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Focus on Downtown Mississauga Cooksville Precinct

Existing and Future Development

Fast Facts

Size (Land Area)	91 ha (225 acres)
Net Site Area ⁽¹⁾	72 ha (178 acres)
Net Developed ⁽²⁾	62 ha (153 acres)
Under Development Application	0.6 ha (1.5 acres)
Vacant	4.0 ha (10 acres)
Parkland/Open Space	4.1 ha (10 acres)
Greenbelt ⁽³⁾	1.2 ha (3 acres)
Utilities	0.4 ha (1 acre)
Estimated Existing Population	9,600 residents
Population Density ⁽⁴⁾	105 persons/ha (43 persons/acre)
Existing Employment	2,150 jobs
Employment Density ⁽⁵⁾	24 jobs/ha (9 jobs/acre)
Population Plus Employment Density ⁽⁶⁾	129 persons plus jobs/ha (52 persons plus jobs/acre)

Population to Employment Ratio

Ratio
1. Existing Development 4.5:1
2. Existing Development, Under Construction and Development Applications (Excludes Vacant Lands) 4.6:1

Residential Development

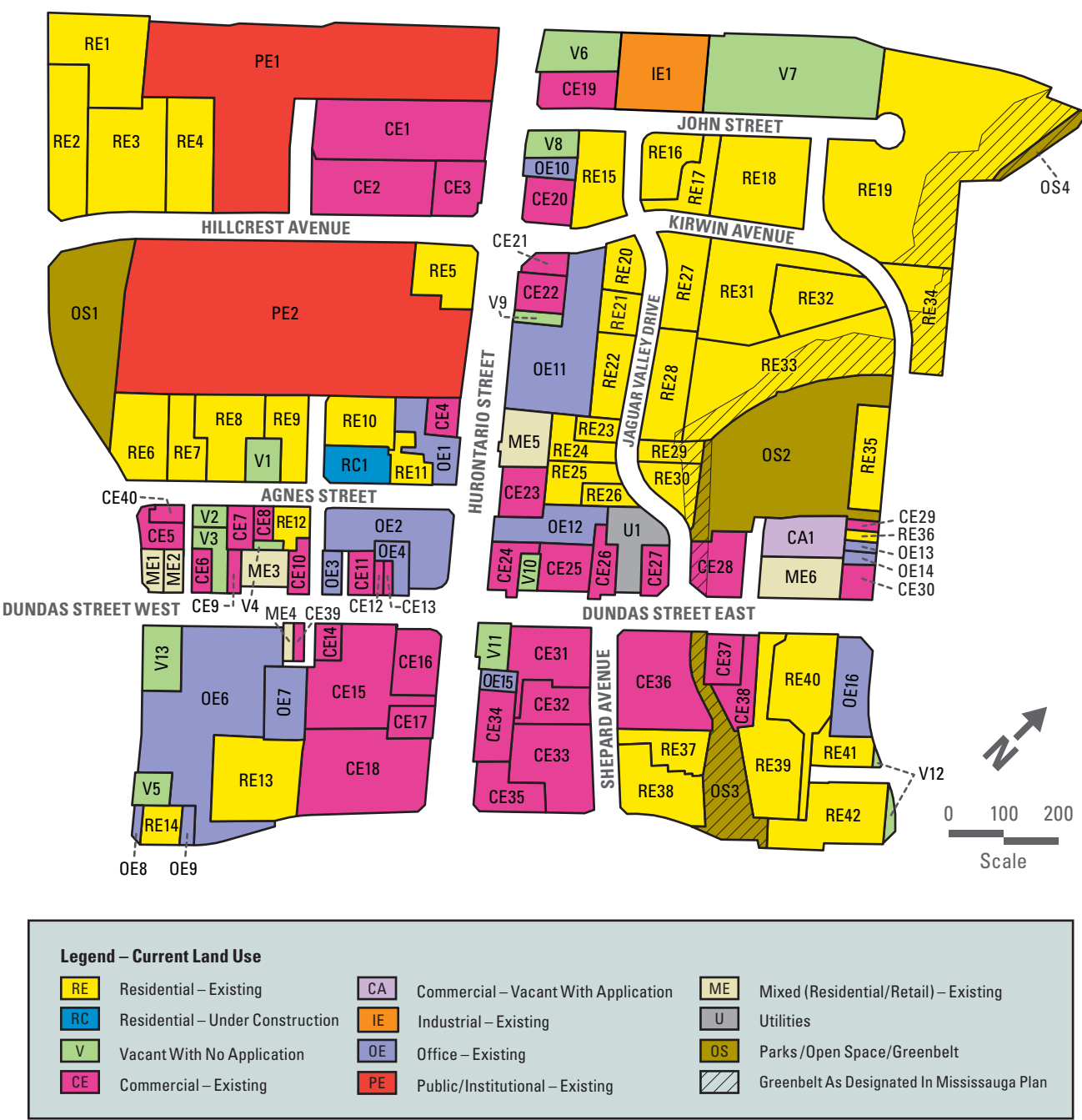
Units	Estimated Population
Existing Residential	4,230
Residential Under Construction	120
Total Residential Development	4,350

