

# Focus on Mississauga 2012

Atlas of the Downtown, Major Nodes  
and Community Nodes

**Central Erin Mills Major Node**



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# Focus on Mississauga 2012

<b>Index Map</b> .....	<b>pg ii</b>
<b>Land Area, People and Employment Comparison</b> .....	<b>pg iii</b>

## Downtown

Downtown Core .....	pg 1-1
Downtown Fairview .....	pg 2-1
Downtown Cooksville .....	pg 3-1
Downtown Hospital .....	pg 4-1
Downtown Summary .....	pg 5-1

## Major Nodes

<b>Central Erin Mills</b> .....	<b>pg 6-1</b>
Uptown .....	pg 7-1

## Community Nodes

Clarkson Village .....	pg 8-1
Malton .....	pg 9-1
Meadowvale .....	pg 10-1
Port Credit .....	pg 11-1
Rathwood / Applewood .....	pg 12-1
Sheridan .....	pg 13-1
South Common .....	pg 14-1
Streetsville .....	pg 15-1

<b>Data Definitions, Notes and Sources</b> .....	<b>pg 16-1</b>
<b>Whitepaper</b> .....	<b>pg 17-1</b>
<b>Photo Credits</b> .....	<b>pg 18-1</b>

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

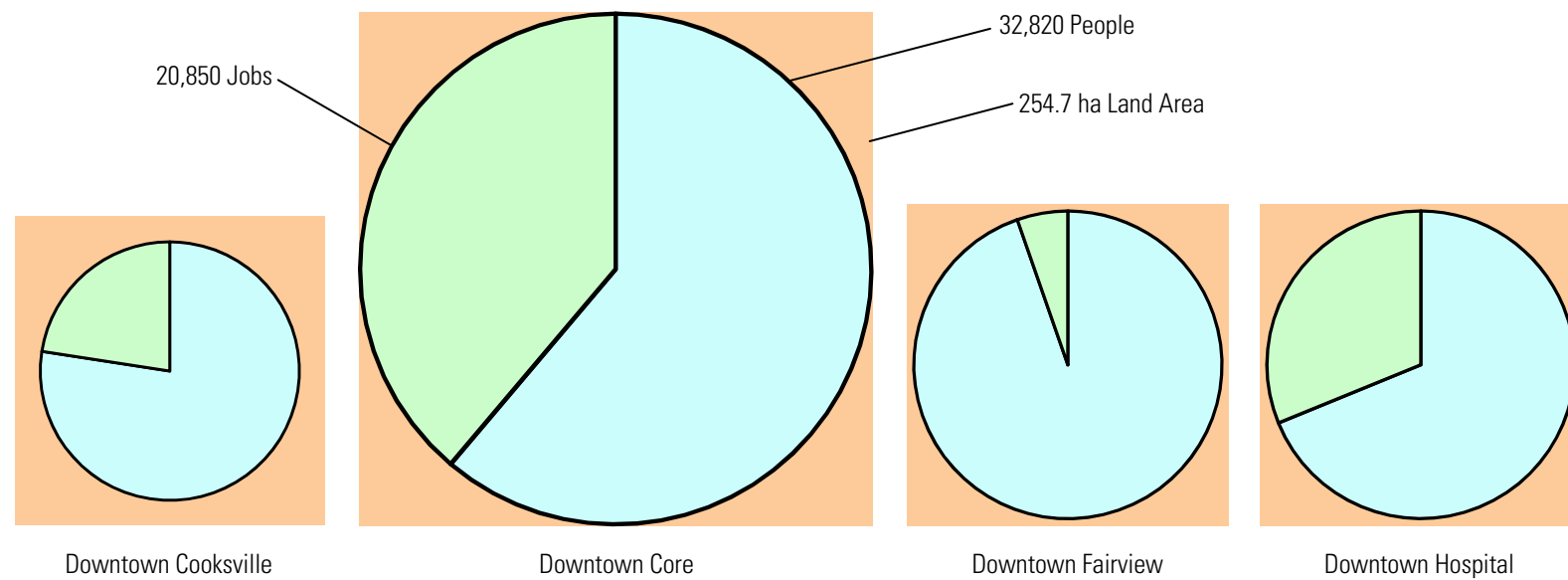


Index Map showing Downtown, Major Nodes, and Community Nodes

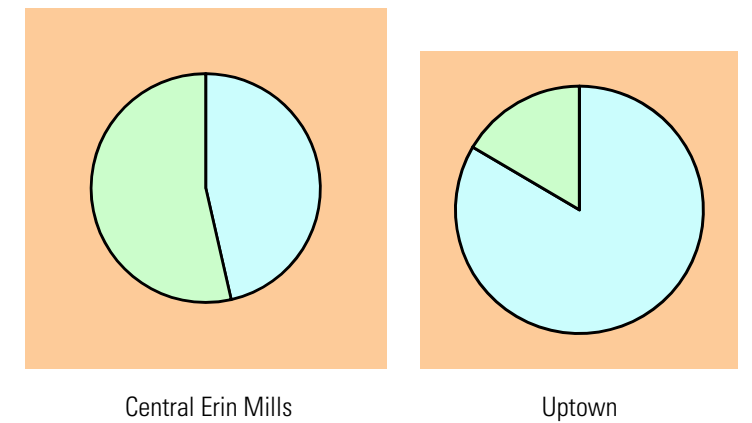


# Land Area, People and Employment Comparison

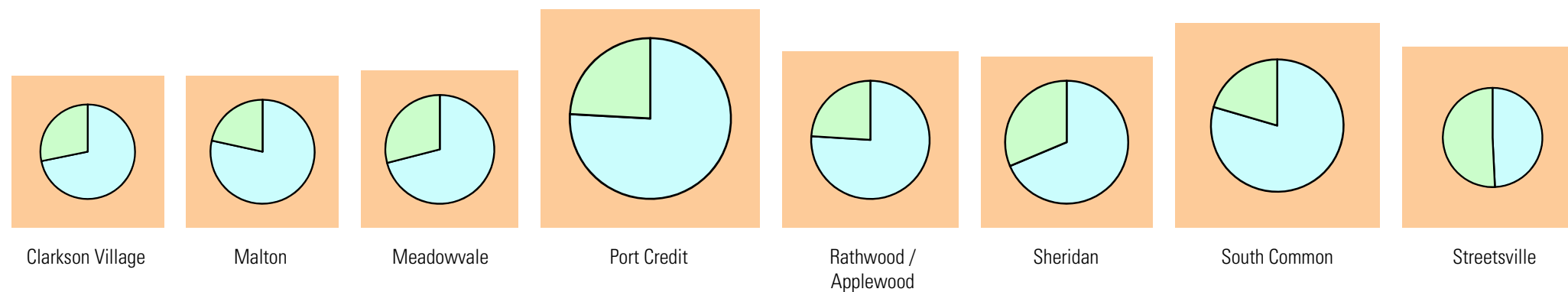
## Downtown



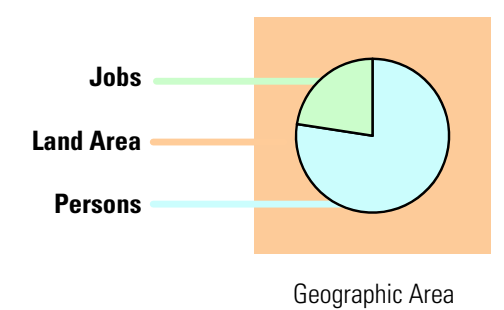
## Major Nodes



## Community Nodes



## Legend



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# Focus on Mississauga 2012

## Central Erin Mills Major Node

### History

The area in and surrounding Central Erin Mills was originally designated for agriculture, greenbelt, residential and industrial uses, as part of the Official Plan of the Township of Toronto in 1953. However, it was not until the early 1980's when the general location for the Regional Centre (Erin Mills Town Centre) and the boundaries of the Central Erin Mills Residential District were established. It was that Official (Primary) Plan, prepared by the City of Mississauga, that designated major land uses for the District which included Regional Centre (office commercial and retail commercial), major institutional, major open space and residential.

