500	721,800	729,600	734,600

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

Population Growth

(Continued from page 1)

communities with fewer opportunities for infill development or redevelopment, will experience some population decline as a result of smaller household sizes anticipated over the course of the forecast period. These patterns are reflective of a community reaching a state of maturity.

Traditionally, Mississauga has accounted for a large share of the population growth in the GTA. The City's strong employment base, diverse housing stock, community amenities, transportation infrastructure and availability of green field land for development have all contributed to Mississauga's high rates of growth. In the two years since the Census, Mississauga has accommodated about 15 percent of the GTA population growth.

The population forecast for Mississauga is determined by applying projected average household sizes to the housing forecast. The average household size is expected to decline from a present level of 3.11 to 2.86 by 2021. In a city the size of Mississauga, a decline of 0.1 persons per household results in a reduction of nearly 20,000 people.

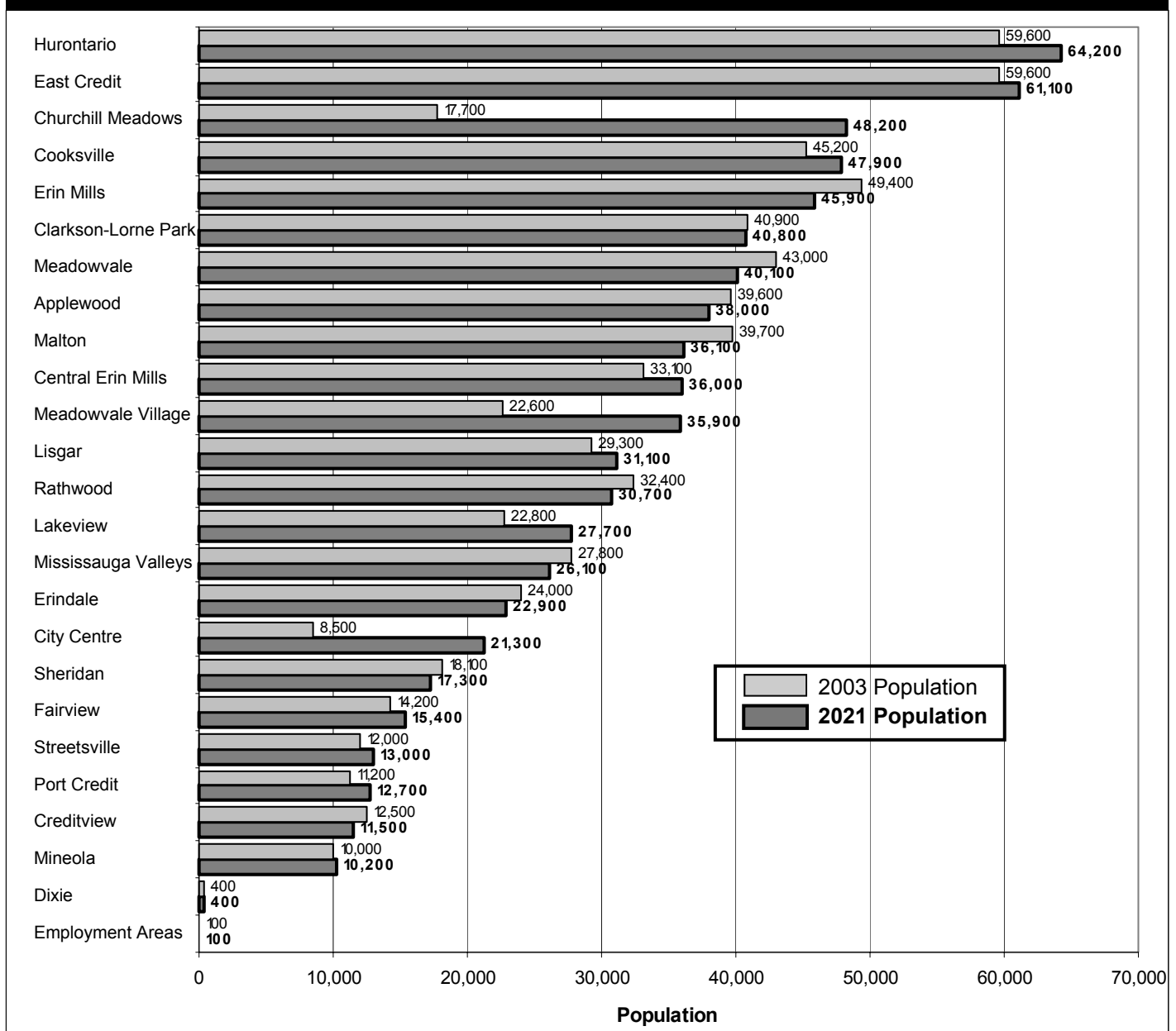
As Mississauga makes the transition from a fast growing municipality to a mature urban community, the decrease in average household size and the aging population will have an increasing impact on the population base. The rate of growth will slow after the next few years as the remaining green fields available for ground-related housing approach build-out. Mississauga's population will be approximately 680,000 by the end of 2003

