

Focus on Mississauga 2012

Atlas of the Downtown, Major Nodes
and Community Nodes

Downtown Core



Focus on Mississauga 2012

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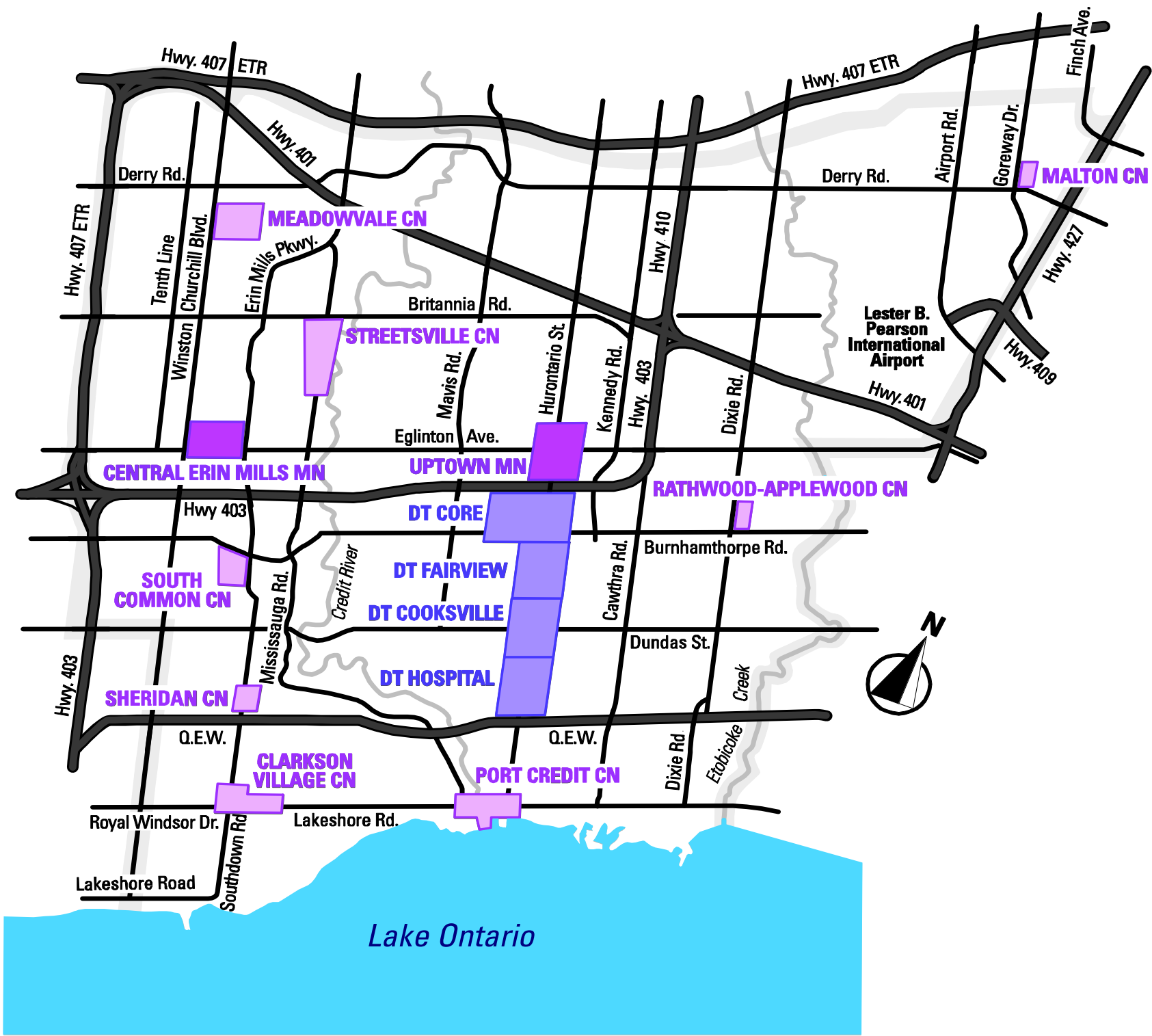
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This information product addresses the monitoring requirements of the New Mississauga Official Plan as it pertains to the Downtown, Major Nodes and Community Nodes (see sections 19.2, 5.3.1, 5.3.2, and 5.3.3) in accordance with the requirements set out in the Province of Ontario’s Places to Grow Growth Plan. This product is intended to assist in the application review process, and to provide information to the public and development community in an open and transparent way.

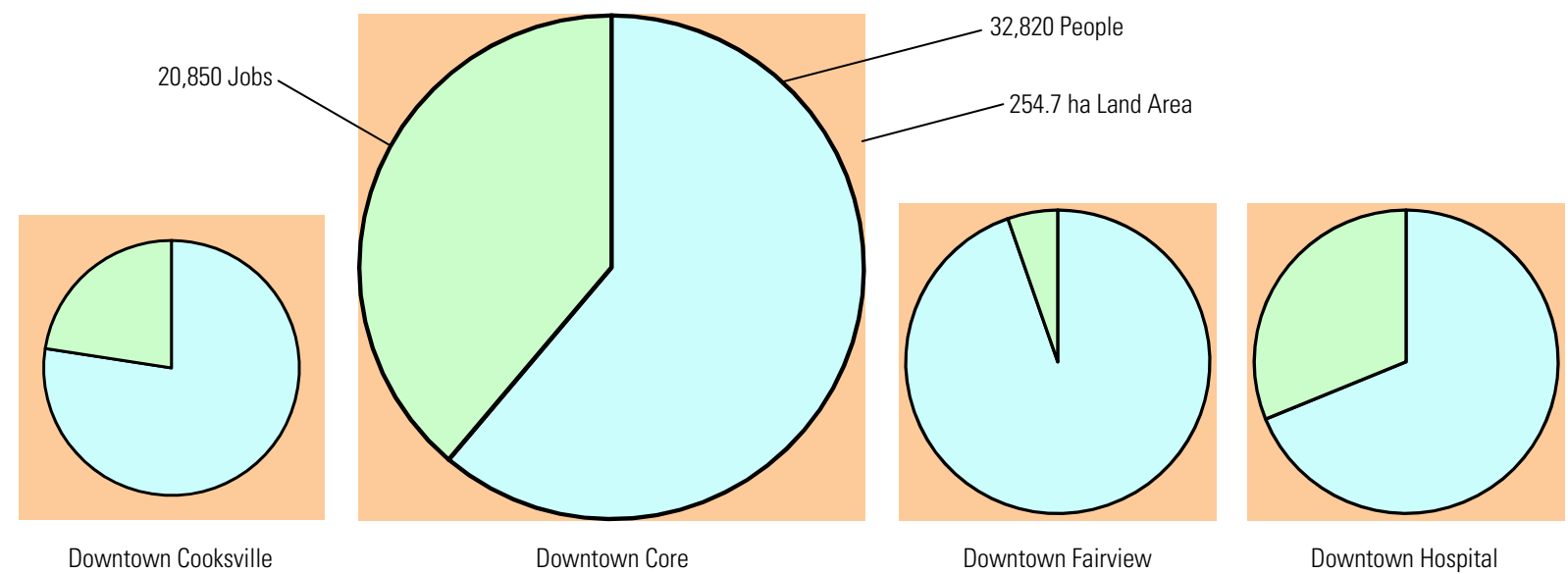
Index Map



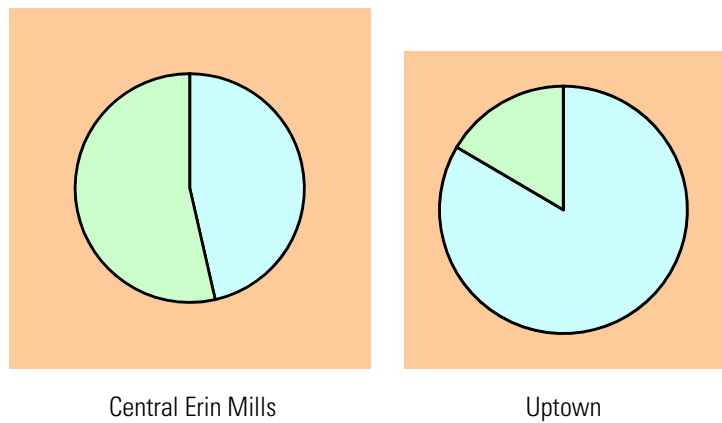
Index Map showing Downtown, Major Nodes, and Community Nodes

Land Area, People and Employment Comparison

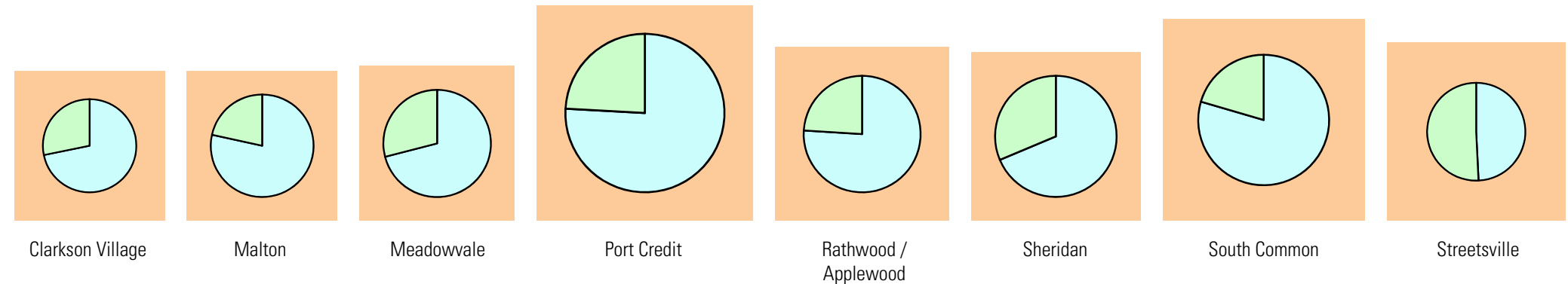
Downtown



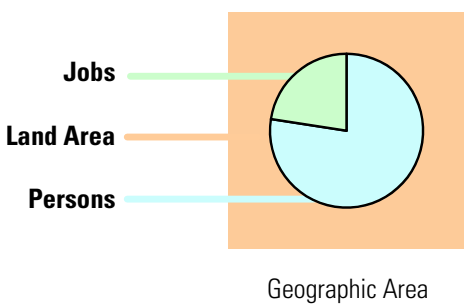
Major Nodes



Community Nodes



Legend



Focus on Mississauga 2012

Downtown Core

History

The McLaughlin Group began purchasing farmland in the Hurontario and Burnhamthorpe area in the late 1960's and a 25 year plan was unveiled for the city core, which included developing a new commercial centre. The Downtown Core began its development in 1973 with the completion of the newly built Square One Shopping Centre. At that time, the Downtown consisted of little more than Square One and large amounts of vacant farmland. Square One has undergone many expansions through the past four decades, and with its growth the downtown core has seen an increase in high-rise residential and office development. The Downtown Core started out with little to no development in its vicinity, but it still continues to remain the focal point of the city's urban structure, as the city has grown to become the sixth-largest municipality in Canada.

Present Day

Today, the Downtown Core is the focus of the Urban Growth Centre for the city; it represents the heart of the city and houses the city's cultural and institutional centres, as well as being a regional centre and major transportation hub for the Greater Toronto Area. The core also contains the Civic Centre, Celebration Square, Sheridan College, the Living Arts Centre, the Central Library, the YMCA and Kariya Park. The Core is also comprised of a mix of office buildings and high-rise residential apartments focused around the retail commercial development within and around Square One Shopping Centre. Recently the Downtown Core has seen the emergence of Celebration Square, the completion of the new Sheridan College Campus, new commercial development along Rathburn Road, improvements to the transit terminal, and the completion of the iconic 'Marilyn Monroe' buildings.

In the City Council adopted Mississauga Official Plan (September 2010), Downtown Core is identified as part of the Downtown, part of a new urban structure, which focuses growth to areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure. The Downtown Core is intended to be a vibrant city and regional centre where residents are able to live, work and play.

It is also where employees, shoppers, residents, theatregoers and students gather in a mixed



use environment, where development is pedestrian-friendly, and the public realm is inviting. Mixed-use and office development should be a priority in the core which will better balance the existing and planned residential development. The future block pattern and street network will be supportive of walking and cycling as viable and convenient forms of transportation. To achieve these goals, minimum and maximum height and density standards will apply.

The next step in planning the future of the Downtown Core is the undertaking of a Local Area Plan that implements the recommendations of the *Downtown 21 Master Plan*. The Downtown Core Local Area Plan will provide the basis for future development in the Downtown Core to ensure that the Downtown becomes a vibrant city core and a destination of choice.



Fast Facts

Land Area, Housing, Population, Employment

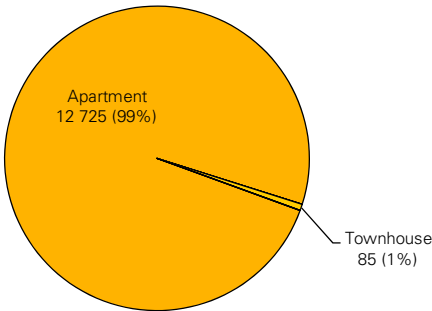
254.7	Area (ha) (629.4 acres)
12 810	Residential Units
32 820	Population (inc. census undercount)
20 850	Employment (inc. home based businesses)
1 191	Business Sites (113 vacant business sites)

Existing Land Use

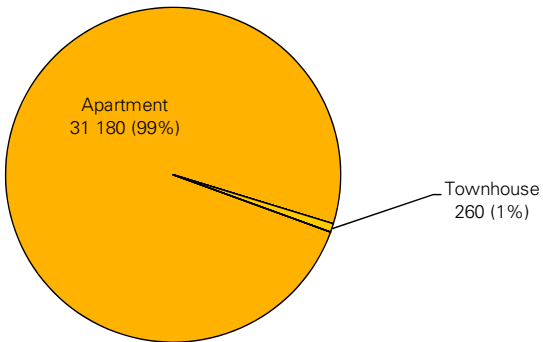
	ha	acres	percentage
Residential	26.1	64.4	10%
Mixed Residential / Retail	8.4	20.8	3%
Office	30.6	75.6	12%
Public / Institutional / Other	12.8	31.6	5%
Retail / Commercial	53.1	131.2	21%
Industrial	0.0	0.0	0%
Open Space	11.6	28.7	5%
Transportation Right-of-Way / Walkway	78.9	195.0	31%
Parking	2.1	5.2	1%
Others	0.9	2.2	0%
Vacant	30.2	74.7	12%
Total	254.7	629.4	100%

Source: Existing Land Use Survey Fall 2010. Totals may not sum due to rounding.

Residential Units



Residential Population



Residential Population does not include census net undercoverage

Businesses and Employees by Sector

Sector	Non-Vacant Business Sites Percentage	Employees Percentage
Accommodation and Food Services	7%	7%
Administrative and Support, Waste Management and Remediation Services	6%	5%
Agriculture, Forestry, Fishing and Hunting	0%	0%
Arts, Entertainment and Recreation	0%	1%
Construction	1%	0%
Educational Services	3%	2%
Finance and Insurance	8%	18%
Health Care and Social Assistance	6%	6%
Information and Cultural Industries	1%	2%
Management of Companies and Enterprises	1%	1%
Manufacturing	2%	2%
Mining, Quarrying, and Oil and Gas Extraction	0%	0%
Other Services (except Public Administration)	5%	3%
Professional, Scientific and Technical Services	13%	18%
Public Administration	1%	0%
Real Estate and Rental and Leasing	3%	5%
Retail Trade	24%	15%
Transportation and Warehousing	0%	0%
Utilities	0%	0%
Wholesale Trade	3%	6%
Unknown	17%	10%
Total	100%	100%

Source: Mississauga Employment Database 2010, see data notes for sector descriptions.
Does not include home based businesses

Official Plan Targets



Focus on Mississauga 2012 - Downtown Core

Density

210.7

Persons and Jobs/ha
(85.3/acre)

128.9

Persons/ha
(52.1/acre)

81.9

Jobs/ha
(33.1/acre)

About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.1.4 states that the Downtown will achieve a minimum gross density of 200 residents and jobs combined per hectare by 2031. The City will strive to achieve a gross density of between 300 and 400 residents and job combined per hectare in the Downtown.

Density measures the number of residents and jobs combined per gross hectare.

Section 5.3.1.6 states that the Downtown will achieve an average population to employment ratio of 1:1, measured as an average across the entire Downtown.

Monitoring Summary

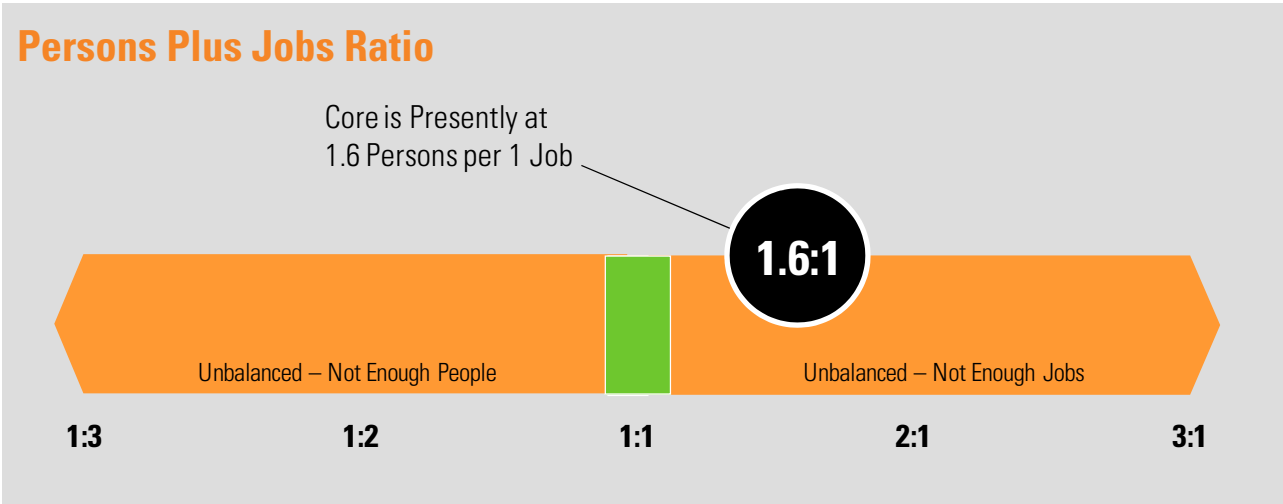
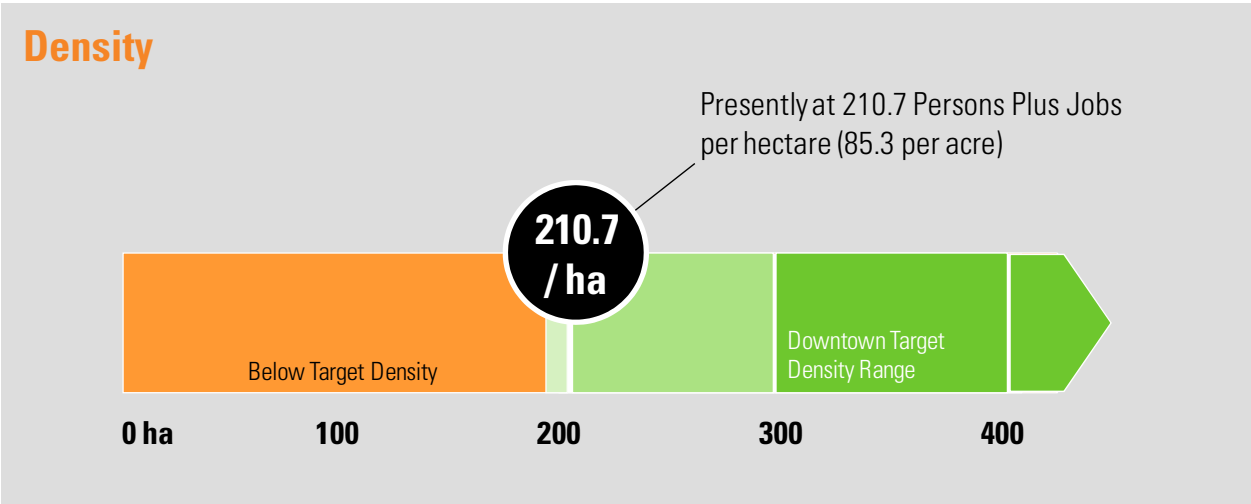
At a current density of 210.7, the Downtown Core exceeds the minimum gross density target of 200 residents and jobs combined per gross hectare.

At a current PPJ of 1.6:1, the Downtown Core does not meet the target population to employment ratio of 1:1.

The monitoring for the Downtown is measured as an average across the entire Downtown. Please refer to the Downtown Summary Section of this document for a monitoring summary of the entire Downtown.

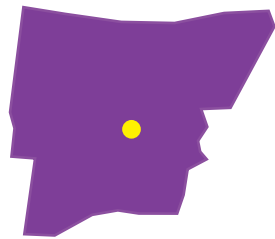
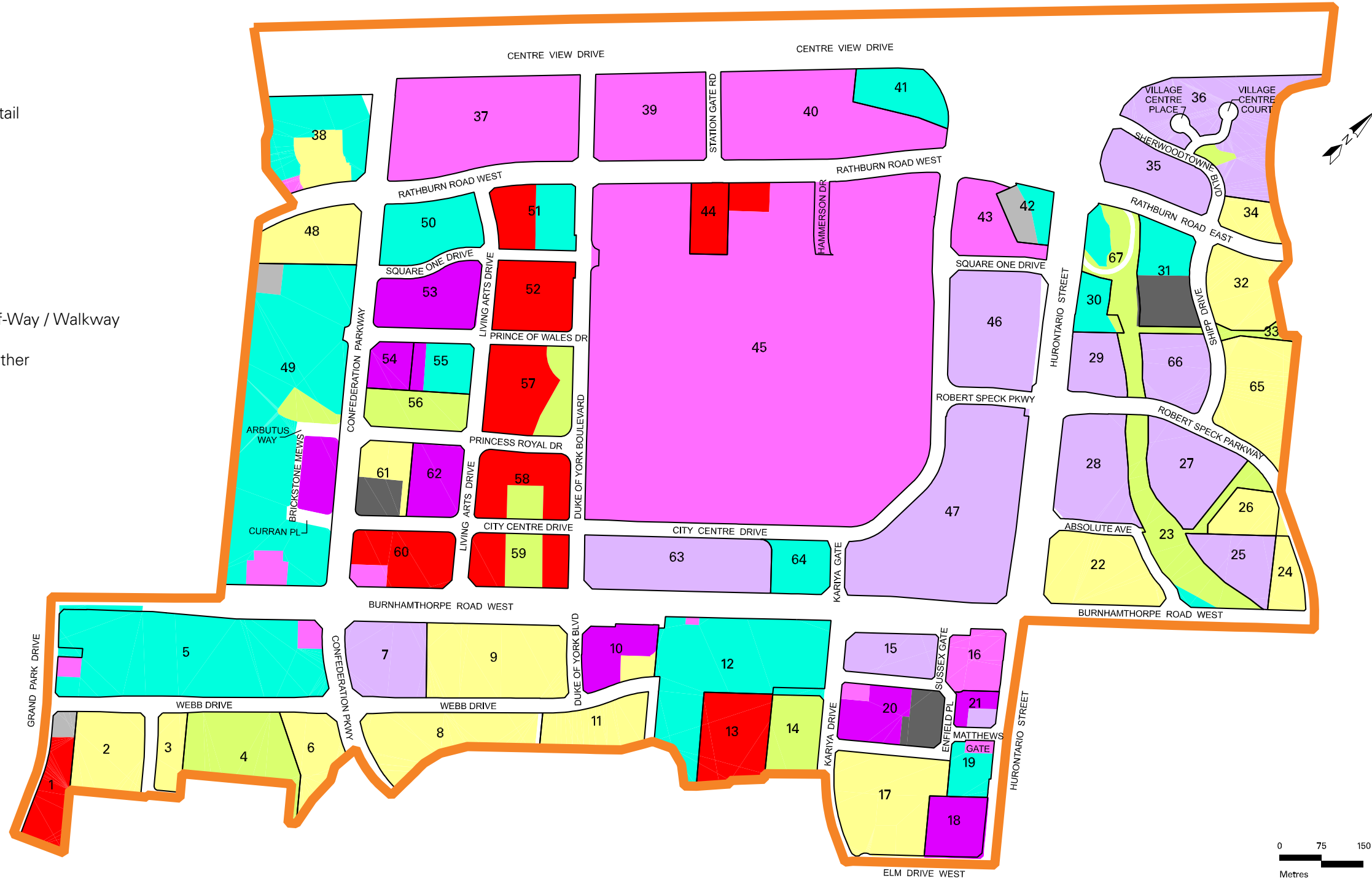
There are currently a number of development applications in progress in the Downtown Core which could result in approximately 6,390 new residential units combined and approximately 3,160 m² (34,000 sq. ft) of retail/commercial space.

Note - Development applications that have been approved but yet developed are not included in the development applications mentioned above.



Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



Land, Buildings, People and Jobs

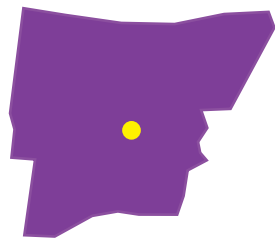
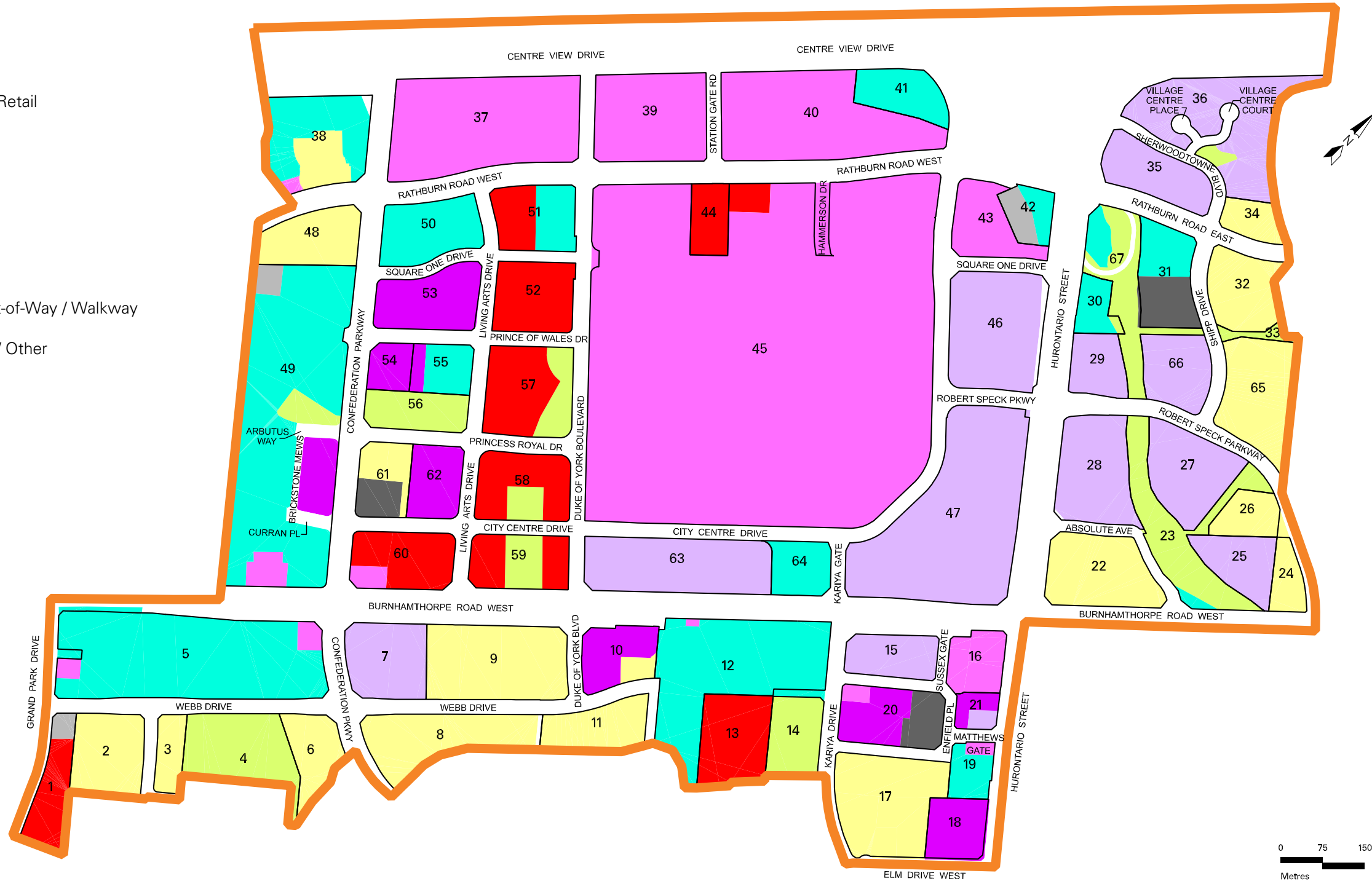
LAND									BUILDINGS				PEOPLE			JOBS						
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit				Office				Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)						
1	1.33	3.28	UP, PRA	UT, HD	U, RA1-28			560 WEBB DR 3637 GRAND PARK DR											Westside Presbyterian Church	5-9	Other Services (except Public Administration)	
2	1.82	4.49	RES4	HD	RA5-17			550 WEBB DR	550 Webb Dr	27	32677	351735			Apartment	344	955					
3	0.68	1.68	RES4	HD	RA4-6			3655 REDMOND RD	3655 Redmond Rd	13	11638	125271			Apartment	125	347					
4	2.61	6.45	OS	G, OS	G1, OS1			450 WEBB DR														
5	6.86	16.94	RET3, VAC	DMU	CC2{1}, H-CC2{1}			425 WEBB DR 454 BURNHAMTHORPE RD W 465 WEBB DR 475 WEBB DR 3960 CONFEDERATION PKY 3970 CONFEDERATION PKY 3975 GRAND PARK DR 3981 GRAND PARK DR 3985 GRAND PARK DR														
6	1.20	2.98	RES4	HD	RA5-15			400 WEBB DR	400 Webb Dr	23	25800	277711			Apartment	224	622					
7	1.87	4.62	OFF	DMU	H-CC2{1}			350 BURNHAMTHORPE RD W					350 Burnhamthorpe Rd W	10	13788	148414			Mahoney International Group Vacant Richardson Partners Financial Industrial Alliance Securities Inc. Vacant Druxy's Alioli Ristorante City View Chiropractic Clinic Associates Rodriguez, Dr. William & Associates Lennard Commercial Realty Ltd. Richardson Partners Financial Ltd. National Bank of Canada Aversan Allegis Group Canada Roman Sahaydakivsky Barrister & Solicitor Vacant State Farm Insurance Grant Thornton LLP Johnson Inc. C G C Inc. Assante Financial Management Ltd. Prophix Software Inc. Vocam Canada S T Microelectronics Canada Inc.	NA NA NA NA 1-4 10-19 10-19 10-19 10-19 10-19 5-9 20-49 50-99 1-4 1-4 50-99 5-9 50-99 20-49 50-99 5-9 5-9	No description on record No description on record No description on record No description on record Accommodation and Food Services Accommodation and Food Services Health Care and Social Assistance Health Care and Social Assistance Real Estate and Rental and Leasing Finance and Insurance Finance and Insurance Professional, Scientific and Technical Services Administrative and Support, Waste Management and Remediation Services Real Estate and Rental and Leasing No description on record Finance and Insurance Professional, Scientific and Technical Services Finance and Insurance Manufacturing Finance and Insurance Retail Trade Wholesale Trade Manufacturing	
8	2.52	6.24	RES4	HD	RA4-5, RA5-10			300 WEBB DR 350 WEBB DR	300 Webb Dr 350 Webb Dr	15 22	14642 29821	157606 320993			Apartment Apartment	256 197	592 456					
9	3.29	8.13	RES4	DMU	CC2-4, H-CC2{1}, CC2{1}			270 BURNHAMTHORPE RD W 300 BURNHAMTHORPE RD W 310 BURNHAMTHORPE RD W 325 WEBB DR 330 BURNHAMTHORPE RD W 335 WEBB DR 3880 DUKE OF YORK BLVD 3888 DUKE OF YORK BLVD	330 Burnhamthorpe Rd W 310 Burnhamthorpe Rd W 3888 Duke of York Blvd 3880 Duke of York Blvd 335 Webb Dr 325 Webb Dr	32 34 31 31 23 23	21824 40141 46864 46194 28764 28764	234914 432078 504440 497232 309621 309621			Apartment Apartment Apartment Apartment Apartment Apartment	254 260 468 472 459 298	588 602 1083 1092 1062 689					

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.