### Present Day

The Central Erin Mills Major Node is located within the Central Erin Mills Neighbourhood and is focused around Erin Mills Town Centre. The node contains a mix of apartments, townhouses, office, hospital (Credit Valley Hospital) and commercial uses primarily located around the mall. Also, community uses such as Erin Mills Community Centre, a secondary school and a public library are located within the node. There are also a substantial amount of lands within the Central Erin Mills node that are either vacant or underutilized and could be redeveloped (high density residential and office uses) to further increase the function of this node.

In the City Council adopted Mississauga Official Plan (September 2010), (<http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan>) Central Erin Mills is identified as a Major Node, part of a new urban structure, which focuses growth to areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure.



As a Major Node, Central Erin Mills acts as a prominent centre of mixed use activity with a variety of employment opportunities, such as office and institutional jobs and regional shopping services that draw people from beyond adjacent neighbourhoods.

Major Nodes also provides a variety of higher density housing for people throughout the different phases of their lifecycle and for a variety of income groups. To achieve these goals, minimum and maximum height and density standards will apply.

# Fast Facts

## Land Area, Housing, Population, Employment

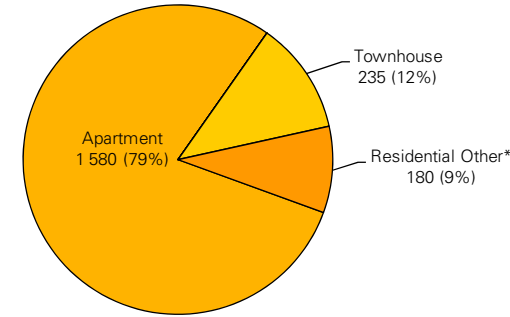
<b>122.6</b>	Area (ha) (303.0 acres)
<b>1 995</b>	Residential Units
<b>5 120</b>	Population (inc. census undercount)
<b>5 900</b>	Employment (inc. home based businesses)
<b>319</b>	Business Sites (12 vacant business sites)

## Existing Land Use

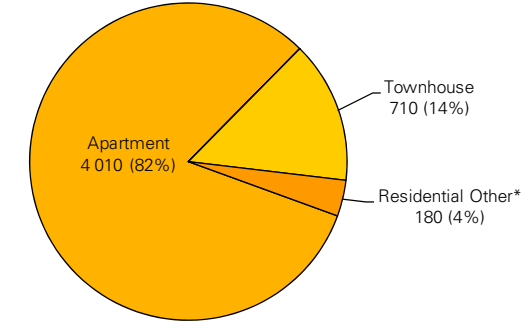
	ha	acres	percentage
Residential	13.0	32.2	10.6%
Mixed Residential / Retail	0.0	0.0	0.0%
Office	0.4	1.0	0.3%
Public / Institutional / Other	20.8	51.4	17.0%
Retail / Commercial	44.4	109.8	36.2%
Industrial	0.0	0.0	0.0%
Open Space	1.0	2.4	0.8%
Transportation Right-of-Way / Walkway	23.6	58.4	19.3%
Parking	0.0	0.0	0.0%
Others	0.2	0.4	0.1%
Vacant	19.1	47.2	15.6%
<b>Total</b>	<b>122.6</b>	<b>302.9</b>	<b>100.0%</b>

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	12%	9%
Administrative and Support, Waste Management and Remediation Services	1%	1%
Agriculture, Forestry, Fishing and Hunting	0%	0%
Arts, Entertainment and Recreation	1%	2%
Construction	0%	0%
Educational Services	1%	3%
Finance and Insurance	2%	2%
Health Care and Social Assistance	23%	51%
Information and Cultural Industries	1%	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)	6%	2%
Professional, Scientific and Technical Services	0%	0%
Public Administration	0%	0%
Real Estate and Rental and Leasing	1%	2%
Retail Trade	50%	28%
Transportation and Warehousing	0%	0%
Utilities	0%	0%
Wholesale Trade	1%	0%
Unknown	0%	0%
<b>Total</b>	<b>100%</b>	<b>100%</b>

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





# Official Plan Targets



## Density

**89.9** Persons and Jobs/ha (36.4/acre)

**41.8** Persons/ha (16.9/acre)

**48.1** Jobs/ha (19.5/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 5.3.2.4 states that the Major Nodes will achieve a gross density of between 200 and 300 residents and jobs combined per hectare.

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

Section 5.3.2.6 states that the Major Nodes will achieve an average population to employment ratio of between 1:2 to 2:1, measured as an average across the entire area of each node.

## Monitoring Summary

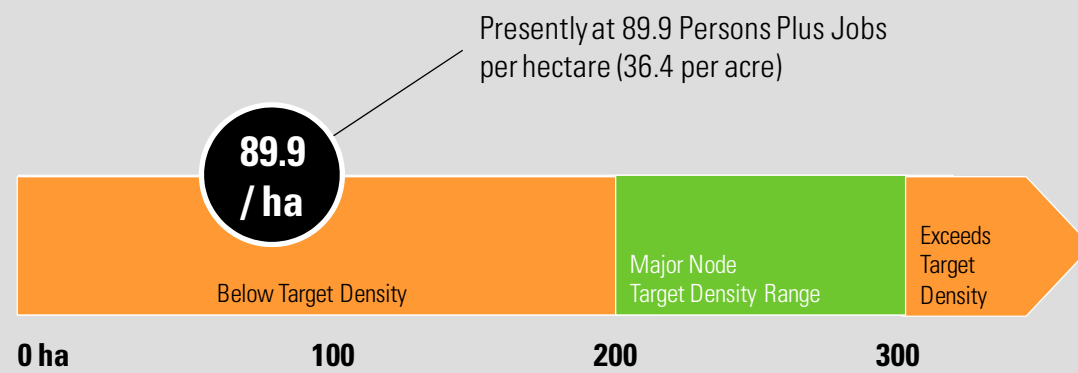
At a current density of 89.9, the Central Erin Mills Major Node does not fall within the target density range (residents and jobs combined per gross hectare) of 200 to 300.

At a current PPJ of 1:1.2, the Central Erin Mills Major Node falls within the target population to employment range of 1:2 to 2:1.

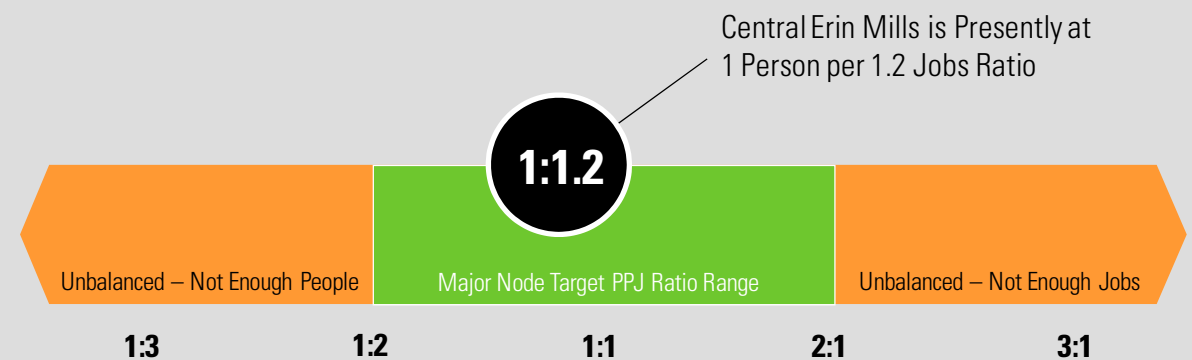
There are currently two development applications in progress that could add approximately 550 m<sup>2</sup> (6000 sq. ft) of office space and 792 residential apartment units.

