

Mississauga Growth Forecast Housing 2008 - 2031

July 2010

The City of Mississauga growth forecast completed in 2008 provides population, housing and employment forecasts from the year 2008 to 2031.

This forecast represents a high growth scenario and accounts for greater compact form through intensification and redevelopment and assumes a stronger demand for higher density forms. This forecast is based on the 2006 Census of

Canada results, City of Mississauga land supply and development activity and was prepared by Hemson Consulting Limited.

This summary brochure presents housing forecasts for the City of Mississauga and the City's planning districts for the years 2008 to 2031.

One of the main factors affecting housing stock is Mississauga's constrained land supply. New units will

increasingly be the result of redevelopment and infill development as opposed to greenfield development as has been in the past.

In 2008 Mississauga had 228,300 housing units and the total number of units is forecasted to grow to 274,400 units by 2031, an increase of 20.2% or 46,400 units.

The housing unit forecast is broken into four housing types: detached,

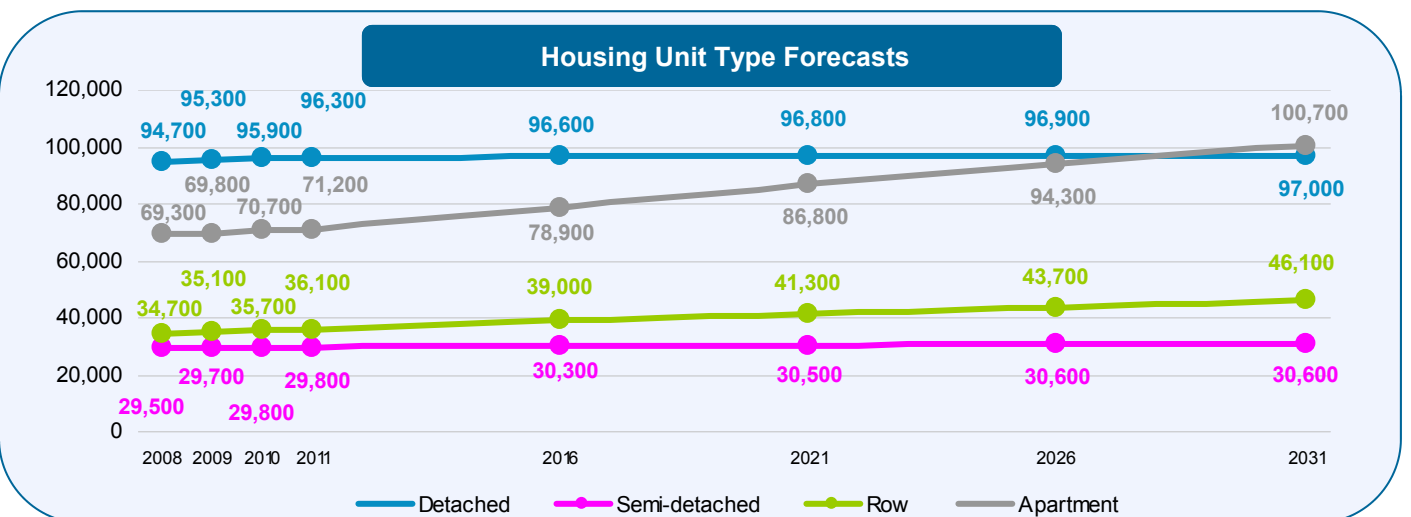
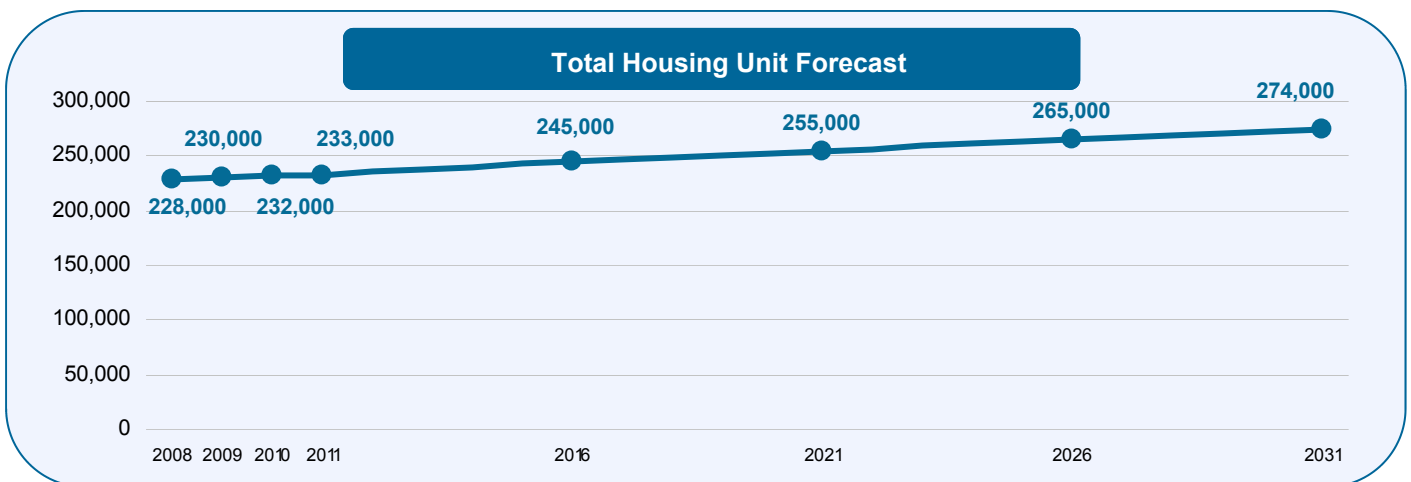


