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Mississauga Growth Forecasts

Housing 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 housing 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.

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 become limited.

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 future growth.

Mississauga's constrained land supply will have an affect on the City's housing growth in general, but various housing types will be affected differently. Growth

(Continued on page 7)

Housing Growth by Planning District, 2003 - 2021

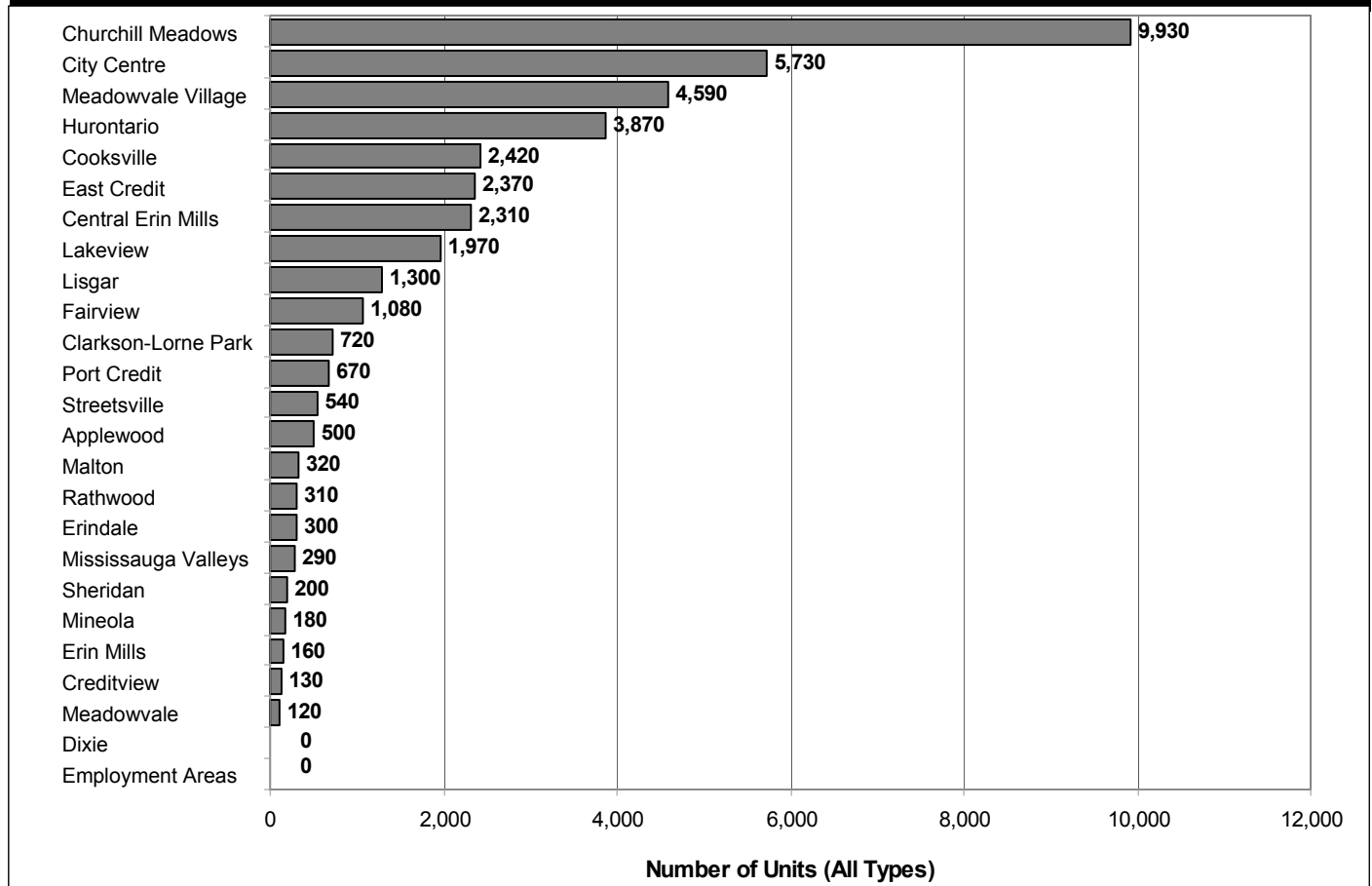


Table 1. Detached Housing Units

| Planning District | Mid-2003 | Mid-2006 | Mid-2011 | Mid-2016 | Mid-2021 |
|--------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Applewood | 3,340 | 3,370 | 3,380 | 3,390 | 3,390 |
| Central Erin Mills | 5,380 | 5,470 | 5,530 | 5,560 | 5,580 |
| Churchill Meadows | 2,450 | 3,580 | 5,430 | 5,900 | 6,110 |
| City Centre | 0 | 0 | 0 | 0 | 0 |
| Clarkson-Lorne Park | 7,130 | 7,360 | 7,390 | 7,410 | 7,430 |
| Cooksville | 3,570 | 3,580 | 3,590 | 3,650 | 3,680 |
| Creditview | 2,680 | 2,680 | 2,690 | 2,690 | 2,690 |
| Dixie | 40 | 40 | 40 | 40 | 40 |
| East Credit | 10,310 | 11,070 | 11,140 | 11,160 | 11,170 |
| Erin Mills | 6,950 | 6,960 | 6,980 | 7,020 | 7,040 |
| Erindale | 2,670 | 2,710 | 2,710 | 2,720 | 2,720 |
| Fairview | 1,720 | 1,790 | 1,790 | 1,790 | 1,790 |
| Hurontario | 7,290 | 7,800 | 7,860 | 7,870 | 7,880 |
| Lakeview | 4,840 | 4,920 | 4,920 | 5,080 | 5,150 |
| Lisgar | 5,250 | 5,810 | 5,890 | 6,000 | 6,050 |
| Malton | 3,310 | 3,330 | 3,330 | 3,350 | 3,360 |
| Meadowvale | 5,260 | 5,260 | 5,260 | 5,270 | 5,280 |
| Meadowvale Village | 3,360 | 5,030 | 5,390 | 5,610 | 5,710 |
| Mineola | 2,930 | 2,950 | 2,950 | 2,960 | 2,960 |