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

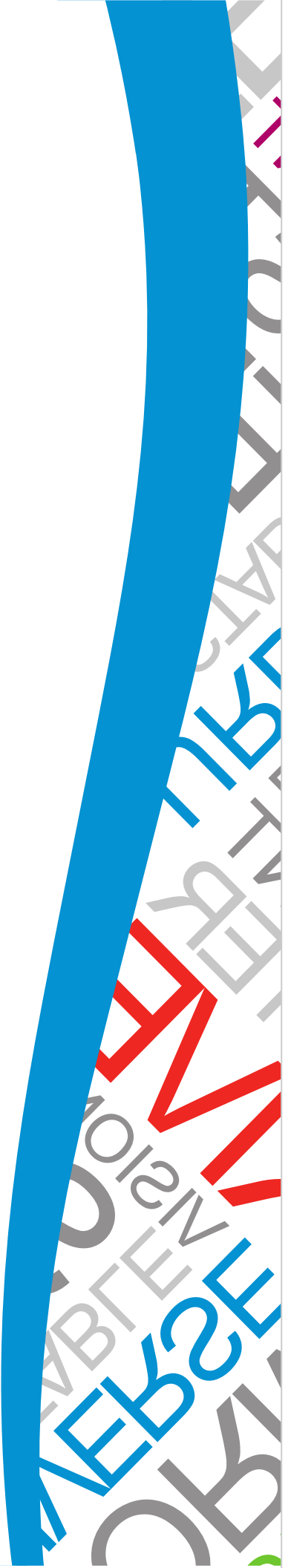
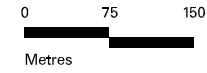
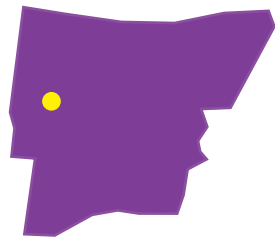
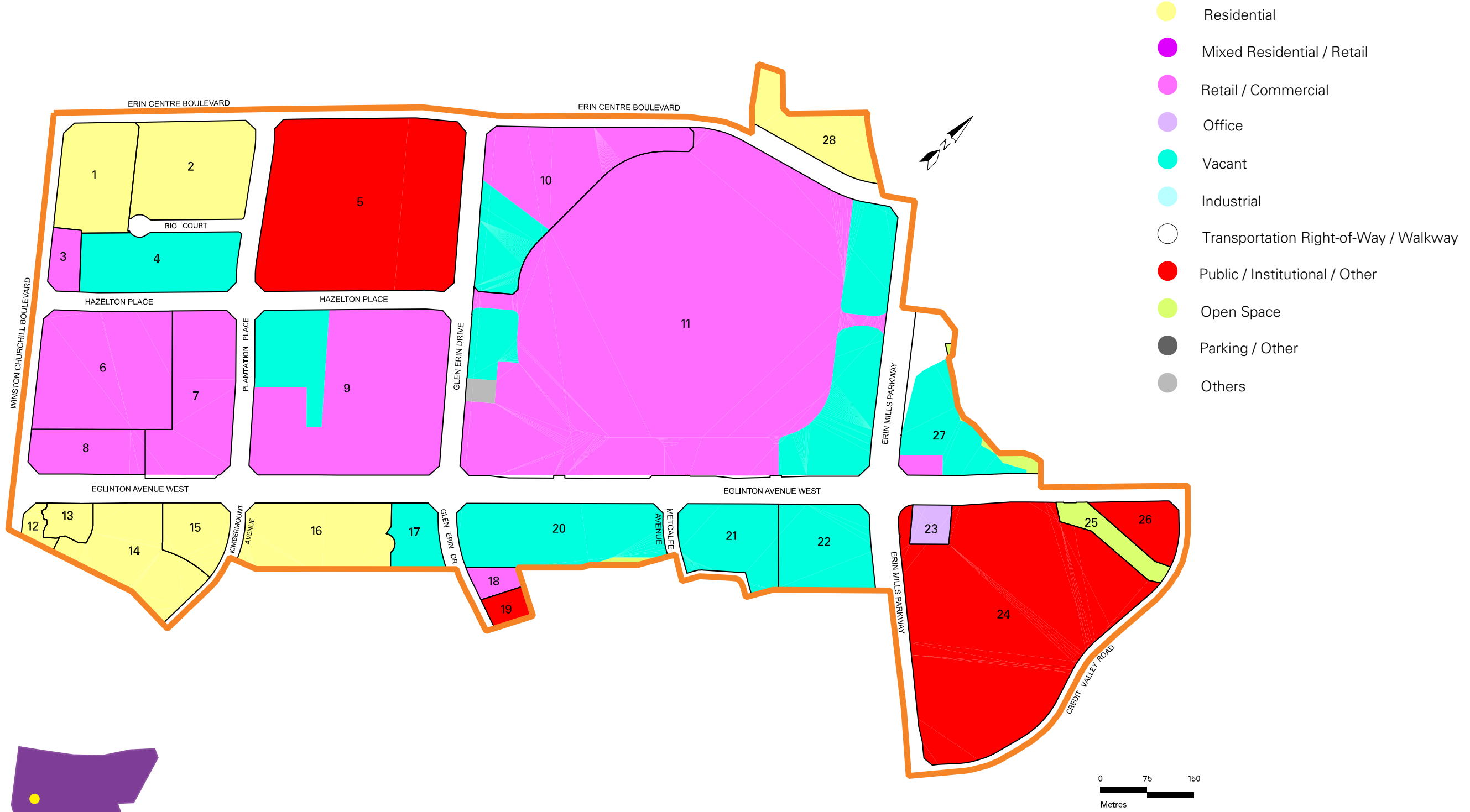
## Density