Retail/Commercial/Industrial, Office, Public/Institutional/Other Development

GFA	Employment	
Existing Retail/Commercial/Industrial	57,700 m ² (621,080 ft ²)	1,130 jobs
Retail/Commercial Under Development Application	55,500 m ² (597,400 ft ²)	0
Existing Office	44,400 m ² (477,900 ft ²)	940 jobs
Existing Public/Institutional/Other	15,800 m ² (170,070 ft ²)	80 jobs

Total Non-Residential Development 173,400 m² (1,866,460 ft²) 2,150 jobs

Numbers may not add due to rounding. (1) Does not include highways and roads. (2) Includes Existing and Under Construction. (3) Does not include privately owned Greenbelt. (4) Based on Gross Land Area.



Map ID	Project/Bldg Name	Municipal Address or General Location	Unit Type	Units	Site Area (ha)	Site Area (acre)	GFA (m ²)	GFA (ft ²)	# of Storeys	Total FSI ⁽¹⁾	Est. Pop. ⁽²⁾	Comments ⁽³⁾
RE37	King Gardens Retirement	85 King St E	Apartment	153	0.38	0.93	8,621	92,796	10	2.28	347	Rental
RE38	King Gardens	75 King St E	Apartment	209	0.66	1.63	20,780	223,674	18	3.16	474	PCP 423
RE39	Tiffany	100 Dundas St E	Apartment	169	0.92	2.27	13,792	148,456	13	1.50	263	Rental
RE40	Sandhurst Apartments	120 Dundas St E	Apartment	155	0.86	2.13	12,876	138,596	12	1.50	352	Rental
RE41	133-149 McGill St	133-149 McGill St	Detached	3	0.29	0.71	510	5,490	1	0.18	10	Three detached dwellings. GFA is an estimate
RE42	125-157 King St E/134-158 McGill St	125-157 King St E/134-158 McGill St	Detached	10	0.82	2.03	310	3,368	1-2	0.38	32	Ten detached dwellings. GFA is an estimate
Total Existing					4,183	26.93	66,533	372,657	4,011,247	9,534		

Residential Development – Under Construction

Map ID	Project/Bldg Name	Municipal Address or General Location	Unit Type	Units	Site Area (ha)	Site Area (acre)	GFA (m ²)	GFA (ft ²)	# of Storeys	Total FSI ⁽¹⁾	Est. Pop. ⁽²⁾	Comments ⁽³⁾
RC1	45 Agnes Street Residences	45 Agnes St	Apartment	121	0.32	0.79	11,101	119,490	14	3.48	275	CDM Declaration Signed
Total Under Construction					121	0.32	67.32	11,101	119,490	275		
Total Residential Development (Existing and Under Construction)					4,304	27.24	67,323	383,758	4,130,737	9,809		

Numbers may not add due to rounding. (1) FSI-Floor Space Index is the ratio of the gross floor area (GFA) of all buildings on a site to the net developable area of that site (e.g. excludes roads, Open Space, Greenbelt), unless otherwise specified. (2) To calculate population "Person per Unit" factors were used. Source: Forecast Population by District for Mid-Year 2008. (3) Comments Abbreviations note: PCP=Prefer Condominium Plan; GFA=Gross Floor Area; CDM=Condominium Application.

