

# Mississauga Growth Forecast

## Population 2008-2031

July 2010

The City of Mississauga Growth Forecast provides population, housing and employment forecasts for the years 2008 to 2031.

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 in 2008<sup>1</sup>, endorsed by Council on April 8, 2009.

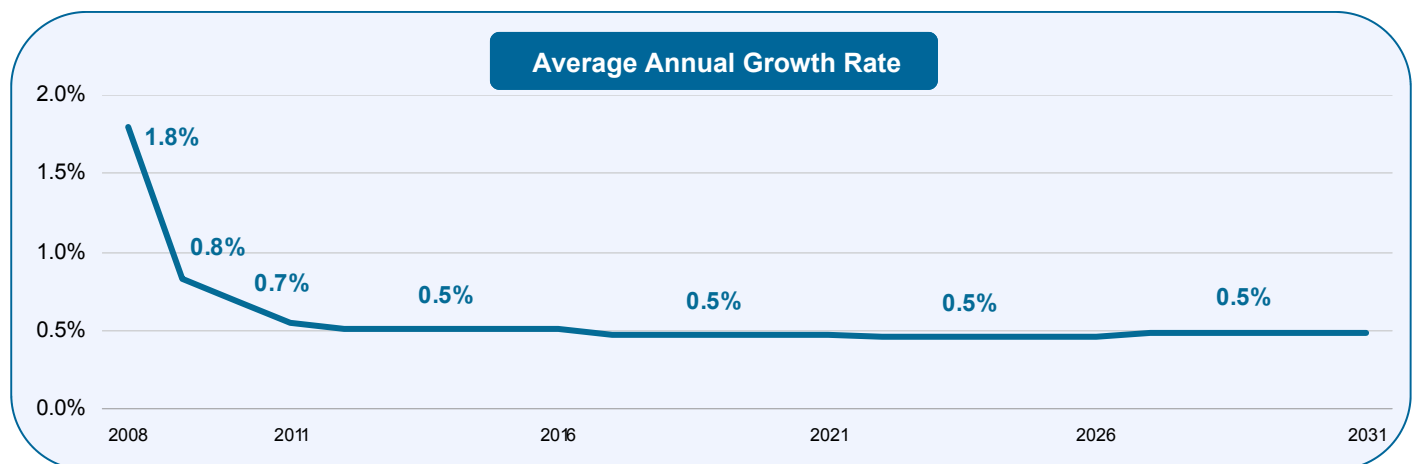
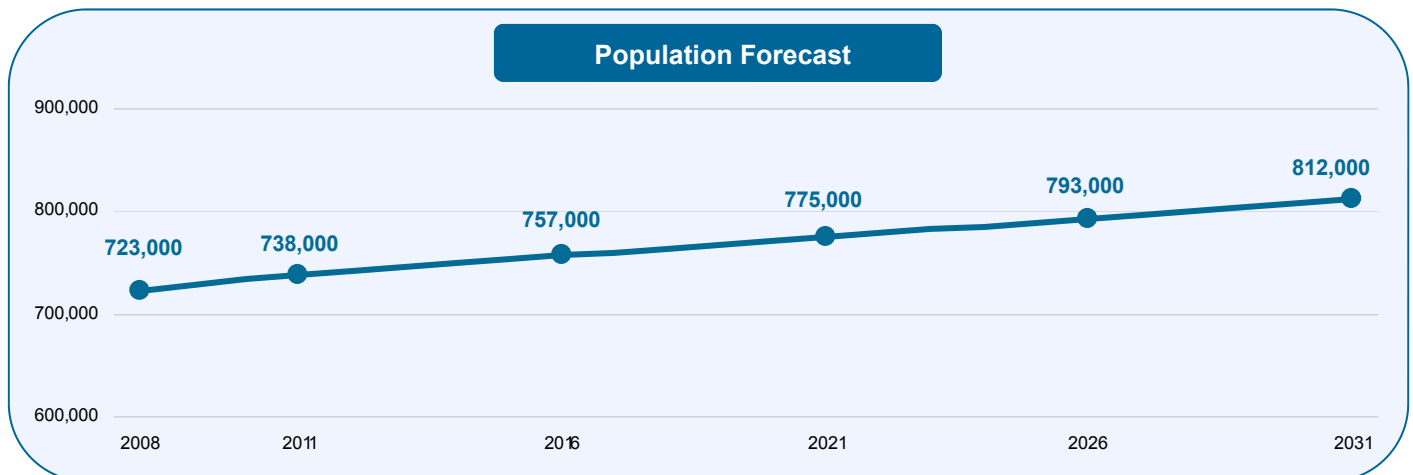
This summary brochure presents population forecasts for the City of Mississauga and Mississauga's planning districts for the years 2008 to 2031.