| Mississauga Valleys | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 |
| Port Credit | 1,000 | 1,000 | 1,000 | 1,010 | 1,010 |
| Rathwood | 4,790 | 4,820 | 4,820 | 4,830 | 4,840 |
| Sheridan | 3,050 | 3,070 | 3,070 | 3,100 | 3,110 |
| Streetsville | 2,110 | 2,120 | 2,120 | 2,120 | 2,120 |
| Employment Areas | 70 | 70 | 70 | 70 | 70 |
| Total | 90,630 | 95,910 | 98,480 | 99,740 | 100,320 |

Table 2. Semi-Detached Housing Units

| Planning District | Mid-2003 | Mid-2006 | Mid-2011 | Mid-2016 | Mid-2021 |
|--------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Applewood | 1,550 | 1,550 | 1,560 | 1,560 | 1,560 |
| Central Erin Mills | 430 | 440 | 450 | 450 | 450 |
| Churchill Meadows | 2,000 | 3,110 | 3,950 | 4,320 | 4,550 |
| City Centre | 0 | 0 | 0 | 0 | 0 |
| Clarkson-Lorne Park | 1,950 | 1,950 | 1,950 | 1,950 | 1,950 |
| Cooksville | 1,610 | 1,620 | 1,620 | 1,620 | 1,620 |
| Creditview | 250 | 250 | 250 | 250 | 250 |
| Dixie | 70 | 70 | 70 | 70 | 70 |
| East Credit | 1,630 | 2,100 | 2,120 | 2,130 | 2,140 |
| Erin Mills | 1,870 | 1,880 | 1,880 | 1,880 | 1,880 |
| Erindale | 1,780 | 1,780 | 1,780 | 1,780 | 1,780 |
| Fairview | 310 | 310 | 310 | 310 | 310 |
| Hurontario | 1,110 | 1,150 | 1,160 | 1,170 | 1,170 |
| Lakeview | 280 | 290 | 290 | 290 | 290 |
| Lisgar | 2,060 | 2,190 | 2,270 | 2,310 | 2,330 |
| Malton | 3,230 | 3,240 | 3,240 | 3,240 | 3,240 |
| Meadowvale | 1,840 | 1,840 | 1,840 | 1,840 | 1,840 |
| Meadowvale Village | 2,430 | 2,900 | 3,010 | 3,060 | 3,090 |
| Mineola | 140 | 140 | 140 | 140 | 140 |
| Mississauga Valleys | 1,020 | 1,020 | 1,020 | 1,020 | 1,020 |
| Port Credit | 20 | 20 | 20 | 20 | 20 |
| Rathwood | 980 | 980 | 980 | 980 | 980 |
| Sheridan | 390 | 390 | 390 | 390 | 390 |
| Streetsville | 390 | 390 | 390 | 390 | 390 |
| Employment Areas | 0 | 0 | 0 | 0 | 0 |
| Total | 27,340 | 29,580 | 30,670 | 31,140 | 31,440 |