Existing Land Use

- Residential
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- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



Land, Buildings, People and Jobs

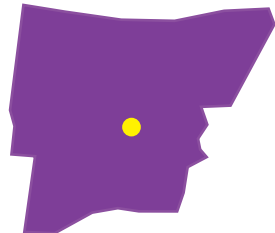
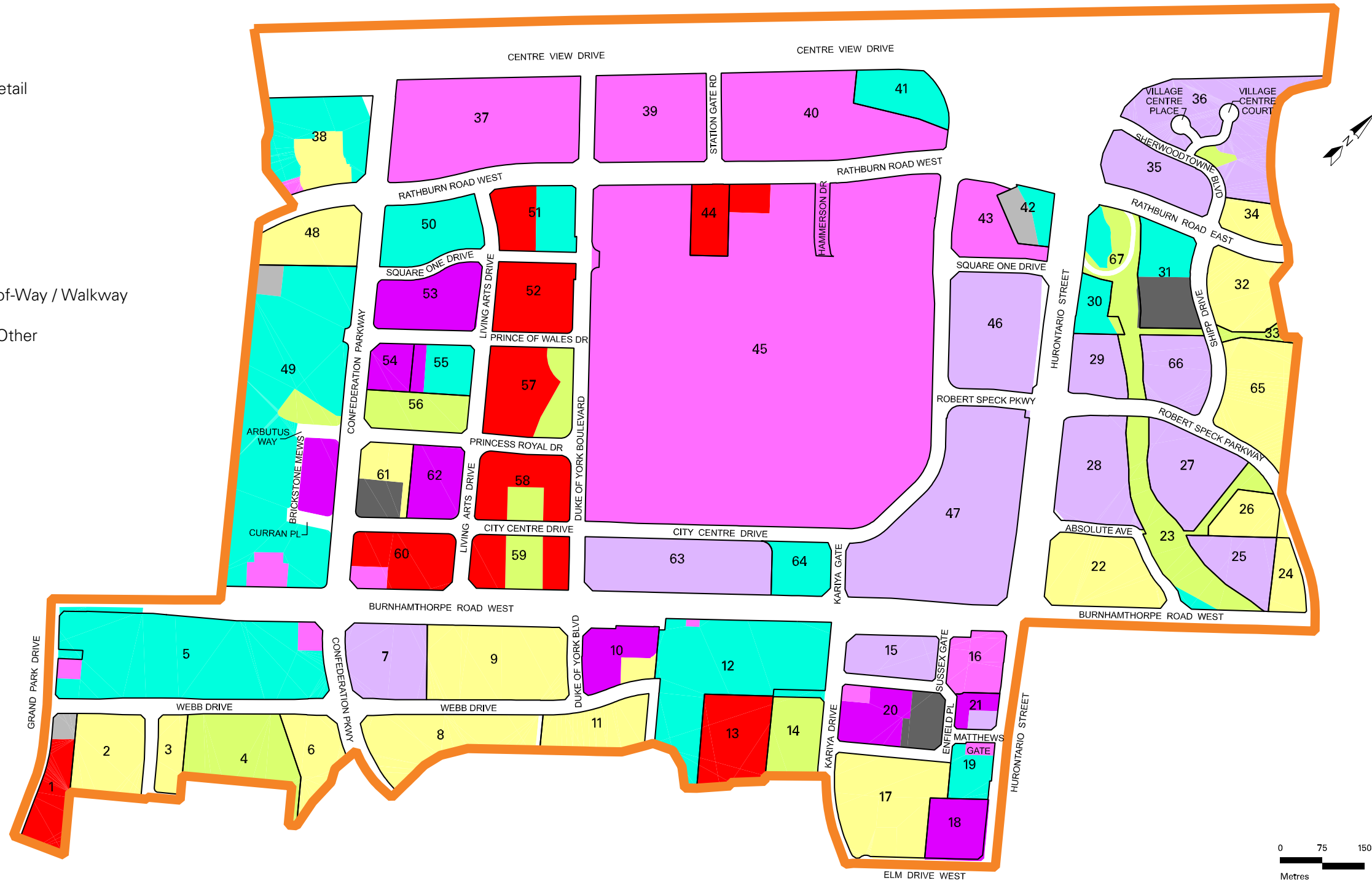
LAND							BUILDINGS				PEOPLE			JOBS								
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10	1.37	3.39	RES4, MIX1	DMU	CC2(2)			220 BURNHAMTHORPE RD W 223 WEBB DR 225 WEBB DR 234 BURNHAMTHORPE RD W 3885 DUKE OF YORK BLVD 3909 DUKE OF YORK BLVD 3939 DUKE OF YORK BLVD	220 Burnhamthorpe Rd W 3939 Duke of York Blvd 223 Webb Dr 225 Webb Dr	35 35 36 37	30657 25730 29462 32877	329992 276958 317129 353888				Apartment Apartment Apartment Apartment	375 343 326 353	868 794 754 817	Vacant Naturalpathic Clinic Spa Aqua E-Tax Accounting & Taxation Zen Garden Spa Retreat City Centre Real Estate Ltd. Coco Vanilla Spa Sunshine Day Spa Citygate Medical Centre City Gate Drugstore Citygate Dental	NA 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4	No description on record Health Care and Social Assistance Other Services (except Public Administration) Professional, Scientific and Technical Services Arts, Entertainment and Recreation Real Estate and Rental and Leasing Other Services (except Public Administration) Other Services (except Public Administration) Health Care and Social Assistance Retail Trade Health Care and Social Assistance	
11	1.46	3.60	RES4	HD	RA4-6			250 WEBB DR	250 Webb Dr	15	28700	308927				Apartment	265	613				
12	4.94	12.21	VAC	DMU, HD	H-CC2(2), D			194 BURNHAMTHORPE RD W 196 BURNHAMTHORPE RD W 200 BURNHAMTHORPE RD E														
13	1.93	4.78	SCH	LDI	R3			3590 JOAN DR										Fairview Public School	20-49	Educational Services		
14	1.29	3.18	OS	OS	OS2	Listed - 3620 KARIYA DR		3620 KARIYA DR														
15	1.21	2.98	OFF	DMU	H-CC2(2)			50 BURNHAMTHORPE RD W 52 BURNHAMTHORPE RD W 70 BURNHAMTHORPE RD W 78 BURNHAMTHORPE RD W 80 BURNHAMTHORPE RD W 82 BURNHAMTHORPE RD W 84 BURNHAMTHORPE RD W 86 BURNHAMTHORPE RD W 88 BURNHAMTHORPE RD W 90 BURNHAMTHORPE RD W				50 Burnhamthorpe Rd W 90 Burnhamthorpe Rd W	14 15	29723 27790	319938 299132				Sylvan Learning Centre Celesta Financial Inc. Freeman Formalwear Edgemore Capital Ltd. Laser Eye Centres Polar Infosys Inc UCMAS Canada Inc. Trading Spots Inc. Hunt Personnel Cogenix Consulting Ltd. Bean Bag Factory CareVest Capital Inc. Discrete Media Inc. McLean Clinic Cosmetic & Plastic Surgery Dr. S. J. Baur Chiropractor, & Wioletta Mississauga Optometric Clinic Gandy Associates Inc. Dr. Julian Bower & Associates, Dental Right Management Consultants SHEJ Global Developments Inc Infoskill Intelligent Solutions Vision360 Solutions Inc. Korea Exchange Bank of Canada Active Media Services Inc. Organizational Health Inc. Springrolls.ca Axis Communications PostNet Gateway Newstands Ackley Corporation Cankopy Document Solutions Vacant MacKenzie Business Centre Inc. Hasty Market Dr. Cleaners Ashlar Stone Management Consultants Career Connections Compusoft Business Systems Comprehensive Accounting & Tax Services Alliance (A.L.) Canada Inc	5-9 1-4 1-4 5-9 5-9 5-9 5-9 5-9 5-9 5-9 5-9 5-9 NA 5-9 1-4 5-9 5-9 5-9 10-19 10-19 10-19 10-19 10-19 10-19 10-19 10-19 5-9 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4	Educational Services Finance and Insurance Retail Trade Finance and Insurance Health Care and Social Assistance Professional, Scientific and Technical Services Educational Services Wholesale Trade Administrative and Support, Waste Management and Remediation Services Professional, Scientific and Technical Services Manufacturing Finance and Insurance No description on record Health Care and Social Assistance Health Care and Social Assistance Health Care and Social Assistance Educational Services Health Care and Social Assistance Professional, Scientific and Technical Services Construction Professional, Scientific and Technical Services Professional, Scientific and Technical Services Finance and Insurance Professional, Scientific and Technical Services Professional, Scientific and Technical Services Accommodation and Food Services Wholesale Trade Manufacturing Retail Trade Professional, Scientific and Technical Services Manufacturing No description on record Administrative and Support, Waste Management and Remediation Services Retail Trade Other Services (except Public Administration) Professional, Scientific and Technical Services Administrative and Support, Waste Management and Remediation Services Professional, Scientific and Technical Services Professional, Scientific and Technical Services Professional, Scientific and Technical Services	

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- Industrial
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Land, Buildings, People and Jobs

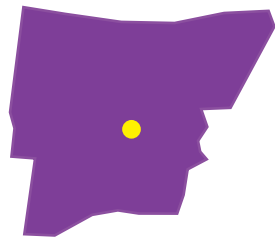
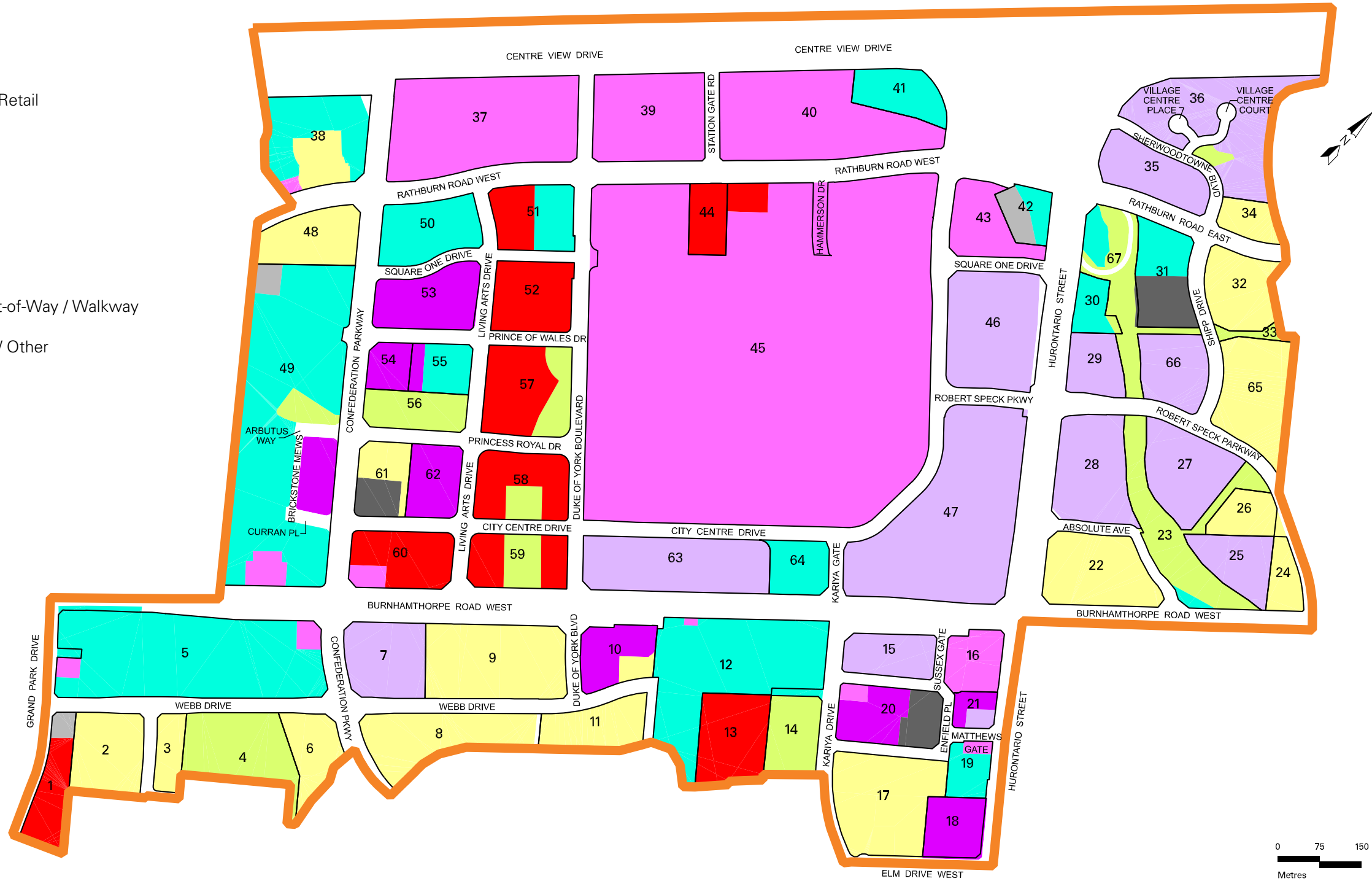
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Land, Buildings, People and Jobs

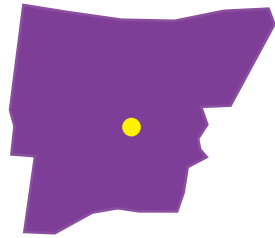
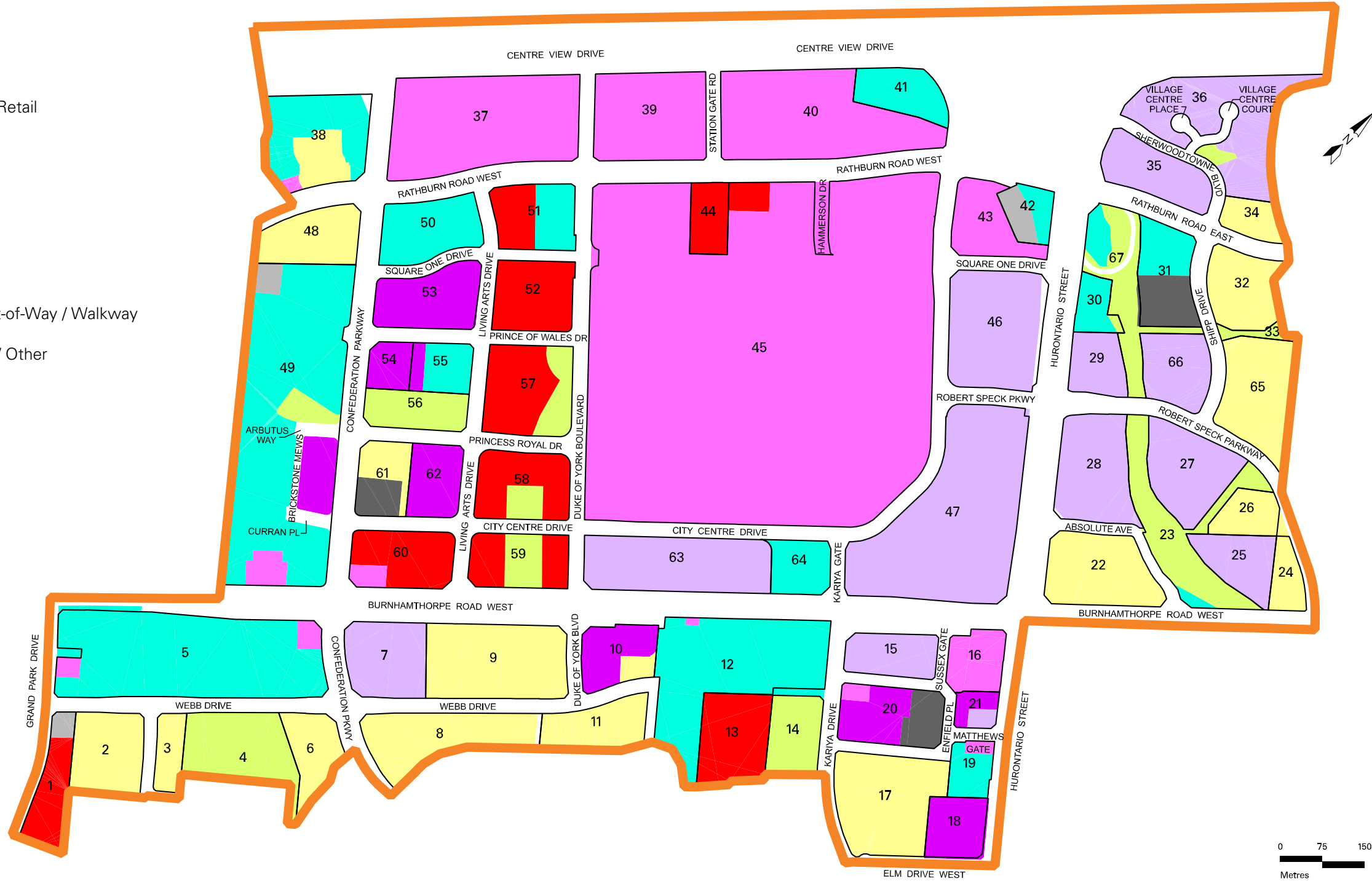
LAND									BUILDINGS				PEOPLE			JOBS						
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									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)						
15																		David Aplin Recruiting	10-19	Administrative and Support, Waste Management and Remediation Services		
																		Shepell Fgi	100-299	Health Care and Social Assistance		
																		Edward Jones Investments	100-299	Finance and Insurance		
																		Forsythe	20-49	Professional, Scientific and Technical Services		
																		Twentieth Century Fox Film Corporation	20-49	Wholesale Trade		
																		University Health Network	20-49	Health Care and Social Assistance		
																		George Media Inc.	20-49	Information and Cultural Industries		
																		Home Instead Senior Care	20-49	Health Care and Social Assistance		
																		Adesa Canada Inc.	20-49	Administrative and Support, Waste Management and Remediation Services		
																		West50 Pourhouse & Grille	20-49	Management of Companies and Enterprises		
																		Great-West Life Assurance Co., The	20-49	Finance and Insurance		
																		ScotiaMcLeod Inc.	20-49	Finance and Insurance		
																		Biogen Idec Canada Inc.	20-49	Manufacturing		
																		Vacant	NA	No description on record		
																		Select Sandwich	1-4	Accommodation and Food Services		
																		Canadian Agency for Tax Relief	1-4	Professional, Scientific and Technical Services		
																		Association of Canadian Financial Corp.	1-4	Other Services (except Public Administration)		
																		Larox Inc	1-4	Wholesale Trade		
																		J.A.Austin Associates Ltd.	1-4	Management of Companies and Enterprises		
																		Business Stratigies Group	1-4	Professional, Scientific and Technical Services		
16	1.04	2.56	RET2, RET1	DMU	H-CC2-3, H-CC2{2}			3670 HURONTARIO ST 3680 HURONTARIO ST										Petro-Canada	1-4	Retail Trade		
																		Café Nicole	10-19	Accommodation and Food Services		
																		Novotel Hotel Mississauga	100-299	Accommodation and Food Services		
																		Square One Certigard	1-4	Other Services (except Public Administration)		
																		Hertz Car & Truck Rental	1-4	Real Estate and Rental and Leasing		
17	3.07	7.59	RES3, RES4	DMU	CC2-1, H-CC2{2}			55 ELM DR W 57 ELM DR W 59 ELM DR W 61 ELM DR W 63 ELM DR W 65 ELM DR W 67 ELM DR W 156 ENFIELD PL 3567 KARIYA DR 3569 KARIYA DR 3571 KARIYA DR 3573 KARIYA DR 3575 KARIYA DR 3577 KARIYA DR 3587 KARIYA DR 3589 KARIYA DR 3591 KARIYA DR 3593 KARIYA DR 3595 KARIYA DR 3597 KARIYA DR 3605 KARIYA DR	156 Enfield Pl 55 Elm Dr W 3605 Kariya Dr 3567-3597 Kariya Dr 57-67 Elm Dr W	25 23 23 3 2	37300 32350 31633 2288 1345	401497 348214 340502 24623 14480					Apartment Apartment Apartment Townhouse Townhouse	288 322 285 6 12	666 745 659 16 33			
18	1.10	2.72	MIX2	DMU	CC2{2}			1 ELM DR W 33 ELM DR W 3550 HURONTARIO ST 3558 HURONTARIO ST 3564 HURONTARIO ST 3570 HURONTARIO ST 3576 HURONTARIO ST	33 Elm Dr W 1 Elm Dr W	29 31	27163 29062	292383 312823					Apartment Apartment	356 361	824 835	City Centre Convenience	1-4	Retail Trade
19	0.74	1.84	RET3, VAC	DMU	H-CC2{2}		SP/9/27, H-02/9/1	3600 HURONTARIO ST 3606 HURONTARIO ST 3618 HURONTARIO ST										Vacant	NA	No description on record		

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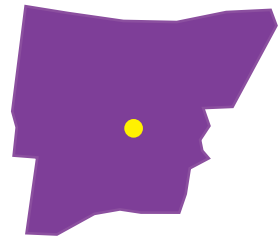
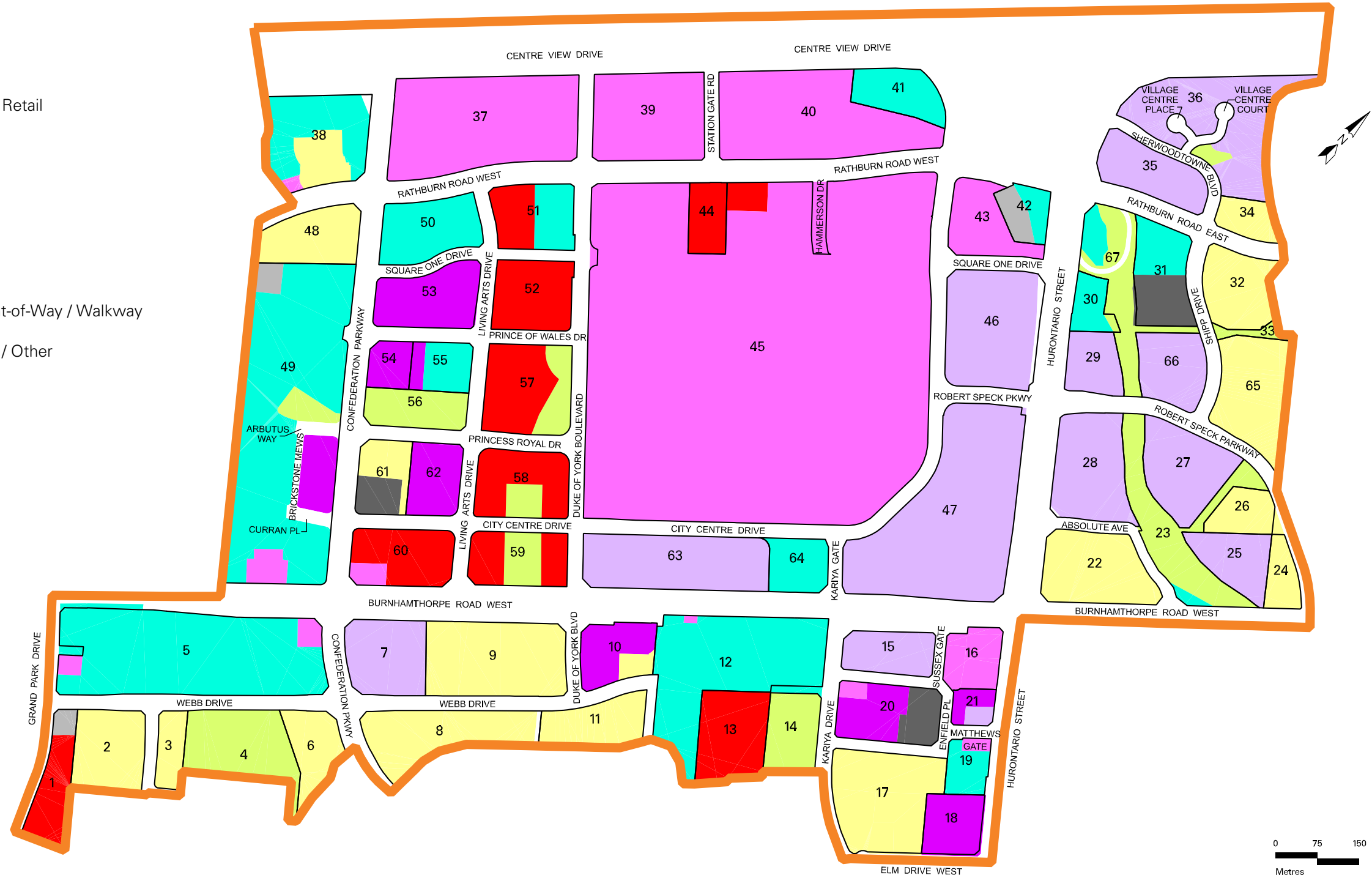


Land, Buildings, People and Jobs

LAND									BUILDINGS				PEOPLE			JOBS						
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20	1.87	4.63	RET1, PKG, DMU MIX1		H-CC2{2}			185 ENFIELD PL 215 ENFIELD PL 265 ENFIELD PL 285 ENFIELD PL 295 ENFIELD PL	265, 285 Enfield Pl	22	52501	565121				Apartment	500	1157	Vacant Seoul Kal-Bi @ Kariya The Enfield Fox Full Circle Forex Training Joel M. Schacher - Orthodontist Udupi Madras Café Subway Karma Restaurant And Lounge Enfield Place Dental Centre Labour Ready Enfield Place Medical Centre Grano Ristorante Bhumika Salon Cura Pharmacy Enfield Variety	NA 5-9 10-19 NA 10-19 5-9 1-4 NA 1-4 1-4 1-4 1-4 1-4 1-4 1-4	No description on record Accommodation and Food Services Accommodation and Food Services No description on record Health Care and Social Assistance Accommodation and Food Services Accommodation and Food Services Accommodation and Food Services Health Care and Social Assistance Administrative and Support, Waste Management and Remediation Services Health Care and Social Assistance Accommodation and Food Services Other Services (except Public Administration) Retail Trade Retail Trade	
21	0.48	1.19	OFF, MIX1	DMU	H-CC2{2}, CC2{2}			208 ENFIELD PL 3660 HURONTARIO ST 3662 HURONTARIO ST	208 Enfield Pl	36	24530	264040	3660 Hurontario St	10	5373	57835	Apartment	278	643	BBCG Claim Services Ltd. Catholic Crosscultural Services New Balance Canada Inc. Vacant Vacant IFSE.ca Dr. Victoria R. Santiago & Associates - Berlitz Canada Inc. Canadian Institute of Financial Planning The President's Group Money Mart Dollar Thrifty Automotive Group Canada Toper Temps Inc. Red Leaf Real Estate Ltd. Berlitz Language Centre Elpis Global Education	5-9 20-49 20-49 NA NA 20-49 10-19 10-19 10-19 10-19 5-9 1-4 1-4 1-4 1-4 5-9	Finance and Insurance Other Services (except Public Administration) Wholesale Trade No description on record No description on record Educational Services Health Care and Social Assistance Educational Services Finance and Insurance Finance and Insurance Finance and Insurance Real Estate and Rental and Leasing Administrative and Support, Waste Management and Remediation Services Real Estate and Rental and Leasing Professional, Scientific and Technical Services Educational Services
22	2.32	5.73	RES4	DMU	CC2{3}			50 ABSOLUTE AVE 60 ABSOLUTE AVE 70 ABSOLUTE AVE 80 ABSOLUTE AVE 90 ABSOLUTE AVE	60 Absolute Ave 50 Absolute Ave 70 Absolute Ave 90 Absolute Ave 80 Absolute Ave	56 50 31 27 35	40863 38172 25315 23432 31312	439845 410888 272487 252225 337042				Apartment Apartment Apartment Apartment Apartment	427 286 311 453 372	1116 748 813 1184 973				
23	2.62	6.48	VAC, OS	DMU, OS,G	CC2{3}, OS1, G1																	
24	0.65	1.62	RES4	DMU	H-CC2{3}			200 ROBERT SPECK PKY	200 Robert Speck Pky	21	20188	217304				Apartment	161	421				
25	1.29	3.19	OFF	DMU	H-CC2{3}			170 ROBERT SPECK PKY 176 ROBERT SPECK PKY 186 ROBERT SPECK PKY 190 ROBERT SPECK PKY					170 Robert Speck Pky 176 Robert Speck Pky 186 Robert Speck Pky 190 Robert Speck Pky	2 2 2 2	1760 1760 1760 1760	18945 18945 18945 18945			HealthComm JQ Janquinn Search Group Inc. Vacant Vacant Peel Halton Acquired Brain Injury Services HBI College St. Elizabeth Health Care GMAC Real Estate Faye Clack Communications Inc. Centre for Education & Training Acrobat Research Raymond James Ltd. Elite Staffing Solutions Inc. Mavericks Communications Inc.	5-9 NA NA NA 50-99 20-49 20-49 20-49 20-49 100-299 10-19 5-9 1-4 10-19	Professional, Scientific and Technical Services No description on record No description on record No description on record Public Administration Educational Services Health Care and Social Assistance Real Estate and Rental and Leasing Professional, Scientific and Technical Services Health Care and Social Assistance Professional, Scientific and Technical Services Finance and Insurance Administrative and Support, Waste Management and Remediation Services Professional, Scientific and Technical Services	
26	0.84	2.07	RES5	DMU	CC2{3}			100 ROBERT SPECK PKY	100 Robert Speck Pky	4	9941	107010				Apartment	113	295	Chartwell Classic Robert Speck Retirement Residence	10-19	Health Care and Social Assistance	

Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



Land, Buildings, People and Jobs

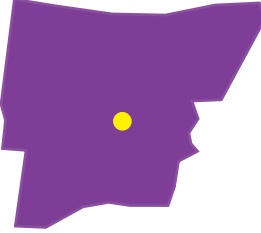
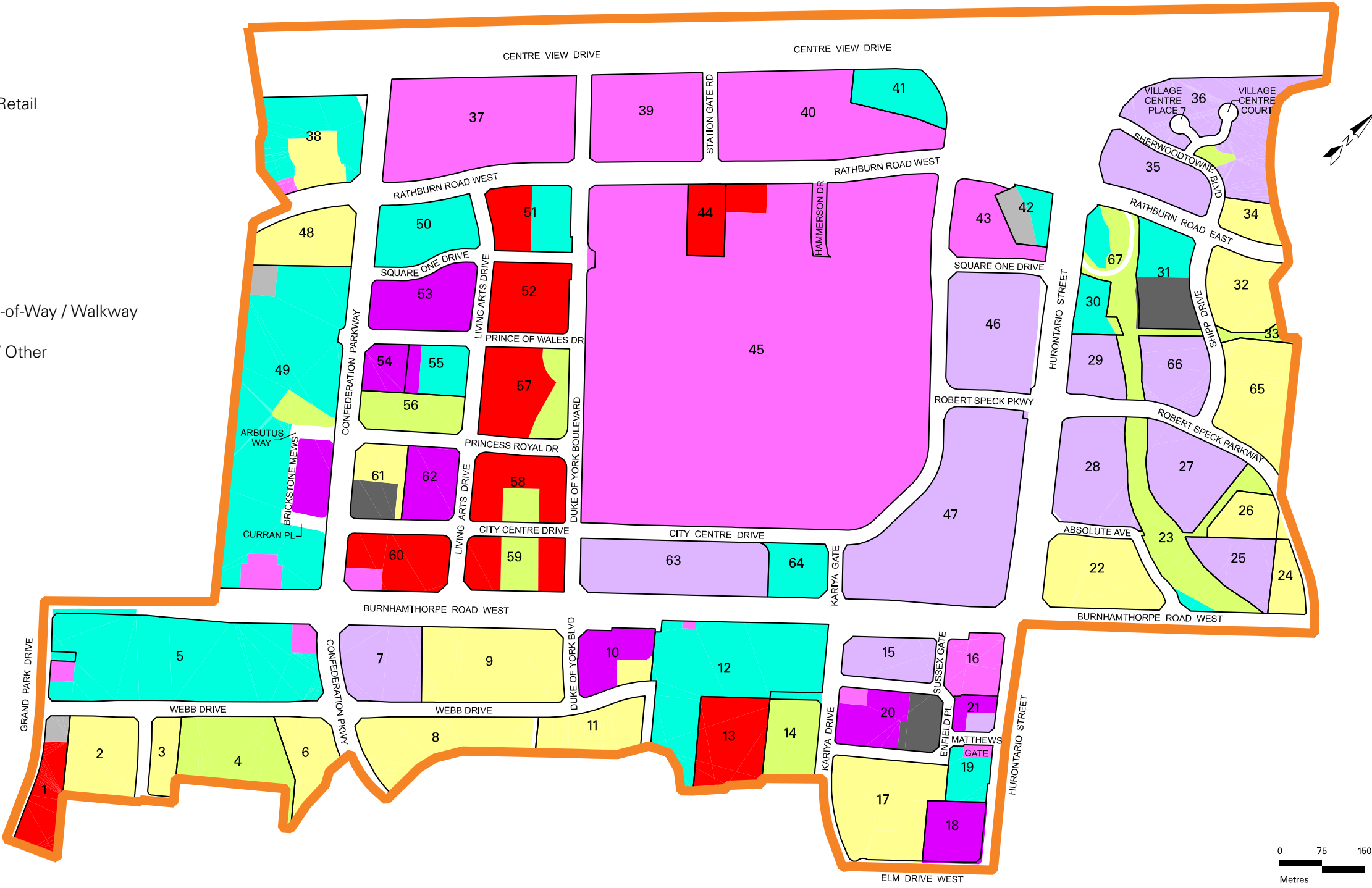
LAND									BUILDINGS				PEOPLE			JOBS						
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit				Office				Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)						
27	2.14	5.30	OFF	DMU	H-CC2{3}			4 ROBERT SPECK PKY					4 Robert Speck Pky	15	26900	289552			Signature Healthcare Services	NA	No description on record	
																		Trenlogic Inc.	NA	No description on record		
																		Siron Technologies Inc.	NA	No description on record		
																		Stephan Machinery Ltd.	NA	No description on record		
																		DO2 Technologies	NA	No description on record		
																		First Energy Solar	NA	No description on record		
																		Future Tech Systems	NA	No description on record		
																		Global Bay Mobile Technologies	NA	No description on record		
																		Hahn Investment	NA	No description on record		
																		Travel Prof. Intl.	NA	No description on record		
																		Sanjay Thacker	NA	No description on record		
																		Cervelo Pharmaceuticals Ltd.	NA	No description on record		
																		Sistek Data	NA	No description on record		
																		Smart Touch	NA	No description on record		
																		SOS Water Systems Inc.	NA	No description on record		
																		Technology Associates Int.	NA	No description on record		
																		McGovern Mgmng Corp.	NA	No description on record		
																		Resperonics Hospital Group.	NA	No description on record		
																		IQPM	NA	No description on record		
																		Ciber of Canada	1-4	Professional, Scientific and Technical Services		
																		Greenwich Global Technologies	1-4	Management of Companies and Enterprises		
																		Blue Sky Realty	1-4	Real Estate and Rental and Leasing		
																		Akleh & Associates	1-4	Professional, Scientific and Technical Services		
																		I Health	NA	No description on record		
																		ICF World Homes	NA	No description on record		
																		Cobe BCT Canada	NA	No description on record		
																		InfoProc	NA	No description on record		
																		Mohit Narang	NA	No description on record		
																		I Shiner Kedeckel Zweig	NA	No description on record		
																		J & B Promotions	NA	No description on record		
																		Law Office of Monika Curyk	NA	No description on record		
																		Les Investigations Gibraltar Inc.	NA	No description on record		
																		Mainline Info Systems	NA	No description on record		
																		Paradigm	NA	No description on record		
																		CM & Associates Canadian Immigration	NA	No description on record		
																		IFG Project Resources	NA	No description on record		
																		Canadian Food Safety Institute	NA	No description on record		
																		Narita Systems Canada	NA	No description on record		
																		Allied Intl. Inc.	NA	No description on record		
																		Andmir Environmental Group	NA	No description on record		
																		Anne Whitten Bilingual Recruitment Inc.	NA	No description on record		
																		Bayview Corp.	NA	No description on record		
																		BK Law	NA	No description on record		
																		Addison Management Consultants	NA	No description on record		
																		CST Consultants Inc. Branch 644	NA	No description on record		
																		Action Prof. Legal Services	NA	No description on record		
																		Canadian Travel Association	NA	No description on record		
																		Career Teacher	NA	No description on record		
																		Caregiver Canada	NA	No description on record		
																		Huhey Consulting Grp.	NA	No description on record		
																		Burlington Construction	NA	No description on record		
																		Delta Refinery	NA	No description on record		
																		Omega Trading Cargo	NA	No description on record		
																		M & S Investments	NA	No description on record		
																		Compuexcel	NA	No description on record		
																		Coolbera Capital Corp.	NA	No description on record		
																		Cornerstone Systems	NA	No description on record		

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Existing Land Use

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- Mixed Residential / Retail
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- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
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- Open Space
- Parking / Other
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Land, Buildings, People and Jobs

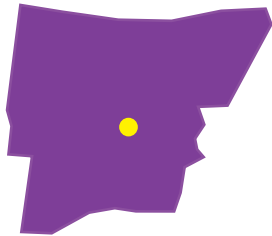
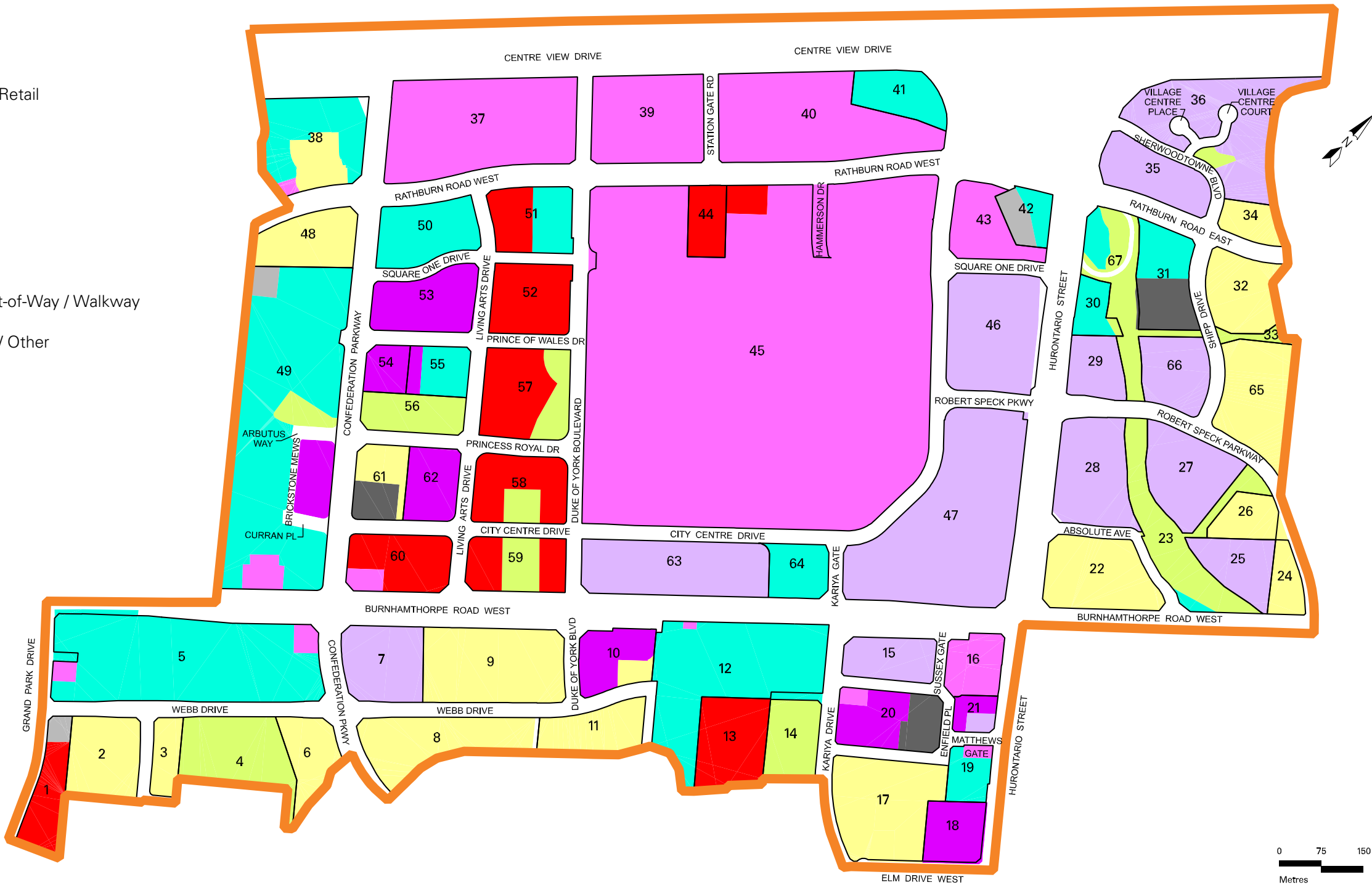


LAND									BUILDINGS				PEOPLE			JOBS						
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27																				Datazoom Solutions Inc.	NA	No description on record
																				ADP	NA	No description on record
																				Debt Counselling Services	NA	No description on record
																				ESL Plus & Academy of Teaching	1-4	Educational Services
																				Discovernet Ltd.	NA	No description on record
																				DNA Psychmetric Evaluations	NA	No description on record
																				Dynax-Fi Inc.	NA	No description on record
																				EBR Interactive	NA	No description on record
																				Efficase Inc./LearnSAP-ca	NA	No description on record
																				EFI Technologies Inc.	NA	No description on record
																				ACS Corp.	NA	No description on record
																				David Miner	NA	No description on record
																				Ministry of Community & Social Services	NA	No description on record
																				INQVIS INC.	NA	No description on record
																				Children's Education Funds Inc.	NA	No description on record
																				Vassal Jewellery Inc.	NA	No description on record
																				Oriental Motors	1-4	Wholesale Trade
																				STS Capital Partners	NA	No description on record
																				Rohde & Schwarz	NA	No description on record
																				First Horizon's Technologies	NA	No description on record
																				Vacant	NA	No description on record
																				Advancon Inc.	NA	No description on record
																				The Abacus Resource Group	NA	No description on record
																				Rogers Cambell LLP	NA	No description on record
																				New Toronto Group	NA	No description on record
																				Spectrum Mortgage	NA	No description on record
																				Vacant	NA	No description on record
																				Vacant	NA	No description on record
																				Vacant	NA	No description on record
																				Vacant	NA	No description on record
																				Vacant	NA	No description on record
																				Sasco Investments	NA	No description on record
																				Hanco Technologies	NA	No description on record
																				HCP Canada Inc.	NA	No description on record
																				HB Innovation/ Twin Oaks Clean Spa Tech	NA	No description on record
																				Profits U.	NA	No description on record
																				Process Fusion	NA	No description on record
																				PRANAH Inc.	NA	No description on record
																				PMCT Quest	NA	No description on record
																				Permanent Solutions Inc.	NA	No description on record
																				Nuviso Corp.	NA	No description on record
																				Fareea Sheik Prof.	NA	No description on record
																				Tatla Diversity Group	NA	No description on record
																				Halajja Global Trading	NA	No description on record
																				Global Trading Partners Inc.	NA	No description on record
																				Genuity Business Intelligence Solutions Inc.	NA	No description on record
																				Future Grp.	NA	No description on record
																				FCV Jobs	NA	No description on record
																				FIC	NA	No description on record
																				The Mortgage Group	NA	No description on record
Unity Mortgage Corporation	NA	No description on record																				
Pars Intl. Freight Forwarding	NA	No description on record																				
Green Organic Vegetables Inc.	1-4	Professional, Scientific and Technical Services																				
Saba Imaging Solutions	1-4	Administrative and Support, Waste Management and Remediation Services																				
Paradise Café	1-4	Accommodation and Food Services																				
Solutech	1-4	Administrative and Support, Waste Management and Remediation Services																				
Nova Chemicals	1-4	Administrative and Support, Waste Management and Remediation Services																				
JMJ Construction	1-4	Construction																				

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- Mixed Residential / Retail
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- Industrial
- Transportation Right-of-Way / Walkway
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- Open Space
- Parking / Other
- Others



0 75 150
Metres

Land, Buildings, People and Jobs

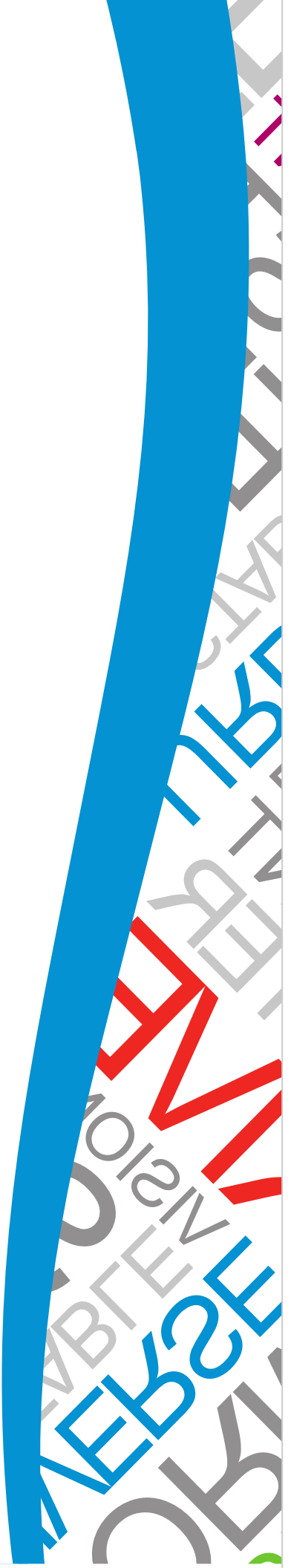
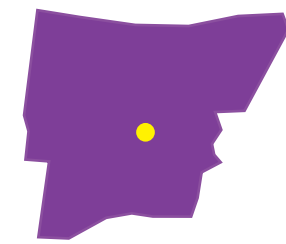
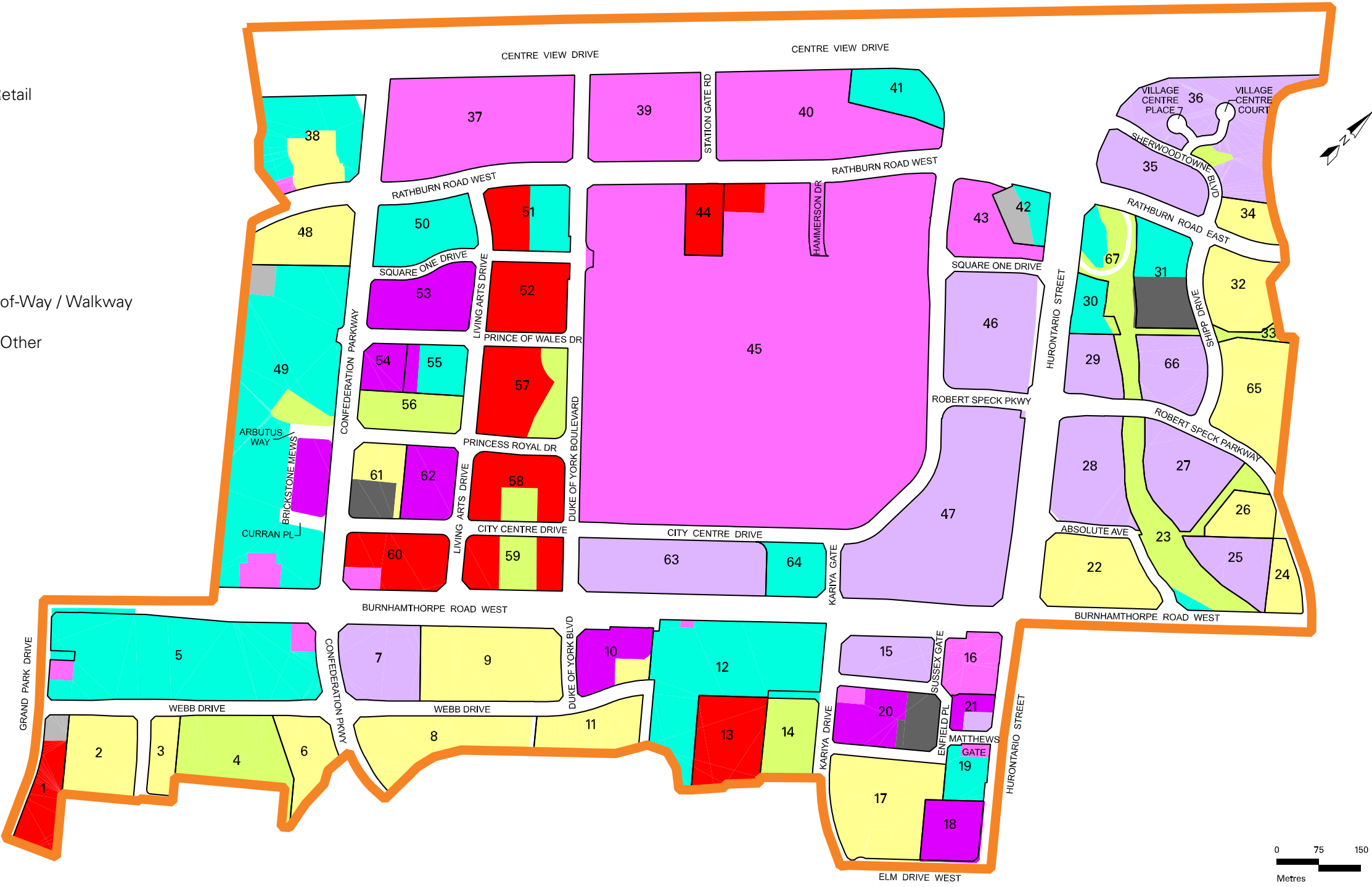
LAND									BUILDINGS				PEOPLE			JOBS						
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit				Office				Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
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27																			Cosa Freight Inc.	1-4	Transportation and Warehousing	
																			Onix Systems	1-4	Professional, Scientific and Technical Services	
																			QuestBack Canada Inc.	1-4	Professional, Scientific and Technical Services	
																			Midal Cables International Canada Ltd.	1-4	Wholesale Trade	
																			Parkhouse Financial	1-4	Finance and Insurance	
																			Vacant	NA	No description on record	
																			Checkpoint Software	1-4	Professional, Scientific and Technical Services	
																			A.E. Harrison & Partners Inc	NA	No description on record	
																			Law Office of Khan McCracken	1-4	Professional, Scientific and Technical Services	
																			Vak Associates	1-4	Professional, Scientific and Technical Services	
																			Sam Wakabayashi's Office/Queensbury	1-4	Finance and Insurance	
																			Raritan Canada	1-4	Wholesale Trade	
																			ERPSQUARE Canada	1-4	Professional, Scientific and Technical Services	
																			Sun Life Insurance Co.	50-99	Finance and Insurance	
																			Felix Global Corp.	5-9	Administrative and Support, Waste Management and Remediation Services	
																			Vacant	NA	No description on record	
																			Vacant	NA	No description on record	
																			Vacant	NA	No description on record	
																			Keyser Mason Ball, LLP	50-99	Professional, Scientific and Technical Services	
																			Century 21 Best Sellers Ltd.	50-99	Real Estate and Rental and Leasing	
																			RBC	50-99	Finance and Insurance	
																			Baxter Corporation	300-499	Wholesale Trade	
																			Interactive Executive Offices	20-49	Administrative and Support, Waste Management and Remediation Services	
																			Detour Gold	5-9	Mining, Quarrying, and Oil and Gas Extraction	
																			Miller & Associates	5-9	Administrative and Support, Waste Management and Remediation Services	
																			Knightsbridge Career Management	10-19	Administrative and Support, Waste Management and Remediation Services	
																			Shipp Corporation Ltd.	5-9	Construction	
																			EISAI Ltd.	5-9	Wholesale Trade	
																			Keith Shalock	5-9	Professional, Scientific and Technical Services	
																			Vacant	NA	No description on record	
																			Oxford Properties Group	10-19	Real Estate and Rental and Leasing	
28	2.42	5.98	OFF	DMU	CC2{3}, H-CC2{3}			2 ROBERT SPECK PKY					2 Robert Speck Pky	15	26427	284460				ChemTech	NA	No description on record
																				CMI Mississauga	NA	No description on record
																				Centum Mortgages Frontier	NA	No description on record
																				Daniel J. Balena Barrister	NA	No description on record
																				VaeTech Inc	NA	No description on record
																				E-Zee Accounting and Tax Services	NA	No description on record
																				GC Nexus	NA	No description on record
																				Comtech International Design Ltd.	NA	No description on record
																				CA Consultants	NA	No description on record
																				5 Pillars	NA	No description on record
																				Dr. Banducci	NA	No description on record
																				Genesis Financial Consulting	NA	No description on record
																				Subodh Mishra	NA	No description on record
																				PGH Canada Ltd.	NA	No description on record
																				The Kalra Group	NA	No description on record
																				Adam Aspilla	NA	No description on record
																				Dr. R. Bradley	NA	No description on record
																				Dr. Emile Ramlochan	NA	No description on record
																				SGE Communications	NA	No description on record
																				Nous Info Systems	NA	No description on record
																				Pamwell Health	NA	No description on record
																				GNJ General Trading	NA	No description on record
																				NECC Solutions	NA	No description on record
																				M Models and Talent Agency	NA	No description on record
																				Kumuka Worldwide	NA	No description on record
																				Kat Rose Custom Design	NA	No description on record

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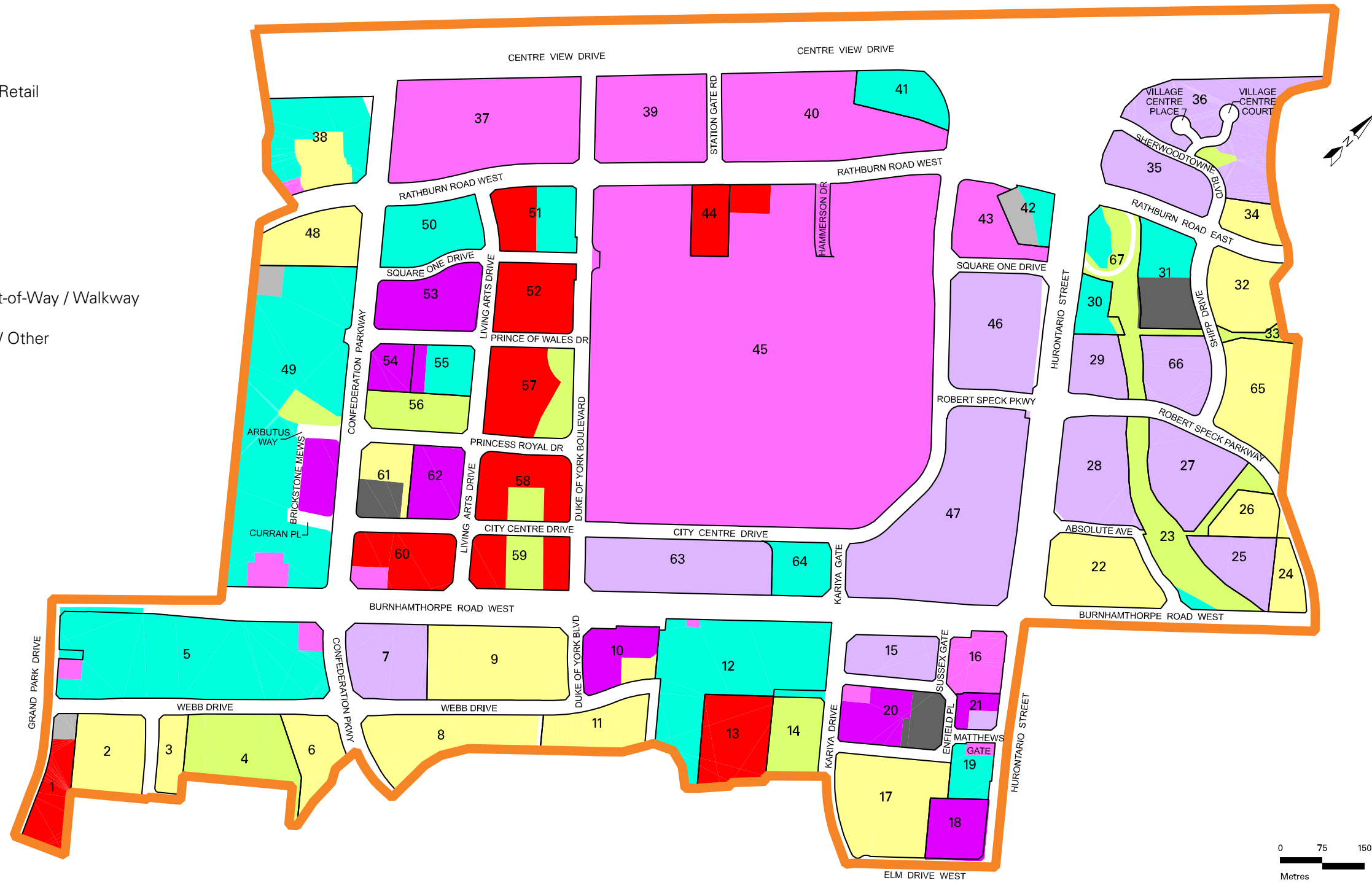
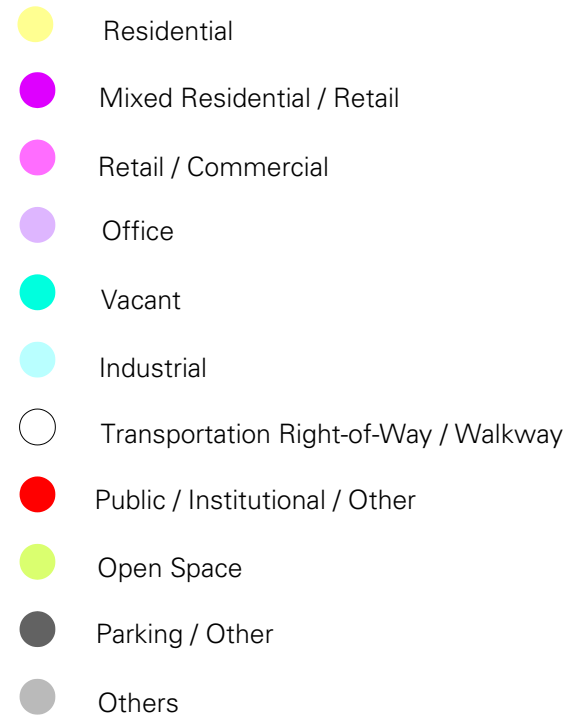
Land, Buildings, People and Jobs