## Persons Plus Jobs Ratio



# Existing Land Use

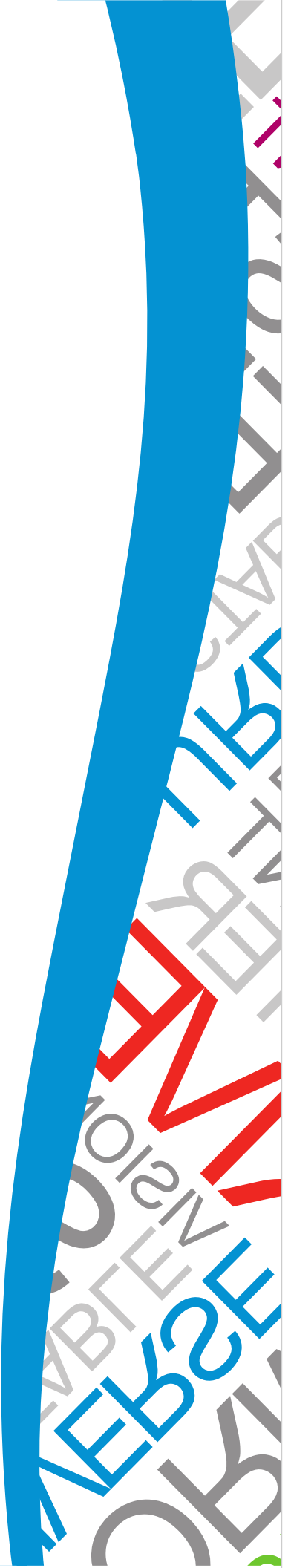
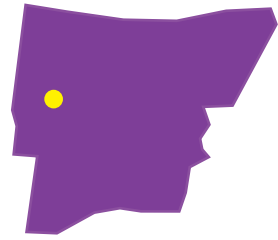
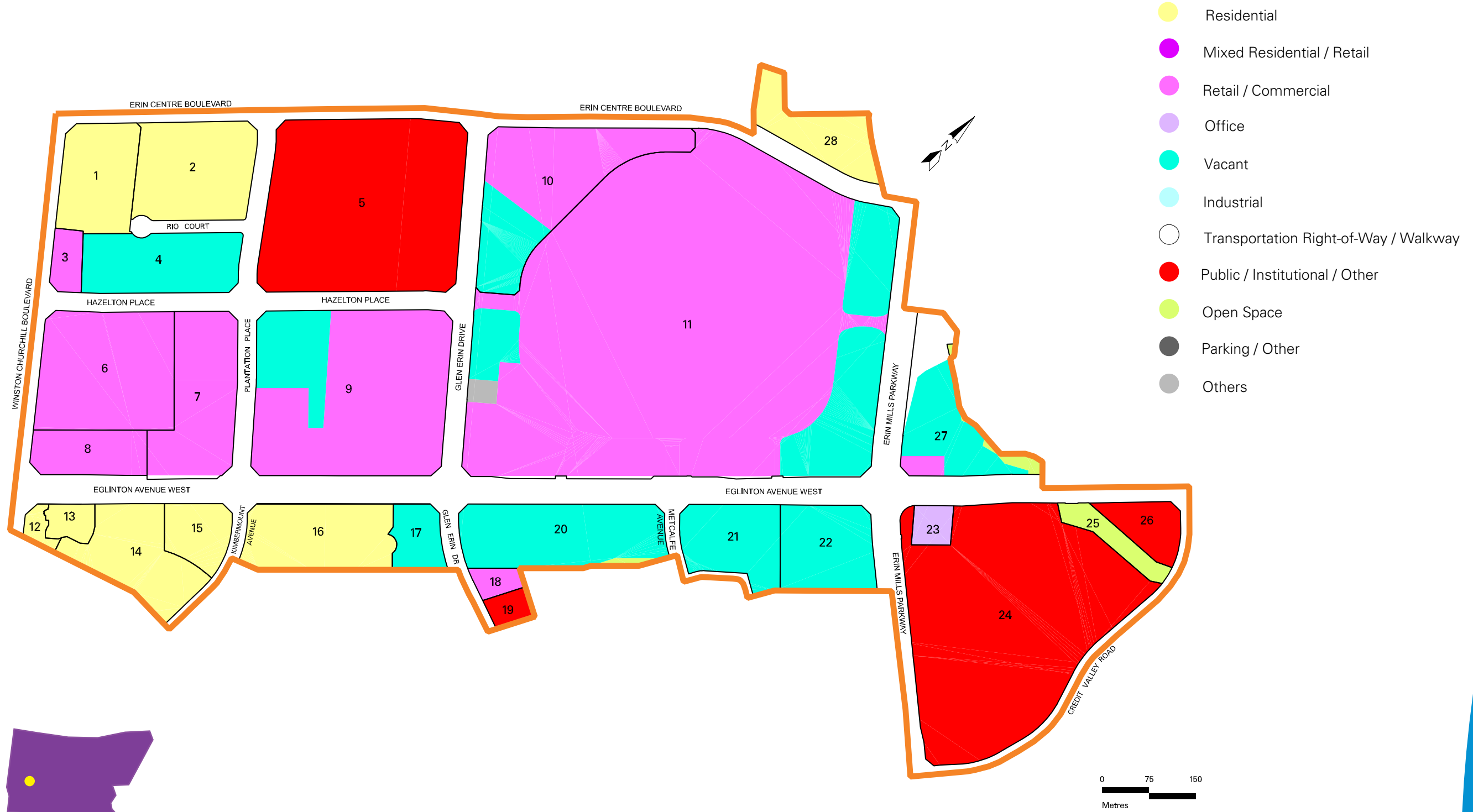


# Land, Buildings, People and Jobs

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						
1	2.06	5.08	RES5	HD	RA2-27			2930 ERIN CENTRE BLVD	2930 Erin Centre Blvd	3	9228	99335			Institutional	180	180	The Village of Erin Meadows	100-299	Health Care and Social Assistance
2	2.90	7.17	RES3	MD	RM4-17			5198 PLANTATION PL 5196 PLANTATION PL 5194 PLANTATION PL 5192 PLANTATION PL 5190 PLANTATION PL 5188 PLANTATION PL 5186 PLANTATION PL 5182 PLANTATION PL 5180 PLANTATION PL 5178 PLANTATION PL 5176 PLANTATION PL 5174 PLANTATION PL 5172 PLANTATION PL 5170 PLANTATION PL 5168 PLANTATION PL 5166 PLANTATION PL 5164 PLANTATION PL 5160 PLANTATION PL 5158 PLANTATION PL 5156 PLANTATION PL 5154 PLANTATION PL 5152 PLANTATION PL 5150 PLANTATION PL 5148 PLANTATION PL 5146 PLANTATION PL 5144 PLANTATION PL 5142 PLANTATION PL 2900 RIO CRT	2900/5142-5198 Rio Crt/Plantation Pl	2	16001	172232			Townhouse	135	407			
3	0.48	1.18	RET1	CC	C1			2965 HAZELTON PL 2955 HAZELTON PL									Hasty Market Hazelton Dental	1-4 5-9	Retail Trade Health Care and Social Assistance	
4	2.38	5.87	VAC	MD	RM9-6			5100 PLANTATION PL 2935 HAZELTON PL 2915 HAZELTON PL 2895 HAZELTON PL 2875 HAZELTON PL									RBC Royal Bank of Canada	10-19	Finance and Insurance	
5	8.50	21.01	CC, SCH	MU	C3			5100 GLEN ERIN DR 2800 ERIN CENTRE BLVD									St. Aloysius Gonzaga Secondary School Erin Meadows Branch Library Erin Meadows Community Centre	100-299 20-49 100-299	Educational Services Information and Cultural Industries Arts, Entertainment and Recreation	
6	4.05	10.00	RET1	MU	C3-48			2933 EGLINTON AVE W									RONA Home and Garden Warehouse	50-99	Retail Trade	
7	2.93	7.25	RET1	MU	C3			2925 EGLINTON AVE W 2921 EGLINTON AVE W 2915 EGLINTON AVE W  2911 EGLINTON AVE W 2905 EGLINTON AVE W 2901 EGLINTON AVE W									Dove Depot Cleaners The Extreme Pita Eglinton Churchill Medical Centre - Dr. Phillippe Yostos KORE - ENERGY Chiropractic & Wellness Eglinton Churchill Medical Pharmacy Eglinton Churchill Medical Centre - Dr. Suzan A.A.Ghattas Salon Park Avenue and Spa Gordito Burrito Vacant Brazil Bakery The Beer Store Sunset Grill Kumon Quiznos Sub National Sports Boston Pizza Urban Dental Centre	1-4 1-4 1-4 1-4 1-4 1-4 5-9 5-9 NA NA 1-4 5-9 10-19 10-19 10-19 20-49 20-49 5-9	Other Services (except Public Administration) Accommodation and Food Services Health Care and Social Assistance Health Care and Social Assistance Retail Trade Health Care and Social Assistance Other Services (except Public Administration) Accommodation and Food Services No description on record Retail Trade Retail Trade Accommodation and Food Services Educational Services Accommodation and Food Services Retail Trade Accommodation and Food Services Health Care and Social Assistance	