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

| Planning District | Mid-2003 | Mid-2006 | Mid-2011 | Mid-2016 | Mid-2021 |
|--------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Applewood | 1,800 | 1,820 | 1,930 | 2,110 | 2,210 |
| Central Erin Mills | 2,690 | 2,750 | 2,780 | 2,780 | 2,780 |
| Churchill Meadows | 730 | 1,740 | 3,040 | 3,100 | 3,150 |
| City Centre | 20 | 20 | 20 | 20 | 20 |
| Clarkson-Lorne Park | 1,610 | 1,630 | 1,720 | 1,900 | 2,020 |
| Cooks ville | 840 | 950 | 1,020 | 1,180 | 1,290 |
| Creditview | 10 | 10 | 10 | 10 | 10 |
| Dixie | 0 | 0 | 0 | 0 | 0 |
| East Credit | 2,710 | 3,080 | 3,210 | 3,210 | 3,220 |
| Erin Mills | 3,600 | 3,610 | 3,610 | 3,630 | 3,650 |
| Erindale | 1,040 | 1,050 | 1,060 | 1,070 | 1,070 |
| Fairview | 190 | 190 | 190 | 190 | 190 |
| Hurontario | 3,730 | 4,090 | 4,430 | 4,470 | 4,490 |
| Lakeview | 440 | 440 | 800 | 1,260 | 1,540 |
| Lisgar | 680 | 740 | 780 | 800 | 810 |
| Malton | 1,130 | 1,130 | 1,170 | 1,230 | 1,270 |
| Meadowvale | 2,820 | 2,820 | 2,830 | 2,840 | 2,840 |
| Meadowvale Village | 600 | 1,640 | 1,810 | 2,050 | 2,200 |
| Mineola | 150 | 180 | 220 | 270 | 310 |
| Mississauga Valleys | 1,750 | 1,750 | 1,750 | 1,760 | 1,760 |
| Port Credit | 560 | 570 | 590 | 630 | 650 |
| Rathwood | 1,500 | 1,520 | 1,570 | 1,650 | 1,700 |
| Sheridan | 500 | 500 | 540 | 600 | 630 |
| Streetsville | 930 | 940 | 1,040 | 1,190 | 1,280 |
| Employment Areas | 0 | 0 | 0 | 0 | 0 |
| Total | 30,040 | 33,190 | 36,120 | 37,950 | 39,080 |

Table 4. Apartment Housing Units

| Planning District | Mid-2003 | Mid-2006 | Mid-2011 | Mid-2016 | Mid-2021 |
|--------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Applewood | 6,540 | 6,550 | 6,560 | 6,570 | 6,580 |
| Central Erin Mills | 910 | 1,390 | 2,130 | 2,500 | 2,900 |
| Churchill Meadows | 0 | 90 | 220 | 750 | 1,300 |
| City Centre | 3,530 | 4,920 | 7,080 | 8,140 | 9,260 |
| Clarkson-Lorne Park | 2,670 | 2,670 | 2,670 | 2,680 | 2,690 |
| Cooks ville | 9,920 | 10,230 | 10,710 | 11,230 | 11,770 |
| Creditview | 240 | 270 | 320 | 340 | 360 |
| Dixie | 30 | 30 | 30 | 30 | 30 |
| East Credit | 630 | 700 | 900 | 1,000 | 1,110 |
| Erin Mills | 2,090 | 2,090 | 2,090 | 2,090 | 2,090 |
| Erindale | 1,860 | 1,860 | 1,860 | 1,960 | 2,070 |
| Fairview | 2,060 | 2,290 | 2,640 | 2,840 | 3,060 |
| Hurontario | 5,050 | 5,340 | 5,800 | 6,630 | 7,510 |
| Lakeview | 2,810 | 2,850 | 2,900 | 3,130 | 3,370 |
| Lisgar | 60 | 60 | 60 | 110 | 170 |
| Malton | 2,380 | 2,390 | 2,400 | 2,460 | 2,520 |
| Meadowvale | 3,660 | 3,660 | 3,660 | 3,700 | 3,740 |
| Meadowvale Village | 10 | 10 | 10 | 10 | 10 |
| Mineola | 70 | 70 | 70 | 70 | 70 |
| Mississauga Valleys | 5,530 | 5,560 | 5,600 | 5,700 | 5,800 |
| Port Credit | 3,640 | 3,690 | 3,780 | 3,980 | 4,200 |
| Rathwood | 2,510 | 2,510 | 2,510 | 2,540 | 2,570 |
| Sheridan | 1,590 | 1,590 | 1,590 | 1,590 | 1,600 |
| Streetsville | 780 | 780 | 860 | 910 | 970 |
| Employment Areas | 0 | 0 | 0 | 0 | 0 |
| Total | 58,540 | 61,580 | 66,470 | 70,970 | 75,740 |