LAND									BUILDINGS				PEOPLE			JOBS						
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit				Office				Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
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28																		Intermatrix Corporation	NA	No description on record		
																		Hexaware Technologies	NA	No description on record		
																		ProFormance Adjusting Solutions Inc.	NA	No description on record		
																		Gerald Duthie & Co. LLP Chartered	1-4	Professional, Scientific and Technical Services		
																		Ammartech	1-4	Retail Trade		
																		E X E Steel	1-4	Wholesale Trade		
																		Human Rights Adv. Services	1-4	Professional, Scientific and Technical Services		
																		Regus Business Centre	1-4	Administrative and Support, Waste Management and Remediation Services		
																		Zafar Husain Siddiqui ZHS Chartered	1-4	Professional, Scientific and Technical Services		
																		Reininger Barrister	1-4	Professional, Scientific and Technical Services		
																		Donna G. Mason, Barrister & Solicitor	1-4	Real Estate and Rental and Leasing		
																		Dr. Michael Banducci, Optometrist	1-4	Health Care and Social Assistance		
																		Dr. Jacobson, Dr. Lipton, Dr. Ringel (J.L.R.	1-4	Health Care and Social Assistance		
																		Redwell	1-4	Wholesale Trade		
																		Carters Professional Corporation	1-4	Professional, Scientific and Technical Services		
																		Debt Clinic of Canada Inc.	1-4	Professional, Scientific and Technical Services		
																		Saveta Maria Young	1-4	Other Services (except Public Administration)		
																		Intercontinental Hotels	NA	No description on record		
																		Eminus Inc.	NA	No description on record		
																		Mortgage Intelligence	1-4	Finance and Insurance		
																		Rehabilitation Network	1-4	Health Care and Social Assistance		
																		Century Dry Cleaners	1-4	Other Services (except Public Administration)		
																		Daman Aujla Law Office	1-4	Professional, Scientific and Technical Services		
																		Tri-Gem Fine Jewellery Specialists	1-4	Finance and Insurance		
																		Maple Trade Finance	10-19	No description on record		
																		Vacant	NA	No description on record		
																		Citizenship and Immigration Canada	50-99	Public Administration		
																		Resolve Corporation	500-999	Professional, Scientific and Technical Services		
																		Assured Personnel	20-49	Administrative and Support, Waste Management and Remediation Services		
																			Scotiabank	20-49	Finance and Insurance	
																		ARS Assessment Rehabilitation Services	20-49	Health Care and Social Assistance		
																		Symcor	100-299	Finance and Insurance		
																		S I Systems Ltd.	10-19	Administrative and Support, Waste Management and Remediation Services		
																		CentrilLogic	10-19	Information and Cultural Industries		
																		Zagazeta Garcia LLP	1-4	Professional, Scientific and Technical Services		
																		The Mason Group	10-19	Administrative and Support, Waste Management and Remediation Services		
																			Educational Services	5-9		
																		Sales Factor Enterprises	5-9	Educational Services		
																		Jet Airways	10-19	Transportation and Warehousing		
																		Country Style Bistro Deli	5-9	Accommodation and Food Services		
																		Credit & Debt Services	5-9	Finance and Insurance		
																		Hoyes, Michalos & Associates	1-4	Professional, Scientific and Technical Services		
																		Solucore Elevator Solutions Inc.	5-9	Administrative and Support, Waste Management and Remediation Services		
																		Premier Photo Video	5-9	Professional, Scientific and Technical Services		
																		NRM Network Risk Management	5-9	Professional, Scientific and Technical Services		
29	1.04	2.57	OFF	DMU	H-CC2{3}			1 ROBERT SPECK PKY					1 Robert Speck Pky	15	23039	247992			Sybase Canada	NA	No description on record	
																		O C Financial Services Inc.	50-99	Professional, Scientific and Technical Services		
																		Office Team	20-49	Administrative and Support, Waste Management and Remediation Services		
																		Kids Co.	5-9	Health Care and Social Assistance		
																		TSI International Group	10-19	Real Estate and Rental and Leasing		
																		PricewaterhouseCoopers LLP	100-299	Professional, Scientific and Technical Services		
																		Vacant	NA	No description on record		
																		Accountemps	20-49	Administrative and Support, Waste Management and Remediation Services		

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Existing Land Use



Land, Buildings, People and Jobs

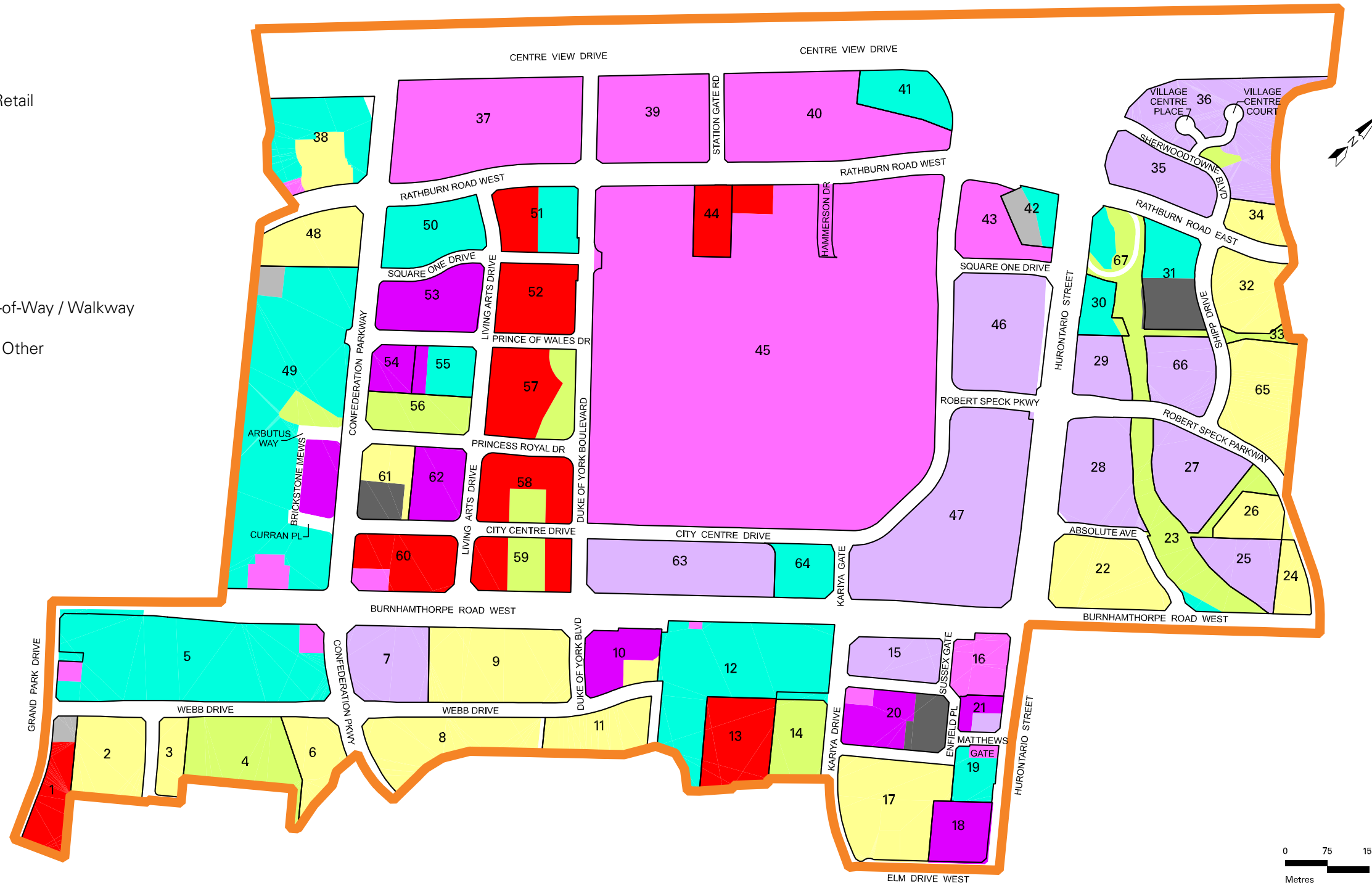
LAND									BUILDINGS				PEOPLE			JOBS						
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29																		Vacant	NA	No description on record		
																		Robert Half Canada Inc.	20-49	Administrative and Support, Waste Management and Remediation Services		
																		Symcor	500-999	Finance and Insurance		
																		Brink's Canada Ltd.	50-99	Administrative and Support, Waste Management and Remediation Services		
																		J T I-Macdonald Corp.	50-99	Wholesale Trade		
																		Vacant	NA	No description on record		
																		Vacant	NA	No description on record		
																		Vacant	NA	No description on record		
																		C M A Canada	20-49	Administrative and Support, Waste Management and Remediation Services		
30	0.65	1.62	OS, VAC	DMU, G		G1, H-CC2{3}		4215 HURONTARIO ST														
31	1.74	4.30	VAC, PKG	DMU		H-CC2{3}		4190 SHIPP DR														
32	1.64	4.05	RES4	DMU		H-CC3{3}		4185 SHIPP DR	4185 Shipp Dr	21	20986	225893					Apartment	230	601			
								4205 SHIPP DR	4205 Shipp Dr	27	20986	225893					Apartment	175	458			
33	0.24	0.58	OS	OS		OS1																
34	0.69	1.71	RES4	DMU		H-CC3{2}		4235 SHERWOODTOWNE BLVD	4235 Sherwoodtowne Blvd	18	20400	219586					Apartment	170	444			
35	1.64	4.05	OFF	DMU		H-CC2{3}		4230 SHERWOODTOWNE BLVD					4230 Sherwoodtowne Blvd	3	1702	18320				Osteopathy Associates	1-4	Health Care and Social Assistance
								4240 SHERWOODTOWNE BLVD					4240 Sherwoodtowne Blvd	4	3920	42195				JFK's Restaurant and Lounge	10-19	Accommodation and Food Services
								4250 SHERWOODTOWNE BLVD					4310 Sherwoodtowne Blvd	4	5597	60246				PSG Executive	10-19	Administrative and Support, Waste Management and Remediation Services
								4310 SHERWOODTOWNE BLVD					4250 Sherwoodtowne Blvd	3	1689	18180				Thomas International Inc.	5-9	Professional, Scientific and Technical Services
																				Permanent Search Group, Employment Search Co.	5-9	Administrative and Support, Waste Management and Remediation Services
																				Meadwell	5-9	Professional, Scientific and Technical Services
																				Re/Max Realty Specialists Inc.	10-19	Real Estate and Rental and Leasing
																				Sherwoodtowne Convenience	1-4	Retail Trade
																				O'Connor Zanardo	5-9	Professional, Scientific and Technical Services
																				Mandaville Group Inc.	1-4	Finance and Insurance
																				Sunny Grill & Deli	1-4	Accommodation and Food Services
																				Bearing Capital Partners	1-4	Finance and Insurance
																				Endodontic Solutions, Dr. K. S. Serota	5-9	Health Care and Social Assistance
																				Sherwood Corporate Services Inc.	5-9	Professional, Scientific and Technical Services
																				Relaxology	5-9	Other Services (except Public Administration)
																				Realty Executives Card	NA	No description on record
																				Moss McCabe	1-4	Real Estate and Rental and Leasing
																				KMR Innovations Inc.	1-4	Administrative and Support, Waste Management and Remediation Services
																				Atlantic Cleaner & Alteration	1-4	Other Services (except Public Administration)
																				Viesia W. Dabrowska	1-4	Professional, Scientific and Technical Services
																				Cisnet Inc.	NA	Educational Services
																				Business Development Bank of Canada	20-49	Finance and Insurance
																				Newlife Fertility Centre	10-19	Health Care and Social Assistance
																				KGS Group	10-19	Professional, Scientific and Technical Services
																				URY Borges-ho, M.A	NA	No description on record
																				Dr. Lisa Bentley-Dentist	10-19	Health Care and Social Assistance
																				The Woodbridge Group	100-299	Manufacturing
																				Martyn, Dooley & Partners	20-49	Professional, Scientific and Technical Services
																				My Salon & Spa	20-49	Other Services (except Public Administration)
36	3.71	9.17	OS, OFF	OS, DMU		OS1, H-CC3{2}		28 VILLAGE CENTRE PL					4265 Sherwoodtowne Blvd	2	-	-				Queen's Collegiate	NA	No description on record
								30 VILLAGE CENTRE PL					57 Village Centre Pl	3	423	4553				Links Canada	NA	No description on record
								32 VILLAGE CENTRE PL					4300 Village Centre Crt	2	341	3671				Guardian Insurance & Financial	NA	No description on record
								34 VILLAGE CENTRE PL					4299 Village Centre Crt	2	341	3671				State Farm Insurance/Ali Nazem Ins Agcy	NA	No description on record
								40 VILLAGE CENTRE PL					4296 Village Centre Crt	2	341	3671				InCharge Debt Solutions	NA	Professional, Scientific and Technical Services
								42 VILLAGE CENTRE PL					4295 Village Centre Crt	2	341	3671				Anzer IT Solutions	NA	No description on record
								44 VILLAGE CENTRE PL					4292 Village Centre Crt	2	341	3671				Discovery Science Learning Center	NA	No description on record
								46 VILLAGE CENTRE PL					4291 Village Centre Crt	2	341	3671				The Papillon Learning Centre	NA	No description on record

A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.

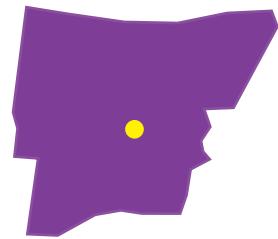


Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



1-24



0 75 150
Metres

Land, Buildings, People and Jobs

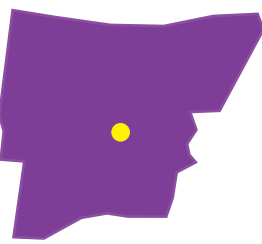
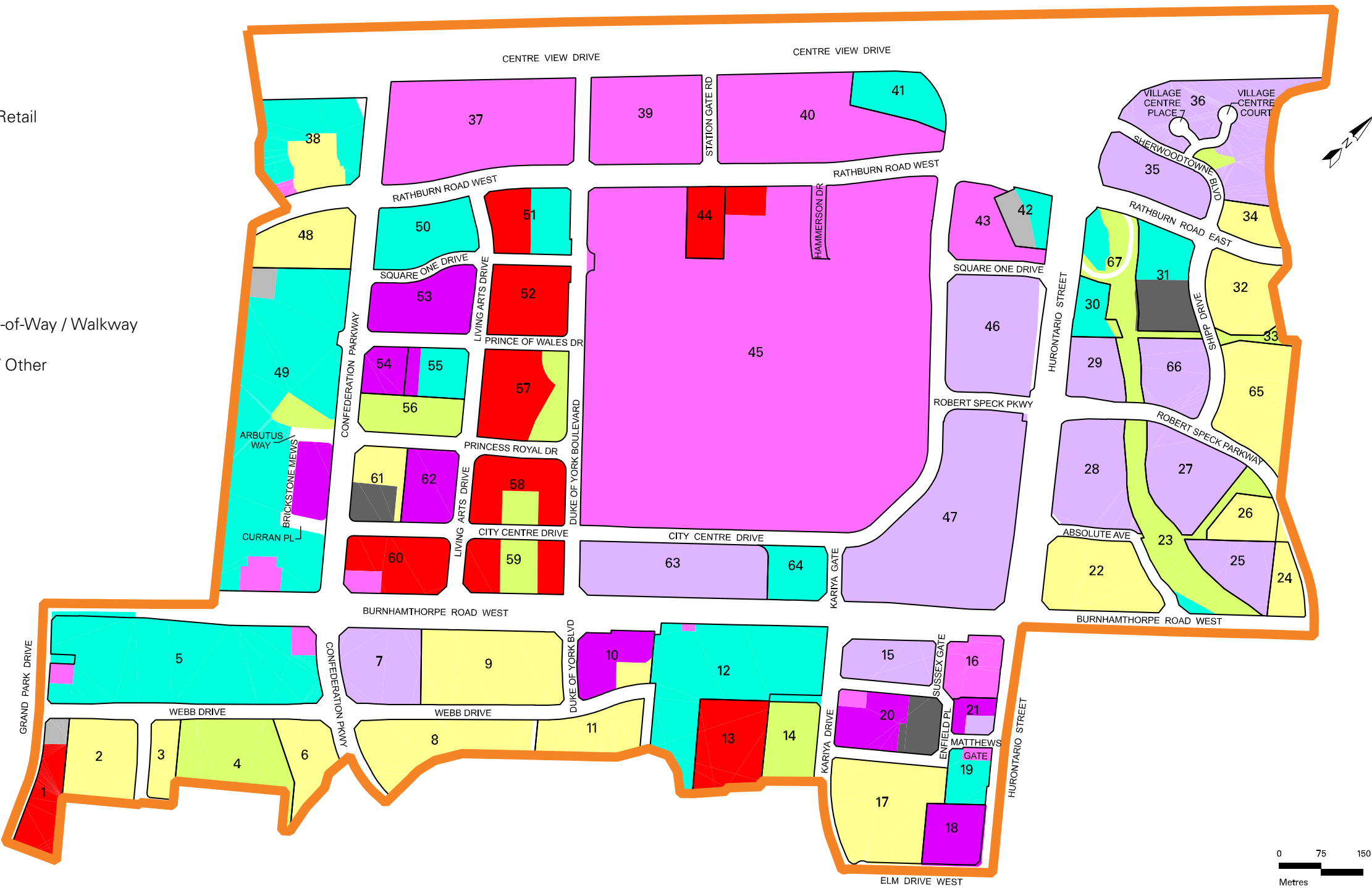
LAND									BUILDINGS				PEOPLE			JOBS						
Map D	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit				Office				Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)						
36								48 VILLAGE CENTRE PL					4288 Village Centre Crt	2	341	3671				Sherwoodtowne Natural Medicine Clinic	NA	No description on record
								50 VILLAGE CENTRE PL					4287 Village Centre Crt	2	341	3671				Whitehall Bureau	NA	Administrative and Support, Waste Management and Remediation Services
								51 VILLAGE CENTRE PL					4284 Village Centre Crt	2	341	3671				CrossroadsFinancial Solutions Inc.	NA	No description on record
								52 VILLAGE CENTRE PL					4304 Village Centre Crt	2	341	3671				Buyingblock.com	NA	No description on record
								53 VILLAGE CENTRE PL					4275 Village Centre Crt	2	341	3671				Dr. Monik Kalia	1-4	Health Care and Social Assistance
								54 VILLAGE CENTRE PL					4307 Village Centre Crt	2	341	3671				C2K Education & Beyond Learning Centre	NA	No description on record
								55 VILLAGE CENTRE PL					4263 Sherwoodtowne Blvd	2	-	-				State Farm Insurance	1-4	Finance and Insurance
								57 VILLAGE CENTRE PL					4261 Sherwoodtowne Blvd	2	-	-				McEwen, Robert G. & Associates Ltd.	1-4	Professional, Scientific and Technical Services
								4255 SHERWOODTOWNE BLVD					4259 Sherwoodtowne Blvd	2	-	-				Argyle & Broadstreet Inc.	1-4	Wholesale Trade
								4257 SHERWOODTOWNE BLVD					4257 Sherwoodtowne Blvd	2	-	-				Excel Financial Services	1-4	Professional, Scientific and Technical Services
								4259 SHERWOODTOWNE BLVD					4255 Sherwoodtowne Blvd	2	3716	39999				Falcon Group Cymak Canada Inc.	1-4	Construction
								4261 SHERWOODTOWNE BLVD					4283 Village Centre Crt	2	341	3671				Langlois Konrad Inkster (LKI)	1-4	Professional, Scientific and Technical Services
								4263 SHERWOODTOWNE BLVD					42 Village Centre Pl	3	423	4553				Keybase Financial Group	1-4	Finance and Insurance
								4265 SHERWOODTOWNE BLVD					55 Village Centre Pl	3	423	4553				Equity Builders	10-19	Finance and Insurance
								4275 SHERWOODTOWNE BLVD					54 Village Centre Pl	3	423	4553				Edwards Sterling Pierce	1-4	Professional, Scientific and Technical Services
								4275 VILLAGE CENTRE CRT					53 Village Centre Pl	3	423	4553				F.M. Macro Inc.	1-4	Wholesale Trade
								4283 VILLAGE CENTRE CRT					52 Village Centre Pl	3	423	4553				Hands for Health	1-4	Health Care and Social Assistance
								4284 VILLAGE CENTRE CRT					51 Village Centre Pl	3	423	4553				Cognito Systems Inc.	1-4	Wholesale Trade
								4287 VILLAGE CENTRE CRT					50 Village Centre Pl	3	423	4553				Razi Khan and Mian Ali Accountants	1-4	Professional, Scientific and Technical Services
								4288 VILLAGE CENTRE CRT					48 Village Centre Pl	3	423	4553				O-Hearn and Sloan	1-4	Professional, Scientific and Technical Services
								4291 VILLAGE CENTRE CRT					4303 Village Centre Crt	2	341	3671				Egan Travel Ltd	1-4	Administrative and Support, Waste Management and Remediation Services
								4292 VILLAGE CENTRE CRT					44 Village Centre Pl	3	423	4553				Mississauga Lifestyle Realty	1-4	Real Estate and Rental and Leasing
								4295 VILLAGE CENTRE CRT					40 Village Centre Pl	3	423	4553				Palletizing Systems Ltd.	1-4	Wholesale Trade
								4296 VILLAGE CENTRE CRT					34 Village Centre Pl	3	423	4553				Sherwood Digital Copy Centre	1-4	Manufacturing
								4299 VILLAGE CENTRE CRT					32 Village Centre Pl	3	423	4553				CMAA Professional Corporation	5-9	Professional, Scientific and Technical Services
								4300 VILLAGE CENTRE CRT					30 Village Centre Pl	3	423	4553				Absolute Financial Group Inc.	10-19	Finance and Insurance
								4303 VILLAGE CENTRE CRT					28 Village Centre Pl	3	423	4553				Parexel International	5-9	Wholesale Trade
								4304 VILLAGE CENTRE CRT					4316 Village Centre Crt	2	341	3671				Korman Associates	5-9	Professional, Scientific and Technical Services
								4307 VILLAGE CENTRE CRT					4315 Village Centre Crt	2	341	3671				Petro-Techna International Ltd.	5-9	Manufacturing
								4308 VILLAGE CENTRE CRT					4312 Village Centre Crt	2	341	3671				Sherwoodtowne Physiotherapy	5-9	Health Care and Social Assistance
								4311 VILLAGE CENTRE CRT					4311 Village Centre Crt	2	341	3671				Holistic Bodyworx	5-9	Health Care and Social Assistance
								4312 VILLAGE CENTRE CRT					4308 Village Centre Crt	2	341	3671				ProTemps	5-9	Administrative and Support, Waste Management and Remediation Services
								4315 VILLAGE CENTRE CRT					46 Village Centre Pl	3	423	4553				Raymond James MoneyPower Group	1-4	Finance and Insurance
								4316 VILLAGE CENTRE CRT											The 500 Staffing Inc.	5-9	Administrative and Support, Waste Management and Remediation Services	
																			Hansam General Contracting Ltd.	5-9	Construction	
																			World Financial Group	5-9	Finance and Insurance	
																			LJM Developments	5-9	Construction	
																			Skylark Holdings	5-9	Finance and Insurance	
																			Heydary Samuel	5-9	Professional, Scientific and Technical Services	
																			Synergydesign	NA	Professional, Scientific and Technical Services	
																			Executive Office	5-9	Finance and Insurance	
																			Platinum Canadian Immigration Services	1-4	Professional, Scientific and Technical Services	
																			Stephen Popovich Associates Inc.	5-9	Professional, Scientific and Technical Services	
																			NKC of Canada Inc.	1-4	Wholesale Trade	
																			Randor Jewellery Inc.	1-4	Wholesale Trade	
																			T & M Financial Inc.	1-4	Finance and Insurance	
																			Edwards Sterling Pierce Business Centre	1-4	Administrative and Support, Waste Management and Remediation Services	
																			Szmidt Counselling	1-4	Health Care and Social Assistance	
																			The Law Offices of Akbar Ali	1-4	Professional, Scientific and Technical Services	
																			Fellman, R.A. Barrister & Solicitor	1-4	Professional, Scientific and Technical Services	
																			Shanthi Devanand	1-4	No description on record	
																			Cathy P. Lum Barrister and Solicitor	1-4	Professional, Scientific and Technical Services	
																			Stratworks Inc.	1-4	Finance and Insurance	
																			Bindoo, Ron M. Law Office	1-4	Professional, Scientific and Technical Services	

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Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



Land, Buildings, People and Jobs

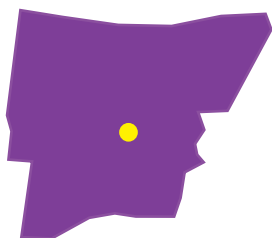
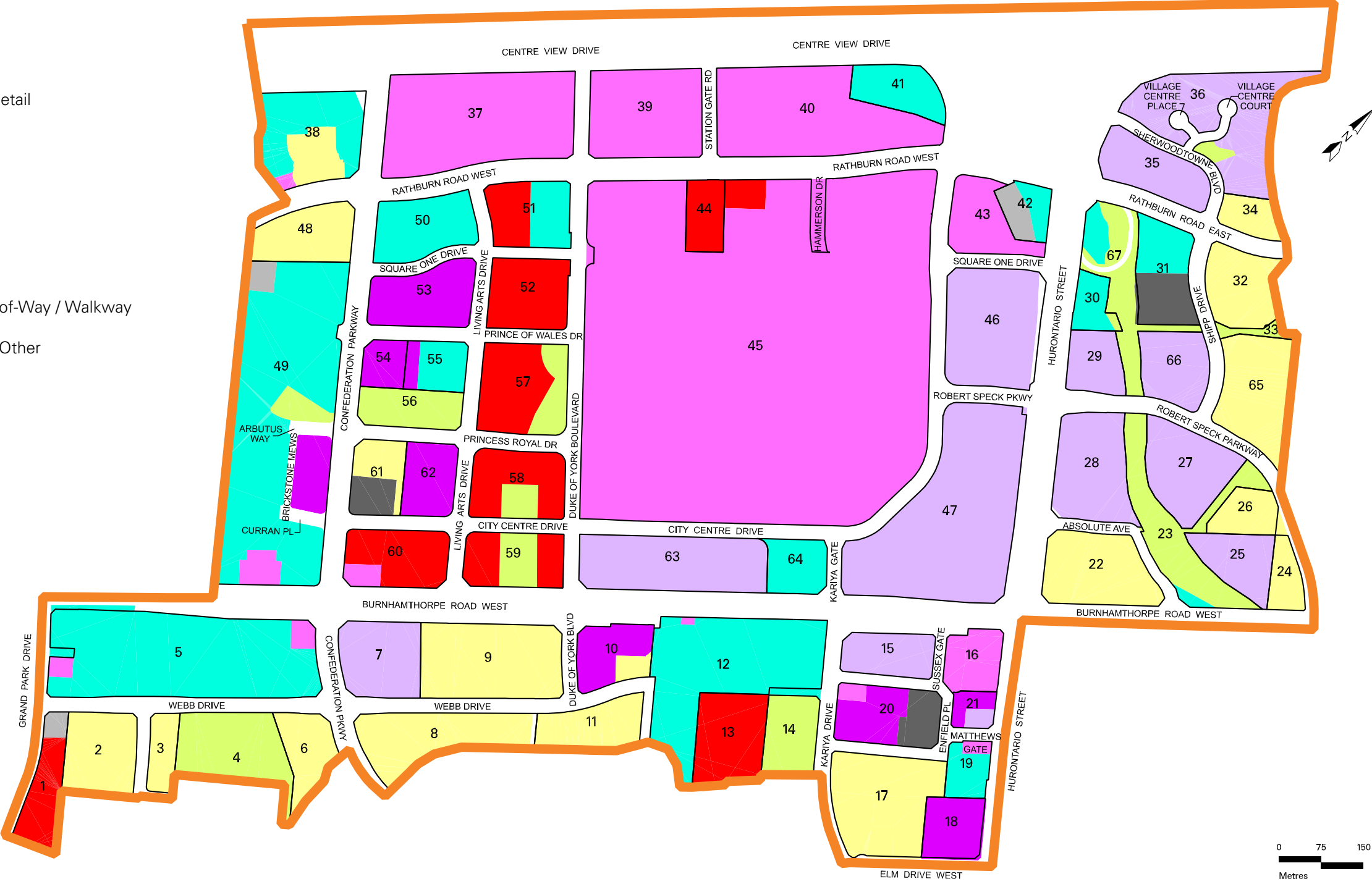
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0 75 150
Metres