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# Existing Land Use



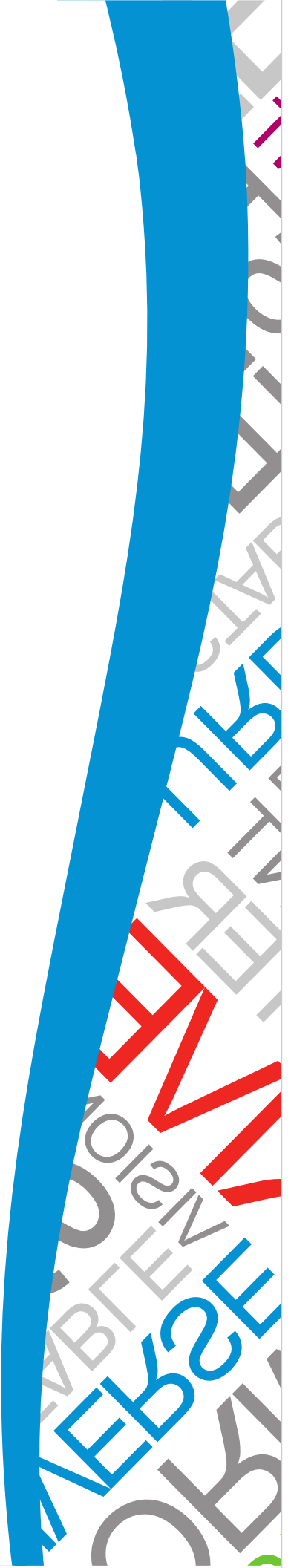
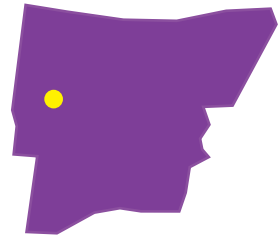
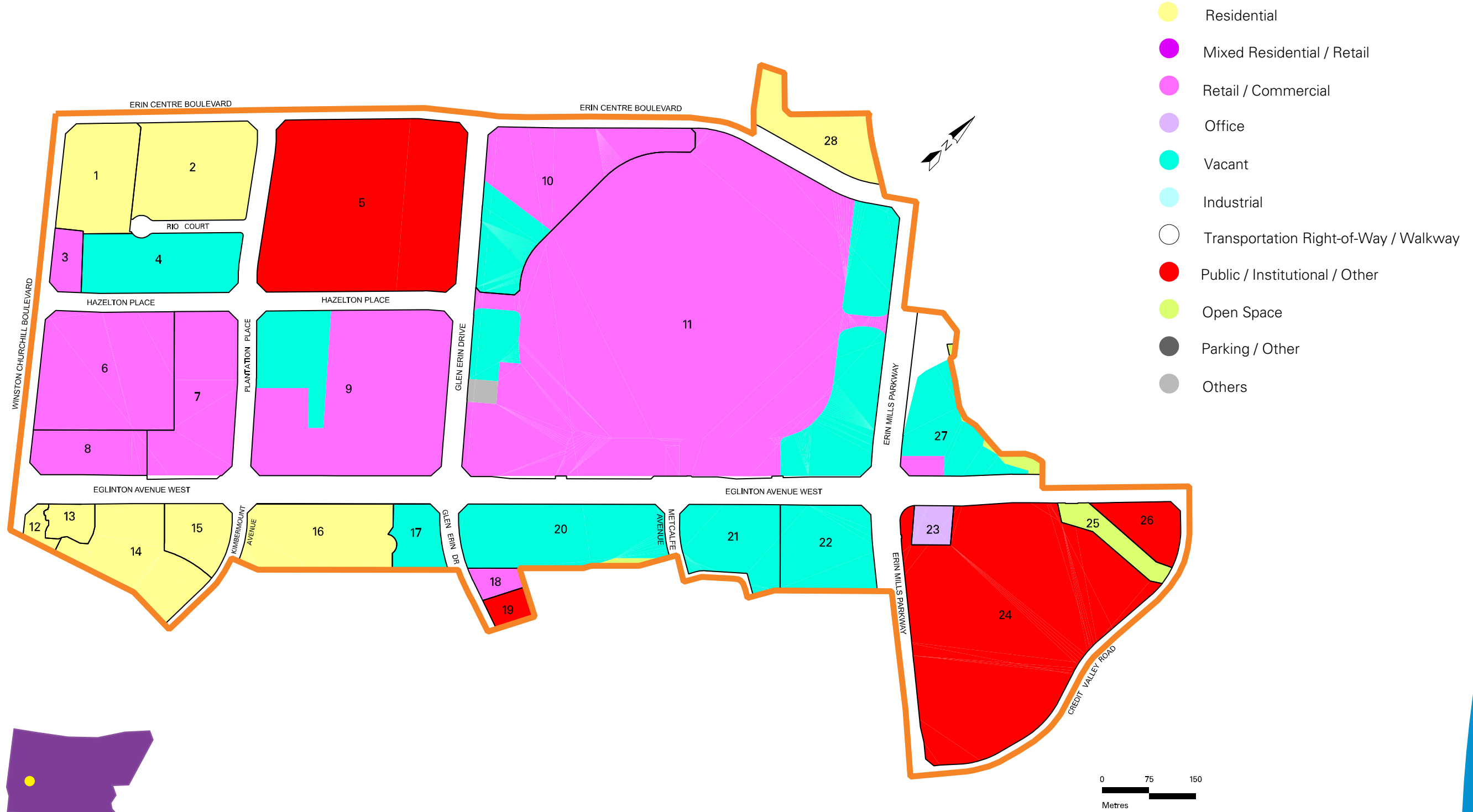
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									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys						
7																		Global Pet Foods	1-4	Other Services (except Public Administration)
																		Stop & Go Food Market	1-4	Retail Trade
																		Herbal Magic	1-4	Other Services (except Public Administration)
																		Summer Illusions Tanning Studio	1-4	Other Services (except Public Administration)
																		Kids Lane	1-4	Retail Trade
8	1.31	3.23	RET1	MU	C3			2975 EGLINTON AVE W 2965 EGLINTON AVE W 2955 EGLINTON AVE W										McDonald's	50-99	Accommodation and Food Services
																		TD Canada Trust	10-19	Finance and Insurance
																		Swiss Chalet Rotisserie & Grill	20-49	Accommodation and Food Services
9	8.06	19.92	VAC, RET1	MU	C3-34, C3			5085 PLANTATION PL 5065 PLANTATION PL 5055 PLANTATION PL 5045 PLANTATION PL 5010 GLEN ERIN DR 2825 EGLINTON AVE W										Vacant	NA	No description on record
																		The Dry Cleaners	1-4	Other Services (except Public Administration)
																		Axia Restaurant	20-49	Accommodation and Food Services
																		Loblaws Glen Erin Market	100-299	Retail Trade
																		Royal LePage	100-299	Real Estate and Rental and Leasing
																		Bank of Montreal	10-19	Finance and Insurance
																		GoodLife Fitness Club	10-19	Arts, Entertainment and Recreation
																		The Wine Region	1-4	Retail Trade
																		Looney Bazaar	1-4	Retail Trade
																		President's Choice Financial	1-4	Finance and Insurance
																		Sleep Country	1-4	Retail Trade
10	4.28	10.57	RET1, VAC	MU	C3			5175 GLEN ERIN DR 5155 GLEN ERIN DR 2690 ERIN CENTRE BLVD 2670 ERIN CENTRE BLVD										Family Denistry - Dr. A.S. Loch	5-9	Health Care and Social Assistance
																		HomeSense	20-49	Retail Trade
																		Bouclair Home	5-9	Retail Trade
																		Dollarama	20-49	Retail Trade
																		Pizza Pizza	1-4	Accommodation and Food Services
																		Caldwell Banker Terrequity Realty, Brokerage	1-4	Real Estate and Rental and Leasing
																		Virtu Hair Imaging Inc.	1-4	Other Services (except Public Administration)
																		Erin Centre Chiropractic & Wellness	1-4	Health Care and Social Assistance
																		DJ's Convenience	1-4	Retail Trade
																		KFC	10-19	Accommodation and Food Services
11	30.37	75.04	VAC, RET1	MU	C3		SP/11/91	5100 ERIN MILLS PKY 5045 GLEN ERIN DR 5035 GLEN ERIN DR 5025 GLEN ERIN DR 5015 GLEN ERIN DR 2655 EGLINTON AVE W  2635 EGLINTON AVE W 2595 EGLINTON AVE W 2575 EGLINTON AVE W										Bay, The	100-299	Retail Trade
																		Sears	100-299	Retail Trade
																		Gap/ Gap Kids	20-49	Retail Trade
																		JACOB/JACOB Lingerie/JACOB	20-49	Retail Trade
																		Shoppers Drug Mart	20-49	Retail Trade
																		Erin Mills Town Centre Administrative Office	20-49	Administrative and Support, Waste Management and Remediation Services
																		H & M	20-49	Retail Trade
																		Montana's Cookhouse	20-49	Accommodation and Food Services
																		Zellers	100-299	Retail Trade
																		Wendy's	20-49	Accommodation and Food Services
																		Sportchek/Coast Mountain Sports	20-49	Retail Trade
																		Children's Place	10-19	Retail Trade
																		Village Orthodontics	10-19	Health Care and Social Assistance
																		Nino D'arena	10-19	Other Services (except Public Administration)
																		Scotiabank	20-49	Finance and Insurance
																		Spring Rolls	10-19	Accommodation and Food Services
																		Lenscrafters	10-19	Retail Trade
																		Aeropostale	10-19	Retail Trade
																		American Eagle	10-19	Retail Trade
																		LCBO	10-19	Retail Trade
																		La Senza	10-19	Retail Trade
																		L'Attitudes	10-19	Other Services (except Public Administration)
																		Barber's Chair, The	10-19	Other Services (except Public Administration)
																		Vacant	NA	No description on record
																		Vacant	NA	No description on record
																		Tim Horton's	10-19	Accommodation and Food Services
																		Vacant	NA	No description on record
																		Natural Solutions Spa	20-49	Other Services (except Public Administration)