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

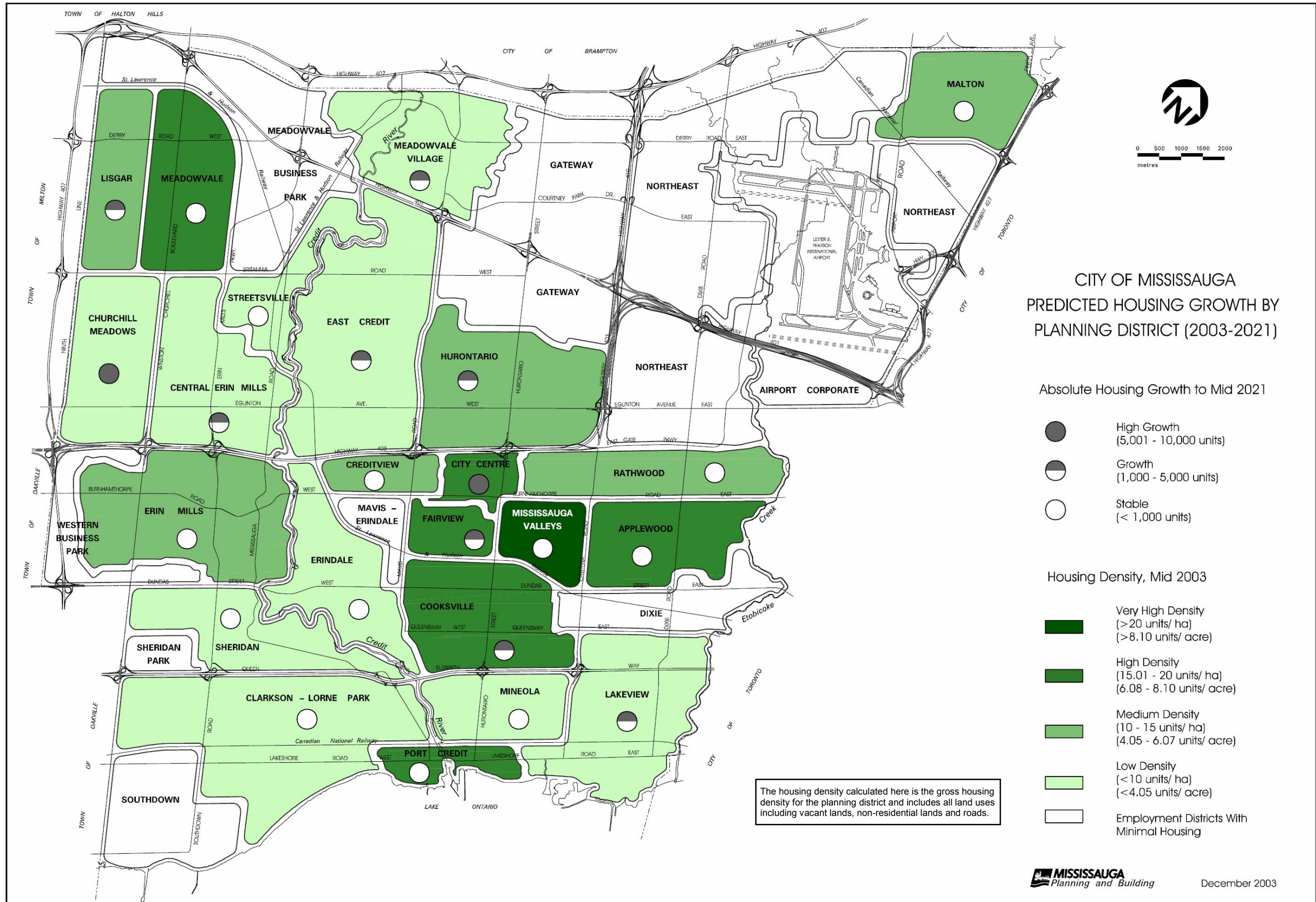
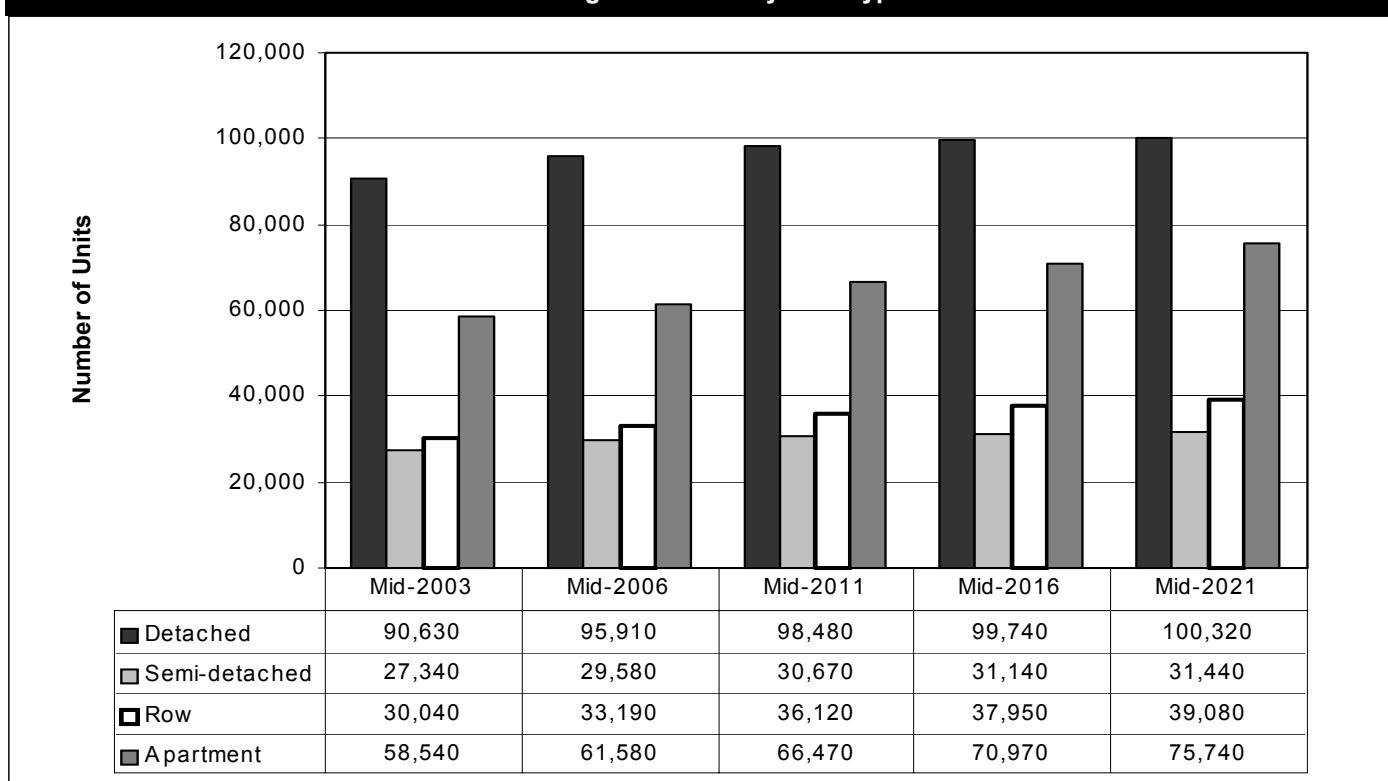