Based on the 2006 Canadian Census, Mississauga had a population of 698,000 persons, this includes the census net undercoverage of approximately 4.2 percent (see page 7 for details

on the census net undercoverage).

According to Mississauga's growth forecast, Mississauga's population will grow from 723,000 persons in 2008 to 812,000 persons in 2031, an increase of 89,000 persons or 12.3 percent.

Mississauga's annual rate of growth is projected to be 1.8 percent between 2008 to 2009, declining to



<sup>1</sup> Work on the growth forecast commenced before the economic downturn in late 2008. Adjustments to the model were made in late 2008 to account for some of the market changes that were witnessed during 2008.

### Population Forecast by Planning District

Planning Districts	2008	2009	2010	2011	2016	2021	2026	2031
Airport Corporate	0	0	0	0	0	0	0	0
Applewood	39,750	39,800	39,690	39,760	39,830	40,260	41,030	41,950
Central Erin Mills	34,990	35,270	35,600	35,850	37,960	40,150	42,090	43,770
Churchill Meadows	36,790	38,030	39,560	40,450	43,090	43,690	44,120	44,500
City Centre	23,770	24,720	26,100	26,630	34,820	41,140	44,580	46,410
Clarkson-Lorne Park	40,390	40,450	40,400	40,450	40,910	41,300	41,770	42,300
Cooksville	50,170	50,310	50,230	50,340	51,210	53,820	58,880	64,670
Creditview	10,970	10,980	10,990	11,000	11,160	11,270	11,340	11,400
Dixie	400	410	400	400	400	390	390	390
East Credit	64,510	64,770	64,990	65,200	66,610	67,770	68,920	70,060
Erin Mills	48,040	48,050	47,940	47,940	48,090	48,890	50,040	51,380
Erindale	23,050	23,100	23,090	23,130	22,800	22,700	22,760	22,900
Fairview	14,970	15,130	15,210	15,370	15,880	15,890	16,450	16,980
Gateway	40	40	40	40	40	30	30	30
Hurontario	62,530	63,030	63,600	64,030	66,390	67,480	68,130	68,550
Lakeview	22,500	22,650	22,730	22,830	23,380	24,120	24,860	25,540
Lisgar	31,410	31,750	32,070	32,180	32,210	31,900	31,720	31,640
Malton	38,410	38,400	38,320	38,310	37,700	37,270	37,020	36,910
Mavis-Erindale	0	0	0	0	0	0	0	0
Meadowvale	41,740	41,750	41,620	41,640	41,270	41,200	41,360	41,670
Meadowvale Business Park	10	10	10	10	10	10	10	10
Meadowvale Village	26,780	27,730	28,740	29,530	30,680	31,450	32,070	32,670
Mineola	9,720	9,750	9,750	9,760	9,720	9,800	9,970	10,170
Mississauga Valleys	27,830	27,880	28,070	28,420	28,580	28,550	28,620	28,750
Northeast	190	190	190	190	190	190	190	180
Port Credit	11,800	11,840	11,800	11,840	12,120	12,590	13,140	13,690
Rathwood	31,930	31,940	31,860	31,870	31,670	31,750	32,040	32,450
Sheridan	18,180	18,200	18,170	18,190	17,960	17,990	18,200	18,460
Sheridan Park	0	0	0	0	0	0	0	0
Southdown	30	30	30	30	30	30	30	30
Streetsville	12,160	12,200	12,190	12,230	12,570	13,020	13,490	13,930
Western Business Park	150	150	150	150	140	140	140	140
City of Mississauga	723,000	729,000	734,000	738,000	757,000	775,000	793,000	812,000

