Focus on Mississauga 2012

Atlas of the Downtown, Major Nodes
and Community Nodes

Downtown Fairview

officialplan
Monitoring

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Focus on Mississauga 2012

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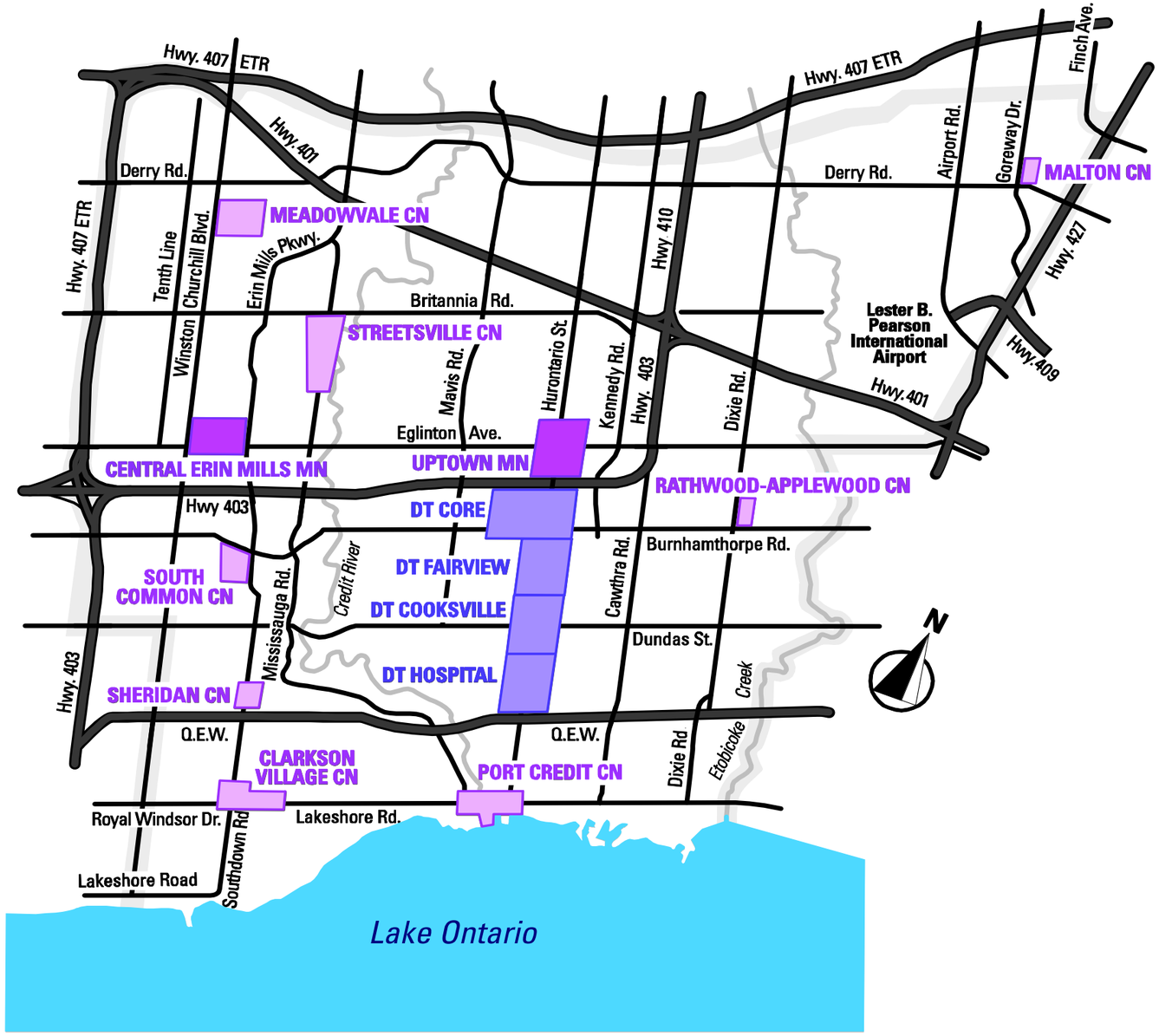
This information product addresses the monitoring requirements of the New Mississauga Official Plan as it pertains to the Downtown, Major Nodes and Community Nodes (see sections 19.2, 5.3.1, 5.3.2, and 5.3.3) in accordance with the requirements set out in the Province of Ontario's Places to Grow Growth 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.

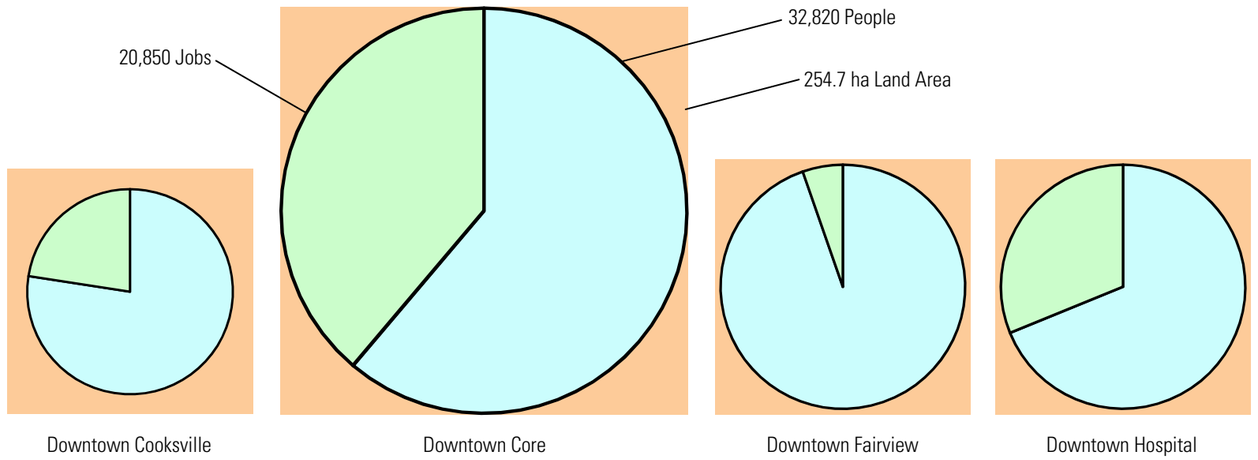
Index Map



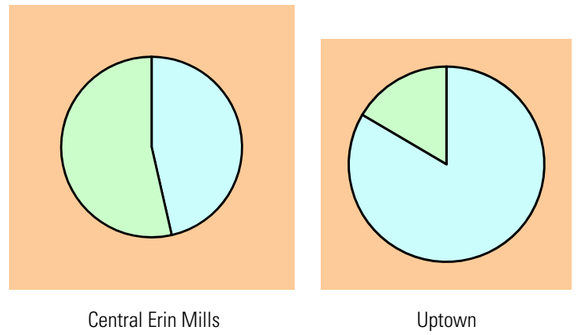
Index Map showing Downtown, Major Nodes, and Community Nodes