Table 5. Total Housing Units

| Planning District | Mid-2003 | Mid-2006 | Mid-2011 | Mid-2016 | Mid-2021 | % Increase |
|---------------------|----------------|----------------|----------------|----------------|----------------|--------------|
| Applewood | 13,240 | 13,300 | 13,430 | 13,620 | 13,740 | 3.6% |
| Central Erin Mills | 9,400 | 10,050 | 10,890 | 11,300 | 11,710 | 19.7% |
| Churchill Meadows | 5,180 | 8,520 | 12,650 | 14,070 | 15,110 | 65.7% |
| City Centre | 3,550 | 4,940 | 7,100 | 8,160 | 9,280 | 61.7% |
| Clarkson-Lorne Park | 13,360 | 13,610 | 13,730 | 13,950 | 14,080 | 5.1% |
| Cooksville | 15,940 | 16,380 | 16,940 | 17,680 | 18,360 | 13.2% |
| Creditview | 3,180 | 3,220 | 3,270 | 3,290 | 3,310 | 3.9% |
| Dixie | 140 | 140 | 140 | 140 | 140 | 0.0% |
| East Credit | 15,270 | 16,940 | 17,360 | 17,510 | 17,640 | 13.4% |
| Erin Mills | 14,510 | 14,540 | 14,570 | 14,630 | 14,670 | 1.1% |
| Erindale | 7,350 | 7,390 | 7,410 | 7,530 | 7,650 | 3.9% |
| Fairview | 4,270 | 4,570 | 4,930 | 5,130 | 5,350 | 20.2% |
| Hurontario | 17,180 | 18,380 | 19,250 | 20,140 | 21,050 | 18.4% |
| Lakeview | 8,370 | 8,500 | 8,910 | 9,750 | 10,340 | 19.1% |
| Lisgar | 8,060 | 8,790 | 9,000 | 9,220 | 9,360 | 13.9% |
| Malton | 10,050 | 10,080 | 10,140 | 10,270 | 10,370 | 3.1% |
| Meadowvale | 13,580 | 13,580 | 13,580 | 13,650 | 13,700 | 0.9% |
| Meadowvale Village | 6,410 | 9,580 | 10,220 | 10,720 | 11,000 | 41.7% |
| Mineola | 3,290 | 3,340 | 3,380 | 3,440 | 3,470 | 5.2% |
| Mississauga Valleys | 9,430 | 9,460 | 9,510 | 9,620 | 9,720 | 3.0% |
| Port Credit | 5,210 | 5,280 | 5,390 | 5,640 | 5,880 | 11.4% |
| Rathwood | 9,780 | 9,830 | 9,880 | 10,000 | 10,090 | 3.1% |
| Sheridan | 5,530 | 5,540 | 5,580 | 5,680 | 5,730 | 3.5% |
| Streetsville | 4,210 | 4,230 | 4,410 | 4,610 | 4,750 | 11.4% |
| Employment Areas | 70 | 70 | 70 | 70 | 70 | 0.0% |
| Total | 206,540 | 220,260 | 231,740 | 239,810 | 246,580 | 16.2% |