0.7 percent by 2011 before levelling off at approximately 0.5 percent per year as Mississauga transitions from a rapidly growing greenfield community to a maturing community. Redevelopment and infill development will become increasingly important elements of growth.

Currently, the East Credit,

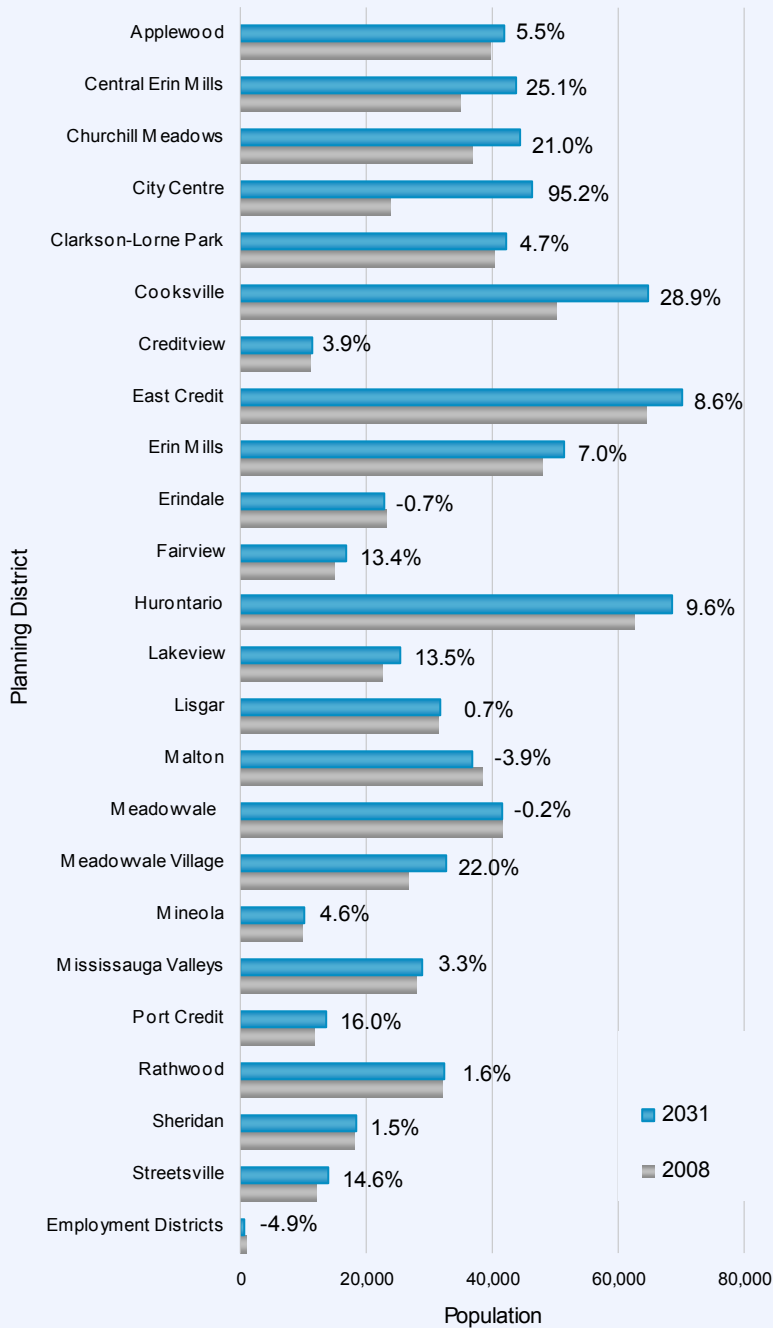
Hurontario and Cooksville planning districts are the most populous. By 2031, it is projected that these planning districts will remain the most populous. Of these three planning districts, Cooksville is projected to experience the greatest population increase at approximately 29 percent.

