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Mississauga Development Profile

Policy Planning Division, Planning and Building Department, City of Mississauga

March 2000

RESIDENTIAL DEVELOPMENT

INTRODUCTION

This newsletter reports on the existing and proposed housing in The City of Mississauga as of December 31, 1999. Data summaries are provided by housing type and Planning District and are divided into existing development and the development that is anticipated to occur on vacant lands. Residential development on vacant lands has been further divided into the following three categories: committed development; units subject to endorsed applications; or estimates of potential housing units on lands with residential designations.

The data in this report are based on housing unit estimates prepared for the 1995 Growth Forecasts and updated using building permit issuances, City Plan designations, zoning, development applications, aerial photos and site checks. Housing types are

categorized as detached, semi-detached, townhouse dwellings and apartment units.

It should be noted that although apartment units above commercial establishments are included, basement apartment units are not included. In addition, units that could result from the redevelopment or intensification of existing residential development have not been included.

EXISTING DEVELOPMENT

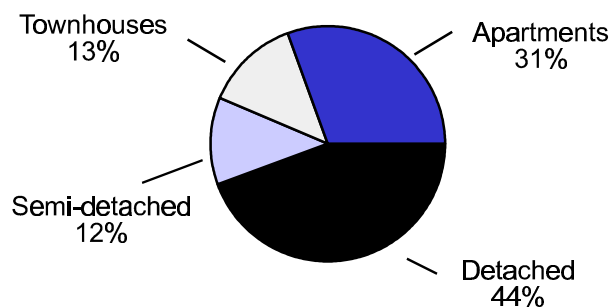
Existing residential units are defined as housing units built, under construction or for which building permits have been issued as of December 31, 1999.

The existing housing stock consisted of 187,490 units with the following mix: 83,280 detached; 22,230 semi-detached; 24,760 townhouse dwellings; and 57,230 apartment units. Existing units represent 73% of the City's residential capacity.



A view of mixed housing types in the City Centre Area.

Existing Housing Units by Type



Over 50% of all existing residential units are located within the established districts of Cooksville (8.4%), Erin Mills (7.7%), Meadowvale (7.2%), Applewood

Healthy Communities Today & Tomorrow

This snapshot of residential development in Mississauga's Planning Districts is useful to monitor the attainment of the City's residential development objectives, as expressed in City Plan.

It is an objective of City Plan, approved in 1997, to ensure that a range of housing types is available in Mississauga, to provide choice to people interested in each segment of the housing market, and to allow those who work in Mississauga to live in Mississauga. Providing a mix of housing is one way to ensure the continuance of community fabric and a healthy living environment.

The May 1999 Demographics & Housing report predicted that Mississauga's housing supply would change over time as the availability of areas for new low density housing units became depleted, and that as the population ages, the demand for smaller, multiple units would increase. To the extent that a sense of community relies on the continuity in its residents, it is important that people have the choice to remain within their community as they begin to grow older.

As pointed out in the Journey to Work Study, October 1999, providing the opportunity for people to live and work in Mississauga will relieve the pressure on regional roads and the effects of congestion on Mississauga. The provision of high density housing along

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(7.0%), Clarkson-Lorne Park (6.8%), Rathwood (5.2%), Mississauga Valleys (5.1%), and Malton (5.0%). The new, high growth districts of Central Erin Mills, East Credit, Hurontario, Lisgar and Meadowvale Village form 24.4% of the existing unit inventory.

COMMITTED DEVELOPMENT

Committed development refers to vacant lands that are designated and zoned for residential uses and for which no building permit has been issued. In the case of freehold units (e.g. detached, semi-detached and street townhouses), plans of subdivision that have been registered are included.