Land, Buildings, People and Jobs

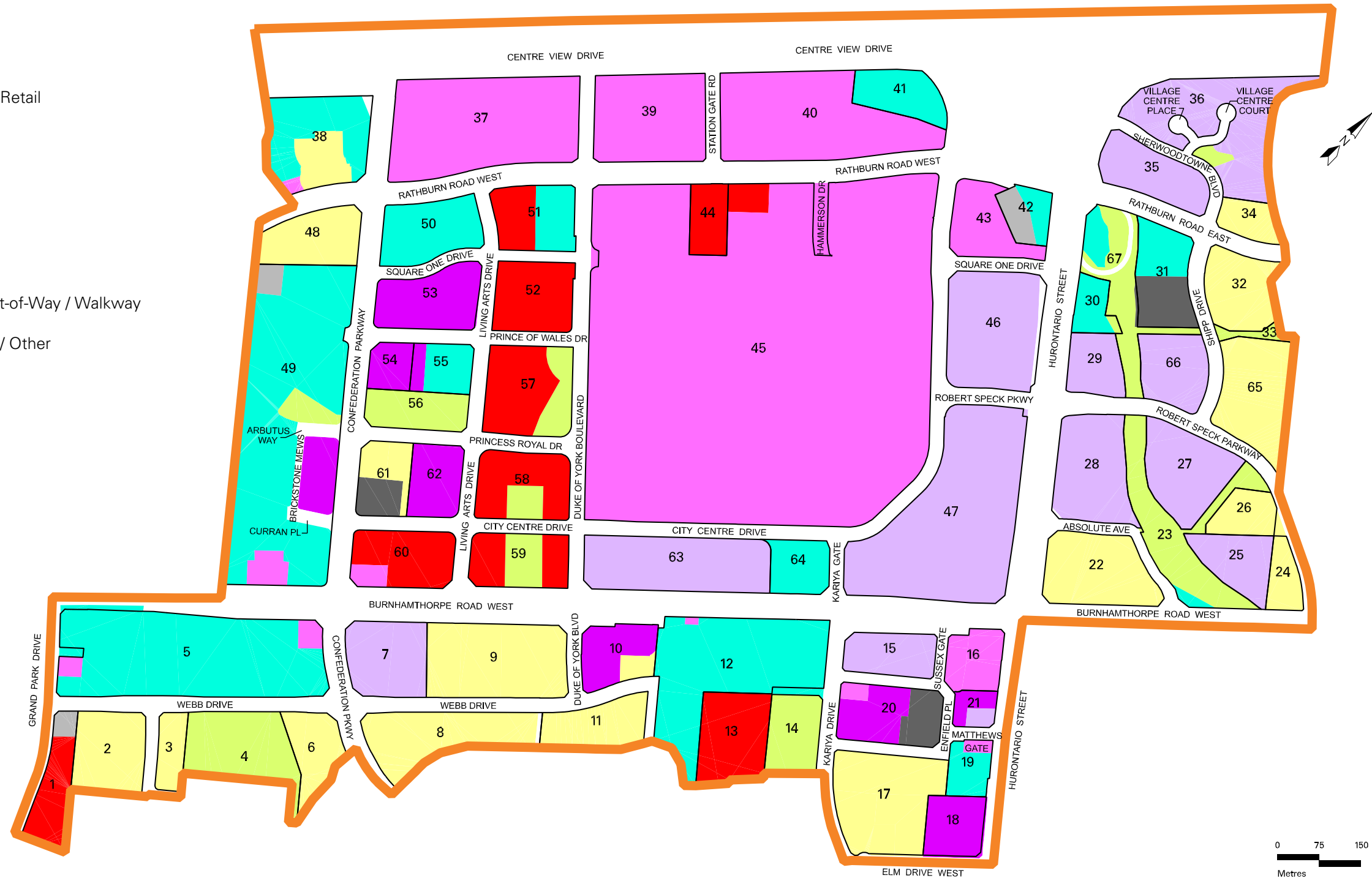
LAND									BUILDINGS				PEOPLE			JOBS						
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit				Office				Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)						
36																		Dental Office - Dr. M. Grossman, Dr. M. ADD Centre - Attention Span Training Vacant DVI Diagnostics Vacant Alliance Francaise Quatro Group Software Systems Inc. Canadian National Sportsmen's Shows Astra Fertility Clinic Vanler Insurance Adjusters Ltd. Free Methodists Church In Canada, The Edge Marketing & Research Nawaz Taub & Wasseman Chartered Global Jarvis Ryan Associates GfK Research Dynamics Astra Fertility Laboratory Vacant Vacant Vacant Homelife Response Realty Inc. Goodman & Griffin Katalogic Inc. Village Centre Orthodontics Watson, C.N. & Associates Ltd. Watson & Associates Economists Ltd. Oral and Maxillofacial Surgeons Perodontists Associates New Solutions Capital Group David B. Searles Surveying Ltd. Daigle & Hancock Barristers & Solicitors	10-19 10-19 NA 10-19 NA 10-19 10-19 10-19 10-19 10-19 10-19 10-19 10-19 20-49 NA NA NA 50-99 50-99 10-19 20-49 20-49 20-49 20-49 20-49 20-49 20-49 20-49 10-19	Health Care and Social Assistance Educational Services No description on record Health Care and Social Assistance No description on record Other Services (except Public Administration) Manufacturing Other Services (except Public Administration) Health Care and Social Assistance Finance and Insurance Other Services (except Public Administration) Professional, Scientific and Technical Services Professional, Scientific and Technical Services Finance and Insurance Professional, Scientific and Technical Services Professional, Scientific and Technical Services No description on record No description on record No description on record Real Estate and Rental and Leasing Professional, Scientific and Technical Services Professional, Scientific and Technical Services Health Care and Social Assistance Professional, Scientific and Technical Services Professional, Scientific and Technical Services Health Care and Social Assistance Health Care and Social Assistance Finance and Insurance Professional, Scientific and Technical Services Professional, Scientific and Technical Services		
37	5.49	13.57	RET1	DMU	H-CC2{1}			299 RATHBURN RD W 309 RATHBURN RD W										Famous Players Coliseum Canyon Creek Steak & Chophouse	50-99 50-99	Information and Cultural Industries Accommodation and Food Services		
38	2.88	7.12	RET3, RES4, VAC	DMU	CC2-2		SP/6/207, SP/11/126	335 RATHBURN RD W 339 RATHBURN RD W 345 RATHBURN RD W 349 RATHBURN RD W 359 RATHBURN RD W	335 Rathburn Rd W	22	26326	283372				Apartment	296	760				
39	3.10	7.65	RET1	DCC	H-CC1			189 RATHBURN RD W 199 RATHBURN RD W 209 RATHBURN RD W 219 RATHBURN RD W										Sport Chek Coast Mountain Sports Chapters Bookstore (Corporate name: Alice Fazooli's Italian Grill Starbucks Coffee Jack Astor's	20-49 20-49 50-99 10-19 100-299	Retail Trade Retail Trade Accommodation and Food Services Accommodation and Food Services Accommodation and Food Services		
40	4.89	12.08	RET1	DCC	H-CC1			99 RATHBURN RD W										Playdium Mississauga	100-299	Arts, Entertainment and Recreation		
41	1.23	3.03	VAC	DCC	H-CC1																	
42	0.80	1.97	VAC	DMU	H-CC2{2}			11 SQUARE ONE DR 15 SQUARE ONE DR														
43	1.45	3.59	RET1	DCC	CC1-1			25 SQUARE ONE DR 35 SQUARE ONE DR 55 SQUARE ONE DR 65 SQUARE ONE DR										Boston Pizza Panera Bread LCBO Running Room Canada Inc. Spence Diamonds	20-49 10-19 5-9 5-9 5-9	Accommodation and Food Services Accommodation and Food Services Retail Trade Retail Trade Retail Trade		
44	0.85	2.11	PUB	DCC	H-CC1			150 RATHBURN RD W 200 RATHBURN RD W										City Centre Transit Terminal	10-19	No description on record		

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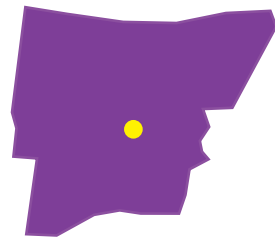


Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



1-30



0 75 150
Metres

Land, Buildings, People and Jobs

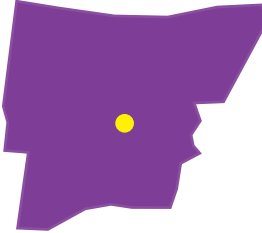
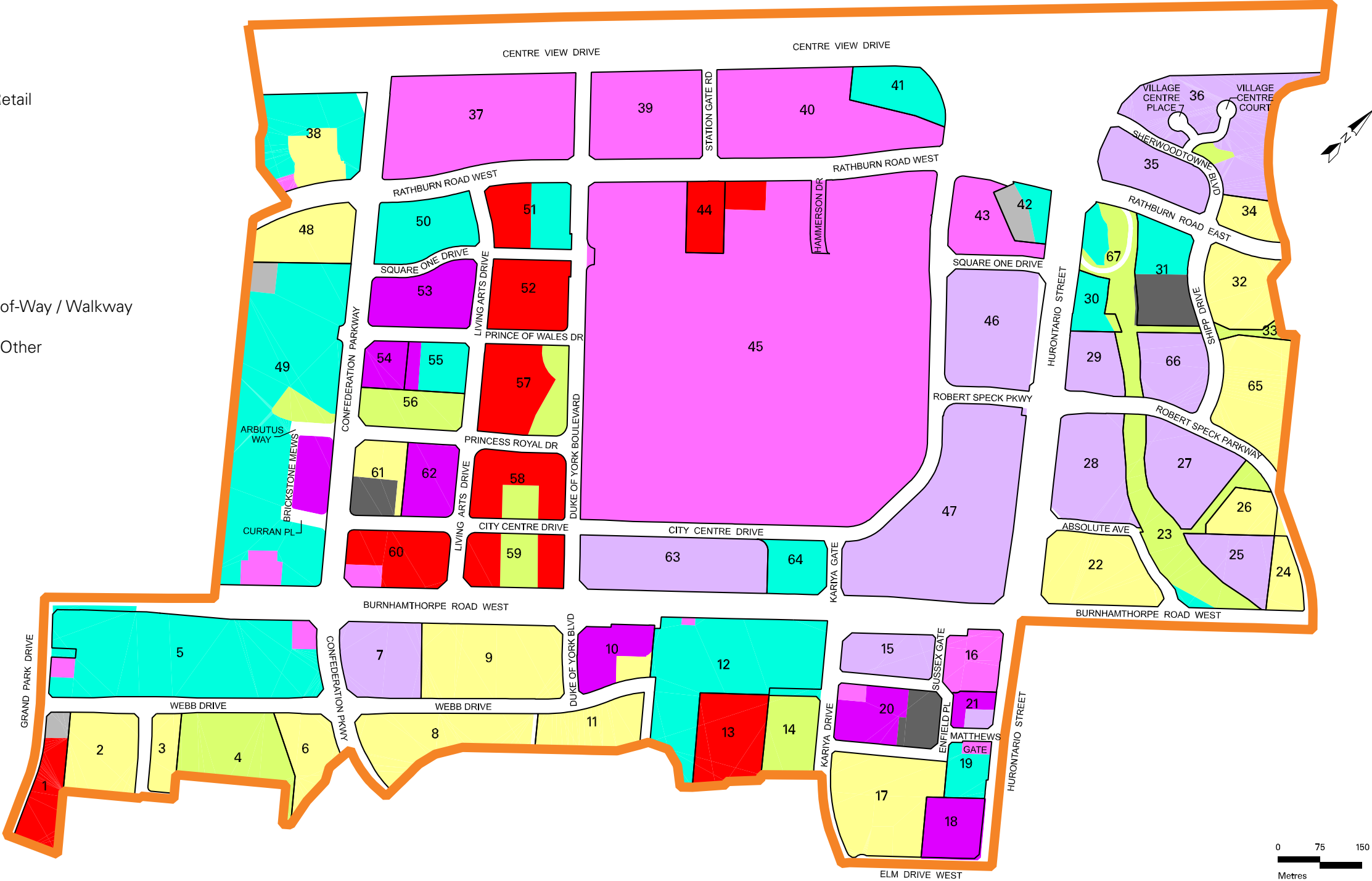
LAND									BUILDINGS				PEOPLE			JOBS						
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit				Office				Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)						
45	35.64	88.06	PUB, RET1	DCC		CC1, H-CC1		2 CITY CENTRE DR 95 SQUARE ONE DR 100 CITY CENTRE DR 155 SQUARE ONE DR											Purolator Courier	1-4	Transportation and Warehousing	
																			Lemongrass	5-9	Accommodation and Food Services	
																			Esprit	5-9	Retail Trade	
																			Fine Gold Jewellers & Diamond Co.	10-19	Retail Trade	
																			Guess by Marciano	10-19	Retail Trade	
																			Payless ShoeSource's	10-19	Retail Trade	
																			Michel's Baquette Bakery Café	10-19	Accommodation and Food Services	
																			RW & Co.	10-19	Retail Trade	
																			Dynamite	10-19	Retail Trade	
																			Costa Blanca	10-19	Retail Trade	
																			Kentucky Fried Chicken	10-19	Accommodation and Food Services	
																			Things Engraved	5-9	Other Services (except Public Administration)	
																			Bulk Barn	10-19	Retail Trade	
																			Talbots	5-9	Retail Trade	
																			Tip Top	5-9	Retail Trade	
																			Taco Bell	5-9	Accommodation and Food Services	
																			La Senza Express	5-9	Retail Trade	
																			Le Chateau- Ladies	5-9	Retail Trade	
																			Siblings	5-9	Retail Trade	
																			Ricki's	5-9	Retail Trade	
																			Suzy Shier	5-9	Retail Trade	
																			Best Buy Mobile	10-19	Retail Trade	
																			Marciano	10-19	Retail Trade	
																			Boathouse	10-19	Retail Trade	
																			MAC	10-19	Retail Trade	
																			Jacob	10-19	Retail Trade	
																			Joseppi & Mimmo Hair Design	10-19	Other Services (except Public Administration)	
																			Aeropostale	10-19	Retail Trade	
																			European Jewellery	10-19	Retail Trade	
																			Walters Music School	10-19	Educational Services	
																			Lenscrafters	10-19	Retail Trade	
																			Magicuts	10-19	Other Services (except Public Administration)	
																			Disney Store, The	10-19	Retail Trade	
																			Mississauga Board of Trade-Driver &	5-9	Public Administration	
																			Starbucks Coffee Canada	10-19	Accommodation and Food Services	
																			Tilley Endurables	10-19	Retail Trade	
																			FCUK	10-19	Retail Trade	
																			Black's Photography	10-19	Retail Trade	
																			Bank of Montreal	10-19	Finance and Insurance	
																			A & W	10-19	Accommodation and Food Services	
																			Stitches	10-19	Retail Trade	
																			BCBG Max Azaria	10-19	Retail Trade	
																			Lords + Ladies	10-19	Other Services (except Public Administration)	
																			Subway	5-9	Accommodation and Food Services	
																			Classic Fit	5-9	Other Services (except Public Administration)	
																			Jimmy The Greek	5-9	Accommodation and Food Services	
																			Bluenotes	5-9	Retail Trade	
																			Buffalo	5-9	Retail Trade	
																			Wireless Wave	5-9	Information and Cultural Industries	
																			Jean Machine	5-9	Retail Trade	
																			Sony Store, The	5-9	Retail Trade	
																			Bell	5-9	Retail Trade	
																			Journeys	5-9	Retail Trade	
																			Body Shop, The	5-9	Retail Trade	
																			Millenium Nail Care	5-9	Other Services (except Public Administration)	
																			Geox Canada	5-9	Retail Trade	
																			Lush	5-9	Retail Trade	

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Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



Land, Buildings, People and Jobs

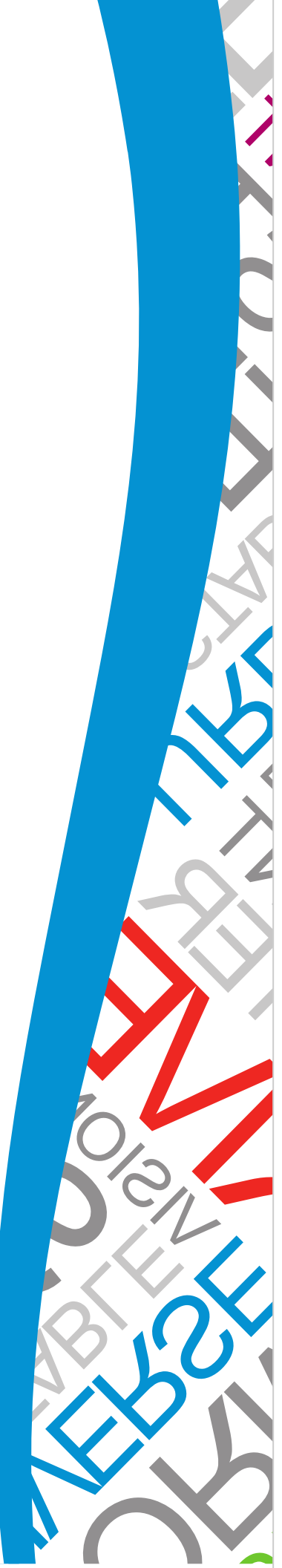
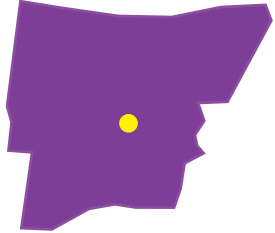
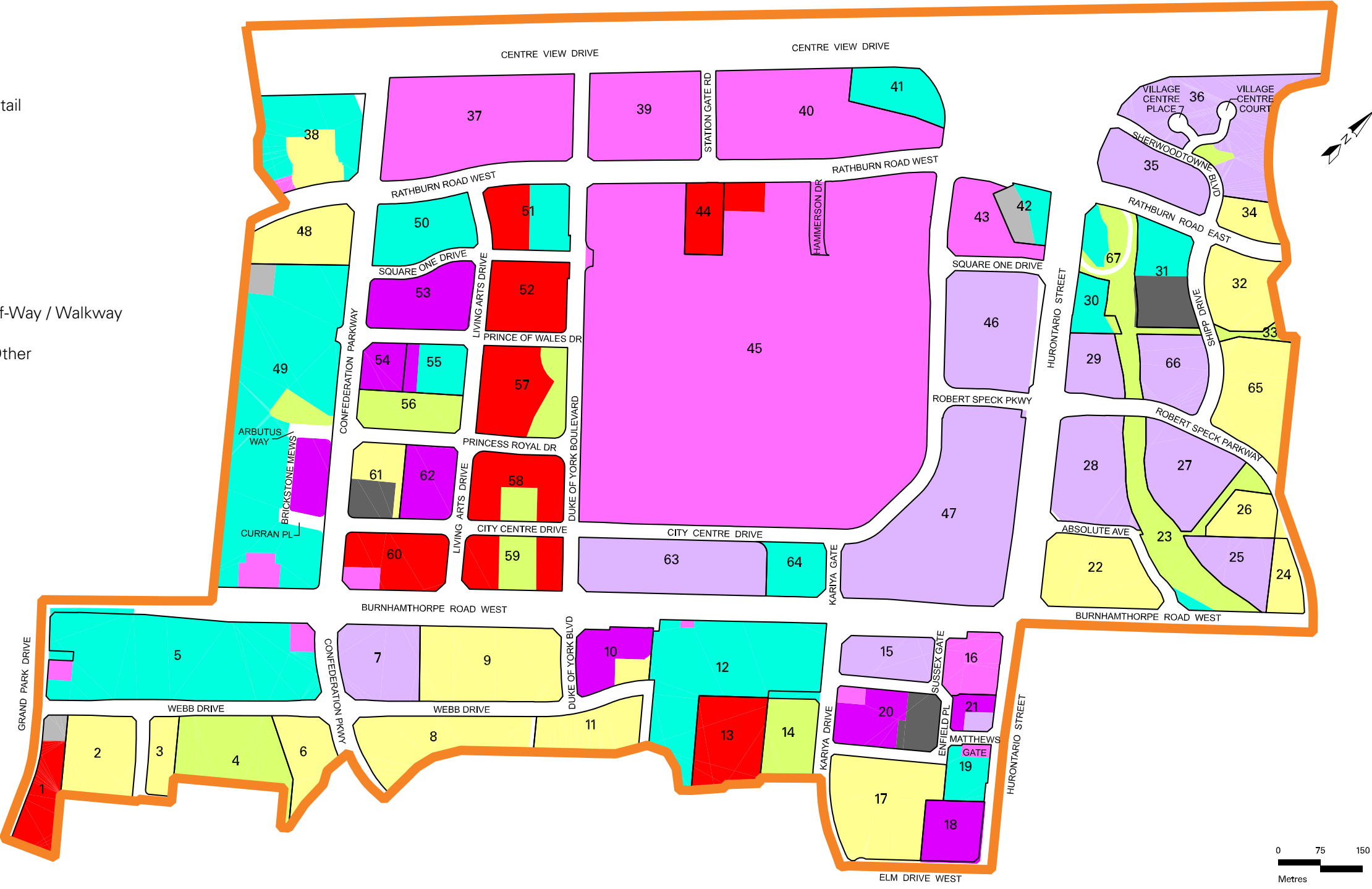
LAND									BUILDINGS				PEOPLE			JOBS						
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit				Office				Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)						
45																			Carlton Cards	5-9	Retail Trade	
																			Dr. Marvin L. Katz - Dental Office	5-9	Health Care and Social Assistance	
																			Stance	5-9	Retail Trade	
																			Zero Edge	5-9	Retail Trade	
																			Ten Ren's Tea	5-9	Accommodation and Food Services	
																			Villa Madina	5-9	Accommodation and Food Services	
																			Mrs. Vanelli's	5-9	Accommodation and Food Services	
																			Eddie Bauer	5-9	Retail Trade	
																			Build A Bear Workshop	5-9	Retail Trade	
																			Telus	5-9	Retail Trade	
																			Steve Madden	5-9	Retail Trade	
																			Tristan & America	5-9	Retail Trade	
																			Rogers AT&T	5-9	Retail Trade	
																			Spring	5-9	Retail Trade	
																			Danier Leather	5-9	Retail Trade	
																			Town Shoes	5-9	Retail Trade	
																			Cinnabon	5-9	Accommodation and Food Services	
																			Arby's	5-9	Accommodation and Food Services	
																			Parasuco	10-19	Retail Trade	
																			Bell World	5-9	Retail Trade	
																			Telus	5-9	Retail Trade	
																			The Source By Circuit City	5-9	Retail Trade	
																			West 49	5-9	Retail Trade	
																			Rogers Wireless	5-9	Retail Trade	
																			Bench	5-9	Retail Trade	
																			Birks	5-9	Retail Trade	
																			Aldo Accessories	5-9	Retail Trade	
																			Bebe	5-9	Retail Trade	
																			Old Navy	20-49	Retail Trade	
																			Brown's	10-19	Retail Trade	
																			Oxford Prpoerties Group-Square One	50-99	Information and Cultural Industries	
																			Square One Management Office	50-99	Real Estate and Rental and Leasing	
																			Moxie's Classic Grill	50-99	Accommodation and Food Services	
																			Gap/Gap Kids/Baby Gap/Gap Body	50-99	Retail Trade	
																			Earl's Restaurant & Bar	50-99	Accommodation and Food Services	
																			McDonald's	20-49	Accommodation and Food Services	
																			Richtree Market Restaurant	20-49	Accommodation and Food Services	
																			Le Chateau	NA	Retail Trade	
																			H & M	20-49	Retail Trade	
																			Perfume Shop	NA	Retail Trade	
																			Canadian Blood Services	20-49	Health Care and Social Assistance	
																			Fiorio	20-49	Other Services (except Public Administration)	
																			Square One Security Office	20-49	Administrative and Support, Waste Management and Remediation Services	
																			American Eagle Outfitters	20-49	Retail Trade	
																			TD Canada Trust	20-49	Finance and Insurance	
																			Empire Studio 10	20-49	Information and Cultural Industries	

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- Residential
- Mixed Residential / Retail
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- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
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- Parking / Other
- Others



Land, Buildings, People and Jobs

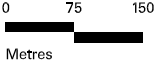
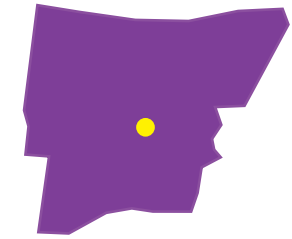
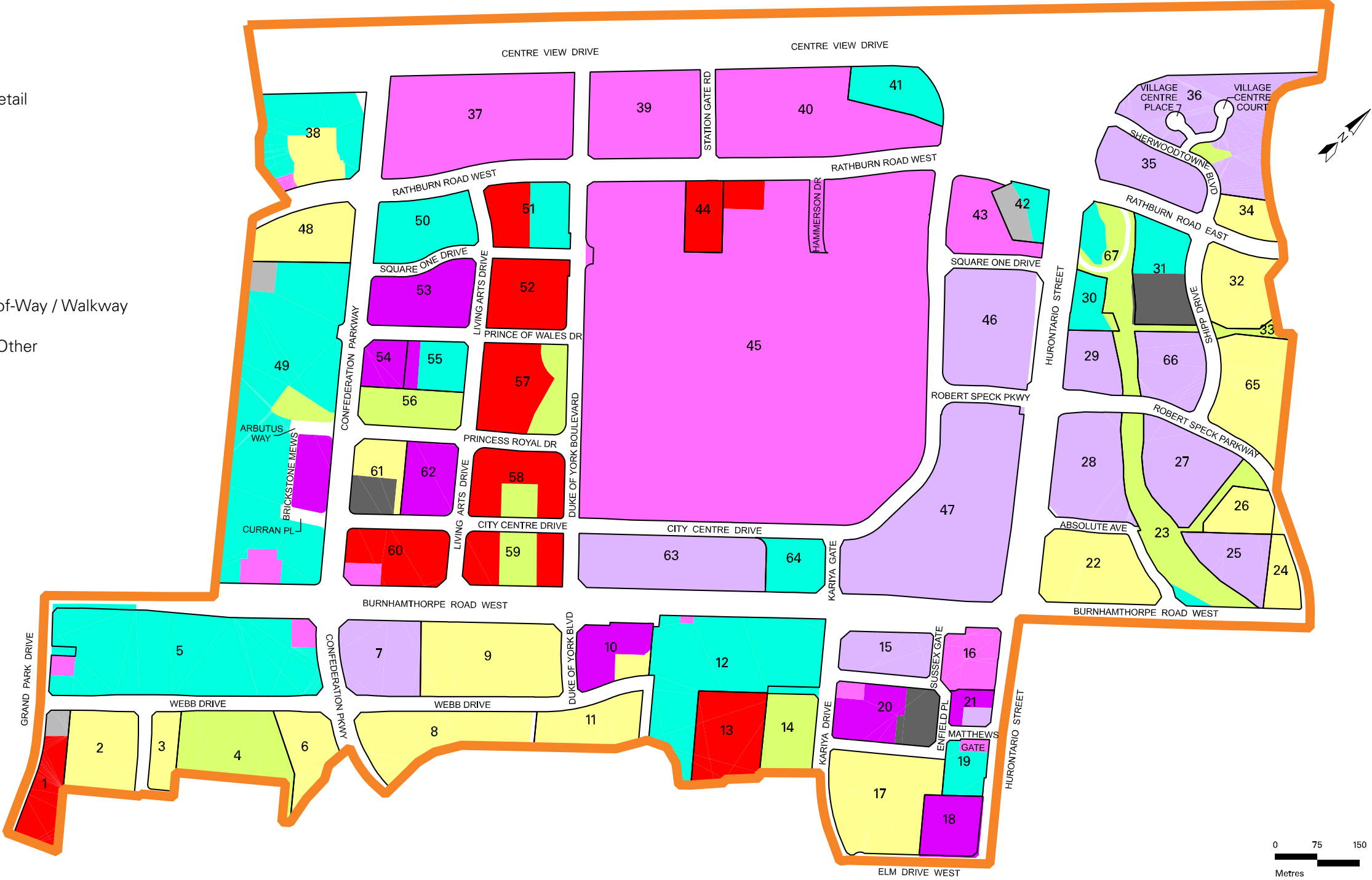
LAND									BUILDINGS				PEOPLE			JOBS						
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit				Office				Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)						
45																		Harry Rosen	20-49	Retail Trade		
																		Vacant	NA	No description on record		
																		Vacant	NA	No description on record		
																		Vacant	NA	No description on record		
																		Vacant	NA	No description on record		
																		Vacant	NA	No description on record		
																		Buffalo	NA	Retail Trade		
																		Vacant	NA	No description on record		
																		Royal LePage Real Estate Services Ltd.	NA	Real Estate and Rental and Leasing		
																		Nike	NA	No description on record		
																		Scotiabank	10-19	Finance and Insurance		
																		The Children's Place	10-19	Retail Trade		
																		Champs	10-19	Retail Trade		
																		Thai Express	10-19	Accommodation and Food Services		
																		Mexx	10-19	Retail Trade		
																		La Senza	10-19	Retail Trade		
																		Jason Michael's Hair Salons & Spas	10-19	Other Services (except Public Administration)		
																		Sirens	10-19	Retail Trade		
																		Laura/Laura Petities	10-19	Retail Trade		
																		Walter's Music Centres	10-19	Retail Trade		
																		Aldo Shoes	10-19	Retail Trade		
																		Garage	10-19	Retail Trade		
																		Manchu Wok	10-19	Accommodation and Food Services		
																		The Square One Older Adult Centre	10-19	Health Care and Social Assistance		
																		Melanie Lyne	10-19	Retail Trade		
																		Fairweather	10-19	Retail Trade		
																		Barber's Chair, The	10-19	Other Services (except Public Administration)		
																		HMV	10-19	Retail Trade		
																		Banana Republic	20-49	Retail Trade		
																		Shoppers Drug Mart	10-19	Retail Trade		
																		Sears	100-299	Retail Trade		
																		Aritzia	10-19	Retail Trade		
																		PJ's Pet Centres	20-49	Retail Trade		
																		William Ashley Ltd	20-49	Retail Trade		
																		Pink by Victoria Secret	20-49	Retail Trade		
																		Lululemon	20-49	Retail Trade		
																		Home Outfitters	20-49	Retail Trade		
																		Tommy Hilfiger	20-49	Retail Trade		
																		Sephora	20-49	Retail Trade		
																		Club Monaco	10-19	Retail Trade		
																		Bay, The	100-299	Retail Trade		
																		Coach	10-19	Retail Trade		
																		Zellers	100-299	Retail Trade		
																		Guess Canada Corporation	10-19	Retail Trade		
																		Athlete's World	10-19	Retail Trade		
																		Harry Rosen	10-19	Retail Trade		
																		Tim Hortons	10-19	Accommodation and Food Services		
																		Footlocker	10-19	Retail Trade		
																		Bath and Body Works	10-19	Retail Trade		
																		Johnny Rockets	10-19	Accommodation and Food Services		
																		Urban Behavior	20-49	Retail Trade		
																		Wal-Mart	100-299	Retail Trade		
																		Marla's	1-4	Retail Trade		
																		Yoyo's Cellular Accessories	1-4	Retail Trade		
																		Faces	1-4	Retail Trade		
																		Yves Rocher	1-4	Retail Trade		
																		Key Man Engravables	1-4	Other Services (except Public Administration)		