There is limited population in the

#### Employment Districts

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

### Forecasted Population Change by Planning District 2008—2031



#### Note to readers

- City totals have been rounded to the nearest thousand and planning district values have been rounded to the nearest ten
- Population forecasts account for the Census undercount, approximately 4.2 percent in 2006
- All forecasts represent mid-year values
- Totals may not sum due to rounding

City's employment districts as the number of housing units in these districts are limited. Population is also forecasted to decline in the employment districts as household sizes decrease in existing housing stock and no new housing units are built as these districts are designated primarily for employment purposes.

Almost 70 percent of the growth in the city will be concentrated in five planning districts: City Centre, Cooksville, Central Erin Mills, Churchill Meadows and Hurontario. Growth in these districts will come from availability of vacant land for residential development as well as infill higher density residential development.

Malton, Erindale and Meadowvale planning districts have little vacant land for development with few opportunities or demand for infill development or redevelopment. These planning districts will experience some population decline as a result of smaller household sizes anticipated over the course of the forecast period.

Mississauga's current and forecasted age structure is indicative of a maturing community. Currently approximately 34.0 percent of the population is between the ages of 40 and 64 years old, followed by the age group 20 to 39 years old at 30.2 percent. This is reflective of a growing municipality that is attractive to persons in their family formation years. However, as Mississauga approaches a state of build out, particularly as residential land inventory available for detached dwellings becomes exhausted, the population structure will be less affected by the age of migrants to the City and more by

the natural increase of the existing population base. With fewer young families moving to the city, the age structure will shift and the proportion of older age groups will expand.

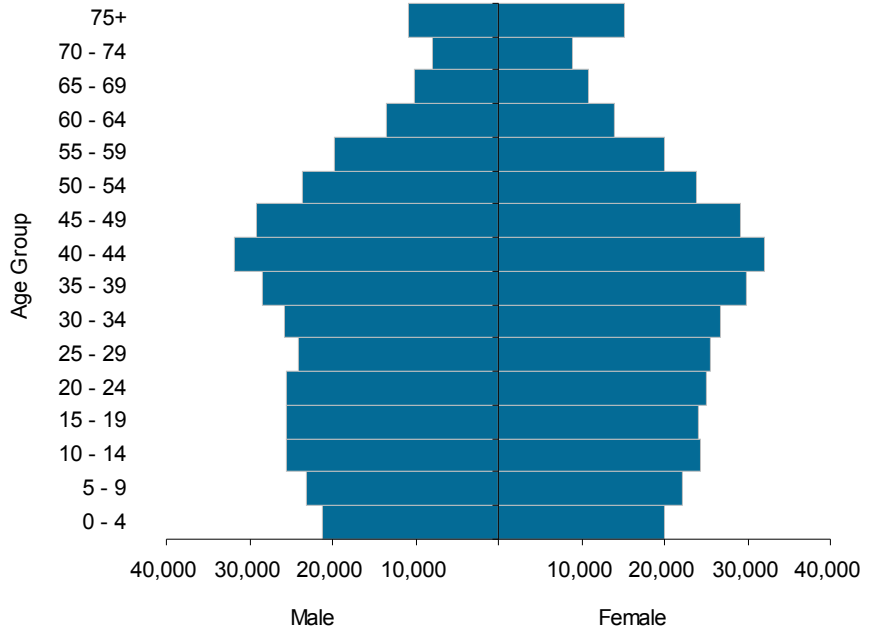
The aging phenomena is common to many areas in Canada as the “baby boom” generation reaches their senior years between 2011 and 2031. Mississauga has traditionally had a younger population than the rest of the province due to the influx of migrants, however, the aging of the population will become more pronounced since it will not be offset as much by young families moving into ground-related housing in new development areas. In 2006, those 65 years of age and older comprised approximately 9 percent of the population in Mississauga. By 2031, the forecast predicts that those over 65 years of age and older will increase to approximately 23 percent of the population.