Land Area, People and Employment Comparison

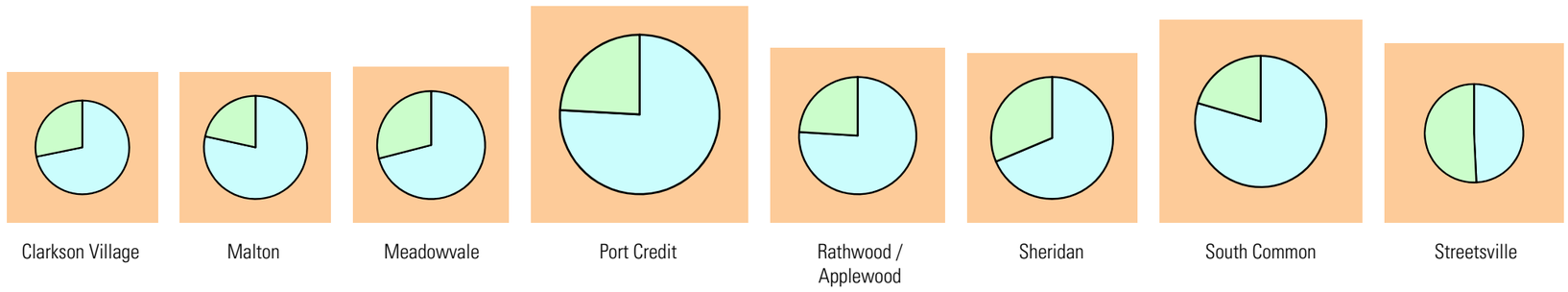
Downtown



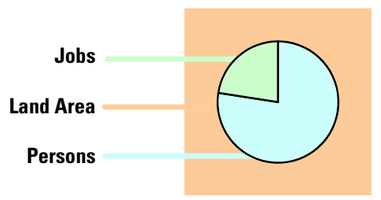
Major Nodes



Community Nodes



Legend



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Focus on Mississauga 2012

Downtown Fairview

officialplan Monitoring

History

Historically, Downtown Fairview has been part of the Fairview District, which was originally planned in 1965, as part of a review of the lands of the North Cooksville Community. During that time it was the area surrounding Hurontario Street and Dundas Street that was considered 'downtown Mississauga' and the lands north of the railway and south of Highway 403 were entirely planned for future residential development. However, with the development of Mississauga's City Centre after 1970, that changed. Mississauga's City Centre became the city's new downtown, and it was the Fairview District that would connect City Centre to Cooksville. The Dundas-Fairview Secondary Plan, approved in April, 1981, further provided a vision for the area and it was not until the 1990's, when the boundary of the current Cooksville District was created, that Fairview became solidified as a transition zone between Cooksville and the Downtown Core. It is this transition that will continue to bridge future intensification between the Downtown Core and Downtown Cooksville along the Hurontario Corridor, as the city plans for the future.

Present Day

Downtown Fairview is part of the Urban Growth Centre for the city and is centred on the east and west sides of Hurontario Street, south of the Downtown Core. The area consists of a mix of high density apartments, townhouses, detached residential and semi-detached residential uses, office and commercial uses, with the potential for additional high density apartments.

In the City Council adopted Mississauga Official Plan (September 2010), (http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan) Downtown Fairview 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. Future intensification is to be developed within 500 metres (1640 feet) of either side of Hurontario Street, as part of future high-order transit initiatives. The Urban Growth Centre is intended to be a vibrant city and regional centre where residents are able to live, work and play.

Downtown Fairview is not only vital to higher-order transit but also in connecting the Downtown Core and Downtown Cooksville; land use recommendations through the Hurontario / Mainstreet Corridor Master Plan will determine an appropriate mix and transition of land uses for the area.

Pedestrian, cycling and transit connections will play an important role in defining future development. To achieve these goals, minimum and maximum height and density standards will apply.

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Fast Facts

Land Area, Housing, Population, Employment

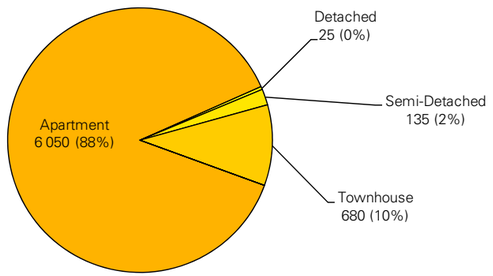
98.6	Area (ha) (243.7 acres)
6 890	Residential Units
18 550	Population (inc. census undercount)
1 040	Employment (inc. home based businesses)
43	Business Sites (1 vacant business site)

Existing Land Use

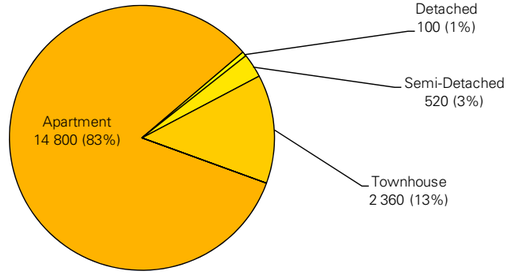
	ha	acres	percentage
Residential	65.3	161.3	66%
Mixed Residential / Retail	0.0	0.0	0%
Office	0.4	1.1	0%
Public / Institutional / Other	3.5	8.7	4%
Retail / Commercial	4.5	11.1	5%
Industrial	0.0	0.0	0%
Open Space	3.8	9.3	4%
Transportation Right-of-Way / Walkway	20.0	49.5	20%
Parking	0.0	0.0	0%
Others	0.2	0.5	0%
Vacant	1.0	2.5	1%
Total	98.6	244.0	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	10%	11%
Administrative and Support, Waste Management and Remediation Services	0%	0%
Agriculture, Forestry, Fishing and Hunting	0%	0%
Arts, Entertainment and Recreation	0%	0%
Construction	0%	0%
Educational Services	2%	13%
Finance and Insurance	2%	4%
Health Care and Social Assistance	38%	22%
Information and Cultural Industries	0%	0%
Management of Companies and Enterprises	0%	0%
Manufacturing	0%	0%
Mining, Quarrying, and Oil and Gas Extraction	0%	0%
Other Services (except Public Administration)	14%	4%
Professional, Scientific and Technical Services	2%	0%
Public Administration	2%	0%
Real Estate and Rental and Leasing	0%	0%
Retail Trade	26%	43%
Transportation and Warehousing	0%	0%
Utilities	0%	0%
Wholesale Trade	0%	0%
Unknown	2%	2%
Total	100%	100%

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

Official Plan Targets

Density

198.5 Persons and Jobs/ha (80.4/acre)

187.9 Persons/ha (76.1/acre)

10.5 Jobs/ha (4.3/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 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 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 198.5, Downtown Fairview does not meet the minimum density target of 200 residents and jobs combined per gross hectare.

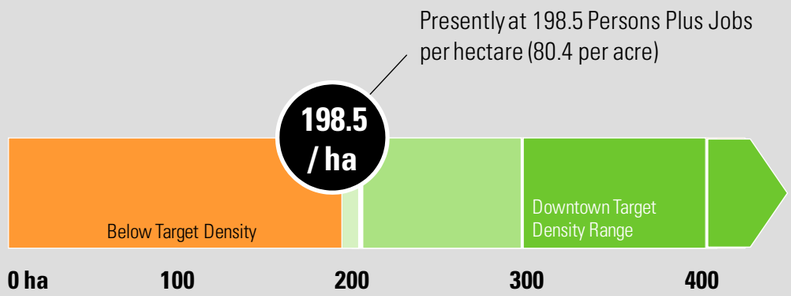
At a current PPJ of 17.8:1, Downtown Fairview does not meet the target population to employment ratio of 1:1.

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.