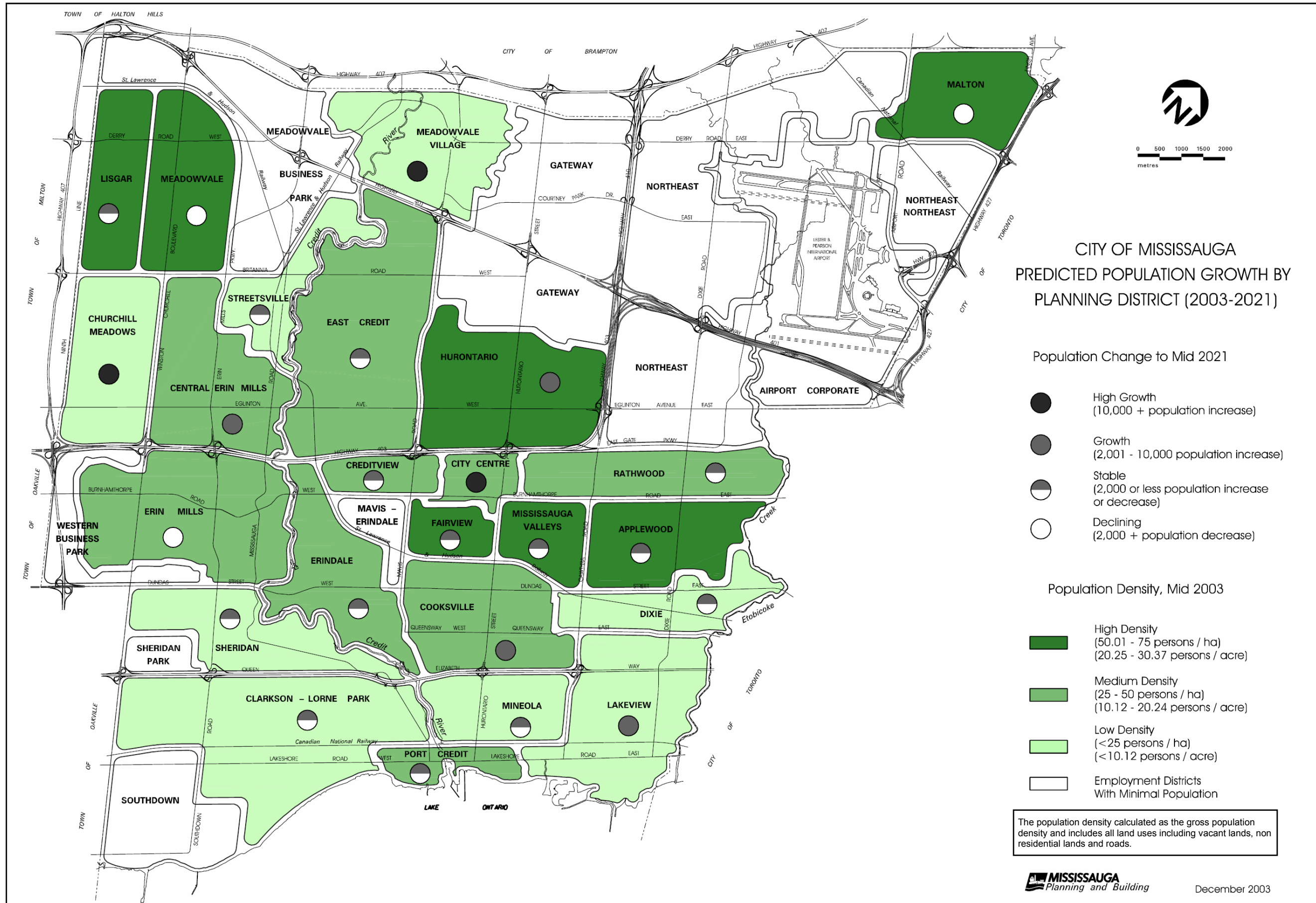
and by mid-2021 the population is expected to be 734,600. As shown in the bar graph on page 2, a high level of growth is projected for the current 2001-2006 period with growth tapering off after 2006 and 2011.