The aging population will also decrease average household sizes affecting existing communities. Older residential neighbourhoods will experience declines in population as their children mature and leave home to form their own households.

The transition from a fast growing and relatively young population to a more stable and older population has important implications. The aging population will effect all services delivered by the city including parks and recreation, transit, community planning and others.

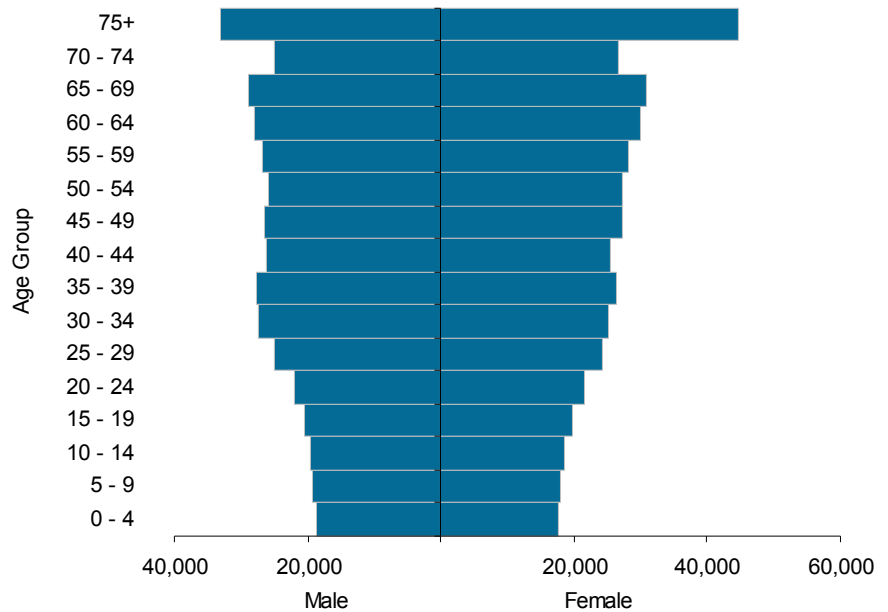
Population density will continue to increase as the supply of land for lower density housing is depleted. Remaining ground-related housing