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.

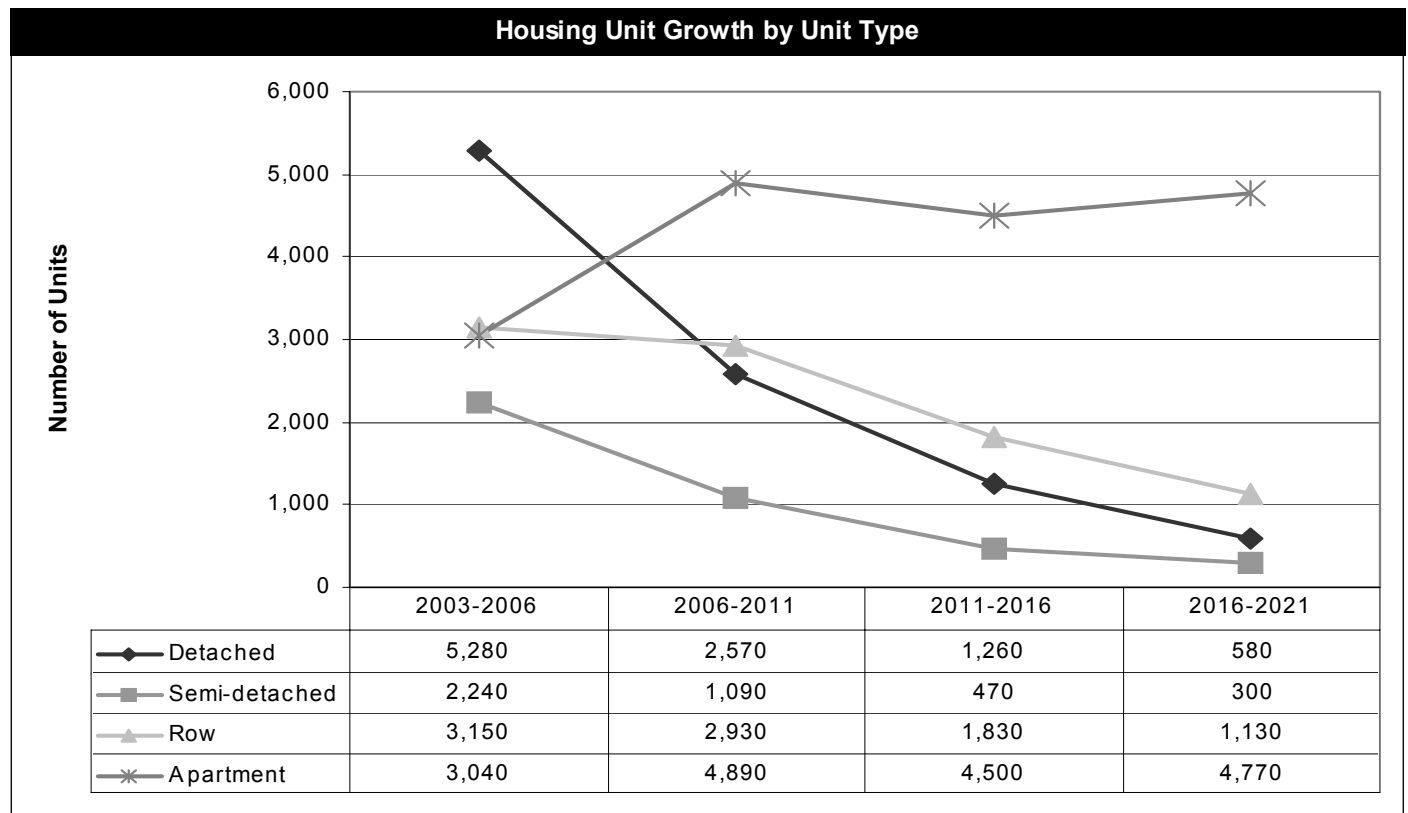
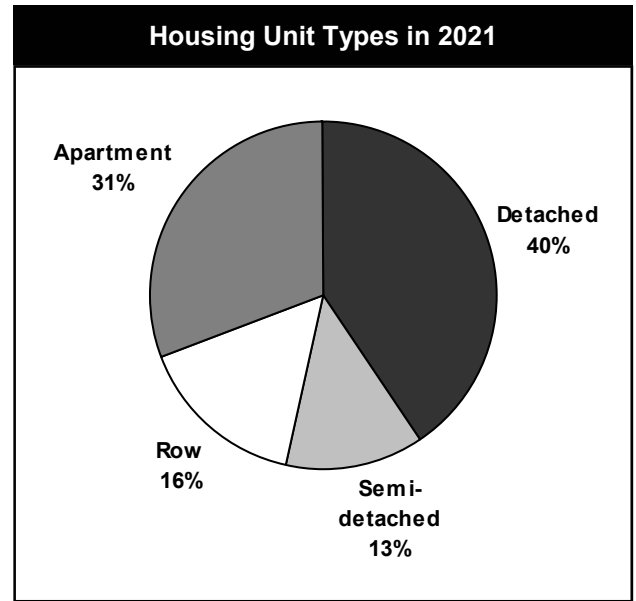
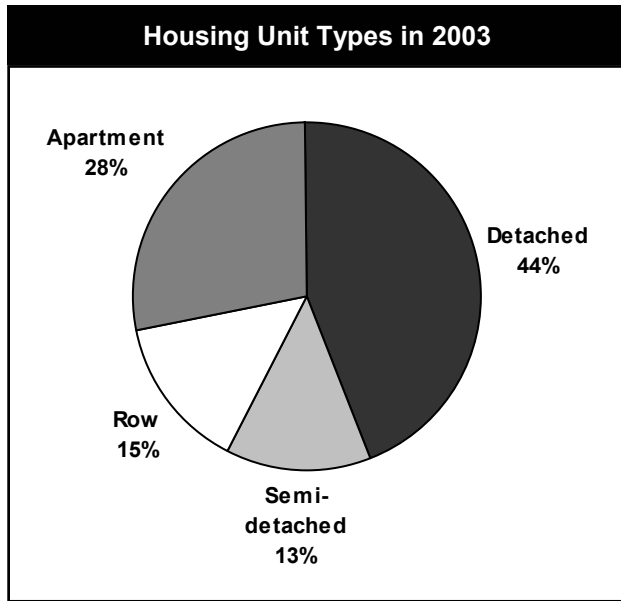


Table 6. Household Size by Type

| Housing Unit Type | Mid-2003 | Mid-2006 | Mid-2011 | Mid-2016 | Mid-2021 |
|-------------------------------|------------|------------|------------|------------|------------|
| Detached | 3.5 | 3.4 | 3.3 | 3.3 | 3.2 |
| Semi-detached | 3.5 | 3.4 | 3.3 | 3.3 | 3.2 |
| Row | 3.1 | 3.1 | 3.0 | 2.9 | 2.9 |
| Apartment | 2.4 | 2.4 | 2.3 | 2.3 | 2.2 |
| Average Household Size | 3.1 | 3.1 | 3.0 | 2.9 | 2.9 |

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

(Continued from page 1)

in ground-related dwellings will decline significantly over the course of the growth forecast period. However, apartment development is expected to increase as opportunities for other housing types diminish.

Housing growth will be concentrated in Churchill Meadows - the last major green field in the City. This area contains 38% of the City vacant land supply of detached dwellings. Once this supply is built new housing growth will focus on medium and high density forms.

Mississauga has 206,540 housing units which will increase to 246,580 units in 2021. Unlike ground-related housing, there will remain a significant supply of sites for apartment units.