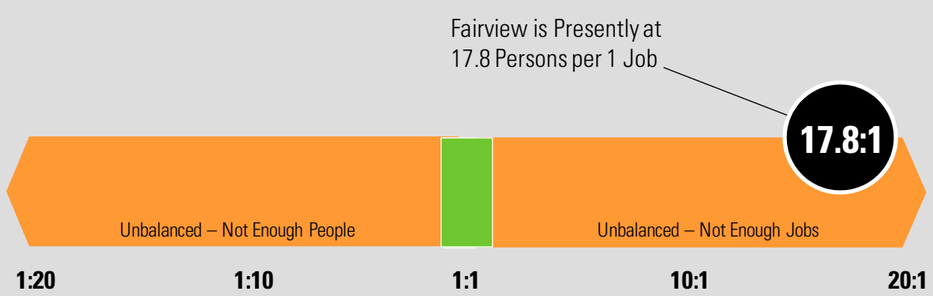
There are currently no development applications in progress in Downtown Fairview.

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

Density

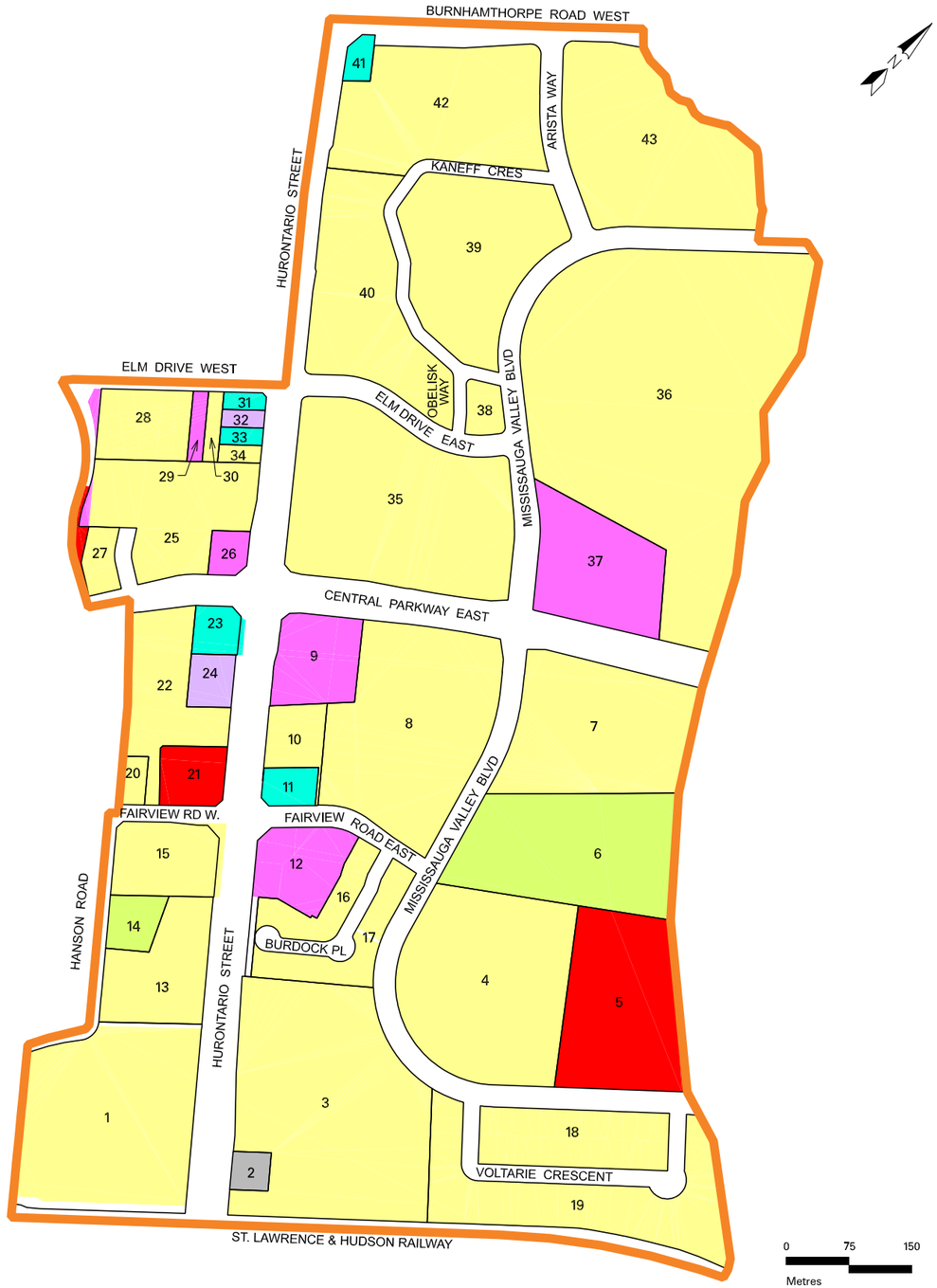


Persons Plus Jobs Ratio



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



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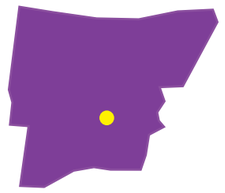

Land, Buildings, People and Jobs

LAND									BUILDINGS						PEOPLE			JOBS		
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Office Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
1	4.41	10.90	PROW, RES3	MD	RM4			60 HANSON RD	60 Hanson Rd	3	18580	199995					Townhouse	145	466			
2	0.21	0.52	UP	UT	U			3237 HURONTARIO ST														
3	5.75	14.21	RES3	MD	RM4			180 MISSISSAUGA VALLEY BLVD	180 Mississauga Valley Blvd	3	28657	308464					Townhouse	216	768			
4	4.19	10.35	RES3	MD	RM4			215 MISSISSAUGA VALLEY BLVD	215 Mississauga Valley Blvd	2	17829	191911					Townhouse	161	573			
5	2.83	7.00	SCH	MD	RM4-57			277 MISSISSAUGA VALLEY BLVD												Thornwood Public School	20-49	Educational Services
6	5.45	13.46	OS	G, OS	G1, OS1			305 MISSISSAUGA VALLEY BLVD														
7	3.26	8.05	RES3	MD	RM4			41 MISSISSAUGA VALLEY BLVD	41 Mississauga Valley Blvd	2	13922	149856					Townhouse	110	391			
8	4.23	10.45	RES4	HD	RA4-41			50 MISSISSAUGA VALLEY BLVD	50 Mississauga Valley Blvd	18	21149	227648					Apartment	176	527			
								20 MISSISSAUGA VALLEY BLVD	20 Mississauga Valley Blvd	18	21149	227648					Apartment	176	527			
9	1.05	2.58	RET2	MVC	C5-6			3445 HURONTARIO ST												Tim Horton's	10-19	Accommodation and Food Services
																				Esso	1-4	Retail Trade
10	0.53	1.32	RES4	HD	RA3-8			15 FAIRVIEW RD E	15 Fairview Rd E	10	9142	98404					Apartment	96	288			
11	0.29	0.72	VAC	O	O																	
12	1.03	2.54	PROW, RET2, RET1	MVC, CC, LDII	RM5, C5-3, C-1			3355 HURONTARIO ST 22 FAIRVIEW RD E												Popeye's Chicken & Biscuits	10-19	Accommodation and Food Services
																				Town & Country Market	20-49	Retail Trade
																				Fairview Pharmacy	5-9	Retail Trade
																				Fairview Florist	1-4	Retail Trade
																				L A Cleaners	1-4	Other Services (except Public Administration)
																				Lazer Boutique	1-4	Other Services (except Public Administration)
																				Soft Touch Spa	1-4	Other Services (except Public Administration)
																				Fairview Ten Medical Clinic	1-4	Health Care and Social Assistance
																				Dental Office - Dr. Franzoi	5-9	Health Care and Social Assistance
																				Unknown Occupant	NA	No description on record
																				Shell	1-4	Retail Trade
13	1.46	3.62	RES4	HD	RA4-5			30 HANSON RD	30 Hanson Rd	13	18239	196325					Apartment	199	538			
14	0.40	0.99	OS	OS	OS1			26 HANSON RD														
15	1.06	2.62	RES3	MD	RM5, RM4			38 FAIRVIEW RD W	2-22 Hanson Rd	2	2037	21926					Townhouse	38	122			
								22 HANSON RD	38 Fairview Rd W	3	4913	52884					Townhouse	11	35			
								20 HANSON RD														
								18 HANSON RD														
								16 HANSON RD														
								14 HANSON RD														
								12 HANSON RD														
								10 HANSON RD														
								8 HANSON RD														
								6 HANSON RD														
								4 HANSON RD														
								2 HANSON RD														
16	0.63	1.56	RES1, RES2	LDII	RM5			3370 BURDOCK PL									Semi-Detached	1	-			
								3368 BURDOCK PL									Semi-Detached	1	-			
								3366 BURDOCK PL									Semi-Detached	1	-			
								3364 BURDOCK PL									Semi-Detached	1	-			
								3360 BURDOCK PL									Semi-Detached	1	-			
								3358 BURDOCK PL									Semi-Detached	1	-			
								3356 BURDOCK PL									Semi-Detached	1	-			
								3354 BURDOCK PL									Semi-Detached	1	-			
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								3346 BURDOCK PL									Semi-Detached	1	-			
								3344 BURDOCK PL									Semi-Detached	1	-			
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								3338 BURDOCK PL									Semi-Detached	1	-			
								3336 BURDOCK PL									Semi-Detached	1	-			
								3332 BURDOCK PL									Semi-Detached	1	-			
								3300 BURDOCK PL									Semi-Detached	1	-			
								3298 BURDOCK PL									Semi-Detached	1	-			