**Mississauga Age Pyramid - 2006**

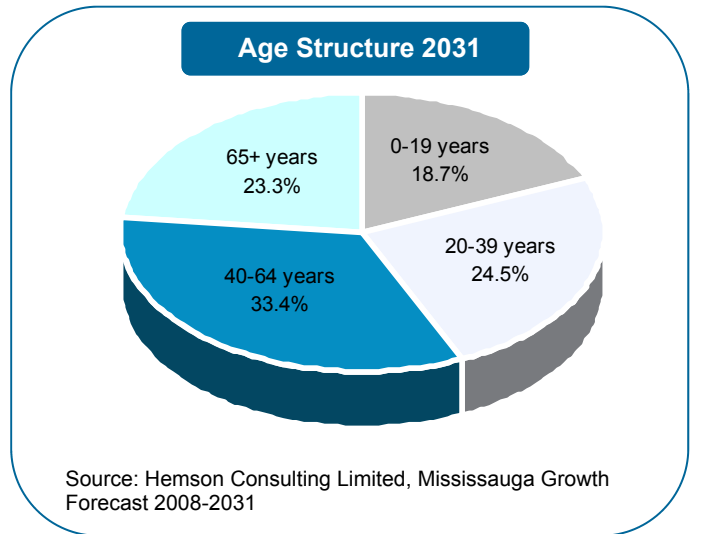
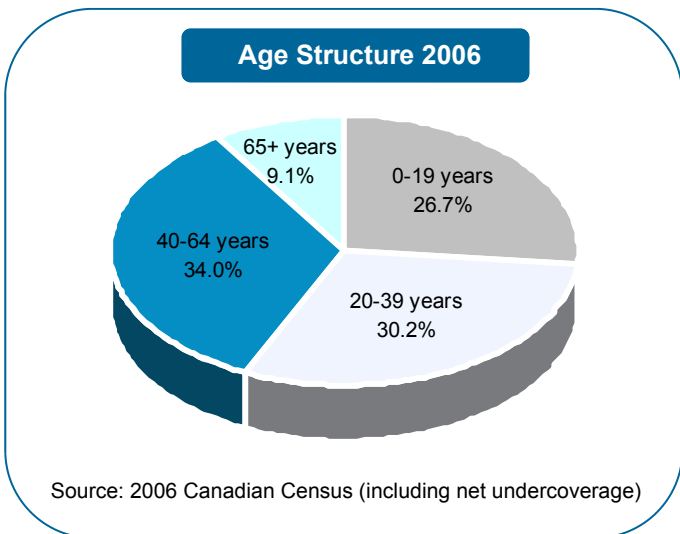
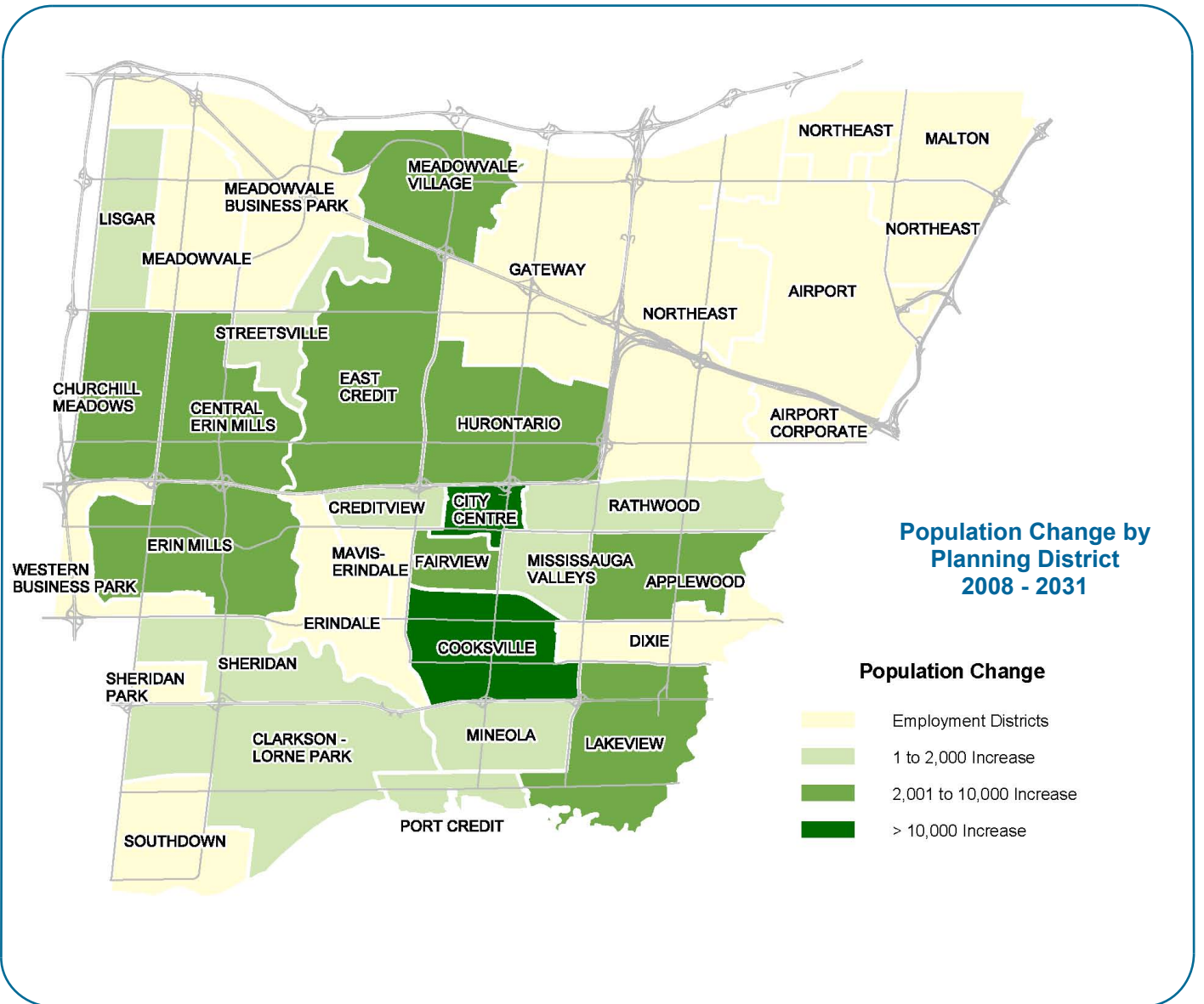