Table 1 - Total Housing Units

Planning District	2008	2009	2010	2011	2016	2021	2026	2031
Applewood	13,780	13,780	13,780	13,780	14,020	14,400	14,860	15,330
Central Erin Mills	10,420	10,510	10,650	10,740	11,730	12,750	13,630	14,370
Churchill Meadows	10,490	10,860	11,350	11,620	12,710	13,150	13,480	13,740
City Centre	9,380	9,720	10,270	10,440	13,820	16,520	18,090	18,980
Clarkson-Lorne Park	13,690	13,710	13,740	13,760	14,150	14,500	14,820	15,110
Cooksville	17,640	17,660	17,670	17,680	18,320	19,630	21,860	24,310
Creditview	3,070	3,080	3,090	3,100	3,230	3,340	3,410	3,460
East Credit	16,720	16,810	16,930	17,000	17,810	18,510	19,140	19,680
Erin Mills	15,030	15,040	15,050	15,050	15,340	15,830	16,400	16,970
Erindale	7,220	7,230	7,250	7,260	7,280	7,370	7,490	7,610
Fairview	4,760	4,810	4,840	4,890	5,200	5,300	5,600	5,860
Hurontario	18,390	18,550	18,770	18,910	20,180	20,990	21,550	21,940
Lakeview	8,720	8,760	8,820	8,850	9,200	9,620	10,000	10,340
Lisgar	8,730	8,820	8,930	8,970	9,130	9,180	9,230	9,270
Malton	9,870	9,880	9,880	9,880	9,890	9,930	10,000	10,070
Meadowvale	13,870	13,880	13,880	13,880	13,980	14,170	14,390	14,610
Meadowvale Village	7,320	7,570	7,860	8,070	8,510	8,850	9,130	9,380
Mineola	3,330	3,340	3,350	3,350	3,390	3,460	3,560	3,660
Mississauga Valleys	9,590	9,590	9,700	9,820	10,060	10,200	10,350	10,500
Port Credit	5,690	5,700	5,700	5,700	5,870	6,110	6,370	6,610
Rathwood	10,170	10,170	10,180	10,180	10,270	10,460	10,670	10,900
Sheridan	5,640	5,640	5,650	5,650	5,660	5,770	5,920	6,060
Streetsville	4,480	4,490	4,510	4,520	4,720	4,950	5,180	5,380
Employment Districts	290	290	290	290	290	290	290	290

semi-detached, row and apartment units.

In 2008, there were 94,700 detached housing units in Mississauga which are 41.5% of all housing units in Mississauga. Only a slight increase in the number of detached homes is projected by 2031, an increase of 2,300 or 2.4%. Mississauga's constraint on land supply will affect new detached unit development to the greatest extent.

The second greatest number of housing units are apartments. They form 30.4% of the City's housing stock in 2008 (69,300 units). Apartment units are forecasted to have

the greatest increase, 31,400 units or 45.3% between 2008 and 2031.