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Land, Buildings, People and Jobs

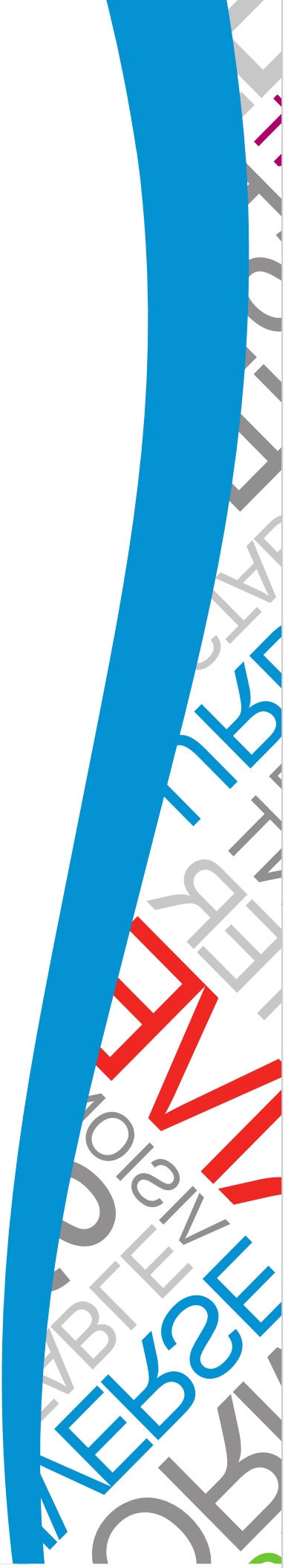
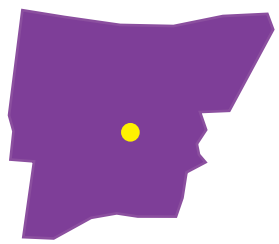
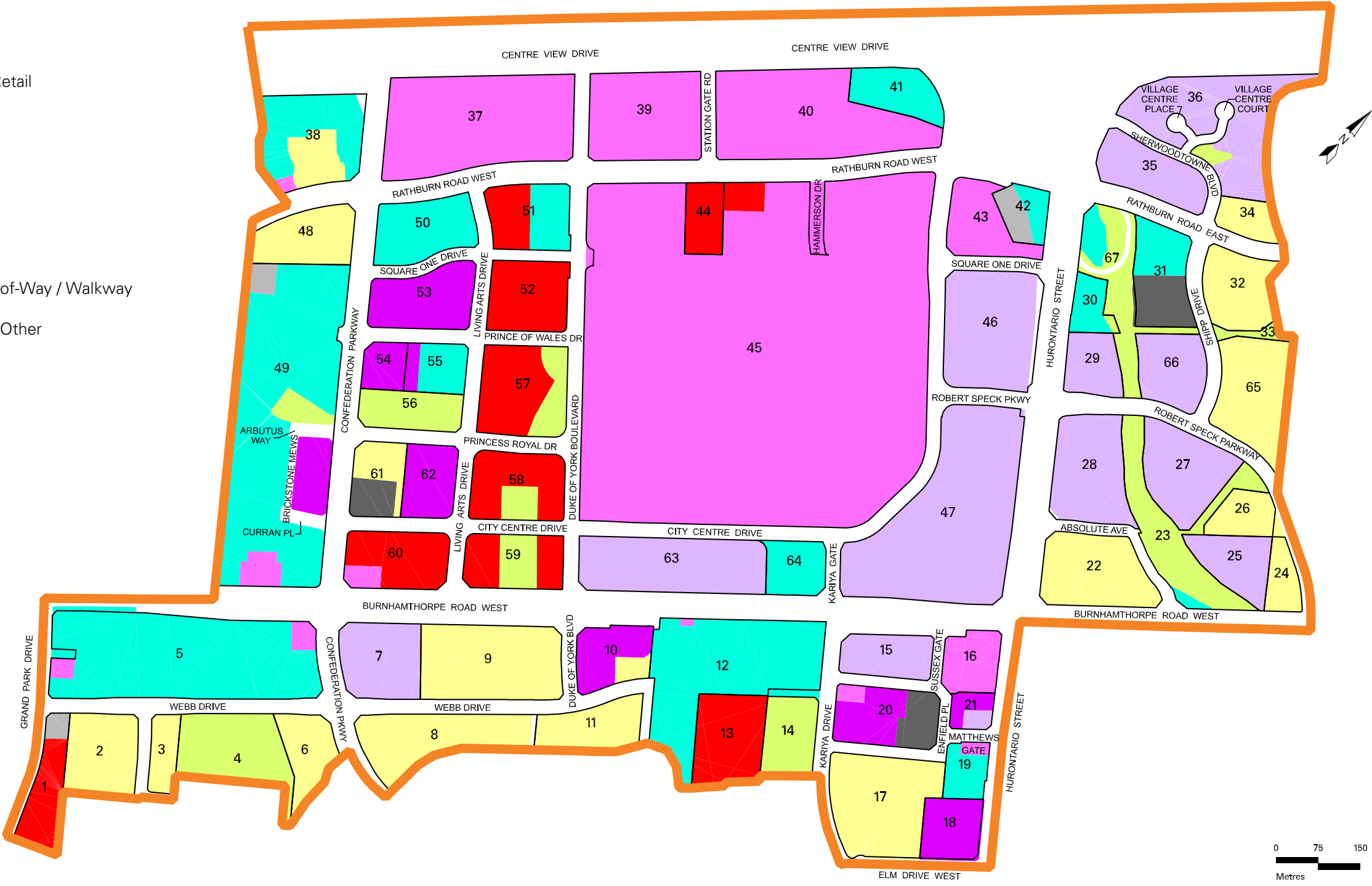
LAND									BUILDINGS				PEOPLE			JOBS									
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45																							Merle Norman	1-4	Other Services (except Public Administration)
																							The Pro Image	1-4	Retail Trade
																							Voluptuous	1-4	Retail Trade
																							Stitch It	1-4	Other Services (except Public Administration)
																							Timothy's	1-4	Accommodation and Food Services
																							Motherhood Maternity	1-4	Retail Trade
																							The Loft	1-4	Retail Trade
																							Nutrition House	1-4	Retail Trade
																							Crate Designs	1-4	Manufacturing
																							Wine Rack, The	1-4	Retail Trade
																							Tailor's Choice	1-4	Other Services (except Public Administration)
																							Crepe de Licious	1-4	Accommodation and Food Services
																							Colacutt	1-4	Retail Trade
																							Car Buffs	1-4	Retail Trade
																							Canada Post	1-4	Transportation and Warehousing
																							Sterling Shoes	1-4	Retail Trade
																							Icing by Claires	1-4	Retail Trade
																							Stoneridge	1-4	Retail Trade
																							International Clothiers Inc	1-4	Retail Trade
																							Swatch	1-4	Retail Trade
																							Caryl Baker Visage	1-4	Retail Trade
																							Tuxedo Royale	1-4	Real Estate and Rental and Leasing
																							Kernels	1-4	Accommodation and Food Services
																							Personal Edge	1-4	Retail Trade
																							Stitch It	1-4	Other Services (except Public Administration)
																							Capezio	1-4	Retail Trade
																							Baskin Robbins	1-4	Accommodation and Food Services
																							Rainbow Jade	1-4	Retail Trade
																							Trade Secrets	1-4	Retail Trade
																							Ardene	1-4	Retail Trade
																							Delta Optical	1-4	Retail Trade
																							Wireless Wave	1-4	Retail Trade
																							Fine Diamonds	1-4	Retail Trade
																							Virgin Mobile	1-4	Retail Trade
																							Yogen Fruz	1-4	Accommodation and Food Services
																							The Open Door Christian Drop In & Information Centre	1-4	Other Services (except Public Administration)
																							Toys, Toys, Toys	1-4	Retail Trade
																							Flhair Inc	1-4	Retail Trade
																							Melonhead	1-4	Other Services (except Public Administration)
																							Hamiko Collection	1-4	Retail Trade
																							The Mall Soccer Store Ltd.	1-4	Retail Trade
																							Perfume Shop	1-4	Retail Trade
																							Dr. Dhir S. Chaudhury and Associates	1-4	Health Care and Social Assistance
																							The Picture Source	1-4	Retail Trade
																							Sheffield & Sons	1-4	Retail Trade
																							The Art of Shoe Repair	1-4	Other Services (except Public Administration)
																							Apollon Fine Men's Wear	1-4	Retail Trade
																							Vivah Jewellery	1-4	Retail Trade
																							The Sole Proprietor	1-4	Other Services (except Public Administration)
																							Dr. Danni De Luca - Optometrist	1-4	Health Care and Social Assistance
			Great American Backrub	1-4	Other Services (except Public Administration)																				
			ICE Currency Exchange	1-4	Finance and Insurance																				
			Cellphone Accessories	1-4	Retail Trade																				
			Laura Secord	5-9	Retail Trade																				
			Burger King	20-49	Accommodation and Food Services																				
			International News	1-4	Retail Trade																				
			Peace Lutheran Church	1-4	Other Services (except Public Administration)																				

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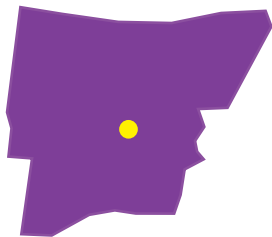
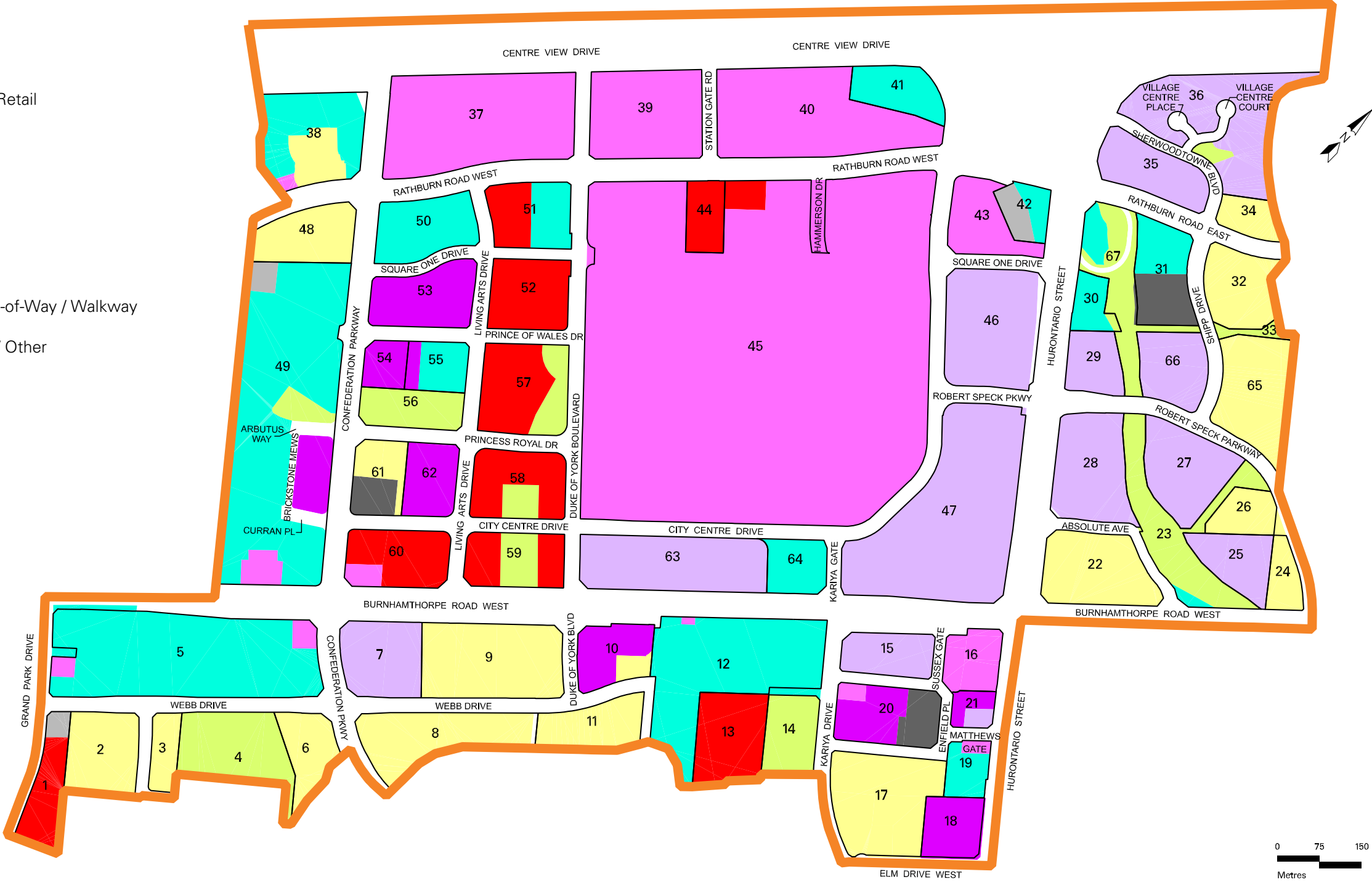


Land, Buildings, People and Jobs

LAND									BUILDINGS				PEOPLE			JOBS						
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit				Office				Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)						
45																		Animal World	1-4	Retail Trade		
																		The Source Clothing Co.	1-4	Retail Trade		
																		Stockhomme	1-4	Retail Trade		
																		Island Ink-Jet	1-4	Other Services (except Public Administration)		
																		Havana Tobacconist	1-4	Retail Trade		
																		Everything For A Dollar Store	1-4	Retail Trade		
																		Gateway Newstands	1-4	Retail Trade		
																		Planet Hobby	1-4	Retail Trade		
																		Jane Harvey Lawyers	1-4	Professional, Scientific and Technical Services		
																		Far East Centres	1-4	Retail Trade		
																		The Spanx Stop	1-4	Retail Trade		
																		Mega Wraps	1-4	Accommodation and Food Services		
																		Portraits Plus	1-4	Professional, Scientific and Technical Services		
																		IN Jewelry & Accessories	1-4	Retail Trade		
																		Bellaire Jewellers	1-4	Retail Trade		
																		Anna Bella	1-4	Retail Trade		
																		Victorian Collection	1-4	Retail Trade		
																		Bellissima Boutique	1-4	Retail Trade		
																		Sushi Q (Exko Inc.)	1-4	Retail Trade		
																		Victorian Shop	1-4	Retail Trade		
																		S&H Health Foods	1-4	Retail Trade		
																		Proactive Solutions	1-4	Retail Trade		
																		New York Fries	5-9	Accommodation and Food Services		
																		Steps	5-9	Retail Trade		
																		Gymboree	5-9	Retail Trade		
																		Claire De Lure	5-9	Retail Trade		
																		Coles	5-9	Retail Trade		
																		Bikini Village	5-9	Retail Trade		
																		Access	5-9	Retail Trade		
																		Panda Shoes	5-9	Retail Trade		
																		Nike	5-9	Retail Trade		
																		Flight Centre	5-9	Administrative and Support, Waste Management and Remediation Services		
																		Smart Set	5-9	Retail Trade		
																		Teaopia	5-9	Retail Trade		
																		Lids	5-9	Retail Trade		
																		Dairy Queen	5-9	Accommodation and Food Services		
																		Costa Blanca X	5-9	Retail Trade		
																		Mappins	5-9	Retail Trade		
																		EB Games	5-9	Retail Trade		
																		People's Jewellers	5-9	Retail Trade		
																		Femme Du Carriere	5-9	Retail Trade		
																		Peel Police Sub Station	5-9	Public Administration		
																		Spring	5-9	Retail Trade		
																		Rocky Mountain Chocolate Factory	5-9	Retail Trade		
																		K. Barketti	1-4	Retail Trade		
																		Broadway Fashion	1-4	Retail Trade		
																		Bubble Tease	5-9	Accommodation and Food Services		
																		Cleo	5-9	Retail Trade		
																		Starstruck Entertainment	5-9	Retail Trade		
																		Sunglass Hut	5-9	Retail Trade		
																		La Swiss	5-9	Retail Trade		
																		Hakim Optical	5-9	Retail Trade		
																		Denise	5-9	Retail Trade		
																		Le Chateau Menswear	5-9	Retail Trade		
																		Charley's Steakery	5-9	Accommodation and Food Services		
																		Swarovski	5-9	Retail Trade		
																		La Vie En Rose	5-9	Retail Trade		

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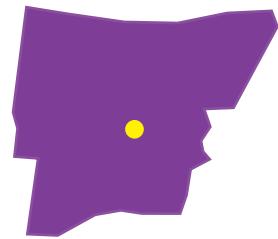
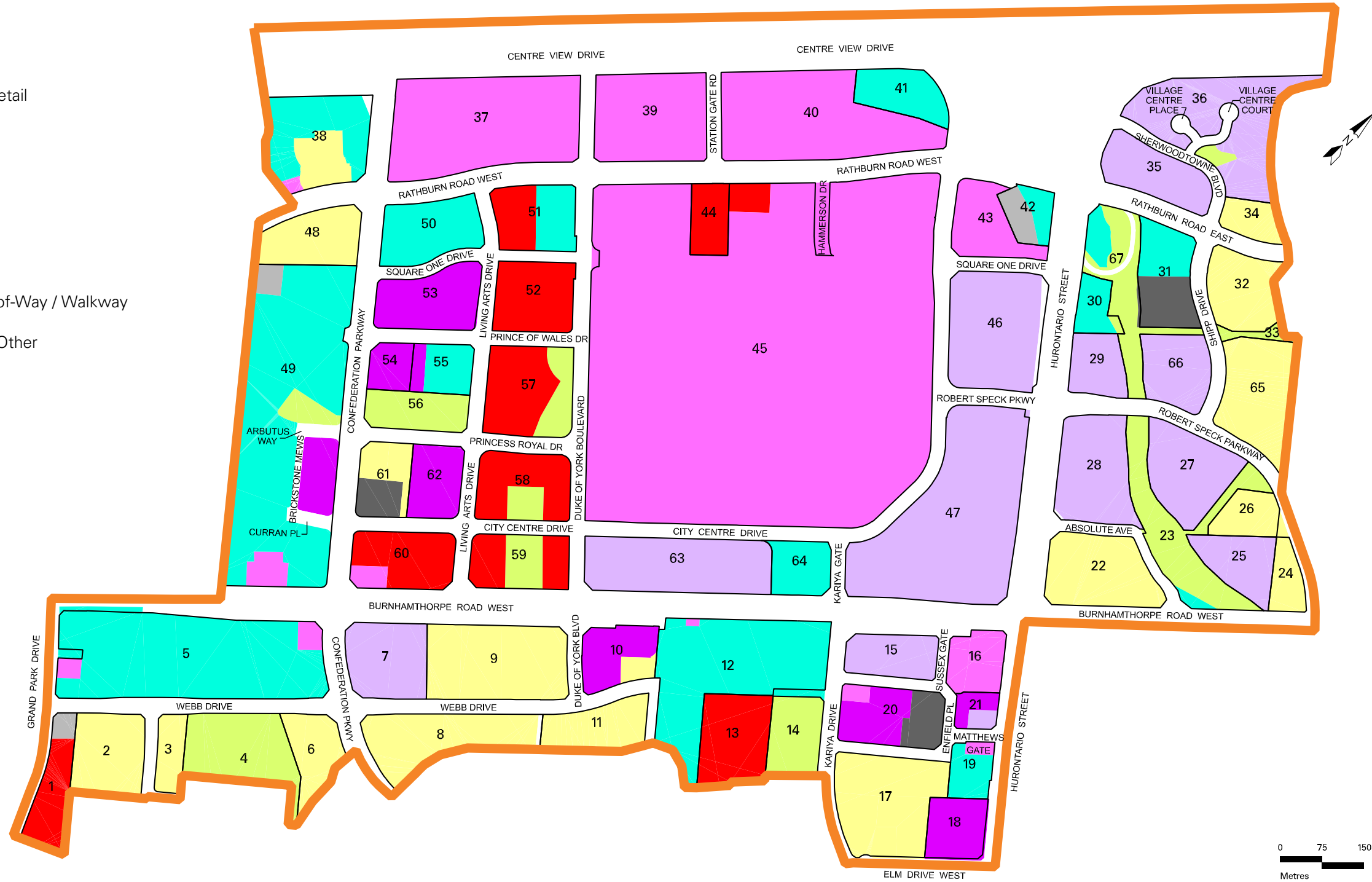
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Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit				Office				Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
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45																		Ron Jon Surf Shop	5-9	Retail Trade		
																		Second Cup	5-9	Accommodation and Food Services		
																		Mr. Sub	5-9	Accommodation and Food Services		
																		Asian Gourmet	5-9	Accommodation and Food Services		
																		Teriyaki Experience	5-9	Accommodation and Food Services		
																		Armand Jewellers	5-9	Retail Trade		
																		Tantastic Tone and Tanning	5-9	Other Services (except Public Administration)		
																		Panache	1-4	Retail Trade		
																		Orange Julius	1-4	Accommodation and Food Services		
																		Eyestar	1-4	Retail Trade		
																		Lucky Brand Jeans	1-4	Retail Trade		
																		Claire's	1-4	Retail Trade		
																		General Nutrition Centre (GNC)	1-4	Retail Trade		
																		Marlin Travel	1-4	Administrative and Support, Waste Management and Remediation Services		
																		Barnes & Castle	5-9	Retail Trade		
																		Silver N' More	1-4	Retail Trade		
																		Freshly Squeezed	1-4	Accommodation and Food Services		
																		Bitter Sweet	1-4	Retail Trade		
																		Fruits and Passion	1-4	Retail Trade		
																		Solo Mobile	1-4	Retail Trade		
																		Feet First	1-4	Retail Trade		
																		Naturalizer	1-4	Retail Trade		
																		Mrs. Fields Cookies	1-4	Manufacturing		
																		Pearle Vision	1-4	Retail Trade		
																		Watch It	1-4	Retail Trade		
																		Ready 2 Wear	1-4	Wholesale Trade		
																		Norma Reed	1-4	Retail Trade		
																		Games Workshop	1-4	Retail Trade		
																		As Seen On T.V Showcase	5-9	Retail Trade		
																		Fido	5-9	Retail Trade		
																		T Booth	5-9	Information and Cultural Industries		
																		Bowring	5-9	Retail Trade		
																		The Spot	1-4	Retail Trade		
																		Green Earth	5-9	Retail Trade		
																		Soft Moc	1-4	Retail Trade		
																		Personally Yours	5-9	Retail Trade		
																		Thyme Maternity	5-9	Retail Trade		
																		Aveda	5-9	Retail Trade		
																		Pretzel Maker	5-9	Accommodation and Food Services		
																		Nine West	5-9	Retail Trade		
																		Addition Elle	1-4	Retail Trade		
																		Dack Shoes	1-4	Retail Trade		
																		Brogue	1-4	Retail Trade		
																		Laura Plus	1-4	Retail Trade		
																		Hallmark	1-4	Retail Trade		
																		Top Kids	1-4	Retail Trade		
																		Star's Men's Shop	1-4	Retail Trade		
																		Godiva Chocolatier	1-4	Retail Trade		
																		Bentley	1-4	Retail Trade		
																		Koodo Mobile	1-4	Retail Trade		
46	3.44	8.51	PROW, OFF	DMU	H-CC2{2}			1 CITY CENTRE DR					1 City Centre Dr	16	26514	285397			Vacant	NA	No description on record	
																		Freedom 55 Financial	100-299	Finance and Insurance		
																		Deloitte & Touche L L P	100-299	Professional, Scientific and Technical Services		
																		Praxair Canada Inc.	100-299	Wholesale Trade		
																		Boston Pizza International Inc.	50-99	Management of Companies and Enterprises		
																		CIBC Wood Gundy	50-99	Finance and Insurance		
																		CIBC	50-99	Finance and Insurance		

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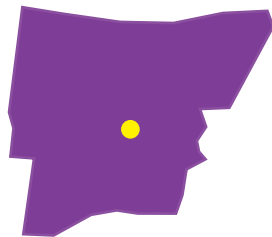
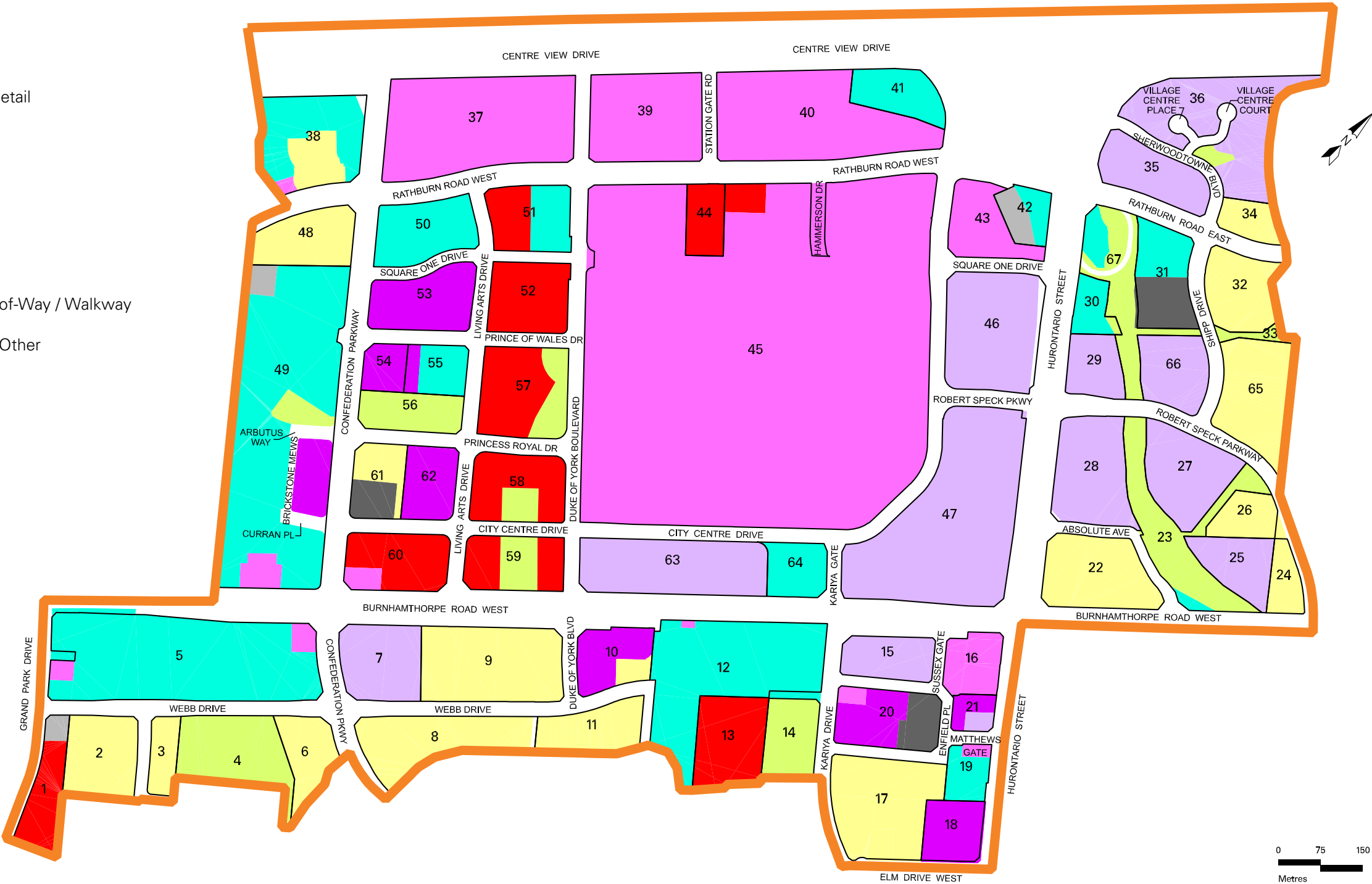
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46																			Vacant	NA	No description on record	
																			Vacant	NA	No description on record	
																			Vacant	NA	No description on record	
																			City Centre Plaza Property Management	NA	No description on record	
																			Vacant	NA	No description on record	
																			B D O Dunwoody LLP	100-299	Professional, Scientific and Technical Services	
																			Synopsys Inc	NA	No description on record	
																			Akzo Nobel Chemicals Ltd.	1-4	Manufacturing	
																			Vacant	NA	No description on record	
																			EC Advance	1-4	Professional, Scientific and Technical Services	
																			Assante Capital Management Ltd.	5-9	Finance and Insurance	
																			Claimsecure Inc.	10-19	Finance and Insurance	
																			Select Sandwich	1-4	Accommodation and Food Services	
																			Odessa & Baron	1-4	Wholesale Trade	
																			Forde & Semple Media Works	1-4	Professional, Scientific and Technical Services	
																			City Centre Tobacco & Gifts	1-4	Retail Trade	
																			Superior Dry Cleaning/Tailoring	1-4	Other Services (except Public Administration)	
																			Capital Direct Lending Corp	1-4	Finance and Insurance	
																			CanKopy	5-9	Manufacturing	
																			Atradius	5-9	Finance and Insurance	
																			Comprehensive Benefit Solutions Ltd.	5-9	Finance and Insurance	
																			The Finance Dept. Ltd	5-9	Administrative and Support, Waste Management and Remediation Services	
																			Ridout & Maybee LLP Barristers &	10-19	Professional, Scientific and Technical Services	
																			Lannick Contract Solutions	10-19	Administrative and Support, Waste Management and Remediation Services	
																			Bibby Financial Services Canada	10-19	Finance and Insurance	
																			Investors Group Financial Services Inc.	10-19	Finance and Insurance	
																			Pro Count Financial Staffing	10-19	Administrative and Support, Waste Management and Remediation Services	
																			Storck Canada Inc.	5-9	Management of Companies and Enterprises	
																			Expedo Ship Management (Canada) Ltd.	10-19	Transportation and Warehousing	
																			Lannick Associates	10-19	Professional, Scientific and Technical Services	
																			Employment Solution, The	10-19	Administrative and Support, Waste Management and Remediation Services	
47	7.21	17.82	OFF	DMU	H-CC2{2}			33 CITY CENTRE DR 55 CITY CENTRE DR 65 CITY CENTRE DR 77 CITY CENTRE DR					77 City Centre Dr 55 City Centre Dr 33 City Centre Dr	8 11 6	18227 16050 23931	196195 172762 257593			Vacant	NA	No description on record	
																			RBC Investments/ Dominion Securities Inc.	50-99	Finance and Insurance	
																			Aviva	50-99	Finance and Insurance	
																			On The Curve Hot Stove & Wine Bar	50-99	Accommodation and Food Services	
																			Morguard Investments Ltd. - Property	300-499	Real Estate and Rental and Leasing	
																			Vacant	NA	No description on record	
																			Trios College of Information Technology/	20-49	Educational Services	
																			Vacant	NA	No description on record	
																			Vacant	NA	No description on record	
																			Vacant	NA	No description on record	
																			Vacant	NA	No description on record	
																			Ruth's Chris Steak House	50-99	Accommodation and Food Services	
																			Accenture Inc.	300-499	Professional, Scientific and Technical Services	
																			Ministry of Finance	300-499	Public Administration	
																			Public Works and Government Services	20-49	Public Administration	
																			Dr. G & Dr. M Eckler& Dr. S Black -	20-49	Health Care and Social Assistance	
																			Bridgemark	20-49	Professional, Scientific and Technical Services	
																			Vacant	NA	No description on record	
																			I.T.G	NA	No description on record	