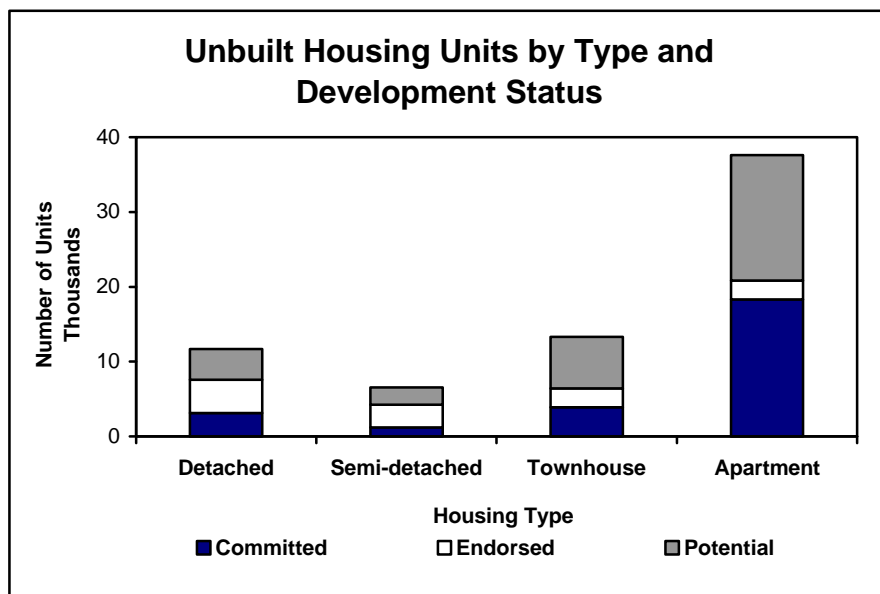
Committed units represent 26,550 residential units, or 10% of the City's residential capacity. Over half of these committed units (14,990) are apartment units in the Central Erin Mills, City Centre, Hurontario and Cooksville Planning Districts. Another 10%

(2,770) of committed residential units represent detached units to be built in Meadowvale Village, East Credit, Churchill Meadows and Lisgar.

ENDORSED APPLICATIONS

Endorsed applications refers to vacant lands which are subject to a development application for which City Council has adopted a recommendation approving the application. While approved by City Council, these applications have not completed the development application process and are still be subject to appeal to the Ontario Municipal Board.

There are 12,460 units in this category, 5% of the City's residential capacity. Seventy-seven per cent of these units are in the Meadowvale Village, East Credit, Churchill Meadows and Lisgar Planning Districts. Approximately 60% of units within endorsed applications are detached and semi-detached, 20% are townhouses, and 20% are apartments.



POTENTIAL DEVELOPMENT

Potential development refers to vacant lands where the zoning does not conform to the City Plan residential designation and a development application, if submitted, has not been endorsed by City Council. The amount of development estimated to occur is based on what would be permitted by City Plan.

This category represents the final 12% (30,130 units) of the City's residential capacity. Potential development in Churchill Meadows accounts for 37% of the units in this category – 11,020 units made up of 39% townhouses, 25% apartments, 21% detached and 15% semi-detached dwellings.

Another 29% of the potential residential development

represents 8,650 apartment units which could be added in the City Centre Planning District under the current District Plan.

Overall potential residential development includes 56% apartments, 23% townhouses, 13% detached and 8% semi-detached units.

As of December 31, 1999 there were 75 applications for 16,140 residential units in process that were not endorsed by City Council. Proposed apartments made up 47% of these units, followed by 24% detached, 19% townhouses and 10% semi-detached dwellings.

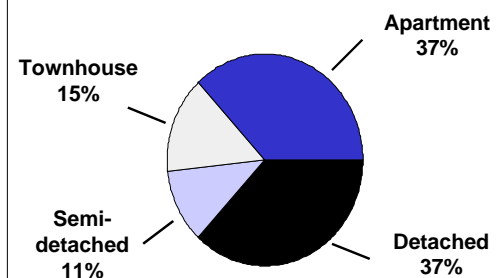
Approximately half of these units were part of residential applications in Churchill Meadows, and another 5% were for units in the Meadowvale Village Planning District, Mississauga's two newest communities.