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Focus on Mississauga 2012 - Downtown Fairview

Existing Land Use

- Residential
- Mixed Residential / Retail
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- Parking / Other
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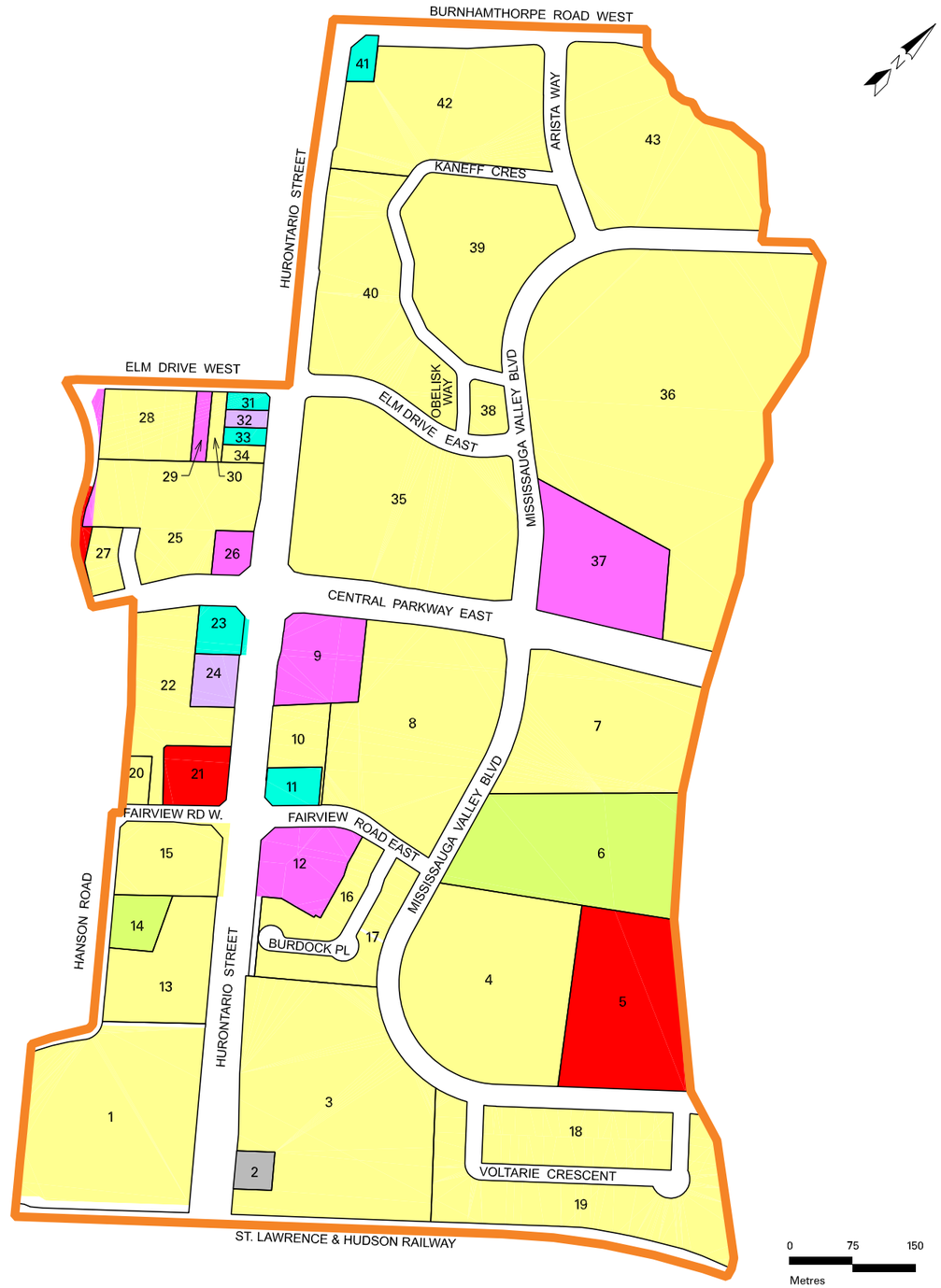

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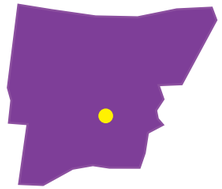