The third largest proportion of units are row housing units. There were 34,700 row units in 2008 and the number is forecasted to grow by 11,400 units by 2031, an increase of 32.9%.

Semi-detached units comprise the smallest percentage of housing units in the City. In 2008 there were 29,500 semi-detached units. A slight growth is forecasted in the number of semi-detached units to 2031, 1,100 units or 3.7%.

Currently the predominate housing

type is detached units (41.5%), by 2031 it is forecasted that apartment units will form the largest share of housing units in the city at 36.7% of the housing stock. Detached units will decrease to 35.3% of the Mis-

Employment Districts

Airport Corporate
 Northeast
 Gateway
 Dixie
 Mavis-Erindale
 Meadowvale Business Park
 Western Business Park
 Sheridan Park
 Southdown

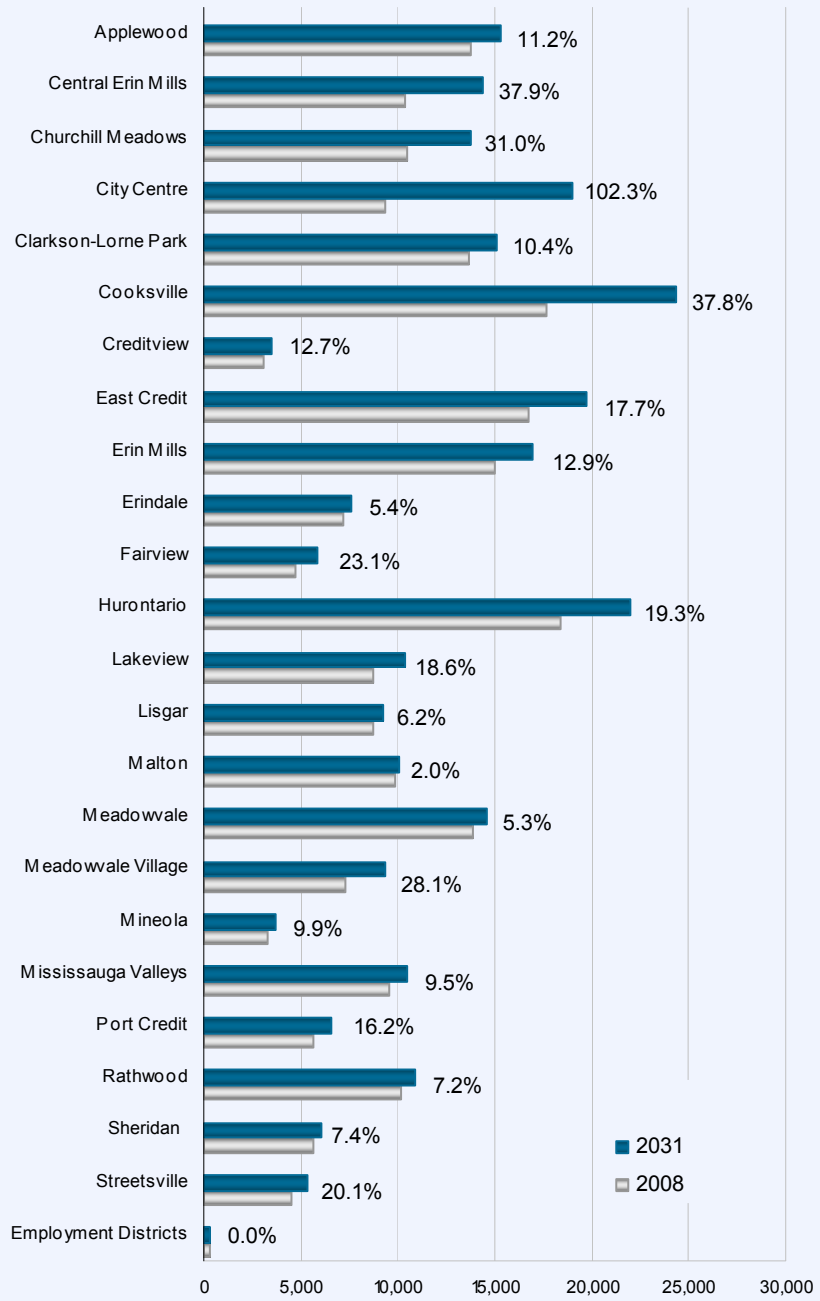
sisauga housing stock.