Population growth in Mississauga's planning districts will occur primarily in areas where a supply of land for new development exists. As clearly indicated in the graph on the front page, the growth will be concentrated in Churchill Meadows Meadowvale Village and City Centre. Intensification in the form of apartment and medium density housing will occur throughout the forecast period in areas with potential for this type of development - such as the City Centre.

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Change in Population from 2003 to 2021





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The older districts typically located south of Highway 403 will experience slow population declines due to the reduction in the average household size and lack of land for development. Some areas will be affected more than others - Malton and Erin Mills are expected to experience the greatest amount of population loss. However, in the long term some older neighbourhoods in the south - such as Port Credit and Lakeview - will begin to turn over as younger families replace the elderly in ground-related housing.

Population density will continue to increase as the supply of land for lower density housing is depleted. The total remaining ground-related housing supply in Mississauga is a relatively fixed factor,

but apartment growth is a more variable factor and will have a greater impact on the population density of an area. Future development will likely occur as infill, redevelopment or high density housing developments - thereby increasing the population density for a particular area.

In 2003, Mississauga has a future potential housing supply of over 67,000 units based on land supply and intensification. Intensification accounts for over 20% of the housing unit potential in Mississauga. Most of the future housing stock will be apartments - there is potential for over 42,000 apartment units.

Population density will also be affected by household size and the aging population. The average household size is expected

to decrease because there will be fewer children in the average housing unit and there will be many more elderly households with only one or two persons. As well, the household size is typically smaller in apartments - about one person less than for a detached unit.

The densities in the residential districts range from 19.1 in Mineola to 72.6 in Mississauga Valleys and a high of 90.8 in the City Centre for the year of 2021. Areas such as Mineola and Clarkson-Lorne Park are mature residential areas. Single detached dwellings on above average lot sizes are typical and the population tends to be older, therefore, the population densities in these districts are lower. Fairly high population densities such as in Mississauga Valleys and

Table 2. Population Density by Planning District

For a graphical representation of the 2003 data in this table, please refer to the centre map.