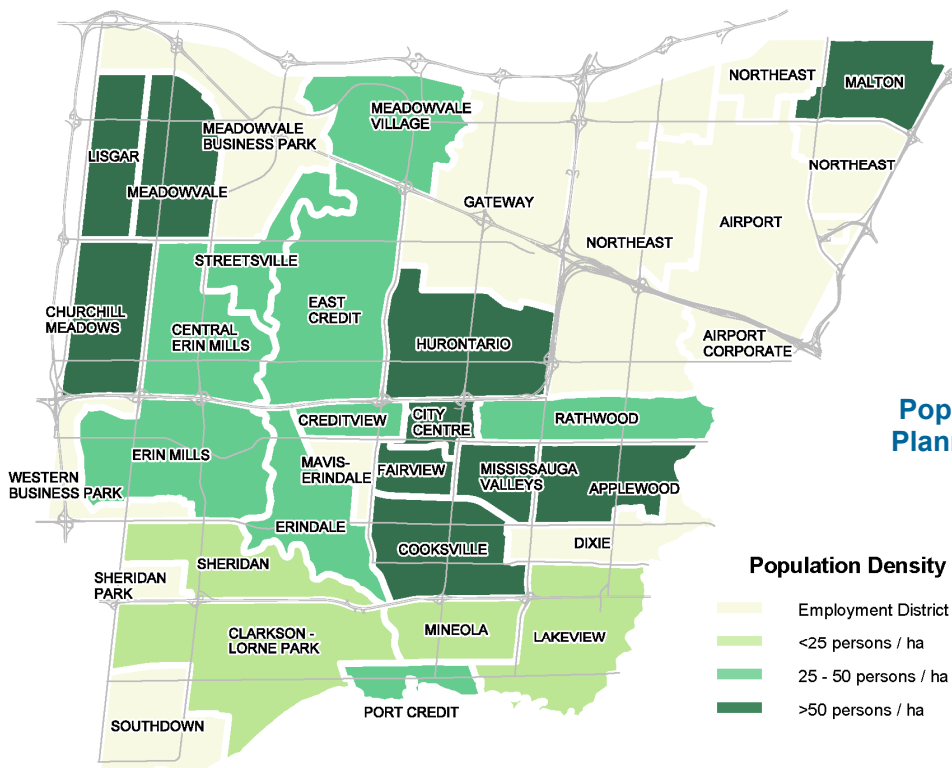
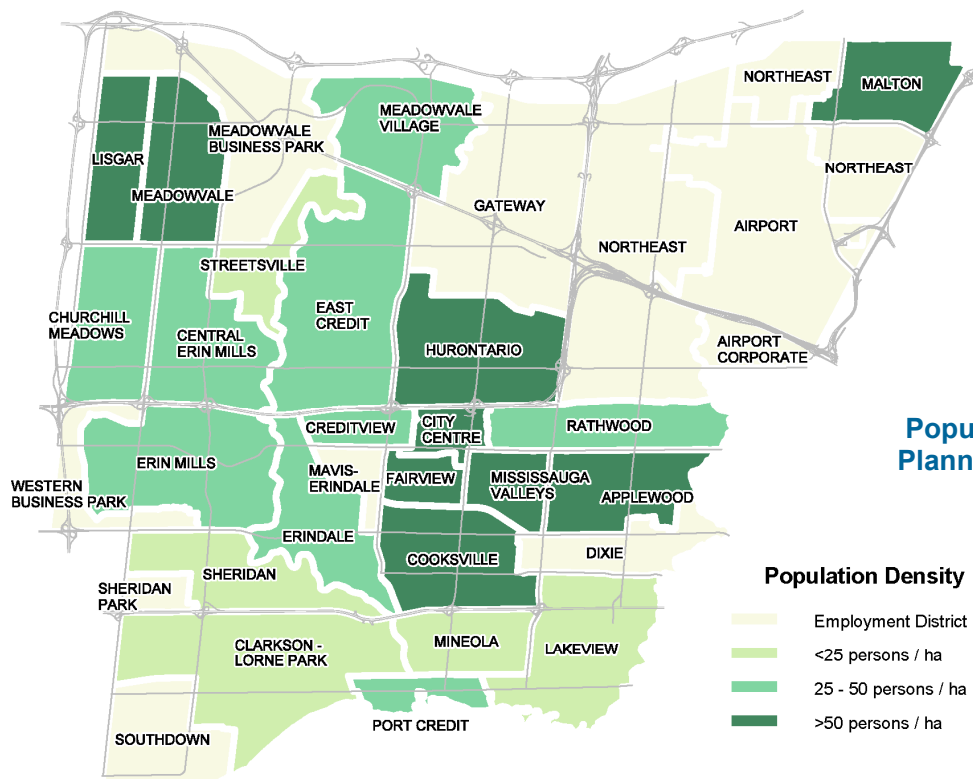
Source: 2006 Canadian Census (including net undercoverage)