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transit routes will also assist the movement of people and goods by making transit more viable.

The total units -- existing, committed endorsed and potential -- shown by planning district in this newsletter, indicate that Mississauga already has a healthy supply and this should be sustained as the remaining residential lands are developed. The projected housing mix when Mississauga is fully developed, shown below, would provide a variety of housing choices for Mississauga residents.

Capacity Housing Units by Type



Residential Land Supply

While Mississauga 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 lower density forms of residential uses. After the year 2006, the supply of land available for residential development will become constrained.

Therefore, while there may still be high demand for housing, Mississauga will be running out of land. The City of Mississauga growth forecasts indicate that because of limited land supply, the number of detached, semi-detached and row dwellings will decline steadily over the forecast period, 1996 - 2021. However, apartment units which require relatively small amounts of land, will increase steadily. Demand for apartments increases towards the end of the forecast period and should continue to gain momentum in the post-2021 period as the profile of Mississauga's population continues to age.

Mississauga's mix of housing units does vary by planning district. Some districts, such as Mineola and Creditview, have a limited range of housing types. As people move through the life cycle, their housing needs change and those communities without a variety of housing types, may not be able to meet the changing needs of their residents.



Residential Development By Planning District

Detached Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	3,090	30	30	0	3,150
Central Erin Mills	5,410	120	30	50	5,610
Churchill Meadows	300	560	570	2,370	3,790
City Centre	0	0	0	0	0
Clarkson-Lorne Park	6,670	0	10	400	7,080
Cooksville	3,570	0	10	0	3,580
Creditview	2,600	10	0	0	2,610
Dixie	40	0	0	0	40
East Credit	9,580	590	1,190	460	11,820
Erin Mills	7,060	50	20	0	7,130
Erindale	2,510	0	0	0	2,510
Fairview	1,750	50	0	0	1,800
Hurontario	6,980	40	390	0	7,420
Lakeview	4,840	0	0	10	4,850
Lisgar	4,350	370	570	250	5,540
Malton	3,310	0	0	0	3,320
Meadowvale	5,000	30	0	100	5,130
Meadowvale Village	1,390	1,260	1,610	450	4,700
Mineola	2,950	0	0	30	2,980
Mississauga Valleys	1,140	0	0	0	1,140
Port Credit	1,020	0	0	0	1,020
Rathwood	4,640	0	0	0	4,640
Sheridan	2,950	20	20	0	2,990
Streetsville	2,120	0	0	0	2,120
City Total	83,280	3,130	4,430	4,110	94,950

Numbers may not add due to rounding.

Residential Development By Planning District Semi-Detached Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	1,560	0	0	0	1,560
Central Erin Mills	400	0	0	20	430
Churchill Meadows	110	810	900	1,640	3,460
City Centre	0	0	0	0	0
Clarkson-Lorne Park	2,000	20	0	0	2,020
Cooksville	1,610	0	0	0	1,610
Creditview	190	0	0	0	190
Dixie	70	0	0	0	70
East Credit	770	0	910	230	1,910
Erin Mills	1,840	0	0	0	1,840
Erindale	1,800	0	0	0	1,800
Fairview	300	10	0	0	310
Hurontario	900	170	0	0	1,080
Lakeview	220	0	0	6	230
Lisgar	1,380	0	420	120	1,920
Malton	3,200	0	0	10	3,200
Meadowvale	1,850	10	0	30	1,890
Meadowvale Village	1,100	170	810	210	2,290
Mineola	140	0	0	10	150
Mississauga Valleys	1,020	0	0	0	1,020
Port Credit	20	0	0	0	20
Rathwood	1,000	0	0	0	1,000
Sheridan	380	0	0	0	380
Streetsville	350	0	0	60	410
City Total	22,230	1,180	3,040	2,340	28,780

Numbers may not add due to rounding.