Planning District	Mid-2003		Mid-2006		Mid-2011		Mid-2016		Mid-2021	
	Persons per hectare	Persons per acre	Persons per hectare	Persons per acre	Persons per hectare	Persons per acre	Persons per hectare	Persons per acre	Persons per hectare	Persons per acre
Applewood	55.8	22.6	54.7	22.1	54.1	21.9	54.0	21.8	53.6	21.7
Central Erin Mills	33.6	13.6	34.6	14.0	36.1	14.6	36.3	14.7	36.5	14.8
Churchill Meadows	22.1	9.0	35.8	14.5	52.9	21.4	57.4	23.2	60.3	24.4
City Centre	36.2	14.7	49.5	20.0	71.2	28.8	80.6	32.6	90.8	36.7
Clarkson-Lorne Park	23.8	9.6	23.8	9.6	23.5	9.5	23.7	9.6	23.8	9.6
Cooksville	50.0	20.2	50.0	20.2	50.5	20.4	51.8	21.0	53.0	21.4
Creditview	48.9	19.8	48.1	19.5	47.3	19.1	46.1	18.7	45.0	18.2
Dixie	0.7	0.3	0.7	0.3	0.7	0.3	0.7	0.3	0.7	0.3
East Credit	38.6	15.6	41.6	16.8	41.5	16.8	40.4	16.4	39.6	16.0
Erin Mills	38.5	15.6	37.7	15.3	37.0	15.0	36.4	14.7	35.8	14.5
Erindale	30.0	12.2	29.5	12.0	28.9	11.7	28.8	11.7	28.7	11.6
Fairview	55.2	22.3	56.7	23.0	59.1	23.9	59.4	24.1	59.8	24.2
Hurontario	51.5	20.8	53.6	21.7	54.6	22.1	54.9	22.2	55.5	22.4
Lakeview	19.9	8.1	19.7	8.0	20.5	8.3	22.7	9.2	24.2	9.8
Lisgar	50.4	20.4	53.3	21.6	53.6	21.7	53.6	21.7	53.4	21.6
Malton	59.0	23.9	57.7	23.4	56.8	23.0	55.2	22.3	53.7	21.7
Meadowvale	53.4	21.6	52.0	21.0	50.9	20.6	50.3	20.3	49.8	20.1
Meadowvale Village	24.0	9.7	35.0	14.2	36.7	14.8	37.7	15.3	38.1	15.4
Mineola	18.8	7.6	18.8	7.6	18.6	7.5	18.9	7.7	19.1	7.7
Mississauga Valleys	77.3	31.3	75.4	30.5	74.3	30.1	73.4	29.7	72.6	29.4
Port Credit	40.2	16.3	39.8	16.1	39.8	16.1	42.7	17.3	45.6	18.4
Rathwood	44.1	17.8	43.3	17.5	42.6	17.2	42.2	17.1	41.8	16.9
Sheridan	23.1	9.3	22.6	9.1	22.3	9.0	22.2	9.0	22.1	8.9
Streetsville	24.4	9.9	24.0	9.7	24.6	9.9	25.6	10.4	26.4	10.7
Employment Areas	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	36.4	14.7	37.9	15.3	39.0	15.8	39.4	15.9	39.7	16.0

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

Fairview are because of the high number of apartment buildings in these areas. In these areas the supply of land for lower density housing has been depleted.

In the City Centre there is a substantial amount of high density housing being built and currently the population density is 36.2 persons per hectare. The greatest increases in density in the City will occur in areas with the greatest potential for apartment development and intensification - which is predicted to be the City Centre with a forecasted population density of 90.8 persons per hectare by 2021. Other areas experiencing a surge in density include Churchill Meadows, with an increase from 22.1 in 2003 to 60.3 in 2021, and Meadowvale Village with an increase from 24.0 in 2003 to 38.1 in

2021. These are the areas within Mississauga that have remaining green fields and are undergoing intensive development activity.

The densities for the majority of residential districts fall somewhere in the middle. It is typical to have high, medium and low density housing in the same district. It is likely that the population density for the majority of residential districts will change very little.

Generally, the City of Mississauga will experience an increase in population density from 36.4 people per hectare in 2003 to an estimated 39.7 people per hectare in 2021. The major increase in density is expected to occur over the next few years as many housing developments