Land, Buildings, People and Jobs

LAND									BUILDINGS						PEOPLE			JOBS		
									Residential Multiple Unit				Office							
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
16								3294 BURDOCK PL									Detached	1	-			
								3292 BURDOCK PL									Semi-Detached	1	-			
								3288 BURDOCK PL									Semi-Detached	1	-			
								3286 BURDOCK PL									Semi-Detached	1	-			
								3282 BURDOCK PL									Semi-Detached	1	-			
								3280 BURDOCK PL									Semi-Detached	1	-			
								3276 BURDOCK PL									Semi-Detached	1	-			
								3274 BURDOCK PL									Semi-Detached	1	-			
17	0.85	2.10	RES1, RES2	LDII	RM5			3371 BURDOCK PL									Semi-Detached	1	-			
								3369 BURDOCK PL									Detached	1	-			
								3365 BURDOCK PL									Semi-Detached	1	-			
								3363 BURDOCK PL									Semi-Detached	1	-			
								3359 BURDOCK PL									Semi-Detached	1	-			
								3357 BURDOCK PL									Semi-Detached	1	-			
								3353 BURDOCK PL									Semi-Detached	1	-			
								3351 BURDOCK PL									Semi-Detached	1	-			
								3347 BURDOCK PL									Semi-Detached	1	-			
								3345 BURDOCK PL									Semi-Detached	1	-			
								3341 BURDOCK PL									Semi-Detached	1	-			
								3339 BURDOCK PL									Semi-Detached	1	-			
								3335 BURDOCK PL									Detached	1	-			
								3333 BURDOCK PL									Semi-Detached	1	-			
								3329 BURDOCK PL									Semi-Detached	1	-			
								3327 BURDOCK PL									Semi-Detached	1	-			
								3323 BURDOCK PL									Semi-Detached	1	-			
								3321 BURDOCK PL									Semi-Detached	1	-			
								3317 BURDOCK PL									Semi-Detached	1	-			
								3315 BURDOCK PL									Semi-Detached	1	-			
								3311 BURDOCK PL									Semi-Detached	1	-			
								3309 BURDOCK PL									Semi-Detached	1	-			
								3305 BURDOCK PL									Semi-Detached	1	-			
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								3293 BURDOCK PL									Semi-Detached	1	-			
								3291 BURDOCK PL									Semi-Detached	1	-			
								3287 BURDOCK PL									Semi-Detached	1	-			
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								3281 BURDOCK PL									Semi-Detached	1	-			
								3279 BURDOCK PL									Semi-Detached	1	-			
								3275 BURDOCK PL									Semi-Detached	1	-			
								3273 BURDOCK PL									Semi-Detached	1	-			
18	1.55	3.83	RES1, RES2	LDII	R3, RM1			284 MISSISSAUGA VALLEY BLVD									Semi-Detached	1	-			
								278 MISSISSAUGA VALLEY BLVD									Semi-Detached	1	-			
								272 MISSISSAUGA VALLEY BLVD									Semi-Detached	1	-			
								268 MISSISSAUGA VALLEY BLVD									Semi-Detached	1	-			
								262 MISSISSAUGA VALLEY BLVD									Semi-Detached	1	-			
								256 MISSISSAUGA VALLEY BLVD									Semi-Detached	1	-			
								250 MISSISSAUGA VALLEY BLVD									Detached	1	-			
								246 MISSISSAUGA VALLEY BLVD									Semi-Detached	1	-			
								238 MISSISSAUGA VALLEY BLVD									Semi-Detached	1	-			
								234 MISSISSAUGA VALLEY BLVD									Detached	1	-			
								228 MISSISSAUGA VALLEY BLVD									Detached	1	-			
								209 VOLTARIE CRES									Semi-Detached	1	-			
								171 VOLTARIE CRES									Detached	1	-			
								169 VOLTARIE CRES									Semi-Detached	1	-			
								163 VOLTARIE CRES									Semi-Detached	1	-			

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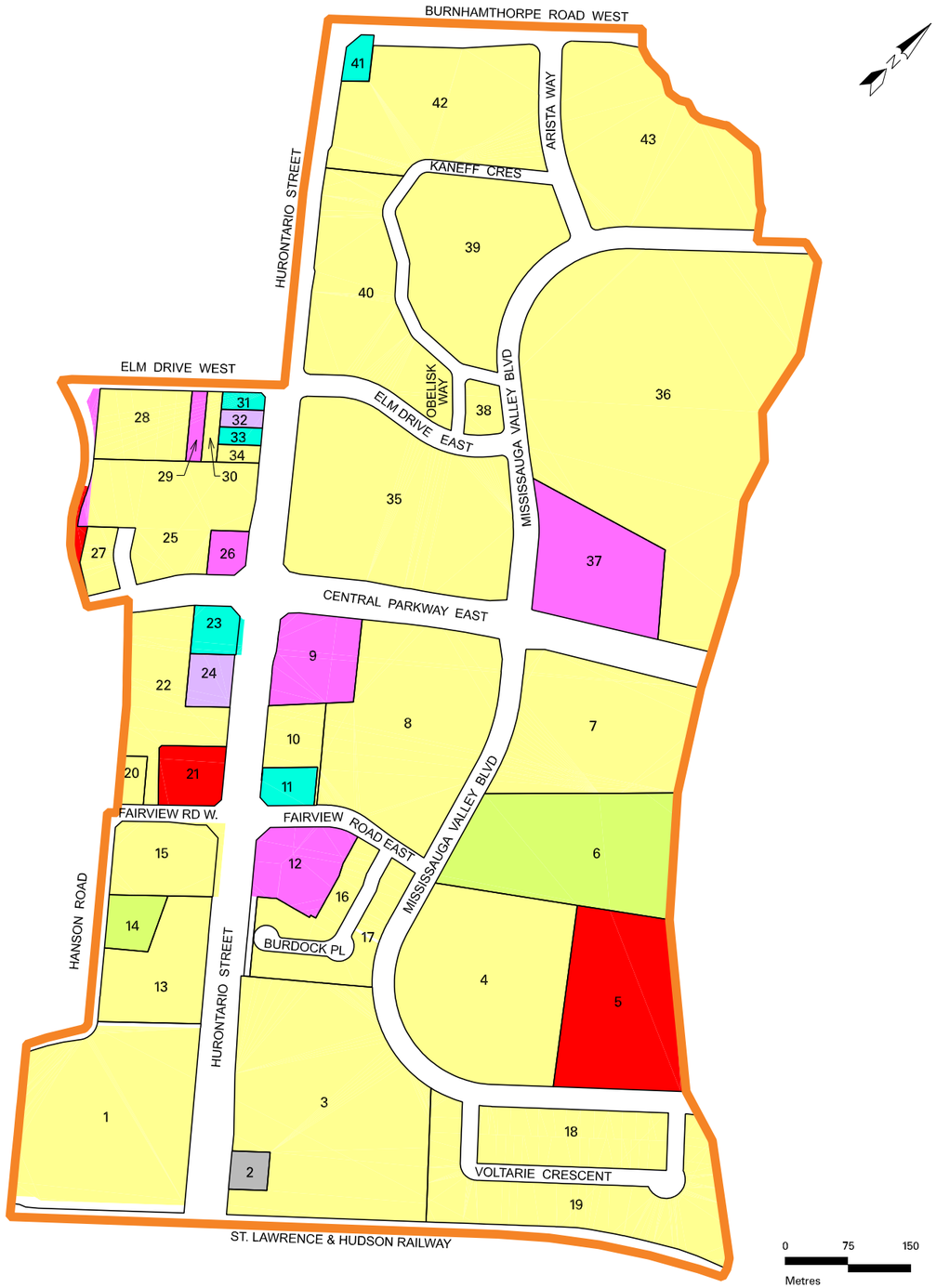

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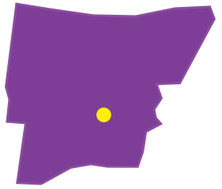