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# Existing Land Use

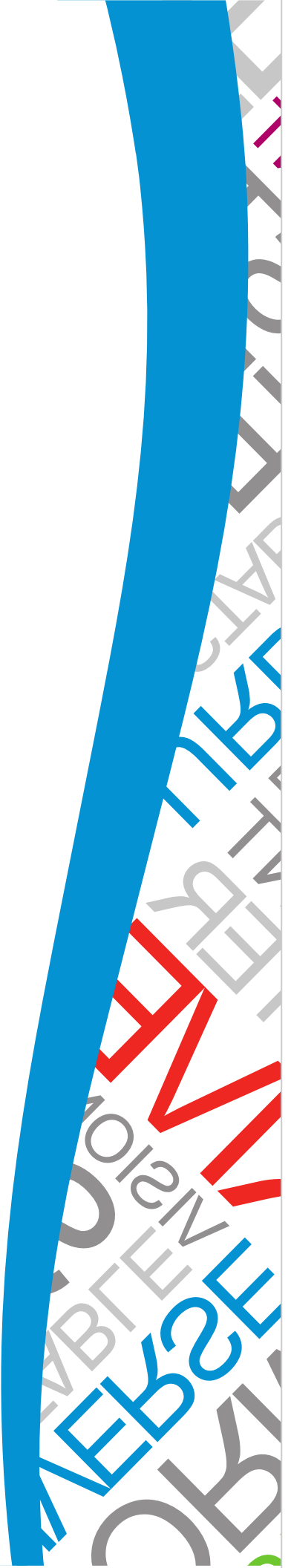
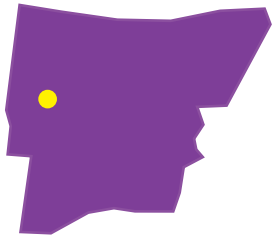
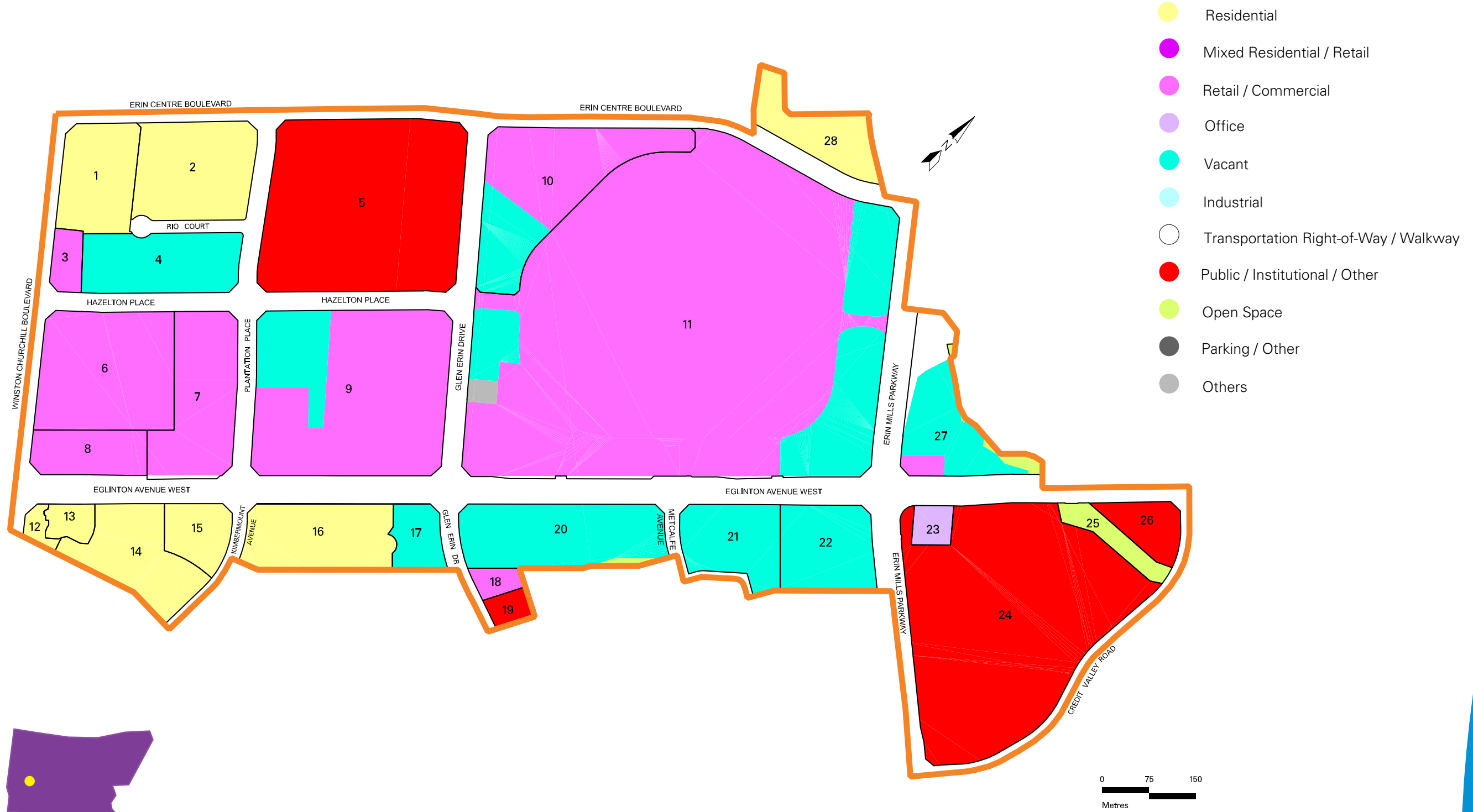