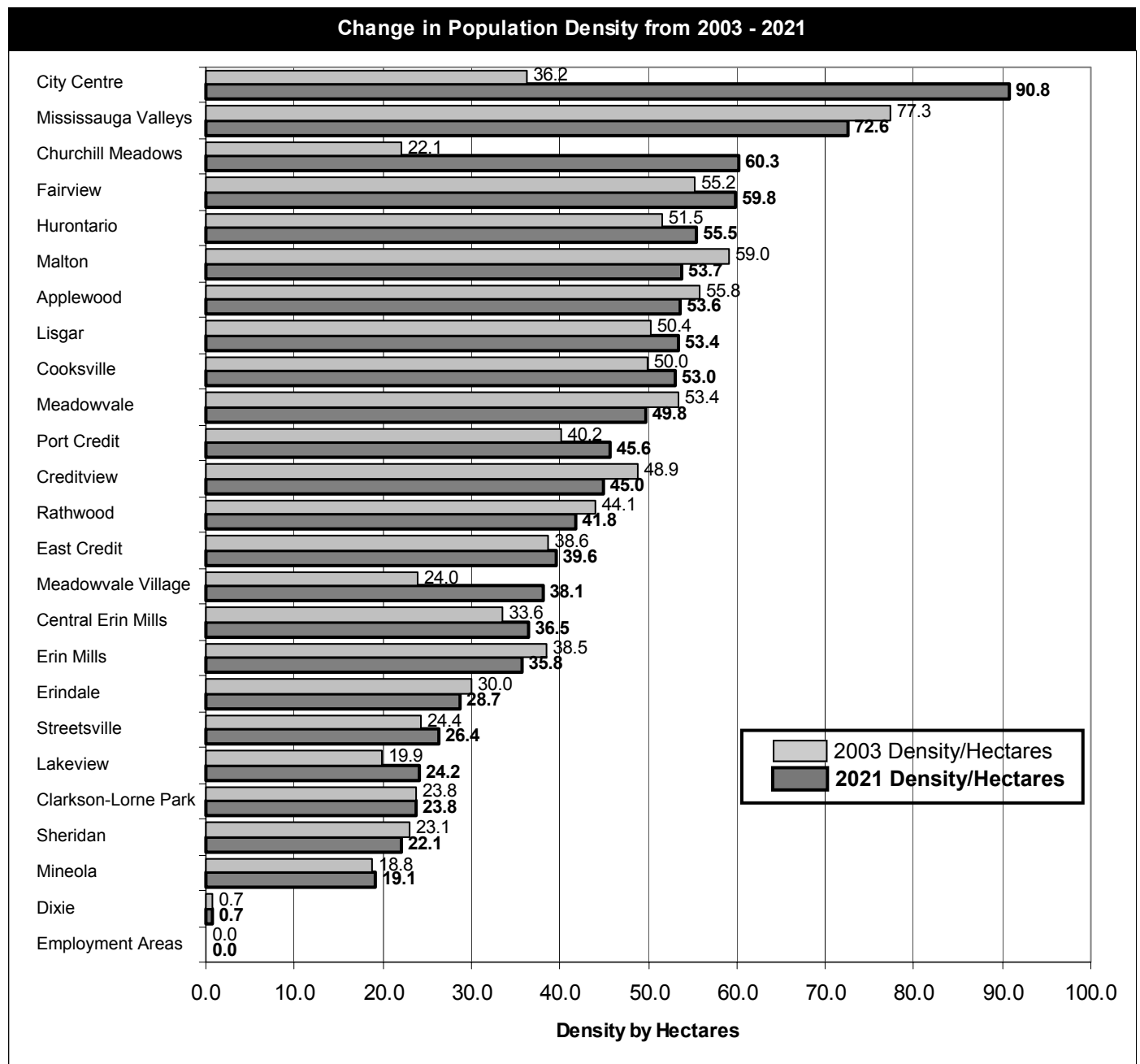
are completed in the City Centre, Churchill Meadows and Meadowvale Village. After the build-out of these remaining green fields for ground-related housing, population growth will be concentrated in areas with apartment development and intensification - namely City Centre.

The growth and decline of population seen at the planning district level is an expected pattern and typical of any city. The change in population for each district reflects the standard life cycle of neighbourhoods as they age.

The Census Undercount

It is important to note that the age structure forecast uses the total popula-

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tion plus the 4.0% Census undercount. An undercount is used as means for compensating for missed dwellings or persons during the census.

Dwellings can be missed because of a misunderstanding of enumeration area boundaries, or because a structure did not look like a dwelling or appeared uninhabitable. Persons can be missed when their dwelling is missed or is

classified as vacant, or because the respondent misinterprets the instructions regarding who to include on the questionnaire. Some individuals may be missed because they have no usual place of residence and did not spend census night in a dwelling.

Adjustments have been made to the final census counts for households and persons missed because their dwelling was incorrectly classified as vacant. The

census counts may also have been adjusted for dwellings whose households were classified as non-respondent. Despite these adjustments, the final counts are still subject to some undercoverage. Undercoverage tends to be higher for certain segments of the population, such as young adults (especially young adult males) and recent immigrants.

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



For further information on the City of Mississauga please visit our website at www.mississauga.ca