Residential Development By Planning District

Townhouse Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	1,400	0	0	10	1,410
Central Erin Mills	2,040	420	200	20	2,680
Churchill Meadows	20	370	290	4,300	4,980
City Centre	20	0	0	0	20
Clarkson-Lorne Park	1,750	20	10	170	1,940
Cooksville	440	500	0	100	1,040
Creditview	0	0	0	0	0
Dixie	0	0	0	0	0
East Credit	2,310	810	600	230	3,950
Erin Mills	3,270	0	0	0	3,270
Erindale	910	0	0	90	1,000
Fairview	180	0	0	0	180
Hurontario	2,610	360	210	320	3,490
Lakeview	380	0	0	0	380
Lisgar	500	480	90	170	1,230
Malton	860	0	0	0	860
Meadowvale	2,750	0	0	0	2,750
Meadowvale Village	240	850	1,060	1,040	3,190
Mineola	150	0	20	10	180
Mississauga Valleys	1,750	0	0	0	1,750
Port Credit	390	0	10	380	770
Rathwood	1,450	0	0	0	1,450
Sheridan	480	10	0	0	500
Streetsville	890	90	10	60	1,050
City Total	24,760	3,910	2,500	6,890	38,060

Numbers may not add due to rounding.

Residential Development By Planning District

Apartment Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	7,110	180	0	0	7,290
Central Erin Mills	690	4,670	200	2,260	7,820
Churchill Meadows	0	0	0	2,710	2,710
City Centre	2,740	3,620	800	8,650	15,810
Clarkson-Lorne Park	2,380	440	0	220	3,030
Cooksville	10,090	3,230	0	310	13,620
Creditview	140	200	0	0	340
Dixie	0	0	0	0	0
East Credit	490	850	530	0	1,870
Erin Mills	2,290	0	0	0	2,290
Erindale	1,750	140	0	0	1,890
Fairview	1,950	0	0	610	2,550
Hurontario	4,620	3,470	0	1,030	9,120
Lakeview	2,870	680	0	60	3,600
Lisgar	0	0	0	370	370
Malton	2,090	210	10	30	2,340
Meadowvale	3,960	0	0	0	3,960
Meadowvale Village	0	0	0	0	0
Mineola	10	0	0	0	10
Mississauga Valleys	5,680	280	290	0	6,240
Port Credit	3,490	0	280	550	4,320
Rathwood	2,580	250	0	0	2,830
Sheridan	1,580	0	0	0	1,580
Streetsville	750	120	400	0	1,260
City Total	57,230	18,320	2,500	16,790	94,840

Numbers may not add due to rounding.

Residential Development By Planning District

Total Units

Planning District	Existing	Committed	Endorsed Applications	Potential	Total
Applewood	13,150	210	30	10	13,400
Central Erin Mills	8,540	5,210	430	2,350	16,540
Churchill Meadows	430	1,740	1,750	11,020	14,940
City Centre	2,750	3,620	800	8,650	15,820
Clarkson-Lorne Park	12,800	480	20	790	14,070
Cooksville	15,700	3,730	10	410	19,840
Creditview	2,940	200	0	0	3,140
Dixie	110	0	0	0	110
East Credit	13,140	2,250	3,240	910	19,540
Erin Mills	14,460	50	20	0	14,530
Erindale	6,970	140	0	90	7,200
Fairview	4,180	50	0	610	4,840
Hurontario	15,120	4,040	600	1,350	21,100
Lakeview	8,310	680	0	80	9,060
Lisgar	6,220	850	1,080	910	9,060
Malton	9,460	210	10	40	9,710
Meadowvale	13,560	40	0	130	13,730
Meadowvale Village	2,730	2,270	3,480	1,690	10,180
Mineola	3,250	0	20	60	3,330
Mississauga Valleys	9,590	280	290	0	10,150
Port Credit	4,920	0	280	930	6,130
Rathwood	9,660	250	0	0	9,920
Sheridan	5,390	40	20	0	5,450
Streetsville	4,110	200	410	120	4,840
City Total	187,490	26,550	12,460	30,130	256,630

Numbers may not add due to rounding.