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									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)						
11																		Made In Japan Teriyaki Experience	5-9	Accommodation and Food Services	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Pickle Barrel	50-99	Accommodation and Food Services	
																		Tim Horton's	20-49	Accommodation and Food Services	
																		Bath and Body Works	20-49	Retail Trade	
																		Kelsey's	20-49	Accommodation and Food Services	
																		Old Navy	20-49	Retail Trade	
																		Vacant	NA	No description on record	
																		Randy River	1-4	Retail Trade	
																		Claire's Boutique	1-4	Retail Trade	
																		Faces	1-4	Retail Trade	
																		Sunglass Hut	1-4	Retail Trade	
																		Tuxedo Junction	1-4	Real Estate and Rental and Leasing	
																		Garage Clothing Co., The	10-19	Retail Trade	
																		Access	1-4	Retail Trade	
																		Vacant	NA	No description on record	
																		Timothy's World Coffee	1-4	Accommodation and Food Services	
																		Metal Smiths Accessories	1-4	Retail Trade	
																		Telephone Booth, The	1-4	Retail Trade	
																		Intimo Lingerie	1-4	Retail Trade	
																		Benix & Co	1-4	Retail Trade	
																		Proactiv	1-4	Retail Trade	
																		Gala Gifts	1-4	Retail Trade	
																		Illuminata Optical	1-4	Retail Trade	
																		Bombay Company	1-4	Retail Trade	
																		Suzy Shier	1-4	Retail Trade	
																		Bentley Luggage	1-4	Retail Trade	
																		Alia	1-4	Retail Trade	
																		Wireless Wave	1-4	Retail Trade	
																		Personal Edge	1-4	Retail Trade	
																		Icing by Claires	1-4	Retail Trade	
																		Enchante Perfumes	1-4	Wholesale Trade	
																		EB Games	1-4	Wholesale Trade	
																		Personally Yours	1-4	Retail Trade	
																		Optometrist (Dr. Jerry J. Hum)	1-4	Health Care and Social Assistance	
																		Gags & Giggles	1-4	Retail Trade	
																		International News	1-4	Retail Trade	
																		Gizmobies	1-4	Retail Trade	
																		Girls - Spanx	1-4	Retail Trade	
																		London Cleaners	1-4	Other Services (except Public Administration)	
																		Monsieur Dupont	1-4	Retail Trade	
																		Pretzelmaker/ Mrs. Fields	1-4	Accommodation and Food Services	
																		Tutti Fruitti	1-4	Retail Trade	
																		Phasion Village	1-4	Manufacturing	
																		NYS Collection	1-4	Retail Trade	
																		Pretty Valley	1-4	Wholesale Trade	
																		Eco Toners and Ink	1-4	Retail Trade	
																		Vintage & Memories	1-4	Retail Trade	
																		Hallmark	1-4	Retail Trade	
																		Watchworks	1-4	Retail Trade	
																		Twinkle Cell Accessories	1-4	Retail Trade	
																		Rainbow Jade	1-4	Retail Trade	
																		The As Seen on TV Store	1-4	Retail Trade	
																		Jean Machine	1-4	Retail Trade	

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# Existing Land Use





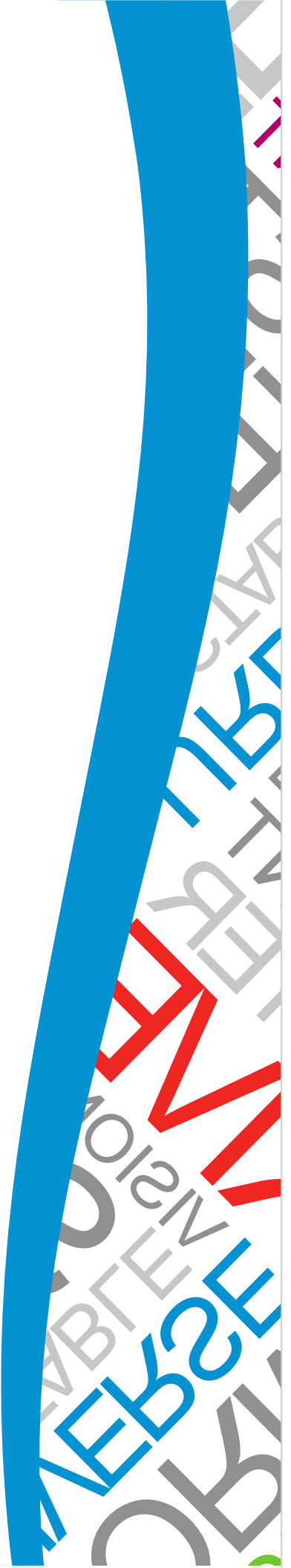
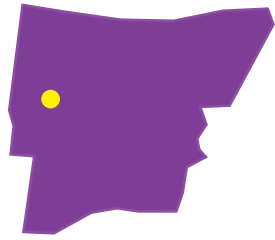
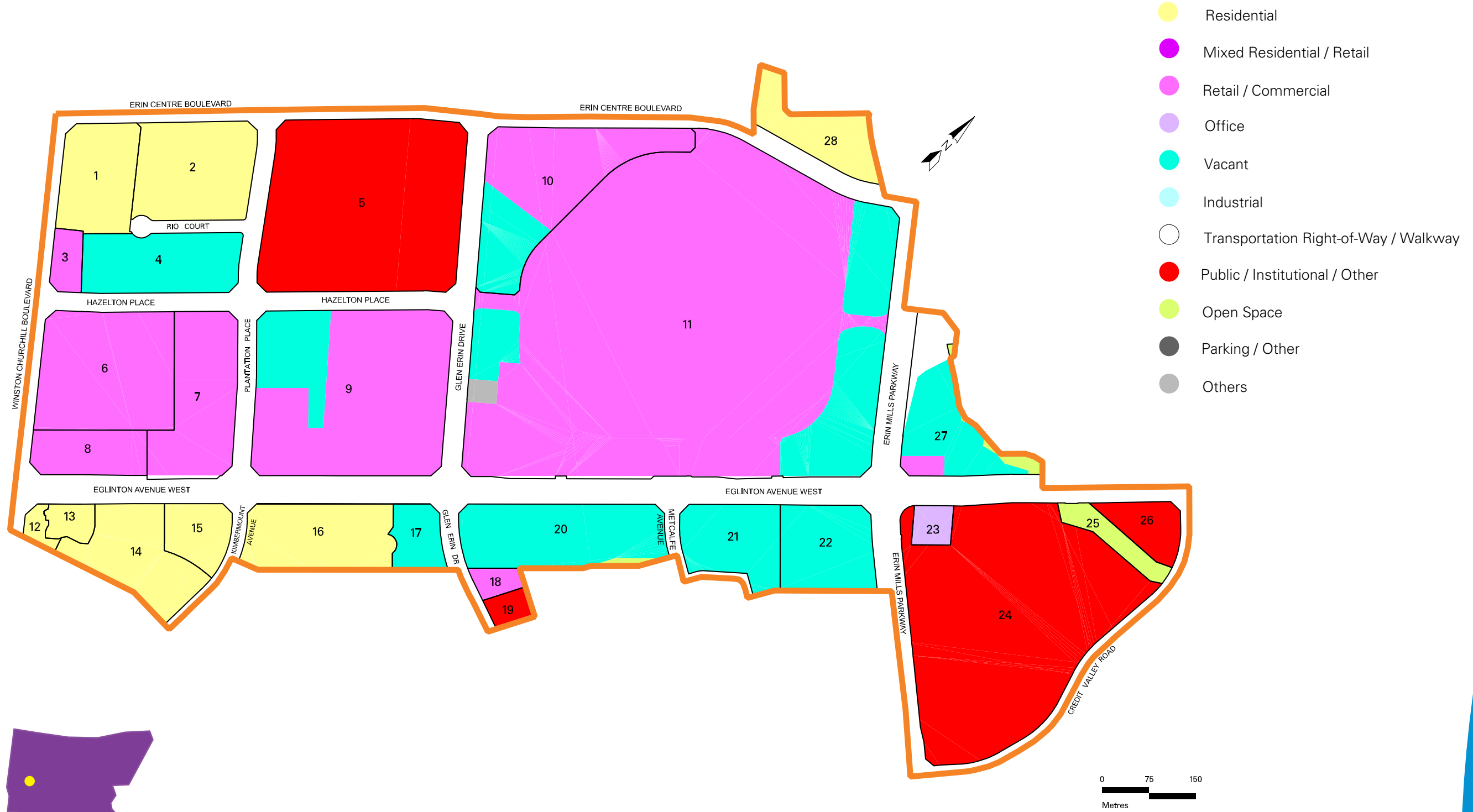
# Land, Buildings, People and Jobs