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18								161 VOLTARIE CRES									Semi-Detached	1	-			
								157 VOLTARIE CRES									Semi-Detached	1	-			
								155 VOLTARIE CRES									Detached	1	-			
								149 VOLTARIE CRES									Detached	1	-			
								147 VOLTARIE CRES									Detached	1	-			
								143 VOLTARIE CRES									Detached	1	-			
								141 VOLTARIE CRES									Semi-Detached	1	-			
								137 VOLTARIE CRES									Semi-Detached	1	-			
								135 VOLTARIE CRES									Detached	1	-			
								131 VOLTARIE CRES									Semi-Detached	1	-			
								129 VOLTARIE CRES									Detached	1	-			
								125 VOLTARIE CRES									Semi-Detached	1	-			
								123 VOLTARIE CRES									Detached	1	-			
								119 VOLTARIE CRES									Semi-Detached	1	-			
								117 VOLTARIE CRES									Detached	1	-			
								113 VOLTARIE CRES									Detached	1	-			
								111 VOLTARIE CRES									Semi-Detached	1	-			
								103 VOLTARIE CRES									Semi-Detached	1	-			
								101 VOLTARIE CRES									Semi-Detached	1	-			
								69 VOLTARIE CRES									Semi-Detached	1	-			
19	2.78	6.88	RES2	LDII	RM1			208 VOLTARIE CRES									Semi-Detached	1	-			
								204 VOLTARIE CRES									Semi-Detached	1	-			
								202 VOLTARIE CRES									Semi-Detached	1	-			
								198 VOLTARIE CRES									Semi-Detached	1	-			
								196 VOLTARIE CRES									Semi-Detached	1	-			
								192 VOLTARIE CRES									Semi-Detached	1	-			
								190 VOLTARIE CRES									Semi-Detached	1	-			
								186 VOLTARIE CRES									Semi-Detached	1	-			
								184 VOLTARIE CRES									Semi-Detached	1	-			
								180 VOLTARIE CRES									Semi-Detached	1	-			
								178 VOLTARIE CRES									Semi-Detached	1	-			
								174 VOLTARIE CRES									Semi-Detached	1	-			
								172 VOLTARIE CRES									Semi-Detached	1	-			
								168 VOLTARIE CRES									Semi-Detached	1	-			
								166 VOLTARIE CRES									Semi-Detached	1	-			
								162 VOLTARIE CRES									Semi-Detached	1	-			
								160 VOLTARIE CRES									Semi-Detached	1	-			
								156 VOLTARIE CRES									Semi-Detached	1	-			
								154 VOLTARIE CRES									Semi-Detached	1	-			
								150 VOLTARIE CRES									Semi-Detached	1	-			
								148 VOLTARIE CRES									Semi-Detached	1	-			
								144 VOLTARIE CRES									Semi-Detached	1	-			
								142 VOLTARIE CRES									Semi-Detached	1	-			
								138 VOLTARIE CRES									Semi-Detached	1	-			
								136 VOLTARIE CRES									Detached	1	-			
								132 VOLTARIE CRES									Semi-Detached	1	-			
								130 VOLTARIE CRES									Semi-Detached	1	-			
								126 VOLTARIE CRES									Semi-Detached	1	-			
								124 VOLTARIE CRES									Semi-Detached	1	-			
								120 VOLTARIE CRES									Semi-Detached	1	-			
								118 VOLTARIE CRES									Semi-Detached	1	-			
								116 VOLTARIE CRES									Semi-Detached	1	-			
								112 VOLTARIE CRES									Semi-Detached	1	-			
								108 VOLTARIE CRES									Semi-Detached	1	-			
								106 VOLTARIE CRES									Semi-Detached	1	-			
								102 VOLTARIE CRES									Semi-Detached	1	-			
								100 VOLTARIE CRES									Semi-Detached	1	-			

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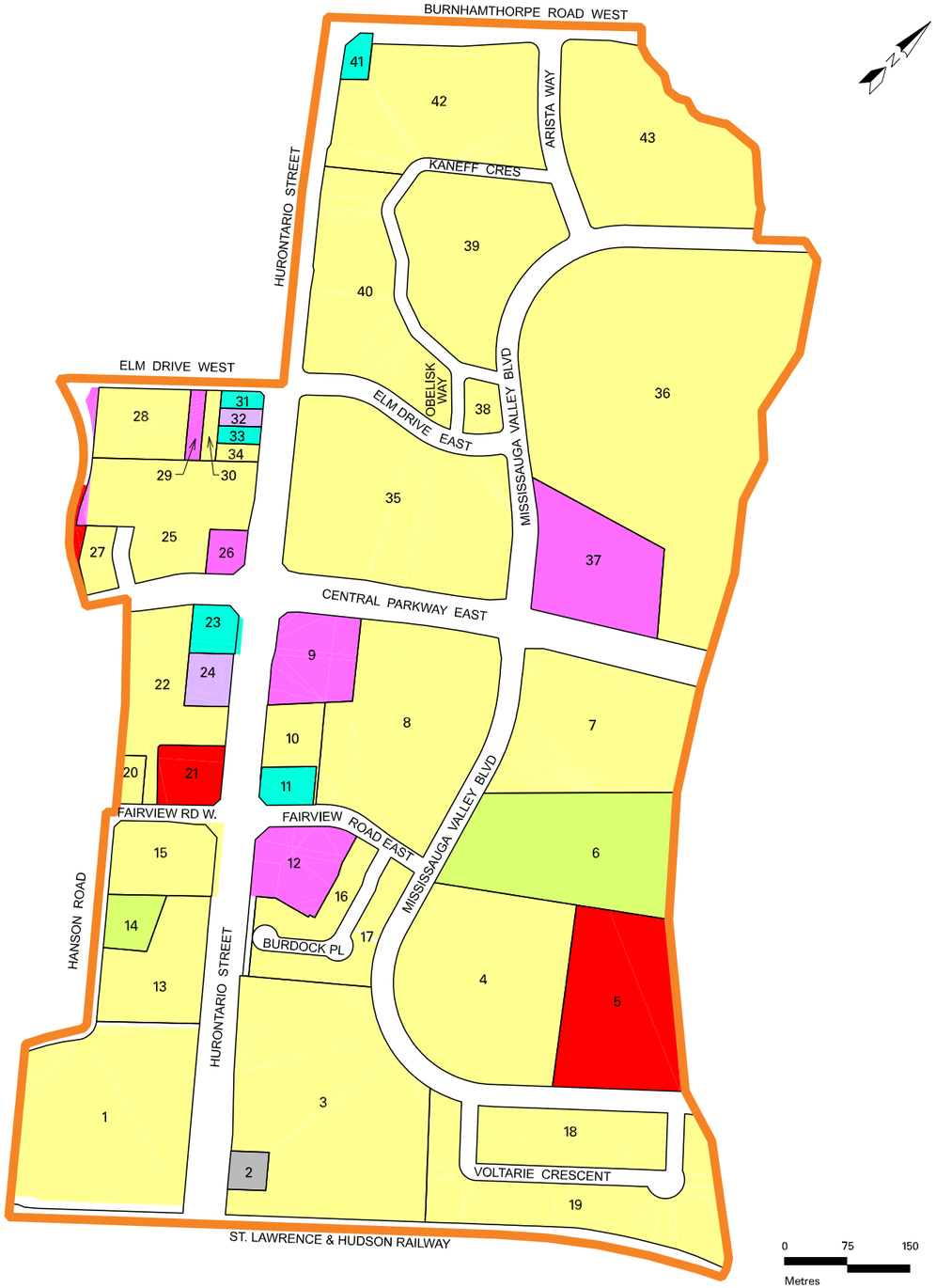
Focus on Mississauga 2012 - Downtown Fairview

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



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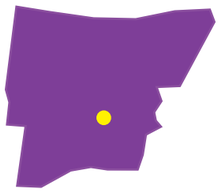