Table 7. Housing 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 | |
|--------------------------|-------------------|----------------|-------------------|----------------|-------------------|----------------|-------------------|----------------|-------------------|----------------|
| | Units per hectare | Units per acre | Units per hectare | Units per acre | Units per hectare | Units per acre | Units per hectare | Units per acre | Units per hectare | Units per acre |
| Applewood | 18.7 | 7.6 | 18.7 | 7.6 | 18.9 | 7.7 | 19.2 | 7.8 | 19.4 | 7.8 |
| Central Erin Mills | 9.5 | 3.9 | 10.2 | 4.1 | 11.1 | 4.5 | 11.5 | 4.6 | 11.9 | 4.8 |
| Churchill Meadows | 6.5 | 2.6 | 10.6 | 4.3 | 15.8 | 6.4 | 17.6 | 7.1 | 18.9 | 7.6 |
| City Centre | 15.1 | 6.1 | 21.1 | 8.5 | 30.3 | 12.3 | 34.8 | 14.1 | 39.6 | 16.0 |
| Clarkson-Lorne Park | 7.8 | 3.1 | 7.9 | 3.2 | 8.0 | 3.2 | 8.1 | 3.3 | 8.2 | 3.3 |
| Cooksville | 17.6 | 7.1 | 18.1 | 7.3 | 18.7 | 7.6 | 19.5 | 7.9 | 20.3 | 8.2 |
| Creditview | 12.4 | 5.0 | 12.6 | 5.1 | 12.8 | 5.2 | 12.9 | 5.2 | 12.9 | 5.2 |
| Dixie | 0.3 | 0.1 | 0.3 | 0.1 | 0.3 | 0.1 | 0.3 | 0.1 | 0.3 | 0.1 |
| East Credit | 9.9 | 4.0 | 11.0 | 4.4 | 11.3 | 4.6 | 11.3 | 4.6 | 11.4 | 4.6 |
| Erin Mills | 11.3 | 4.6 | 11.3 | 4.6 | 11.3 | 4.6 | 11.4 | 4.6 | 11.4 | 4.6 |
| Erindale | 9.2 | 3.7 | 9.3 | 3.7 | 9.3 | 3.8 | 9.4 | 3.8 | 9.6 | 3.9 |
| Fairview | 16.6 | 6.7 | 17.8 | 7.2 | 19.1 | 7.7 | 19.9 | 8.1 | 20.8 | 8.4 |
| Gateway | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Hurontario | 14.8 | 6.0 | 15.9 | 6.4 | 16.6 | 6.7 | 17.4 | 7.0 | 18.2 | 7.4 |
| Lakeview | 7.3 | 3.0 | 7.4 | 3.0 | 7.8 | 3.1 | 8.5 | 3.4 | 9.0 | 3.7 |
| Lisgar | 13.8 | 5.6 | 15.1 | 6.1 | 15.5 | 6.3 | 15.8 | 6.4 | 16.1 | 6.5 |
| Malton | 14.9 | 6.0 | 15.0 | 6.1 | 15.1 | 6.1 | 15.3 | 6.2 | 15.4 | 6.2 |
| Meadowvale | 16.8 | 6.8 | 16.8 | 6.8 | 16.9 | 6.8 | 16.9 | 6.9 | 17.0 | 6.9 |
| Meadowvale Business Park | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Meadowvale Village | 6.8 | 2.7 | 10.2 | 4.1 | 10.8 | 4.4 | 11.4 | 4.6 | 11.7 | 4.7 |
| Mineola | 6.2 | 2.5 | 6.3 | 2.5 | 6.3 | 2.6 | 6.5 | 2.6 | 6.5 | 2.6 |
| Mississauga Valleys | 26.2 | 10.6 | 26.3 | 10.7 | 26.5 | 10.7 | 26.8 | 10.8 | 27.0 | 10.9 |
| Northeast | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Port Credit | 18.7 | 7.6 | 19.0 | 7.7 | 19.4 | 7.8 | 20.3 | 8.2 | 21.1 | 8.5 |
| Rathwood | 13.3 | 5.4 | 13.4 | 5.4 | 13.4 | 5.4 | 13.6 | 5.5 | 13.7 | 5.6 |
| Sheridan | 7.0 | 2.9 | 7.1 | 2.9 | 7.1 | 2.9 | 7.2 | 2.9 | 7.3 | 3.0 |
| Sheridan Park | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Southdown | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Streetsville | 8.5 | 3.5 | 8.6 | 3.5 | 9.0 | 3.6 | 9.4 | 3.8 | 9.7 | 3.9 |
| Western Business Park | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total | 11.2 | 4.5 | 11.9 | 4.8 | 12.5 | 5.1 | 12.9 | 5.2 | 13.3 | 5.4 |

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



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