Non-Residential Development – Retail/Commercial

Map ID	Project/Bldg Name	Municipal Address or General Location	Unit Type	Units	Site Area (ha)	Site Area (acre)	GFA (m ²)	GFA (ft ²)	# of Storeys	Total FSI ⁽¹⁾	Est. Pop. ⁽²⁾	Comments ⁽³⁾
CE1	3168 Hurontario St	3168 Hurontario St	Commercial	1.44	3.55	746	8,030	1	0.05	5-9		Specialty Auto Shop
CE2	Bairrada Bar & Grill and LCB0	25-33 Hillcrest Ave	Commercial	0.92	2.26	756	8,138	1	0.08	10-19		Two one storey buildings
CE3	The Beer Store	3154 Hurontario St	Commercial	0.36	0.89	785	8,450	1	0.22	10-19		
CE4	3058-3070 Hurontario St	3058-3070 Hurontario St	Commercial	0.15	0.37	1,260	13,563	2	0.85	20-49		Seven retail units. GFA is an estimate.
CE5	3022 Novar Rd	3022 Novar Rd	Commercial	0.15	0.37	295	3,175	1	0.20	10-19		Retail Use Converted from House. GFA is an estimate
CE6	95 Dundas St W	95 Dundas St W	Commercial	0.10	0.25	480	5,167	2	0.47	10-19		GFA is an estimate. Commercial School
CE7	84 Agnes St	84 Agnes St	Commercial	0.16	0.38	215	2,314	1	0.14	1-4		GFA is an estimate
CE8	Learning Jungle Childcare Centre	78 Agnes St	Commercial	0.08	0.20	216	2,325	1	0.27	1-4		Day Care
CE9	Cesar Garcia Medicine Professional Corp.	79 Dundas St W	Commercial	0.08	0.20	675	7,266	1	0.84			Not available
CE10	51-55 Dundas St W	51-55 Dundas St W	Commercial	0.12	0.31	440	4,736	2	0.35	1-4		Building Listed on the Heritage Register
CE11	35 Dundas St W	35 Dundas St W	Commercial	0.15	0.38	290	3,122	1	0.19			Not available
CE12	25 Dundas St W	25 Dundas St W	Commercial	0.04	0.11	135	1,453	1	0.31	1-4		Retail Use Converted from House
CE13	21 Dundas St W	21 Dundas St W	Commercial	0.04	0.10	400	4,306	2	0.96	1-4		
CE14	42-48 Dundas St W	42-48 Dundas St W	Commercial	0.13	0.32	870	9,385	1	0.67	10-19		Neighbourhood Shopping Centre
CE15	Cooksville Shopping Plaza	38-40 Dundas St W	Commercial	1.09	2.70	3,260	35,090	1	0.30	20-49		Neighbourhood Shopping Centre
CE16	2 Dundas St W	2 Dundas St W	Commercial	0.40	0.99	720	7,750	1	0.18	20-49		Royal Bank of Canada
CE17	2580 Hurontario St	2580 Hurontario St	Commercial	0.20	0.50	820	8,826	2	0.41	20-49		TD Canada Trust
CE18	2550-2576 Hurontario St	2550-2576 Hurontario St	Commercial	1.39	3.44	4,630	49,837	1	0.33	100-199		Neighbourhood Shopping Centre
CE19	25 John St	25 John St	Commercial	0.39	0.95	1,662	17,890	1	0.40	20-49		Neighbourhood Shopping Centre
CE20	Scotiabank	3295 Kirwin Ave	Commercial	0.30	0.74	577	6,211	1	0.19	20-49		