Land, Buildings, People and Jobs

LAND									BUILDINGS						PEOPLE			JOBS		
									Residential Multiple Unit				Office							
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
19								96 VOLTARIE CRES									Semi-Detached	1	-			
								94 VOLTARIE CRES									Semi-Detached	1	-			
								90 VOLTARIE CRES									Semi-Detached	1	-			
								88 VOLTARIE CRES									Semi-Detached	1	-			
								84 VOLTARIE CRES									Semi-Detached	1	-			
								82 VOLTARIE CRES									Semi-Detached	1	-			
								78 VOLTARIE CRES									Semi-Detached	1	-			
								76 VOLTARIE CRES									Semi-Detached	1	-			
								72 VOLTARIE CRES									Semi-Detached	1	-			
								70 VOLTARIE CRES									Semi-Detached	1	-			
								66 VOLTARIE CRES									Semi-Detached	1	-			
								64 VOLTARIE CRES									Semi-Detached	1	-			
20	0.18	0.43	RES1	LDI	R3			41 FAIRVIEW RD W									Detached	1	-			
21	0.55	1.35	PUB	HD	RA1-29			15 FAIRVIEW RD W												Fire Station 101, Headquarters	100-299	Public Administration
22	1.59	3.94	RES4	HD	RA4-17, RA2-4			30 CENTRAL PKY W	25 Fairview Rd W	16	20005	215334					Apartment	171	463			
								25 FAIRVIEW RD W	30 Central Pky W	8	8607	92646					Apartment	107	289			
23	0.31	0.77	VAC	HD	RA3-20			20 CENTRAL PKY W														
24	0.33	0.83	OFF	O	O-10			3420 HURONTARIO ST					3420 Hurontario St	3	1865	20075				City Centre Family Physicians	10-19	Health Care and Social Assistance
																				City Centre Physiotherapy	5-9	Health Care and Social Assistance
																				Dr. A. Seetner Eye & Eyelid Physician & Surgeon	1-4	Health Care and Social Assistance
																				Dr. S. Adat DMD, Hurontario Dental Centre	5-9	Health Care and Social Assistance
																				Dixie X-Ray Associates Limited	5-9	Health Care and Social Assistance
																				Dermatology Enhancement Clinic - Dr. E. Eisenberg	1-4	Health Care and Social Assistance
																				Gamma Dynacare - Laboratory	1-4	Health Care and Social Assistance
																				Citi Centre Medical Pharmacy	1-4	Retail Trade
																				Dr. M. K. Yang	1-4	Health Care and Social Assistance
																				S. Nelles, M.D.	1-4	Health Care and Social Assistance
																				Dr. W.W. Sahheed - Family Physician	1-4	Health Care and Social Assistance
																				N. Abdelshaheed, Family Physician	1-4	Health Care and Social Assistance
25	2.17	5.36	RES4	HD	RA2-4, RA5-16			3525 KARIYA DR	3515 Kariya Dr	32	22380	240898					Apartment	67	155			
								3515 KARIYA DR	33 Central Pky W	6	5292	56963					Apartment	300	694			
								3504 HURONTARIO ST	3525 Kariya Dr	31	24200	260489					Apartment	328	759			
								33 CENTRAL PKY W	3504 Hurontario St	33	22839	245839					Apartment	276	639			
26	0.23	0.58	RET1	MU	C3			3480 HURONTARIO ST												Wally's Restaurant Hamburger & Steak	1-4	Accommodation and Food Services
27	0.30	0.75	RES2	HD	D-2			3490 OMEATH CRT									Semi-Detached	1	-			
								3488 OMEATH CRT									Semi-Detached	1	-			
								3484 OMEATH CRT									Semi-Detached	1	-			
								3482 OMEATH CRT									Semi-Detached	1	-			
								3478 OMEATH CRT									Semi-Detached	1	-			
								3476 OMEATH CRT									Semi-Detached	1	-			
								3472 OMEATH CRT									Semi-Detached	1	-			
								3470 OMEATH CRT									Semi-Detached	1	-			
28	0.92	2.28	RES1	HD	D-1			64 ELM DR W									Detached	1	-			
								58 ELM DR W									Detached	1	-			
								50 ELM DR W									Detached	1	-			
								44 ELM DR W									Detached	1	-			
								38 ELM DR W									Detached	1	-			
								34 ELM DR W									Detached	1	-			
29	0.15	0.38	RET1	HD	D-1			28 ELM DR W												New Playland Nursery School	5-9	Health Care and Social Assistance
30	0.15	0.38	RES1	HD	D-1			24 ELM DR W									Detached	1	-			
31	0.11	0.26	VAC	HD	D-1			3536 HURONTARIO ST												Vacant	NA	No description on record
32	0.11	0.26	OFF	HD	D-1			3528 HURONTARIO ST					3528 Hurontario St	1	116	1249				Taxplace	1-4	Professional, Scientific and Technical Services
33	0.11	0.26	VAC	HD	D-1			3518 HURONTARIO ST														
34	0.11	0.27	RES1	HD	D-1			3514 HURONTARIO ST					3514 Hurontario St	2	130	1399	Detached	1	-			
35	5.02	12.40	RES4	HD	RA5-8			1580 MISSISSAUGA VALLEY BLVD	1580 Mississauga Valley Blvd	19	26709	287496					Apartment	224	554			
								50 ELM DR E	30 Elm Dr E	19	24875	267754					Apartment	224	554			
								30 ELM DR E	50 Elm Dr E	19	25015	269261					Apartment	322	797			

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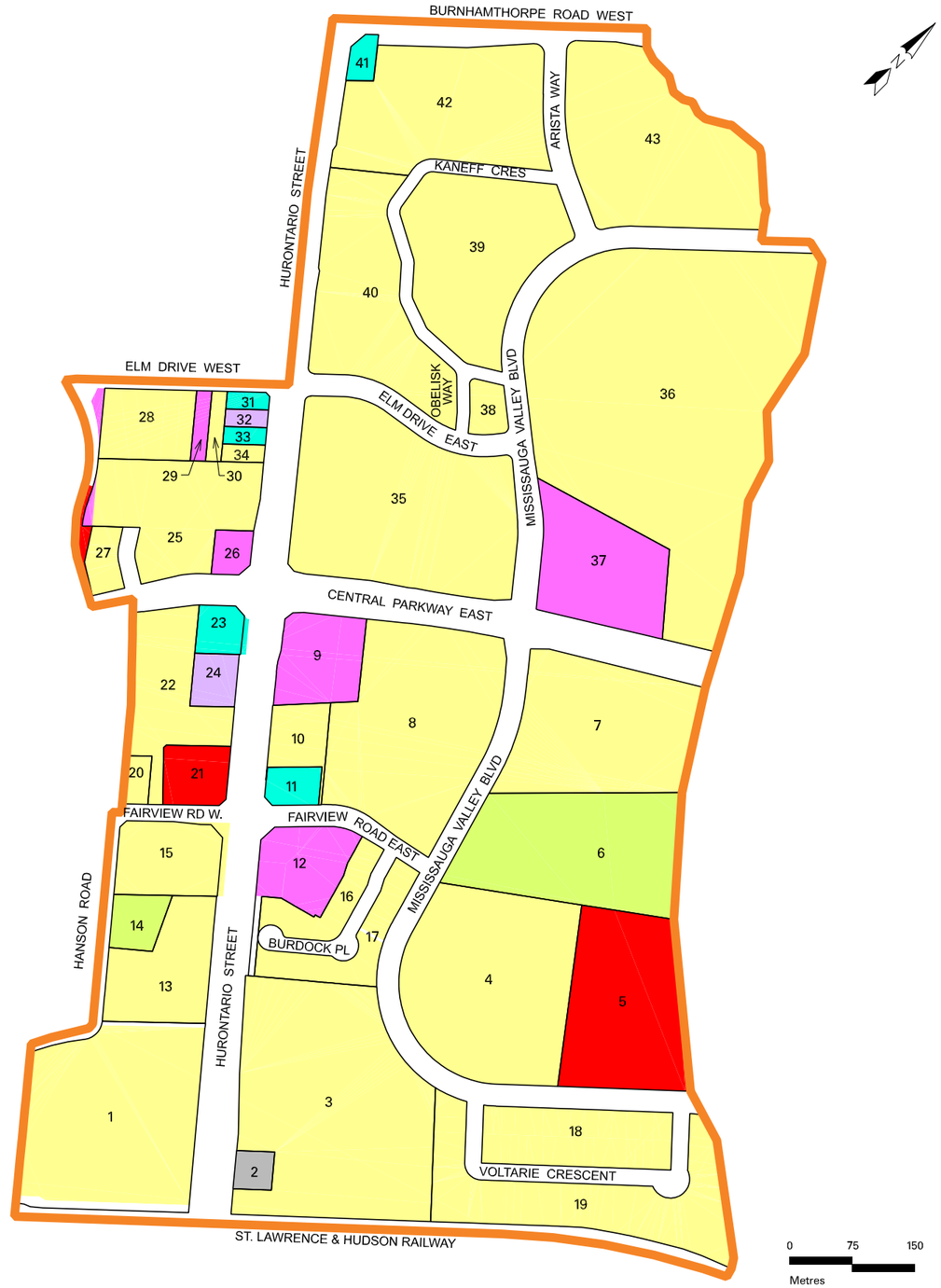
Focus on Mississauga 2012 - Downtown Fairview