The market proportion of semi-detached units is forecasted to decrease between 2008 and 2031 from 12.9% to 11.2% and the percentage of row units will increase from 15.2% to 16.8%. With limited greenfield land supply overall increases in higher density housing will be seen in the coming years.

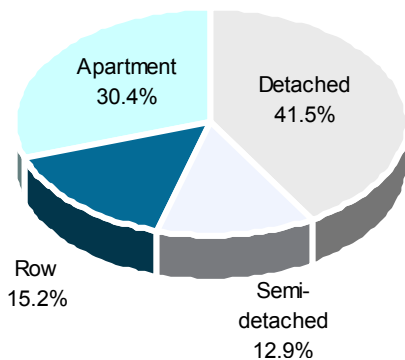
In 2008 the Hurontario planning district had the greatest number of housing units followed by Cooksville and East Credit.

Comparing the housing mix in the Hurontario planning district to the City, Hurontario has a similar per-

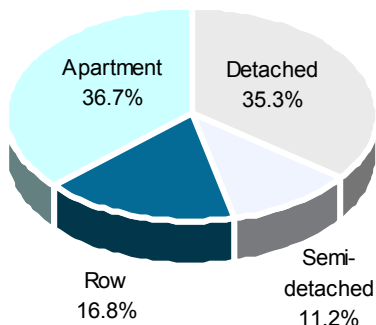
Forecasted Housing Unit Growth by Planning District, 2001— 2031