**Mississauga Age Pyramid - 2031**



Source: Hemson Consulting Limited, Mississauga Growth Forecast 2008-2031





These maps represent changes in gross population density by planning district. Gross area includes all lands including vacant lands and transportation right-of-ways.

### Population Density by Planning District

Planning District	Persons per hectare	
	2008	2031
Applewood	56	59
Central Erin Mills	36	45
Churchill Meadows	46	56
City Centre	102	199
Clarkson - Lorne Park	24	25
Cooksville	55	71
Creditview	42	43
East Credit	40	44
Erin Mills	37	40
Erindale	29	29
Fairview	58	66
Hurontario	54	59
Lakeview	20	22
Lisgar	54	55
Malton	57	55
Meadowvale	52	52
Meadowvale Village	29	35
Mineola	18	19
Mississauga Valleys	77	80
Port Credit	42	49
Rathwood	45	45
Sheridan	23	24
Streetsville	25	28
Employment Districts	0	0
City of Mississauga*	26	30

\* excluding Airport lands

supply in Mississauga is a relatively fixed factor, but apartment growth has a greater variable factor and will have a greater impact on population density. Future development will likely occur as infill redevelopment or high density housing developments - thereby increasing population density for a particular area.

The City Centre planning district currently has the highest population density followed by Mississauga Valleys. Some of the lowest population densities are found in Mineola and Lakeview planning districts.

The greatest increase in population density is forecasted to take place in the City Centre and Cooksville planning districts.

#### Census net undercoverage

The population figures in the growth forecast account for the census net undercoverage. The census net undercoverage is the difference between the population missed during enumeration (undercoverage) and the population enumerated more than once (overcoverage). For the 2006 census Mississauga's net undercoverage rate estimated was 4.2 percent



[www.mississauga.ca/data](http://www.mississauga.ca/data)

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