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



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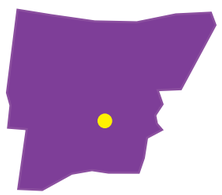

Land, Buildings, People and Jobs

LAND									BUILDINGS						PEOPLE			JOBS		
									Residential Multiple Unit				Office							
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
36	10.67	26.37	RES4	HD	RA5-3			1563 MISSISSAUGA VALLEY BLVD	1405 Mississauga Valley Blvd	9	8898	95778					Apartment	373	846			
								1547 MISSISSAUGA VALLEY BLVD	1423 Mississauga Valley Blvd	16	32523	350078					Apartment	168	381			
								1477 MISSISSAUGA VALLEY BLVD	1477 Mississauga Valley Blvd	22	27424	295192					Apartment	300	680			
								1423 MISSISSAUGA VALLEY BLVD	1547 Mississauga Valley Blvd	22	27424	295192					Apartment	300	680			
								1405 MISSISSAUGA VALLEY BLVD	1563 Mississauga Valley Blvd	9	15645	168403					Apartment	168	381			
37	1.99	4.93	RET1	MU	C2			1585 MISSISSAUGA VALLEY BLVD												Family Photo DVD	1-4	Retail Trade
																				Metro	50-99	Retail Trade
																				Shoppers Drug Mart	20-49	Retail Trade
																				Becker's	1-4	Retail Trade
																				TD Canada Trust	10-19	Finance and Insurance
																				Iona Dental Office-Dr. V. M. Mithia and	5-9	Health Care and Social Assistance
																				Chris Cleaners	1-4	Other Services (except Public Administration)
																				Iona Doctors Clinic Walk-In & Family Care	1-4	Health Care and Social Assistance
																				The Wine Rack	1-4	Retail Trade
																				Pizza Pizza	5-9	Accommodation and Food Services
																				Spizzirri's Hair Stylist, The	5-9	Other Services (except Public Administration)
																				New Look Men's Hairgrooming, The	1-4	Other Services (except Public Administration)
38	0.27	0.68	RES4	HD	RA5-4																	
39	3.12	7.72	RES4	HD	RA5-4			3695 KANEFF CRES	3575 Kaneff Cres	24	22798	245398					Apartment	282	698			
								3575 KANEFF CRES	3695 Kaneff Cres	20	23096	248605					Apartment	234	579			
40	2.93	7.23	RES4	HD	RA5-8			3620 KANEFF CRES	3590 Kaneff Cres	20	27870	299993					Apartment	309	765			
								3590 KANEFF CRES	3620 Kaneff Cres	23	27056	291231					Apartment	251	621			
41	0.16	0.41	VAC	HD	RA5-18			12 BURNHAMTHORPE RD E														
42	3.37	8.32	RES4	HD	RA5-8, RA5-18			3700 KANEFF CRES	3700 Kaneff Cres	24	27792	299153					Apartment	279	690			
								3650 KANEFF CRES	3650 Kaneff Cres	34	39497	425146					Apartment	260	643			
43	3.92	9.69	RES4	HD	RA5-3			3665 ARISTA WAY	3665 Arista Way	19	41192	443391					Apartment	458	1050			

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Focus on Mississauga 2012

officialplan Monitoring

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.

MISSISSAUGA Leading today for tomorrow

Fast Facts

Land Area, Housing, Population, Employment

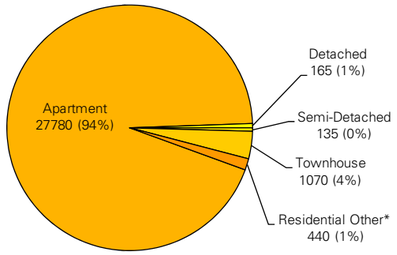
558.6	Area (ha) (1380.4 acres)
29 595	Residential Units
75 850	Population (inc. census undercount)
31 250	Employment (inc. home based businesses)
2 153	Business Sites (198 vacant business sites)

Existing Land Use

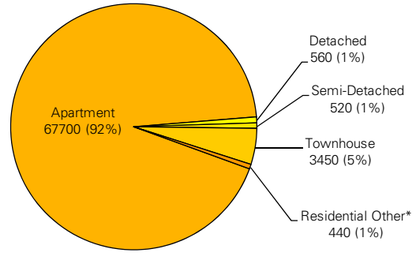
	ha	acres	percentage
Residential	169.7	419.4	30.4%
Mixed Residential / Retail	9.9	24.4	1.8%
Office	41.0	101.4	7.3%
Public / Institutional / Other	38.6	95.5	6.9%
Retail / Commercial	78.4	193.8	14.0%
Industrial	0.9	2.3	0.2%
Open Space	23.8	58.8	4.3%
Transportation Right-of-Way / Walkway	142.4	351.9	25.5%
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 Population



*Residential Other includes institutional units and 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%	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.

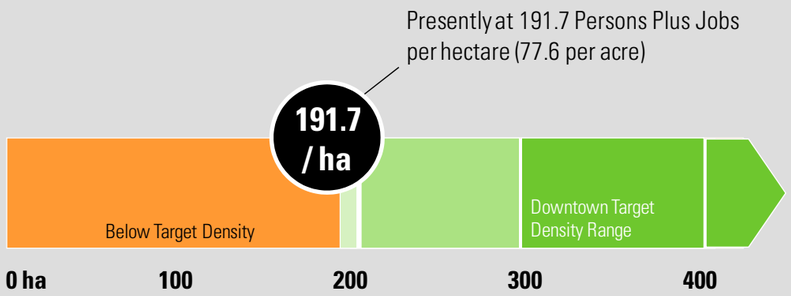
Monitoring Summary

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

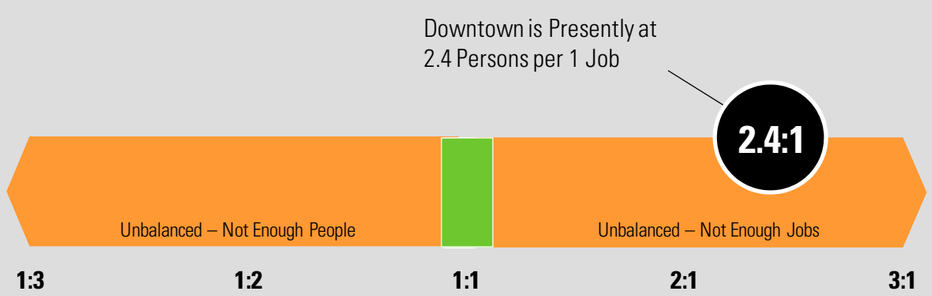
At a current PPJ of 2.4:1, the Downtown does not meet the target population to employment range of 1:1.

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

Density



Persons Plus Jobs Ratio



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 quadroplexes.	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 exploration 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 geocoded 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 geocoded 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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Monitoring

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