Housing Mix 2008



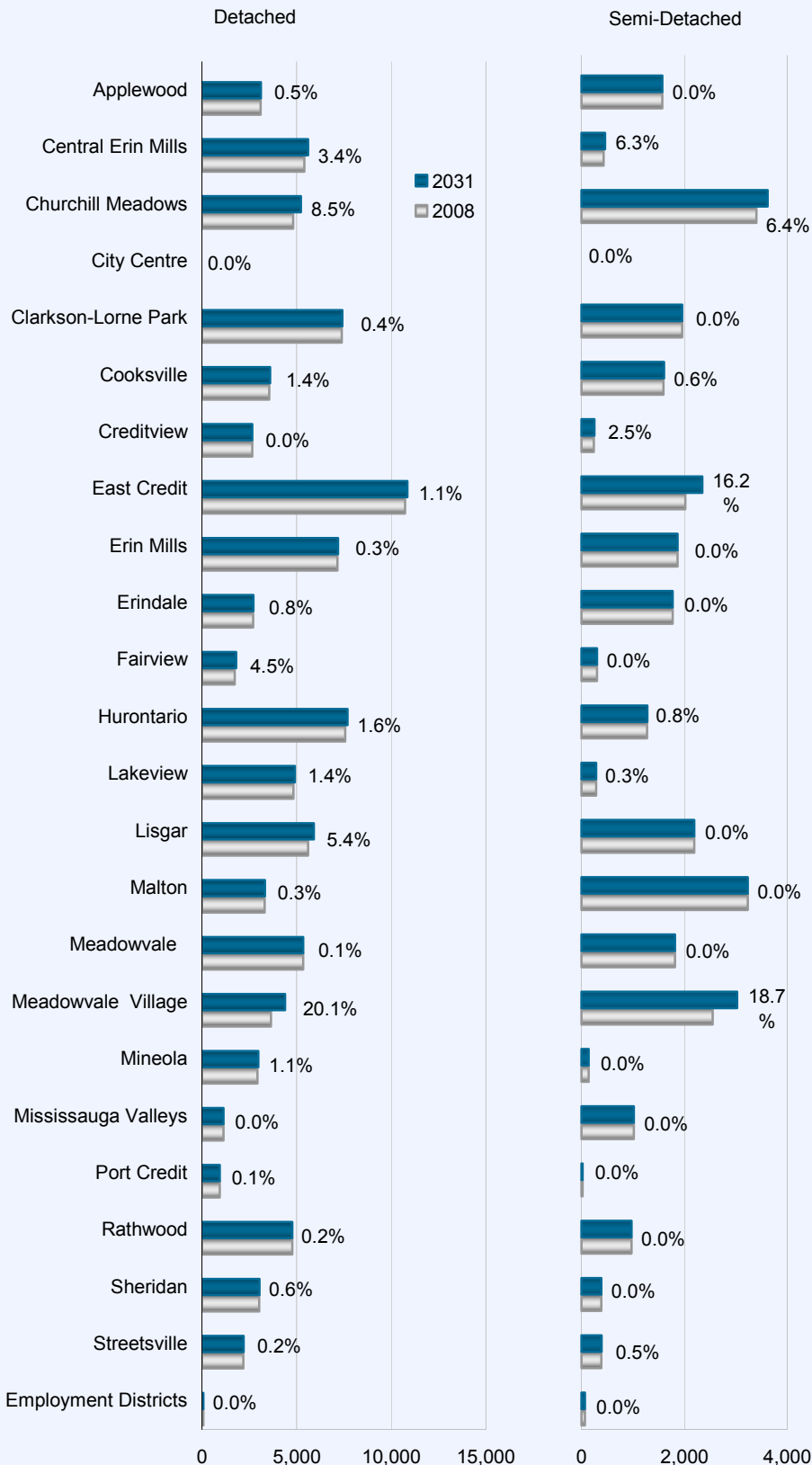
Housing Mix 2031



Note to readers

- City totals have been rounded to the nearest hundredth and planning district values have been rounded to the nearest tenth
- All forecasts represent mid-year values
- Totals may not sum due to rounding

Forecasted Housing Unit Change by Type 2008 - 2031



centage of detached and apartment units as the City. However not all districts mimic the City proportions. Cooksville for example has double the proportion of apartment units as compared to City wide.