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Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



Land, Buildings, People and Jobs

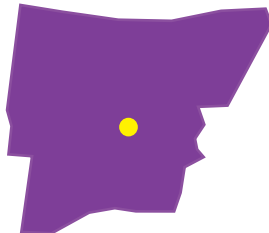
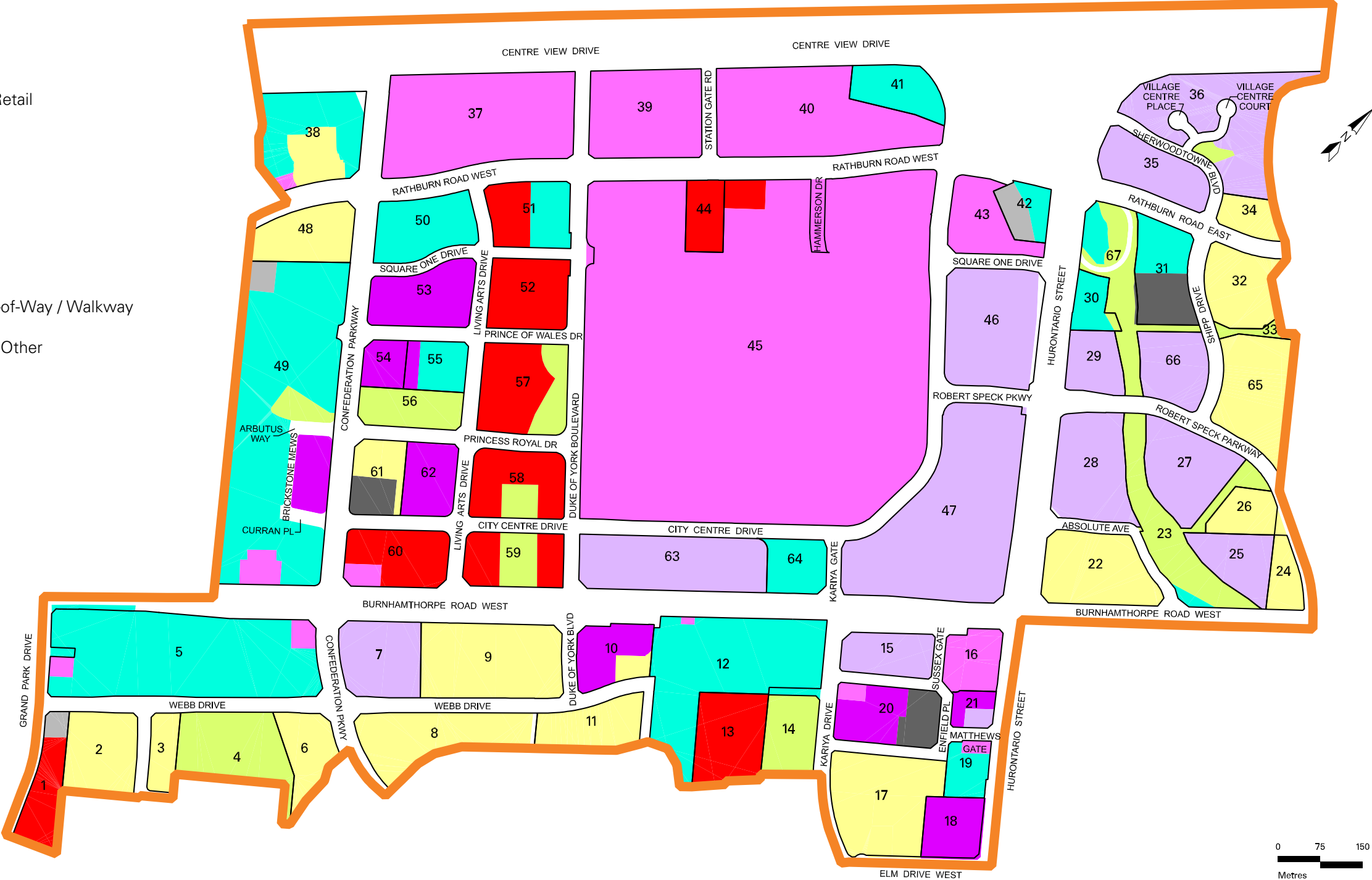
LAND									BUILDINGS				PEOPLE			JOBS						
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit				Office				Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)						
47																		Apple One Employment Services Ltd.	100-299	Administrative and Support, Waste Management and Remediation Services		
																		Royal LePage Real Estate Services Ltd.	100-299	Real Estate and Rental and Leasing		
																		Racioppo Zuber Coetzee Dionne Law Firm	20-49	Professional, Scientific and Technical Services		
																		Monarch Wealth Corporation	NA	No description on record		
																		Kelly Scientific Resources	10-19	Administrative and Support, Waste Management and Remediation Services		
																		TSB 2000	1-4	Accommodation and Food Services		
																		Progress Software	NA	No description on record		
																		Ontario Health Study	NA	No description on record		
																		Vacant	NA	No description on record		
																		York Promotions	NA	No description on record		
																		Global Training Centre Ltd.	NA	No description on record		
																		Easy Home Ltd.	NA	No description on record		
																		Vacant	NA	No description on record		
																		Vacant	NA	No description on record		
																		Vacant	NA	No description on record		
																		Vacant	NA	No description on record		
																		Vacant	NA	No description on record		
																		Vacant	NA	No description on record		
																		Vacant	NA	No description on record		
																		Vacant	NA	No description on record		
																		Pivotal Action Force	NA	No description on record		
																		Manku & Associates Inc	1-4	Professional, Scientific and Technical Services		
																		Mississauga Eye Care Centre Inc.	1-4	Retail Trade		
																		Toronto College of Technology	1-4	Educational Services		
																		City Centre Financial Services Inc.	1-4	Finance and Insurance		
																		Toronto District School Board	1-4	Professional, Scientific and Technical Services		
																		Bridgeport Insurance Brokers	1-4	Finance and Insurance		
																		Hoyes Michalos & Associates Inc.	1-4	Professional, Scientific and Technical Services		
																		Canadian Capital Commodities Ltd.	1-4	Finance and Insurance		
																		Hon. Albina AAGuarnieri, P.C., M.P.	1-4	Public Administration		
																		Wagner International Insurance Brokers	1-4	Finance and Insurance		
																		Physiotherapy Fix	1-4	Health Care and Social Assistance		
																		State Farm Insurance - Roy Lee	1-4	Finance and Insurance		
																		FundSERV Inc.	1-4	Finance and Insurance		
																		Staffclick Personnel	5-9	Administrative and Support, Waste Management and Remediation Services		
																		John F. Silvester Barristor & Solicitor	1-4	Professional, Scientific and Technical Services		
																		Shepell fgi	1-4	Health Care and Social Assistance		
																		Belle Rational Gems and Fine Jewellers	1-4	Wholesale Trade		
																		Bannon Barrister & Solicitors	1-4	Professional, Scientific and Technical Services		
																		New Beginnings Chiropractic-Dr.Sundeeep	1-4	Health Care and Social Assistance		
																		Caffe on The Go	1-4	Accommodation and Food Services		
																		Peel/Halton/Dufferin Training Board	1-4	Educational Services		
																		Abelaw	1-4	Professional, Scientific and Technical Services		
																		Ming Lee Driving School	1-4	Educational Services		
																		Café Moah	1-4	Accommodation and Food Services		
																		Bereaved Families of Ontario	1-4	Health Care and Social Assistance		
																		Masood Ahmed Barrister Solicitor Notary	1-4	Professional, Scientific and Technical Services		
																		Job Skills	10-19	Administrative and Support, Waste Management and Remediation Services		
																		FAST track-community centre	1-4	Administrative and Support, Waste Management and Remediation Services		
																		I.H.F.I.C	1-4	Finance and Insurance		
																		Miles Canadian Immigration & Paralegal	5-9	Professional, Scientific and Technical Services		
																		RBC Financial Group- Medium Enterprise	10-19	Finance and Insurance		
																		Altis Human Resources	10-19	Administrative and Support, Waste Management and Remediation Services		

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- Office
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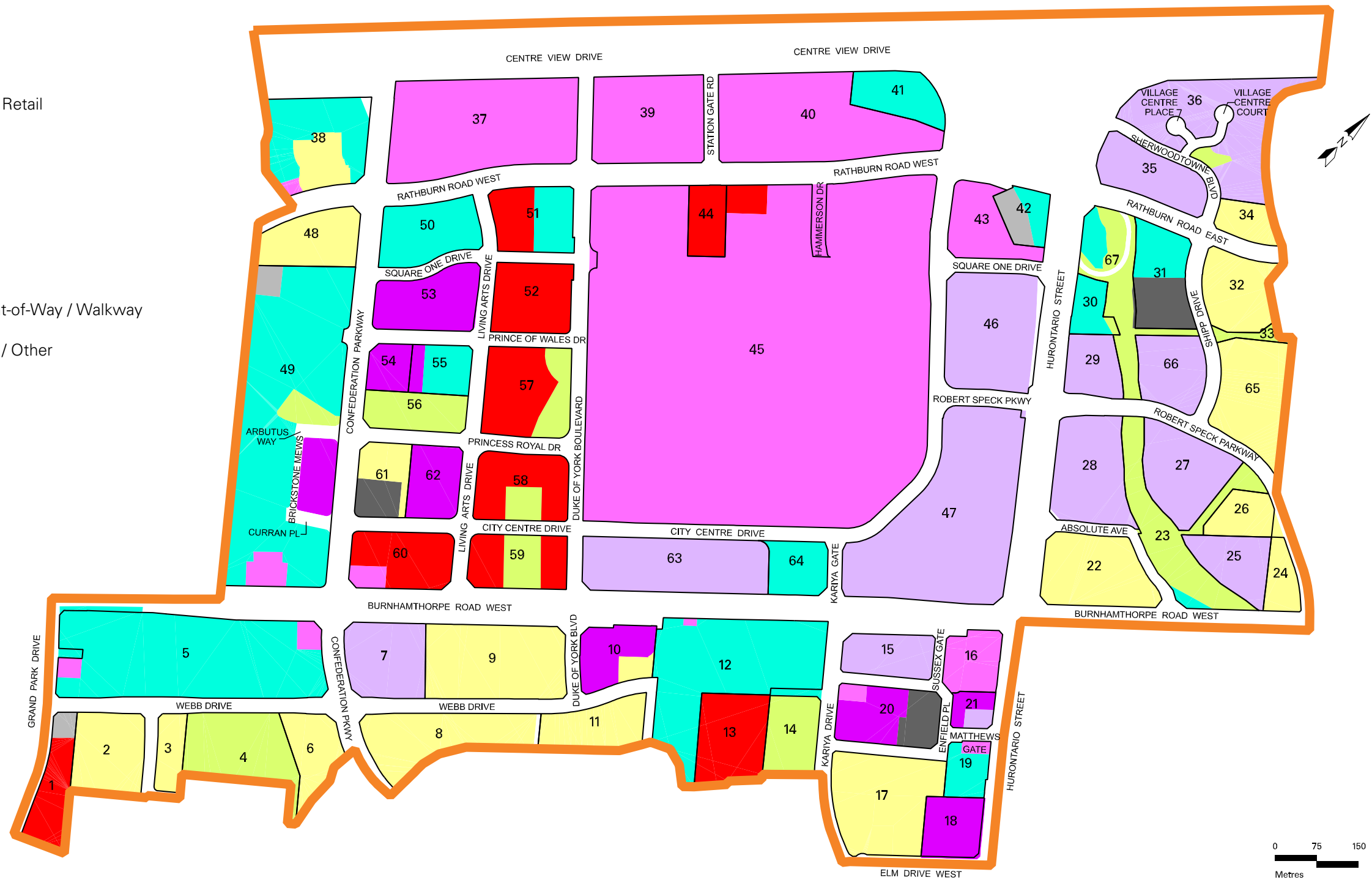


Land, Buildings, People and Jobs

LAND									BUILDINGS				PEOPLE			JOBS						
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47																		Watser Management - Dental Office	10-19	Health Care and Social Assistance		
																		Dr. Bobby Brown, Dentist	10-19	Health Care and Social Assistance		
																		RBC Private Counsel & Global Private	10-19	Finance and Insurance		
																		Morguard	10-19	Real Estate and Rental and Leasing		
																		BC Ministry of Small Business & Revenue	10-19	Public Administration		
																		Kelly Services	10-19	Administrative and Support, Waste Management and Remediation Services		
																		Accounting Advantage	10-19	Administrative and Support, Waste Management and Remediation Services		
																		National Defense Recruiting Office	10-19	Public Administration		
																		BTH Education Group	1-4	Educational Services		
																		State Farm Mutual Automobile Insurance	5-9	Finance and Insurance		
																		The Host	5-9	Accommodation and Food Services		
																		Mississauga Board of Trade	5-9	Other Services (except Public Administration)		
																		RD Law Barristers & Solicitors	5-9	Professional, Scientific and Technical Services		
																		MBC Mortgage Brokers of Canada Inc	5-9	Finance and Insurance		
																		Canadian Business College	5-9	Educational Services		
																		Spherion Staffing Solutions	5-9	Administrative and Support, Waste Management and Remediation Services		
																		CareerQuest Inc.	5-9	Administrative and Support, Waste Management and Remediation Services		
																		Credit Canada Halton-Peel Consumer	10-19	Professional, Scientific and Technical Services		
																		Herpers Chagani Gowling Inc	5-9	Professional, Scientific and Technical Services		
																		Sungard Availability Services	5-9	Professional, Scientific and Technical Services		
																		Lift Temp	5-9	Administrative and Support, Waste Management and Remediation Services		
																		Calian	5-9	Professional, Scientific and Technical Services		
																		DBM	5-9	Administrative and Support, Waste Management and Remediation Services		
																		WP Osborne Executive Search	5-9	Professional, Scientific and Technical Services		
																		Quantum Management Services Ltd.	5-9	Administrative and Support, Waste Management and Remediation Services		
																		Ideal Personnel	5-9	Administrative and Support, Waste Management and Remediation Services		
																		Hercules	5-9	Management of Companies and Enterprises		
48	1.62	4.01	RES4	DMU	H-CC3{1}			330 RATHBURN RD W 350 RATHBURN RD W	350 Rathburn Rd W 330 Rathburn Rd W	19 23	22420 27140	241329 292135					Apartment Apartment	184 224	473 575			
49	10.52	25.99	UP, RET3, OS, PROW, MIX1, VAC	DMU, OS	H-CC3{1}, H-CC4-5, CCOS, H-CC4-4, H-CC4-3, CC4-3, H-CC4-2, H-CC4-1		21T-M//4001, SPM/11/95	390 RATHBURN RD W 465 BURNHAMTHORPE RD W 510 ARBUTUS WAY 515 CURRAN PL 525 CURRAN PL 530 ARBUTUS WAY 4056 CONFEDERATION PKY 4060 CONFEDERATION PKY 4065 BRICKSTONE MEWS 4066 CONFEDERATION PKY 4070 CONFEDERATION PKY 4076 CONFEDERATION PKY 4080 CONFEDERATION PKY 4088 CONFEDERATION PKY 4092 CONFEDERATION PKY 4098 CONFEDERATION PKY 4099 BRICKSTONE MEWS 4114 CONFEDERATION PKY														
50	1.80	4.44	VAC	DMU	H-CC2{1}			4220 LIVING ARTS DR														
51	1.66	4.09	PUB, VAC	DMU	CC2{1}		SP/7/197, H-02/7/4	300 RATHBURN RD W 4219 LIVING ARTS DR										Vacant	NA	No description on record		
52	1.74	4.29	PUB	DMU	CC2{1}			275 PRINCE OF WALES DR 4171 LIVING ARTS DR 4180 DUKE OF YORK BLVD														

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Land, Buildings, People and Jobs

Focus on Mississauga 2012 - Downtown Core

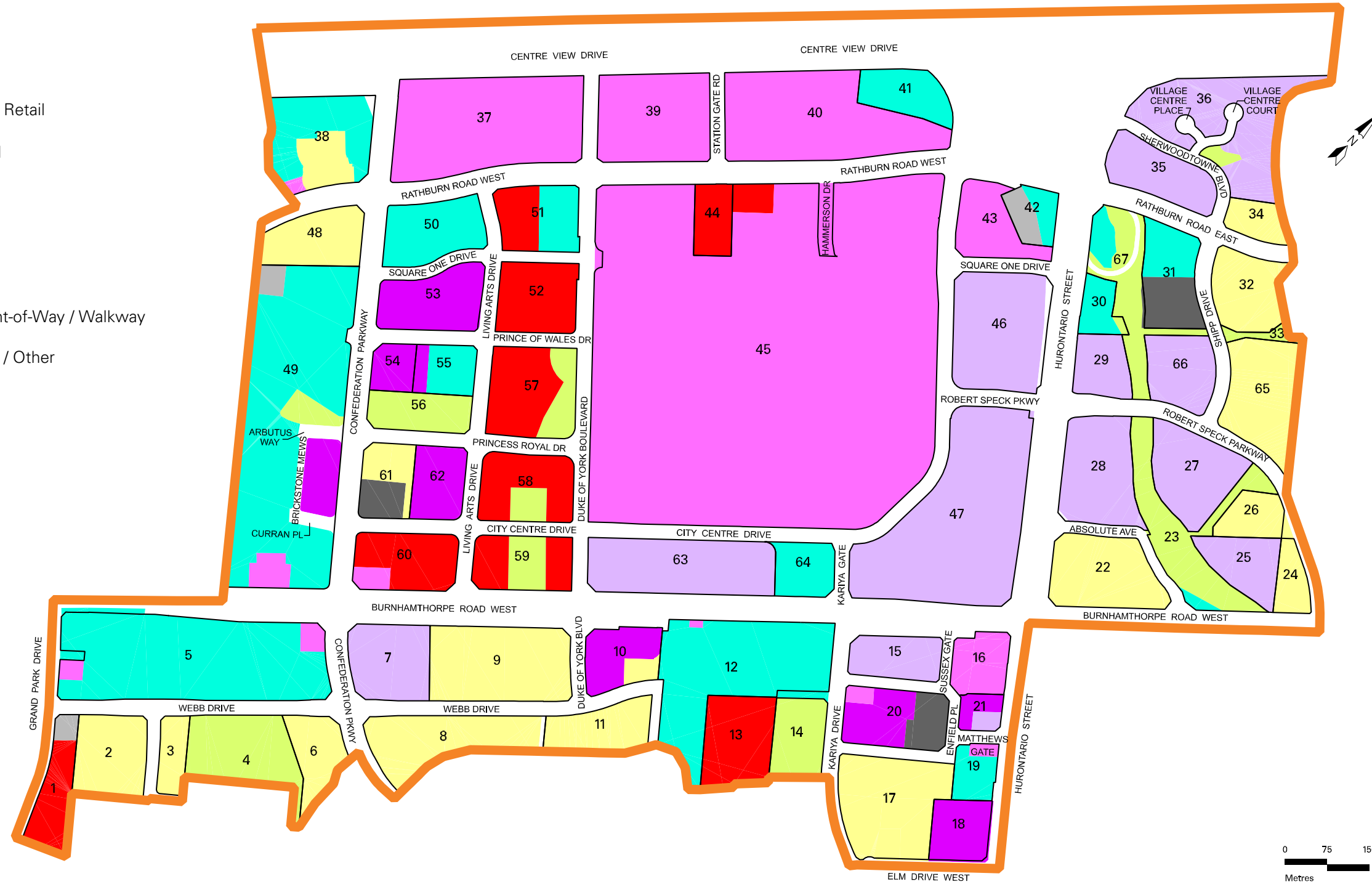
LAND									BUILDINGS				PEOPLE			JOBS						
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit				Office				Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)						
53	1.85	4.56	MIX1	DMU	CC2{1}			360 SQUARE ONE DR 365 PRINCE OF WALES DR 370 SQUARE ONE DR 383 PRINCE OF WALES DR 385 PRINCE OF WALES DR 4175 CONFEDERATION PKY 4188 LIVING ARTS DR	385 Prince of Wales Dr 383 Prince of Wales Dr	36 3	32965 4858	354837 52289		Apartment Apartment	453 32	1107 78						
54	0.63	1.56	MIX1	DMU	CC2{1}			388 PRINCE OF WALES DR	388 Prince of Wales Dr	38	37435	402946		Apartment	405	1040						
55	0.94	2.33	MIX1, VAC	DMU	CC2{1}			368 PRINCE OF WALES DR 378 PRINCE OF WALES DR														
56	1.23	3.03	OS	OS	CCOS			355 PRINCESS ROYAL DR									Vacant	NA	No description on record			
57	2.45	6.05	OS, CC	OS, DMU	CCOS, H-CC2{1}	Listed - 4141 LIVING ARTS		300 PRINCE OF WALES DR 4141 LIVING ARTS DR									Living Arts Centre	20-49	Arts, Entertainment and Recreation			
58	1.97	4.88	OS, PUB	OS, DMU	CCOS, CC2{1}	Listed - 300 CITY CENTRE		300 CITY CENTRE DR					300 City Centre Dr	12	14307	154001		City of Mississauga (City Hall)	500-999	Public Administration		
59	1.67	4.13	CC, PUB, OS	DMU, OS	CC2{1}, CCOS	Listed - 301 BURNHAMTHORPE RD W		301 BURNHAMTHORPE RD W									Mississauga Central Library	100-299	Information and Cultural Industries			
60	1.82	4.51	RET3, CC	DMU	H-CC2{1}			325 BURNHAMTHORPE RD W 329 BURNHAMTHORPE RD W									YMCA-Mississauga	100-299	Other Services (except Public Administration)			
61	1.21	2.99	RES5, RES4, PKG	DMU	CC2{1}			380 PRINCESS ROYAL DR 350 PRINCESS ROYAL DR	380 Princess Royal Dr 350 Princess Royal Dr	7 17	10514 14293	113170 153848		Apartment Apartment	146 138	375 354		AMICA at City Centre	50-99	Health Care and Social Assistance		
62	1.19	2.93	MIX1	DMU	CC2{1}			320 CITY CENTRE DR 330 PRINCESS ROYAL DR 4070 LIVING ARTS DR 4080 LIVING ARTS DR 4090 LIVING ARTS DR 4100 LIVING ARTS DR	4080/ 320 Living Arts Dr/ City Centre Dr 4090/ 330 Living Arts Dr/ Princess Royal Dr	30 30	29484 34994	317369 376676		Apartment Apartment	371 368	953 945		Hasty Market Second Cup Remedy's Rx Clinic Remedy's Rx Pharmacy Great Lakes Dental Care	5-9 5-9 1-4 1-4 5-9	Retail Trade Accommodation and Food Services Health Care and Social Assistance Retail Trade Health Care and Social Assistance		
63	3.18	7.86	OFF	DMU	H-CC2{2}			151 CITY CENTRE DR 201 CITY CENTRE DR					201 City Centre Dr 151 City Centre Dr	11 9	21566 7618	232136 82000		Zawada Health Desjardins Ontario Central Financial Centre Skills for Employment, Life and Family City of Mississauga EDS Laura Canada ACCES Newport Sports Management Inc. Tim Horton's Ocean Spray International Services, Inc YMCA Employment and Community Services Merit vpi Inc/Mississauga STEP Innovations in Business Sol'n Dr. K. Zoberi & Associates Dr. Stanwick Lam Watt - Periodontist Dr. A. W. Karisly, Dr. O. Shan Ph. D. Metro Rehabilitation Centre Family Services of Peel Kingsway Real Estate Brokerage Vacant Vacant Vacant Vacant	1-4 10-19 5-9 100-299 100-299 10-19 10-19 10-19 10-19 20-49 10-19 20-49 10-19 10-19 20-49 20-49 NA NA NA NA	Health Care and Social Assistance Finance and Insurance Educational Services No description on record Professional, Scientific and Technical Services Management of Companies and Enterprises Administrative and Support, Waste Management and Remediation Services Arts, Entertainment and Recreation Accommodation and Food Services Wholesale Trade Administrative and Support, Waste Management and Remediation Services Administrative and Support, Waste Management and Remediation Services Professional, Scientific and Technical Services Health Care and Social Assistance Health Care and Social Assistance Health Care and Social Assistance Health Care and Social Assistance Health Care and Social Assistance Health Care and Social Assistance Real Estate and Rental and Leasing No description on record No description on record No description on record No description on record		

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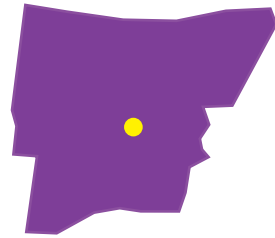


Existing Land Use

- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others



1-50



0 75 150
Metres

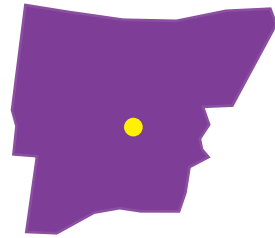
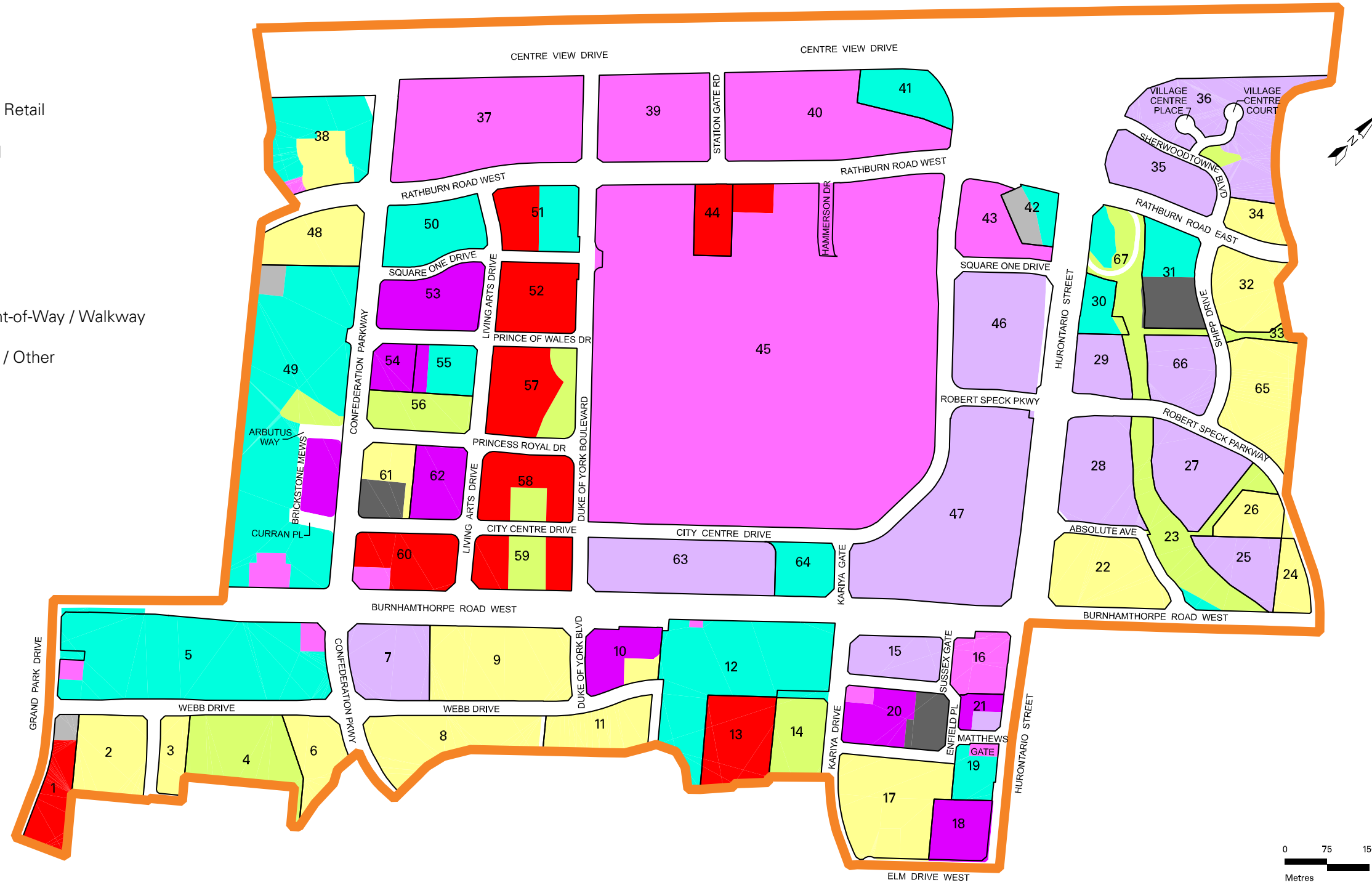
Land, Buildings, People and Jobs