CE21	3121 Hurontario St	3121 Hurontario St	Commercial	0.12	0.29	165	1,776	2	0.14	1-4		Retail Use Converted from House
CE22	3115 Hurontario St	3115 Hurontario St	Commercial	0.25	0.62	255	2,745	2	0.10	1-4		Retail Use Converted from House.
CE23	3031-3047 Hurontario St	3031-3047 Hurontario St	Commercial	0.30	0.74	1,860	20,021	2	0.62	50-99		Nine retail units
CE24	5-11 Dundas St E	5-11 Dundas St E	Commercial	0.23	0.58	335	3,606	1	0.14	10-19		CIBC Bank and Staff Parking
CE25	19-29 Dundas St E	19-29 Dundas St E	Commercial	0.33	0.82	1,110	11,948	1	0.33	20-49		Neighbourhood Shopping Centre
CE26	33-43 Dundas St E	33-43 Dundas St E	Commercial	0.21	0.52	1,260	13,563	2	0.59	20-49		
CE27	55 Dundas St E	55 Dundas St E	Commercial	0.18	0.44	1,120	12,056	2	0.62	20-49		
CE28	93-95 Dundas St E	93-95 Dundas St E	Commercial	0.43	1.06	2,870	30,892	2	0.67	50-99		About 0.1ha (0.25 acres) of the total site area contains legal non-conforming development on lands designated Greenbelt.
CE29	3032 Kirwin Ave	3032 Kirwin Ave	Commercial	0.05	0.11	80	861	1	0.17	0		Vacant Bldg since 2007. SP 03/239 for a new hotel in process
CE30	135 Dundas St E	135 Dundas St E	Commercial	0.15	0.38	200	2,153	1	0.13	1-4		Auto Fuel Station
CE31	14-40 Dundas St E	14-40 Dundas St E	Commercial	0.64	1.58	3,700	39,826	1-2	0.58	50-99		Building Listed on the Heritage Register
CE32	2580 Shepard Ave	2580 Shepard Ave	Commercial	0.38	0.94	5,660	60,924	2	1.49	50-99		Commercial Condominium with 51 units. PCP 522
CE33	2560 Shepard Ave/35 King St E	2560 Shepard Ave/35 King St E	Commercial	0.43	1.07	2,670	28,740	1	0.62	20-49		Neighbourhood Shopping Centre
CE34	2541-2567 Hurontario St	2541-2567 Hurontario St	Commercial	0.36	0.88	2,560	27,556	2	0.72	50-99		13 retail units
CE35	2515 Hurontario St	2515 Hurontario St	Commercial	0.37	0.91	2,065	22,443	2	0.56	100-199		Neighbourhood Shopping Centre
CE36	60 Dundas St E	60 Dundas St E	Commercial	1.08	2.66	2,780	29,924	1	0.26	20-49		Neighbourhood Shopping Centre. GFA is an estimate
CE37	86 Dundas St E	86 Dundas St E	Commercial	0.25	0.61	N/A	N/A	N/A	N/A	1-4		Auto Dealership-Used Vehicles. Sales Trailer on the Site
CE38	90 Dundas St E	90 Dundas St E	Commercial	0.29	0.72	330	3,552	1	0.11	5-9		Restaurant. GFA is an estimate
CE39	56-58 Dundas St W	56-58 Dundas St W	Commercial	0.06	0.14	150	1,615	1	0.27	5-9		
CE40	108 Agnes St	108 Agnes St	Commercial	0.08	0.20	80	861	1	0.10			Not available
Total Retail/Commercial					13.88	34.29	48,502	522,071	1,016			