The greatest change in total housing units between 2008 and 2031 is forecasted to occur in City Centre and Central Erin Mills planning districts. By 2031, the Cooksville planning district is forecasted to surpass Hurontario for the greatest number of housing units. Most of this growth is expected to come in the form of apartment units.

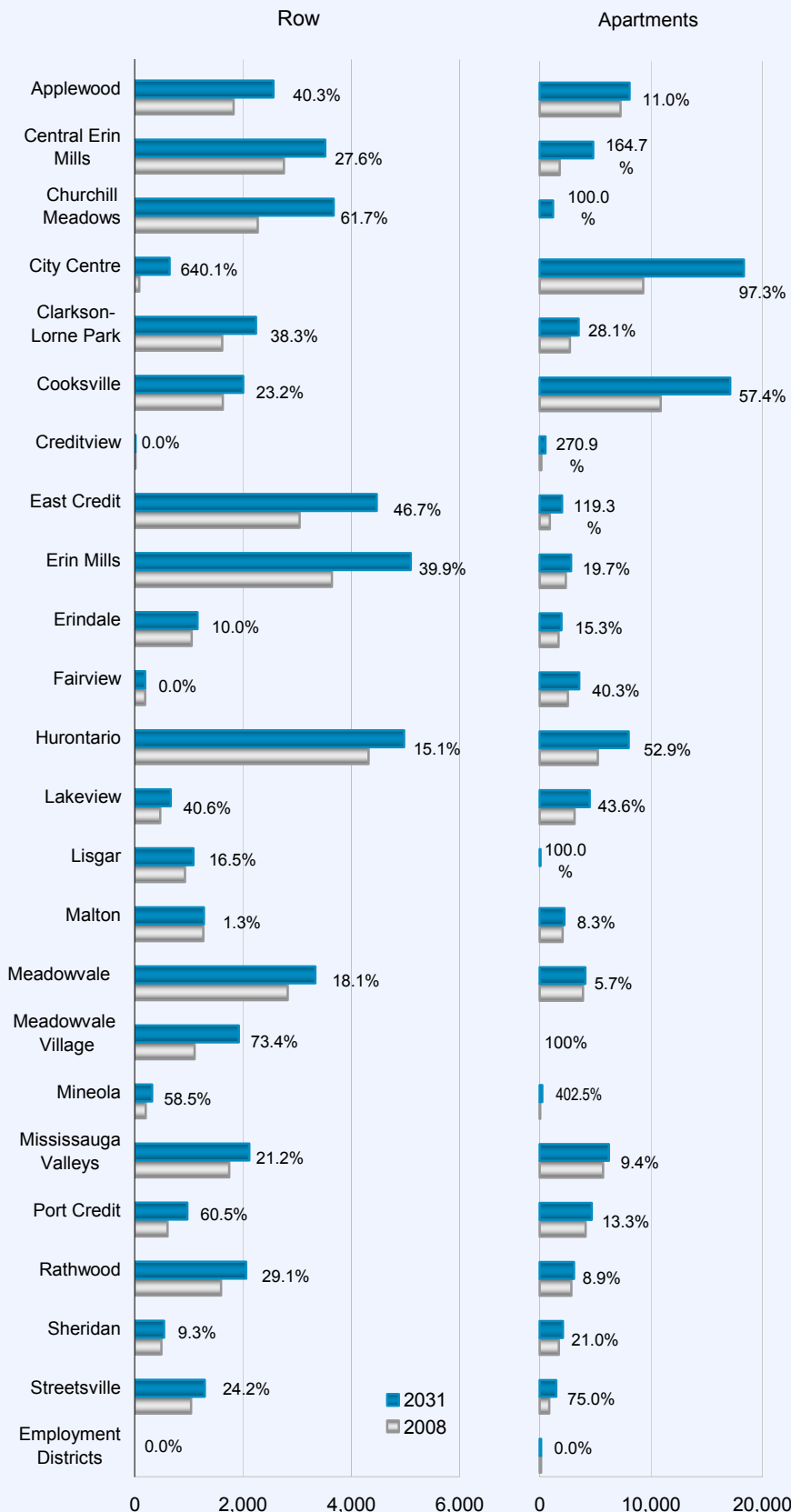
Of the residential planning districts, currently Mineola, Creditview and Streetsville have the fewest housing units. This same pattern is expected to continue until the end of the forecast period. No planning districts are expected to see a decline in population to 2031.