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Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit				Office				Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)						
63																		Vacant	NA	No description on record		
																		C T C TrainCanada	20-49	Educational Services		
																		Vacant	NA	No description on record		
																		Hays	20-49	Administrative and Support, Waste Management and Remediation Services		
																		Stephenson's Rental Services	20-49	Management of Companies and Enterprises		
																		Abbi	NA	No description on record		
																		John William Burgess Enterprises Inc.	1-4	Administrative and Support, Waste Management and Remediation Services		
																		Failte Irish Pub	20-49	Accommodation and Food Services		
																		Canadian Career College of Innovative	NA	No description on record		
																		Ministry of Health and Long-Term Care	20-49	Public Administration		
																		Vacant	NA	No description on record		
																		Oakes, Tammy & Associates	1-4	Finance and Insurance		
																		Assante Capital Management Ltd.	1-4	Finance and Insurance		
																		Print Three Inc.	1-4	Manufacturing		
																		Iton	1-4	Professional, Scientific and Technical Services		
																		Key Financial Group Ltd	1-4	Finance and Insurance		
																		Robertson Career Assets	1-4	Educational Services		
																		Peel Committee on Sexual Assault (PCSA)/ Rape Crisis Centre	1-4	Other Services (except Public Administration)		
																		The Institute at Holistic Nutrition	1-4	Educational Services		
																		Manpower	5-9	Administrative and Support, Waste Management and Remediation Services		
																		Nynas Canada Inc.	1-4	Manufacturing		
																		Micro-Tech Reporting Inc.	1-4	Administrative and Support, Waste Management and Remediation Services		
																		Gateway On The Go	1-4	Retail Trade		
																		TouchStone Personell Inc	1-4	Administrative and Support, Waste Management and Remediation Services		
																		Vision Claims Management Inc.	1-4	Finance and Insurance		
																		ECTS	1-4	Administrative and Support, Waste Management and Remediation Services		
																		Business Education College	5-9	Educational Services		
																		Chase Consultants Inc.	5-9	Administrative and Support, Waste Management and Remediation Services		
																		Samera Q. Zoberi - Vision Rehabilitation	5-9	Health Care and Social Assistance		
																		Co-operators Insurance & Financial	5-9	Finance and Insurance		
																		Grade Expectations Learning Centres	5-9	Educational Services		
																		PEOPLEsource Staffing Solutions Inc.	20-49	Administrative and Support, Waste Management and Remediation Services		
64	1.01	2.49	VAC	DMU	H-CC2{2}			97 CITY CENTRE DR 101 CITY CENTRE DR														
65	2.44	6.03	RES3	DMU	CC3-1			97 ROBERT SPECK PKY 99 ROBERT SPECK PKY 101 ROBERT SPECK PKY 103 ROBERT SPECK PKY 105 ROBERT SPECK PKY 107 ROBERT SPECK PKY 117 ROBERT SPECK PKY 119 ROBERT SPECK PKY 121 ROBERT SPECK PKY 123 ROBERT SPECK PKY 125 ROBERT SPECK PKY 127 ROBERT SPECK PKY 129 ROBERT SPECK PKY 131 ROBERT SPECK PKY 4121 SHIPP DR 4123 SHIPP DR 4125 SHIPP DR 4127 SHIPP DR 4129 SHIPP DR	97-131/4121-4157 Robert Speck Pky/Shipp Dr	3	19993	215200				Townhouse	69	214				

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65								4131 SHIPP DR 4135 SHIPP DR 4139 SHIPP DR 4141 SHIPP DR 4143 SHIPP DR 4145 SHIPP DR 4147 SHIPP DR 4151 SHIPP DR 4153 SHIPP DR 4155 SHIPP DR 4157 SHIPP DR														
66	1.49	3.68	OFF	DMU	H-CC2{3}			3 ROBERT SPECK PKY				3 Robert Speck Pky	15	27090	291597			Personal Insurance Company of Canada/Certas Direct Manuelife Vacant Vacant Landlord and Tenant Board HCP Social/Infrastructure Allan Candy Co. Ltd. CIBC - Insurance Services Volt Workforce Solutions Canada Printing House Ltd., The Vacant Gateway Newstands Vacant Reynolds and Reynolds (Canada) Ltd.	500-999 20-49 NA NA 20-49 10-19 20-49 50-99 10-19 5-9 NA 1-4 NA 100-299	Finance and Insurance Finance and Insurance No description on record No description on record Public Administration Professional, Scientific and Technical Services Manufacturing Finance and Insurance Professional, Scientific and Technical Services Manufacturing No description on record Retail Trade No description on record Professional, Scientific and Technical Services		
67	2.16	5.34	PROW, VAC, OS	DMU, G	H-CC2{3}, G1																	

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Focus on Mississauga 2012

Downtown Summary



History

During the mid-1960's the 'Four Corners' at Hurontario and Dundas streets was considered 'Downtown Mississauga'. This area was historically known as a small village settlement in the 19th Century and was formerly home to the Cooksville Brickyard. However, it was the development of Square One Shopping Centre that spurred plans for the development of Mississauga's City Centre, which became the city's new downtown. At that time, the downtown consisted of little more than Square One and large amounts of vacant farmland. The Fairview District would connect City Centre to Cooksville, and during the 1980's the creation of the Dundas-Fairview Secondary Plan provided a vision for that area. Development in Downtown Hospital began with a vision back in the 1960's, and higher density development began in 1980 which is north of the QEW and surrounds the hospital. The area now known as Mississauga's Downtown has undergone many transformations since the city's inception, however, the vision and urban hierarchy of the Mississauga Official Plan will be a guiding tool for future development which will build on the history of Mississauga's urban centre and create a downtown for the future.

Present Day

The Downtown is made up of the four downtown character areas: Downtown Core, Downtown Fairview, Downtown Cooksville and Downtown Hospital. Today, Downtown represents the heart of the city and contains the city's cultural and institutional centres, as well as being a regional centre and major transportation hub for the Greater Toronto Area. Downtown Core is home to Celebration Square, Sheridan College and Square One Shopping Centre, along with numerous mixed-use high-rise apartment dwellings. Downtown Fairview represents a transition character area between Downtown Core and Downtown Cooksville, and includes a mix of high density apartments, townhouses, detached residential and semi-detached residential uses, office and commercial uses. Downtown Cooksville is focused on "The Cooksville Corners" at the intersection of Hurontario and Dundas, and consists of a mix of commercial uses mainly in strip plazas, a variety of residential uses, office, open space and community infrastructure uses. Downtown Hospital is focused on Hurontario Street, south of Downtown Cooksville, and consists of Trillium Health Centre, and a variety of mainly residential, office and commercial uses.



Fast Facts

Land Area, Housing, Population, Employment

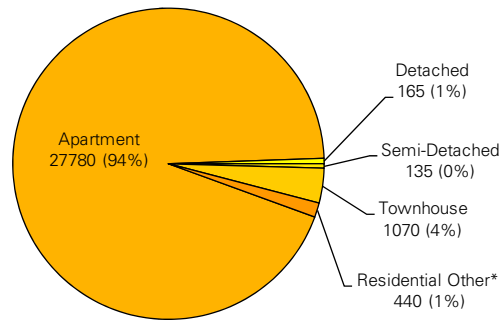
558.6	Area (ha) (1380.4 acres)
29 595	Residential Units
75 850	Population (inc. census undercount)
31 250	Employment (inc. home based businesses)
2 153	Business Sites (198 vacant business sites)

Existing Land Use

	ha	acres	percentage
Residential	169.7	419.4	30.4%
Mixed Residential / Retail	9.9	24.4	1.8%
Office	41.0	101.4	7.3%
Public / Institutional / Other	38.6	95.5	6.9%
Retail / Commercial	78.4	193.8	14.0%
Industrial	0.9	2.3	0.2%
Open Space	23.8	58.8	4.3%
Transportation Right-of-Way / Walkway	142.4	351.9	25.5%
Parking	6.9	17.1	1.2%
Others	6.8	16.7	1.2%
Vacant	40.3	99.6	7.2%
Total	558.6	1380.8	100.0%

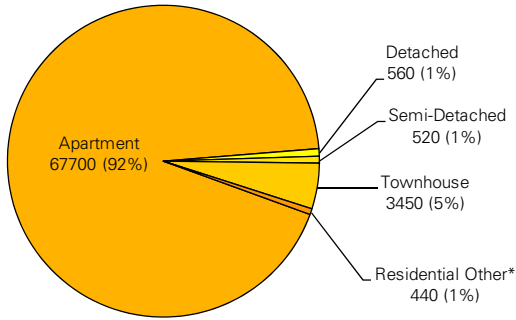
Source: Existing Land Use Survey Fall 2010. Totals may not sum due to rounding.

Residential Units



*Residential Other includes institutional units and population
Residential Population does not include census net undercoverage

Residential Population



Businesses and Employees by Sector

Sector	Non-Vacant Business Sites Percentage	Employees Percentage
Accommodation and Food Services	7%	5%
Administrative and Support, Waste Management and Remediation Services	5%	4%
Agriculture, Forestry, Fishing and Hunting	0%	0%
Arts, Entertainment and Recreation	0%	1%
Construction	1%	2%
Educational Services	3%	3%
Finance and Insurance	7%	13%
Health Care and Social Assistance	17%	22%
Information and Cultural Industries	1%	2%
Management of Companies and Enterprises	0%	1%
Manufacturing	2%	1%
Mining, Quarrying, and Oil and Gas Extraction	0%	0%
Other Services (except Public Administration)	8%	3%
Professional, Scientific and Technical Services	10%	12%
Public Administration	1%	6%
Real Estate and Rental and Leasing	2%	4%
Retail Trade	21%	12%
Transportation and Warehousing	0%	0%
Utilities	0%	0%
Wholesale Trade	2%	4%
Unknown	11%	7%
Total	100%	100%

Source: Mississauga Employment Database 2010, see data notes for sector descriptions.
Does not include home based businesses

Official Plan Targets



Density

191.7

Persons and Jobs/ha
(77.6/acre)

135.8

Persons/ha
(54.9/acre)

55.9

Jobs/ha
(22.6/acre)

About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.1.4 states that the Downtown will achieve a gross density of 200 residents and jobs combined per hectare by 2031. The City will strive to achieve a gross density of between 300 and 400 residents and job combined per hectare in the Downtown.

Density measures the number of residents and jobs combined per gross hectare.

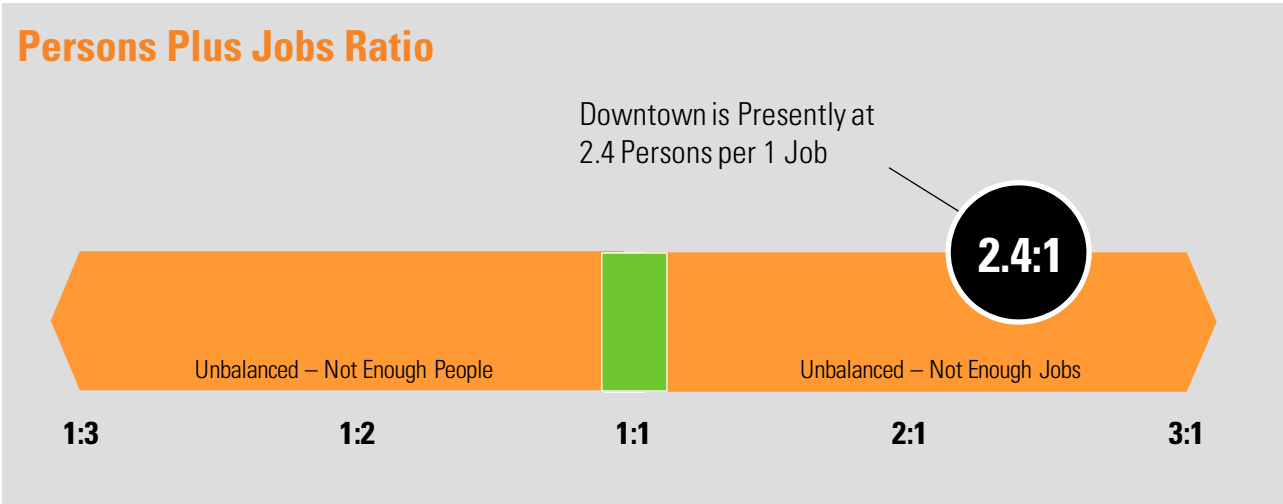
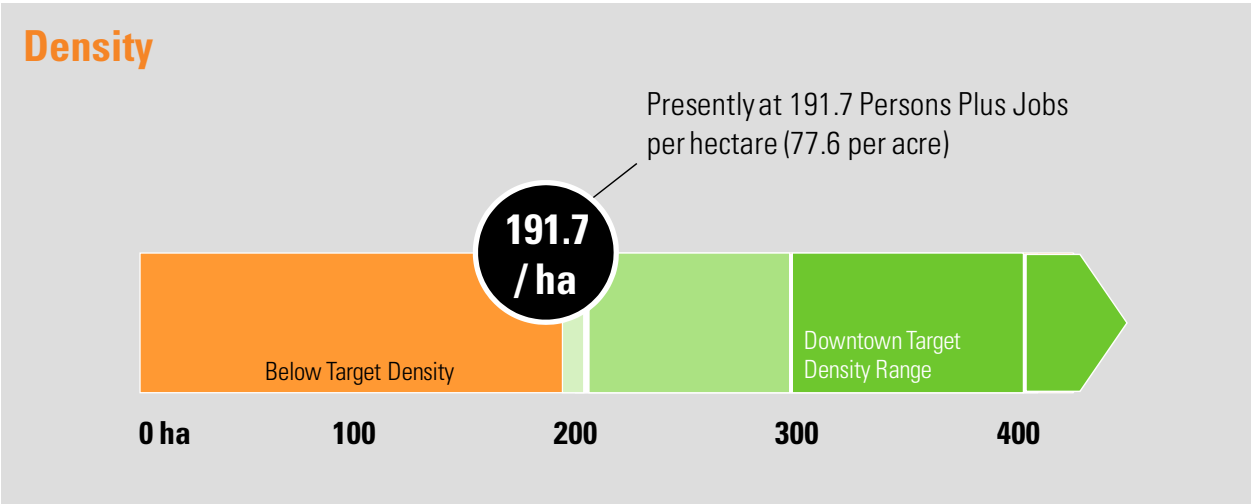
Section 5.3.1.6 states that the Downtown will achieve an average population to employment ratio of 1:1, measured as an average across the entire Downtown.

Monitoring Summary

At a current density of 191.7, the Downtown is approaching the minimum target density of 200 residents and jobs combined per gross hectare.

At a current PPJ of 2.4:1, the Downtown does not meet the target population to employment range of 1:1.

Refer to individual Downtown character areas for information on development applications in progress.





Data Definitions, Sources and Notes

Data Point	Source
Jobs	Mississauga Employment Database 2010
People	Mississauga Multiple Unit Inventory (December 2010) and Existing Land Use Survey Fall 2010
Existing Land Use	Existing Land Use Survey Fall 2010
OP Designation	Mississauga Official Plan Designation as of September 2011
Zoning	Mississauga Zoning Bylaw September 2011
Development Application	MAX October 2011
Heritage Status	MAX October 2011

Official Plan Designations	
Abbreviation	Designation
AIR	Airport
BE	Business Employment
CC	Convenience Commercial
G	Greenbelt
MU	Mixed Use
HD	Residential - High Density
IND	Industrial
INST	Institutional
LDII	Residential - Low Density I
LDII	Residential - Low Density II
MD	Residential - Medium Density
DMU	Downtown Mixed Use
MVC	Motor Vehicle Commercial
O	Office
OS	Public Open Space
PBW	Parkway Belt West
POS	Private Open Space
DCC	Downtown Core Commercial
TBD	To Be Determined
UT	Utilities

Businesses	Description
Business Sites	All business sites, whether in operation or vacant. Also includes adjacent operating businesses, and volunteer organization (including those without any employees). Does not include home based businesses.
Vacant Business Sites	Refers to vacant buildings, and to vacant units and floors within multiple unit developments.

Residential Unit Types		
Unit Type	Description	Source
Detached	A residential unit not joined to another structure above grade. May include an accessory apartment and includes linked dwellings attached underground.	City of Mississauga 2010 Existing Land Use Survey in conjunction with Parcel Mapping
Semi-Detached	Two residential units joined by an above grade vertical wall. May include an accessory apartment.	City of Mississauga 2010 Existing Land Use Survey in conjunction with Parcel Mapping
Townhouse	Three or more residential units joined by an above grade vertical wall with each unit having a private outdoor entrance.	City of Mississauga 2011 Multiple Unit Residential Inventory
Apartment	Five or more residential units usually sharing a common entrance as well as units joined horizontally including duplexes, triples and quadplexes.	City of Mississauga 2011 Multiple Unit Residential Inventory
Residential Other	Refers to institutional uses where bed are used rather than units. (i.e. long term care facility). The calculation observed one person per bed.	City of Mississauga 2011 Multiple Unit Residential Inventory

Existing Land Use	Code	Title
Residential	RES1	Residential Detached
	RES2	Residential Semi-Detached
	RES3	Residential Row Dwellings
	RES4	Residential Apartments
	RES5	Residential Other Multiples
Public / Institutional / Other	SCH	School
	PRA	Places of Religious Assembly
	PUB	Public / Institutional
	CC	Community / Cultural
Industrial	IND1	Industrial General
	IND2	Industrial and Commercial Multiples
	IND3	Industrial Heavy
Retail / Commercial	RET1	General Retail Commercial
	RET2	Automotive Service Commercial
	RET3	Other Retail
Office	OFF	Office
Open Space	OS	Open Space / Greenbelt
Mixed Residential / Retail	MIX1	Mixed Residential Commercial
	MIX2	Mixed Residential Commercial
Industrial	IND1	Industrial General
	IND2	Industrial and Commercial Multiples
	IND3	Industrial Heavy
Vacant	VAC	Vacant
Parking / Other	PKG	Public or Municipal Parking
Others	UP	Utilities / Public Works
	Z	Other
Transportation Right-of-Way / Walkway	PROW	Transportation Right-of-Way
	WLK	Walkways
Farm	F	Farm

Sector	Description
Agriculture, Forestry, Fishing and Hunting	This sector comprises establishments primarily engaged in growing crops, raising animals, harvesting timber, harvesting fish and other animals from their natural habitats and providing related support activities. Establishments primarily engaged in agricultural research or that supply veterinary services are not included in this sector
Mining, Quarrying and Oil and Gas Extraction	This sector comprises establishments primarily engaged in extracting naturally occurring minerals. These can be solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gas. Establishments engaged in exploitation for minerals, development of mineral properties and mining operations are included in this sector.
Utilities	This sector comprises establishments primarily engaged in operating electric, gas and water utilities. These establishments generate, transmit, control and distribute electric power; distribute natural gas; treat and distribute water; operate sewer systems and sewage treatment facilities; and provide related services, generally through a permanent infrastructure of lines, pipes and treatment and processing facilities.
Construction	This sector comprises establishments primarily engaged in constructing, repairing and renovating buildings and engineering works, and in subdividing and developing land. These establishments may operate on their own account or under contract to other establishments. They may produce complete projects or just parts of projects. Establishments often subcontract some or all of the work involved in a project. Establishments may produce new construction, or undertake repairs and renovations to existing structures.
Manufacturing	This sector comprises establishments primarily engaged in the physical or chemical transformation of materials or substances into new products. These products may be finished, in the sense that they are ready to be used or consumed, or semi-finished, in the sense of becoming a raw material for an establishment to use in further manufacturing. Related activities, such as the assembly of the component parts of manufactured goods; the blending of materials; and the finishing of manufactured products by dyeing, heat-treating, plating and similar operations are also treated as manufacturing activities. Manufacturing establishments are known by a variety of trade designations, such as plants, factories or mills.
Wholesale Trade	This sector comprises establishments primarily engaged in wholesaling merchandise and providing related logistics, marketing and support services. The wholesaling process is generally an intermediate step in the distribution of merchandise; many wholesalers are therefore organized to sell merchandise in large quantities to retailers, and business and institutional clients. However, some wholesalers, in particular those that supply non-consumer capital goods, sell merchandise in single units to final users. This sector recognizes two main types of wholesalers, that is, wholesale merchants and wholesale agents and brokers.
Retail Trade	The retail trade sector comprises establishments primarily engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise.
Transportation and Warehousing	This sector comprises establishments primarily engaged in transporting passengers and goods, warehousing and storing goods, and providing services to these establishments. The modes of transportation are road (trucking, transit and ground passenger), rail, water, air and pipeline. These are further subdivided according to the way in which businesses in each mode organize their establishments. National post office and courier establishments, which also transport goods, are included in this sector. Warehousing and storage establishments are subdivided according to the type of service and facility that is operated.
Information and Cultural Industries	This sector comprises establishments primarily engaged in creating and disseminating (except by wholesale and retail methods) information and cultural products, such as written works, musical works or recorded performances, recorded dramatic performances, software and information databases, or providing the means to disseminate them. Establishments that provide access to equipment and expertise to process information are also included. The main components of this sector are the publishing industries, including software publishing, the motion picture and sound recording industries, the broadcasting and telecommunications industries, and the information services and data processing industries.
Finance and Insurance	This sector comprises establishments primarily engaged in financial transactions (that is, transactions involving the creation, liquidation, or change in ownership of financial assets) or in facilitating financial transactions. Included are: establishments that are primarily engaged in financial intermediation, establishments that are primarily engaged in the pooling of risk by underwriting annuities and insurance and establishments that are primarily engaged in providing specialized services that facilitate or support financial intermediation, insurance and employee benefit programs.
Real Estate and Rental and Leasing	This sector comprises establishments primarily engaged in renting, leasing or otherwise allowing the use of tangible or intangible assets. Establishments primarily engaged in managing real estate for others; selling, renting and/or buying of real estate for others; and appraising real estate, are also included.
Professional, Scientific and Technical Services	This sector comprises establishments primarily engaged in activities in which human capital is the major input. These establishments make available the knowledge and skills of their employees, often on an assignment basis. The individual industries of this sector are defined on the basis of the particular expertise and training of the service provider. The main components of this sector are legal services industries, accounting and related services industries, architectural, engineering and related services industries, surveying and mapping services industries, design services industries, management, scientific and technical consulting services industries, scientific research and development services industries, and advertising services industries.
Management of Companies and Enterprises	This industry comprises establishments primarily engaged in managing companies and enterprises and/or holding the securities or financial assets of companies and enterprises, for the purpose of owning a controlling interest in them and/or influencing their management decisions. They may undertake the function of management, or they may entrust the function of financial management to portfolio managers.
Administrative and Support, Waste Management and Remediation Services	This sector comprises two different types of establishments: those primarily engaged in activities that support the day-to-day operations of other organizations; and those primarily engaged in waste management activities. The first type of establishment is engaged in activities such as administration, hiring and placing personnel, preparing documents, taking orders from clients, collecting payments for claims, arranging travel, providing security and surveillance, cleaning buildings, and packaging and labelling products. These activities are often undertaken, in-house, by establishments found in many sectors of the economy. Waste management establishments are engaged in the collection, treatment and disposal of waste material, the operation of material recovery facilities, the remediation of polluted sites and the cleaning of septic tanks.
Educational Services	This sector comprises establishments primarily engaged in providing instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities and training centres. These establishments may be privately owned and operated, either for profit or not, or they may be publicly owned and operated. They may also offer food and accommodation services to their students.
Health Care and Social Assistance	This sector comprises establishments primarily engaged in providing health care by diagnosis and treatment, providing residential care for medical and social reasons, and providing social assistance, such as counselling, welfare, child protection, community housing and food services, vocational rehabilitation and child care, to those requiring such assistance.
Arts, Entertainment and Recreation	This sector comprises establishments primarily engaged in operating facilities or providing services to meet the cultural, entertainment and recreational interests of their patrons. These establishments produce, promote or participate in live performances, events or exhibits intended for public viewing; provide the artistic, creative and technical skills necessary for the production of artistic products and live performances; preserve and exhibit objects and sites of historical, cultural or educational interest; and operate facilities or provide services that enable patrons to participate in sports or recreational activities or pursue amusement, hobbies and leisure-time interests.
Accommodation and Food Services	This sector comprises establishments primarily engaged in providing short-term lodging and complementary services to travellers, vacationers and others, in facilities such as hotels, motor hotels, resorts, motels, casino hotels, bed and breakfast accommodation, housekeeping cottages and cabins, recreational vehicle parks and campgrounds, hunting and fishing camps, and various types of recreational and adventure camps. This sector also comprises establishments primarily engaged in preparing meals, snacks and beverages, to customer order, for immediate consumption on and off the premises.
Other Services (except Public Administration)	This sector comprises establishments, not classified to any other sector, primarily engaged in repairing, or performing general or routine maintenance, on motor vehicles, machinery, equipment and other products to ensure that they work efficiently; providing personal care services, funeral services, laundry services and other services to individuals, such as pet care services and photo finishing services; organizing and promoting religious activities; supporting various causes through grant-making, advocating (promoting) various social and political causes, and promoting and defending the interests of their members.
Public Administration	This sector comprises establishments primarily engaged in activities of a governmental nature, that is, the enactment and judicial interpretation of laws and their pursuant regulations, and the administration of programs based on them. Legislative activities, taxation, national defence, public order and safety, immigration services, foreign affairs and international assistance, and the administration of government programs are activities that are purely governmental in nature. Ownership is not a criterion for classification. Government owned establishments engaged in activities that are not governmental in nature are classified to the same industry as privately owned establishments engaged in similar activities.



Population and Employment Calculations Whitepaper

This section describes the methodology used in this publication for calculating population and employment. The purpose of these population and employment calculations is to develop and monitor densities and ratios for the Downtown, Major Nodes and Communities Nodes as defined in Mississauga’s Official Plan.

Population Methodology

Population

Refers to the total estimated population in a given geographic area.

Units

Refers to the total number of housing units in a geographic area. The number of units are broken down into five unit types for the calculation and include: Detached, Semi-Detached, Townhouse, Apartment and Residential Other.

Occupied Units

Table 1 outlines vacancy rates. The source of the vacancy rate originates from the 2008 Growth Forecast and is calculated by housing type and year. ‘Residential Other’ unit types were not assigned a vacancy rate, these are mostly institutional beds and full occupancy has been assumed.

Vacancy Rates				
	Detached	Semi-Detached	Townhouse	Apartment
2010	0.72 %	0.72 %	0.75 %	2.50 %
2011	0.50 %	0.50 %	0.50 %	2.00 %

Table 1. Vacancy Rate Table, Source: Hemson Consulting, 2008 Growth Forecast

Occupied Units = Units / (1 - Vacancy rate)

Persons Per Unit (PPU)

PPU values have been sourced from the 2008 Growth Forecast and are calculated by housing type, year and geographic area (MPZ - Mississauga Projection Zone). The forecast has assigned PPU values by MPZ for both existing units (Table 2), and new units (Table 3).

MPZ	2010	2010	2010	2010
	Detached	Semi-Detached	Townhouse	Apartment
1	3.89	3.59	3.09	2.49
2	2.99	3.59	3.09	2.49
3	3.89	3.59	3.09	2.49
4	3.89	3.59	3.09	2.30
5	2.82	3.59	3.09	2.15

Table 2 - Sample of PPU factors for existing units. PPU factors are calculated for each MPZ (Mississauga Projection Zone).

Detached	3.9
Semi-Detached	3.6
Townhouses	3.1
Apartment	2.5

Table 3 - PPU values for new units created in 2010. Source: Hemson Consulting, 2008 Growth Forecasts.

PPUs for new units are used for units built in 2010, where this information is available. Currently residential unit construction dates are only tracked in the Multiple Unit Inventory which includes such housing types as apartments, townhomes and cluster detached, semi-detached and mobile homes.

For Residential Other unit types, a PPU value of ‘one’ has been assigned.

Population by unit type = 2010 occupied units x 2010 PPU + (2011 occupied units - 2010 occupied units) x new unit PPU

Total Population

Total population is the sum of population by each of the five unit types .

Census Net Undercoverage

The Census Undercoverage is the difference between the population missed during enumeration (undercoverage) and the population enumerated more than once (overcoverage). The 2006 Census net undercoverage for Peel Region is estimated at 4.2%, source Statistics Canada.

Total Population (inc. census undercoverage)

Total Population (inc. census undercoverage)= Total Population/ (1-census net undercoverage)



Additional Data

Proposed development applications are not included in the population calculations. However it should be noted that any approved development applications where a building permit has been issued for residential units will be included in the housing inventory and included in these population calculations. Stale building permits (i.e. a structure that is never built, but a building permit has been issued) would be tracked through our existing land use survey undertaken each fall, and removed upon cancellation of the permit.

Employment Methodology

Employment = Full Time Employment + (0.5 * Part Time Employment) + Adjusted Employment Factor + Home Based Employment Factor

Employment

Refers to the combined number of Full Time and Part Time jobs in a given geographic area.

Full Time Employment

Full Time Employment refers to the number of employees working 30 hours or more per week. The number of employees is based on a business that is located on a site (or property). Each site is geo-coded by Property Identification Number as part of the Employment Survey. The cycle of the Employment Survey runs from spring through late fall with finalized numbers presented to Council by Spring of the following year. The source of the employment data (FT, PT and Adjustment Factor) is the City of Mississauga, Planning and Building Department / Economic Development Office 2010 Mississauga Employment Survey.

Part Time Employment

Part Time Employment refers to the number of employees working 30 hours or less per week. The number of employees is based on a business that is located on a site (or property). Each site is geo-coded by PIN number as part of the Employment Survey. Full Time Equivalent (FTE) employment is measured as 50% of the number of Part Time Employment.

Adjusted Employment Factor

Adjusted employment accounts for non-responses in the employment survey. The adjustment factor is unique to each Character Area and is calculated using the average number of employees for businesses with less than 50 employees.

Home Based Employment Factor

Home Based Employment Factor refers to a ratio of people who work-at-home to the total population. Hemson Consulting provided in the 2008 Growth Forecast a ratio of 31 to 1000 which was based on the 2006 Census.

Calculating Density and Gross Geographic Area

Calculating Density for both population and employment is based on the overall gross area of each Community Node, Major Node or Downtown Character Area as defined by schedule 9 in the Mississauga Official Plan. Gross area calculations include: land, water, rivers, streams, transportation corridors within the geographic boundary of the Community Node, Major Node or Downtown.



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