Residential Development – Existing

Map ID	Project/Bldg Name	Municipal Address or General Location	Unit Type	Units	Site Area (ha)	Site Area (acre)	GFA (m ²)	GFA (ft ²)	# of Storeys	Total FSI ⁽¹⁾	Est. Pop. ⁽²⁾	Comments ⁽³⁾
RE1	Emerald Gate	135 Hillcrest Ave	Apartment	341	0.96	2.36	28,981	311,949	22	3.03	774	PCP 485
RE2	Carlyle 3	155 Hillcrest Ave	Apartment	342	0.84	2.08	28,981	311,949	22	3.45	776	PCP 449
RE3	Carlyle 3	145 Hillcrest Ave	Apartment	342	1.14	2.82	28,981	311,949	22	2.54	776	PCP 388
RE4	Carlyle Residences	115 Hillcrest Ave	Apartment	342	0.73	1.80	28,981	311,949	22	3.97	776	PCP 420
RE5		3122 Hurontario St	Apartment	89	0.49	1.21	7,315	78,738	12	1.49	202	Rental
RE6	Royal Towers	121 Agnes St	Apartment	128	0.63	1.56	9,385	101,019	10	1.48	290	Rental
RE7	Surveyor's Point	111 Agnes St	Apartment	158	0.37	0.91	11,105	119,533	12	3.03	359	Rental
RE8	The Embassy	99 Agnes St	Apartment	119	0.63	1.57	10,107	108,791	10	1.59	270	Rental
RE9	65-71 Agnes St/3060-3072 Cook St	65-71 Agnes St/3060-3072 Cook St	Detached	5	0.41	1.01	640	6,889	1	0.16	16	Five detached dwellings. GFA is an estimate
RE10	BOCA Square	43 Agnes St/3057-3073 Cook St	Townhouse	27	0.44	1.09	4,765	51,290	3	1.08	76	PCP 615
RE11	Waterford Condominiums	25 Agnes St	Apartment	97	0.21	0.52	11,096	119,436	13	5.28	220	PCP 395
RE12	60-70 Agnes St	60-70 Agnes St	Detached	3	0.19	0.48	350	3,767	1	0.18	10	Three detached dwellings. GFA is an estimate
RE13	Heritage House	73 King St W	Apartment	80	0.97	2.41	4,058	43,680	3	0.42	182	Retirement Home. Rental. Parking about 46% of the site.
RE14	101-107 King St W	101-107 King St W	Detached	3	0.21	0.52	340	3,660	1	0.16	10	Three detached dwellings. GFA is an estimate
RE15	Westminster Court	3160 Jaguar Valley Dr	Apartment	61	0.61	1.51	5,060	54,465	6	0.83	138	Rental
RE16	Whitesands Apartments	3151 Jaguar Valley Dr	Apartment	41	0.42	1.05	3,276	35,263	5	0.77	93	Rental
RE17	Whitecliffe Apartments	3141 Jaguar Valley Dr	Apartment	41	0.35	0.87	3,636	39,138	5	1.03	93	Rental
RE18	Ashworth Square Co-op	3180 Kirwin Ave	Apartment	81	0.27	0.66	7,038	75,756	11	2.62	184	Three four storey and one 11 storey buildings on the site. Co-operative under a Federal Jurisdiction
RE18	Ashworth Square Co-op	3180 Kirwin Ave	Apartment	72	0.81	1.99	6,564	70,654	4	0.81	163	Three four storey and one 11 storey buildings on the site. Co-operative under a Federal Jurisdiction
RE19		3175 Kirwin Ave	Townhouse	169	4.01	9.91	20,013	215,418	3	0.50	383	PCP 93. About 1.25 ha (3.09 acres) of the total site area contains legal non-conforming development on lands designated Greenbelt.
RE20	The Sportman	3130 Jaguar Valley Dr	Apartment	29	0.28	0.69	2,331	25,091	5	0.84	66	Rental
RE21	Belmar Terrace	3112 Jaguar Valley Dr	Apartment	20	0.20	0.51	1,620	17,438	5	0.79	45	Rental
RE22	Jaguar Court	3094 Jaguar Valley Dr	Apartment	50	0.42	1.04	3,614	38,901	4	0.86	113	Rental
RE23	Orchard Apartments	3070 Jaguar Valley Dr	Apartment	14	0.13	0.32	829	8,923	3	0.64	32	Rental
RE24		3064 Jaguar Valley Dr	Apartment	24	0.29	0.71	1,835	19,752	3	0.64	54	Rental
RE25	Park Lane Apartments	3052 Jaguar Valley Dr	Apartment	23	0.30	0.74	1,896	20,408	3	0.63	52	Rental
RE26	Pinecrest	3046 Jaguar Valley Dr	Apartment	18	0.17	0.41	1,440	15,500	4	0.87	41	Rental
RE27	Windsor Court	3131 Jaguar Valley Dr	Apartment	58	0.53	1.31	4,595	49,460	5	0.86	132	Rental
RE28	Jaguar Valley	3089 Jaguar Valley Dr	Apartment	65	0.61	1.51	5,103	54,928	5	0.84	147	Rental. About 0.012 ha (0.03 acres) of the total site area contains legal non-conforming development on lands designated Greenbelt.
RE29	Riverview Apartments	3055 Jaguar Valley Dr	Apartment	21	0.20	0.49	1,781	19,171	3	0.90	48	Rental. About 0.09 ha (0.22 acres) of the total site area contains legal non-conforming development on lands designated Greenbelt.
RE30	Flamingo	3041 Jaguar Valley Dr	Apartment	45								