To summarize detached housing units within the planning districts, the planning district with the greatest number of detached units is currently East Credit (10,740 units). It is forecasted that only an additional 120 detached units will be added to that planning district by 2031. East Credit is projected to remain as the planning district with the greatest number of detached units in the forecast period.

The greatest increase in detached housing stock is forecasted to take place in the Meadowvale Village planning district with a 20.1% increase and Churchill Meadows which is forecasted to experience a 8.5% increase.

The residential districts with the fewest detached housing units include City Centre with no detached units and Port Credit with 950 units. Neither of these districts are expected to see growth in detached units.

Forecasted Housing Unit Change by Type 2008 - 2031



Of the 29,500 semi-detached units currently in Mississauga, 22% are located in Churchill Meadows and Malton.

Forecasting to 2031, the only significant increase in the number of semi-detached units will be in Meadowvale Village, East Credit, Churchill Meadows and Central Erin Mills planning district.

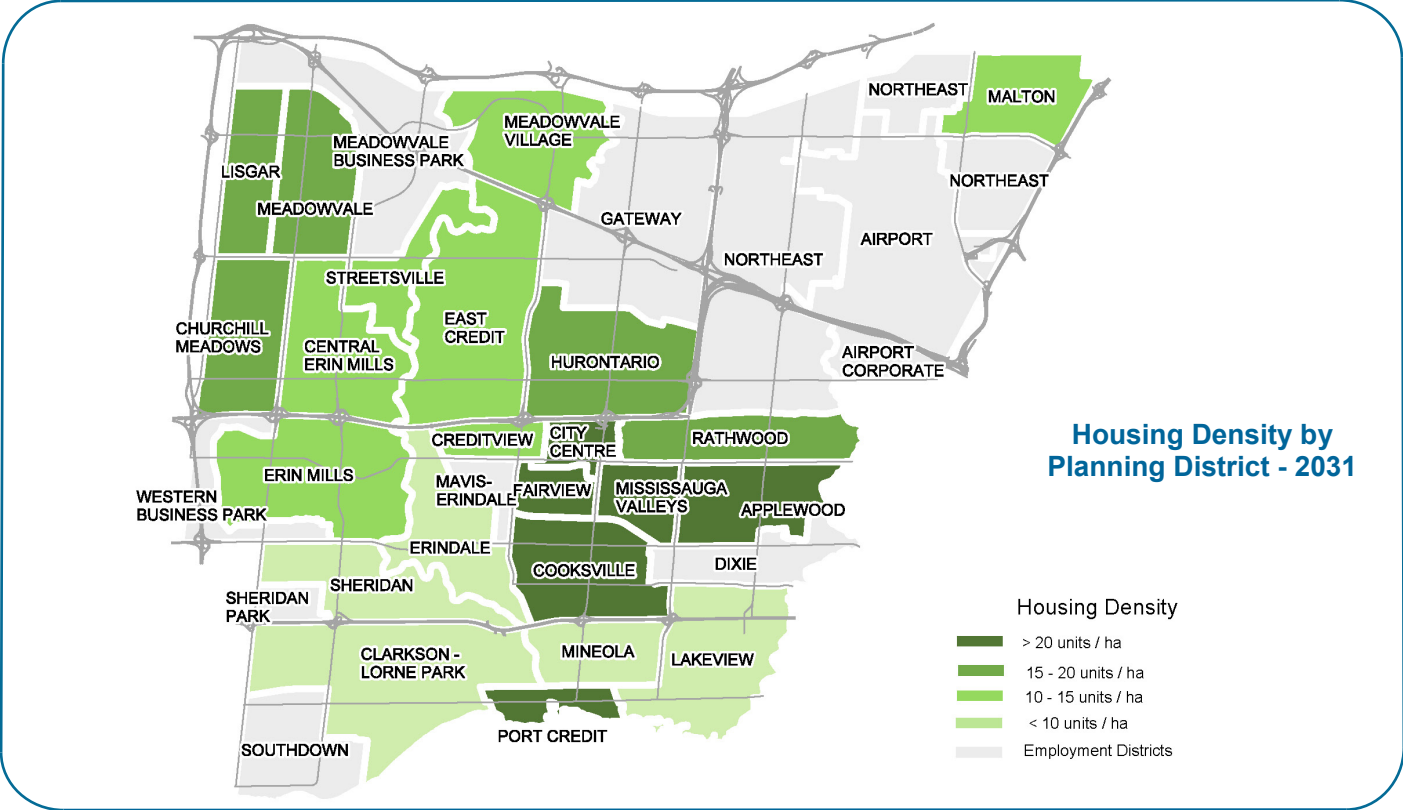
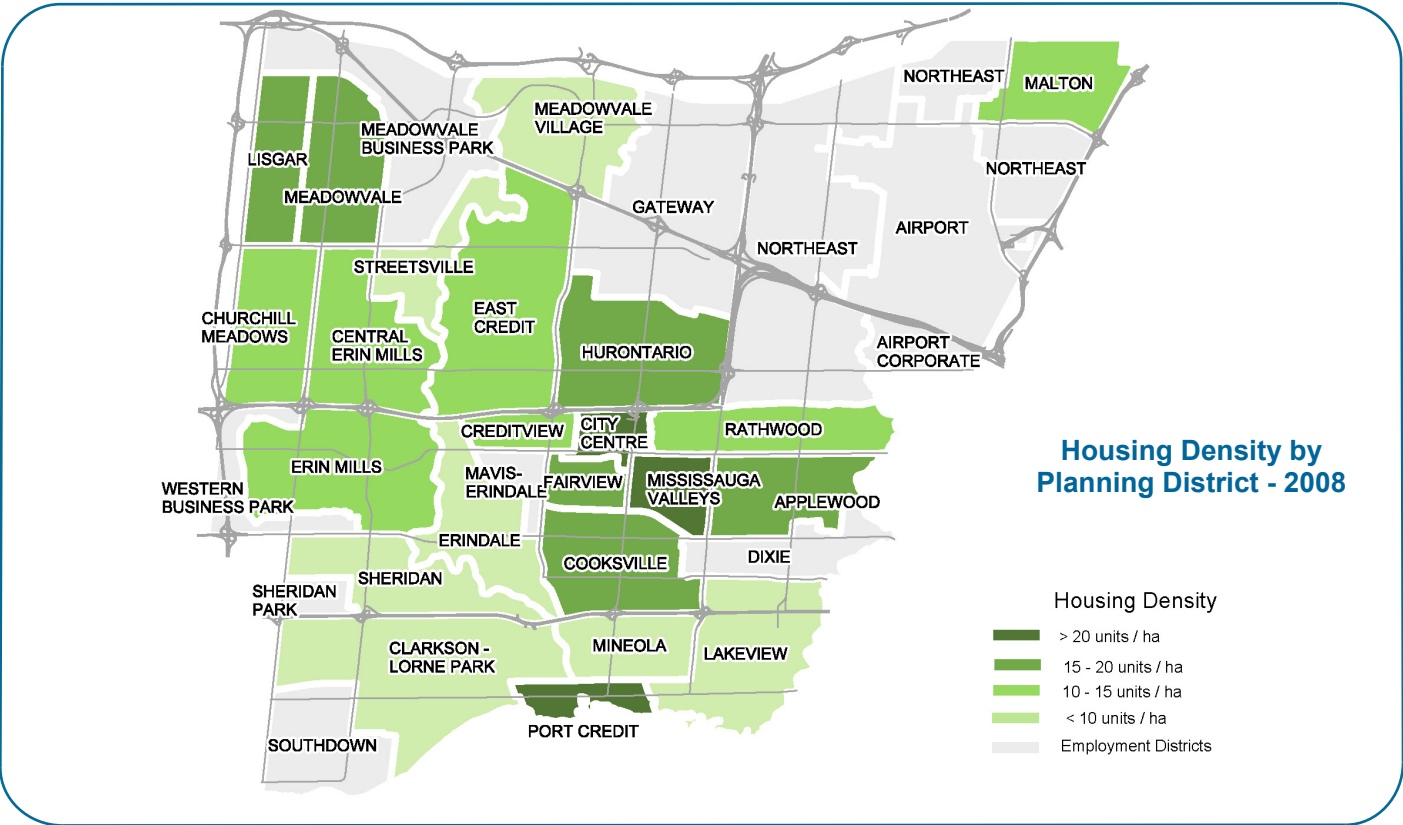
Similar to detached units, both City Centre and Port Credit have few semi-detached units with limited new units projected to 2031.

With availability of greenfield lands diminishing, new housing units will increasingly be in higher density forms such as row and apartment units.

Currently, Hurontario (4,320 units), Erin Mills (3,640 units) and East Credit (3,050 units) are the planning districts with the greatest number of row housing units. There are other planning districts with few row units such as City Centre and Creditview. Looking towards 2031, it is forecasted that city wide Mississauga will see an additional 11,400 row units. The greatest number of new row units will be seen in Erin Mills, East Credit and Churchill Meadows. City Centre is projected to experience the greatest proportional increase in the number of row housing units.

As for apartment units Cooksville (10,860 units) and City Centre (9,290 units) currently have the greatest number of apartment units and are forecasted to experience the greatest number of new apartment units by 2031.

It is forecasted that Mississauga will have 31,400 new apartment units by 2031 with the majority of these units located in City Centre, Cooksville and Hurontario.



These maps represent changes in gross housing density by planning district and includes all land uses; vacant lands, non-residential land and roads in the density calculation.

Housing Density by Planning District

Planning District	Units per hectare	
	2008	2031
Applewood	19	22
Central Erin Mills	11	15
Churchill Meadows	13	17
City Centre	40	81
Clarkson - Lorne Park	8	9
Cooksville	19	27
Creditview	12	13
East Credit	10	12
Erin Mills	12	13
Erindale	9	10
Fairview	19	23
Hurontario	16	19
Lakeview	8	9
Lisgar	15	16
Malton	15	15
Meadowvale	17	18
Meadowvale Village	8	10
Mineola	6	7
Mississauga Valleys	27	29
Port Credit	20	24
Rathwood	14	15
Sheridan	7	8
Streetsville	9	11
Employment Areas	0	0

The maps on the previous page compare housing unit densities in the years 2008 and 2031, the end of the current growth forecast period. Currently City Centre has the greatest housing unit density which is explained by the large portion of apartment units in this district. Other planning districts that have greater than 20 units per hectare include Mississauga Valleys and Port Credit. The lowest housing unit densities are currently found in Mineola, Sheridan, Meadowvale Village and Clarkson-Lorne Park.

By 2031 it is forecasted that six planning districts will have a housing unit density of greater than 20 units per ha. These include the current three planning districts: City Centre, Mississauga Valleys and Port Credit and an additional three planning districts: Applewood, Cooksville and Fairview. The lowest housing unit density are still forecasted to be in Mineola, followed by Sheridan, Lakeview and Clarkson-Lorne Park.

The greatest percentage increase in housing unit density between the periods for 2008 to 2031 is forecasted in City Centre, Central Erin Mills, Cooksville and Churchill Meadows. City Centre is forecasted to experience a doubling in housing unit density.



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For questions relating to information contained in this publication please contact the Information Planning Section of the Policy Division in the Planning and Building Department.

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