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.)						
11																		Bubble Tease	1-4	Accommodation and Food Services		
																		Cavery	1-4	Retail Trade		
																		Academy for Mathematics & Science	1-4	Educational Services		
																		Nutrition House	1-4	Retail Trade		
																		Golden Valley Trading Co.	1-4	Retail Trade		
																		Naturalizer	1-4	Retail Trade		
																		Fit For Life	1-4	Retail Trade		
																		Aldo Accessories	5-9	Retail Trade		
																		SoftMoc	1-4	Retail Trade		
																		Holly's	5-9	Retail Trade		
																		Kernels	5-9	Retail Trade		
																		Caryl Baker Visage	5-9	Other Services (except Public Administration)		
																		Northern Reflections	5-9	Retail Trade		
																		Bikini Village	5-9	Retail Trade		
																		Stiches	5-9	Retail Trade		
																		Payless ShoeSource's	5-9	Retail Trade		
																		Fruits & Passion	5-9	Retail Trade		
																		Telus	5-9	Retail Trade		
																		Mappings	5-9	Retail Trade		
																		A/E & Sport Co. / Addition-Elle	5-9	Retail Trade		
																		Green Earth	5-9	Retail Trade		
																		Peoples	5-9	Retail Trade		
																		Guest Services	5-9	Information and Cultural Industries		
																		Sony Style	5-9	Retail Trade		
																		Walking on a Cloud	5-9	Retail Trade		
																		Charm Diamond Centre	5-9	Retail Trade		
																		Grand & Toy	5-9	Retail Trade		
																		Marlin Travel	5-9	Administrative and Support, Waste Management and Remediation Services		
																		Laura Secord	5-9	Retail Trade		
																		Altima Dental Centre	5-9	Health Care and Social Assistance		
																		Urban Behaviour	5-9	Retail Trade		
																		Goldsmith Shoppe, The	5-9	Retail Trade		
																		The Tall Girl Shop Ltd.	5-9	Retail Trade		
																		The Body Shop	5-9	Retail Trade		
																		Black's Photography	1-4	Retail Trade		
																		Ardene Miss Teen	1-4	Retail Trade		
																		Opal! Souvlaki of Greece	1-4	Accommodation and Food Services		
																		Sterling Shoes	1-4	Retail Trade		
																		Feet First	1-4	Retail Trade		
																		Thyme Maternity	1-4	Retail Trade		
																		Please Mum	1-4	Retail Trade		
																		Lids	1-4	Retail Trade		
																		Cafe Supreme	1-4	Accommodation and Food Services		
																		Pure Med Spa Featuring Bright Smile	1-4	Arts, Entertainment and Recreation		
																		Taco Villa	1-4	Accommodation and Food Services		
																		Covers	1-4	Retail Trade		
																		The Source by Curcuit City	5-9	Retail Trade		
																		Yogen Fruz	1-4	Accommodation and Food Services		
																		GNC (General Nutritional Centres)	1-4	Retail Trade		
																		Costa Blanca X	1-4	Retail Trade		
																		Coles	1-4	Retail Trade		
																		Aldo	1-4	Retail Trade		
																		Danier Leather	1-4	Retail Trade		
																		Bowring	1-4	Retail Trade		
																		Bluenotes	1-4	Retail Trade		
																		Beauty Express	1-4	Other Services (except Public Administration)		
																		Key Man Engravables	1-4	Retail Trade		

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# Existing Land Use



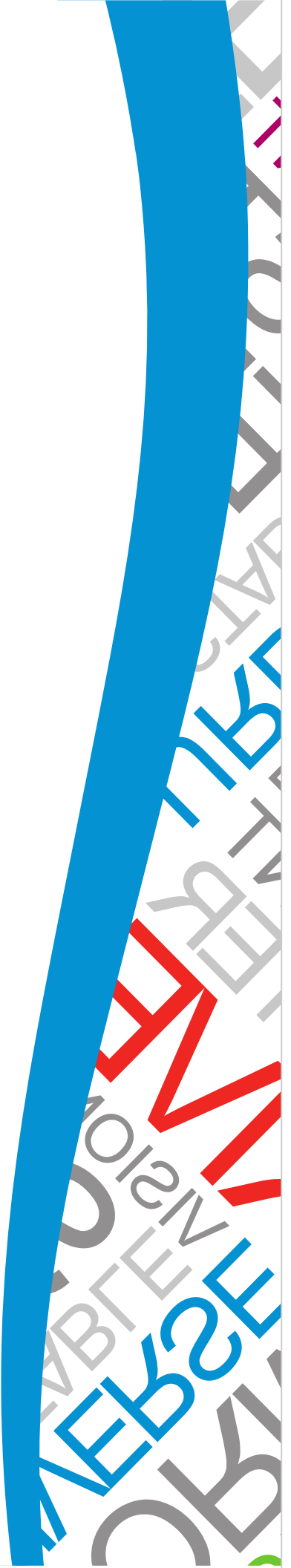
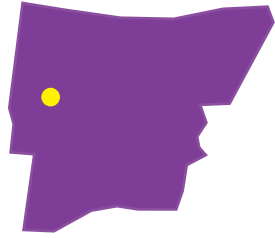
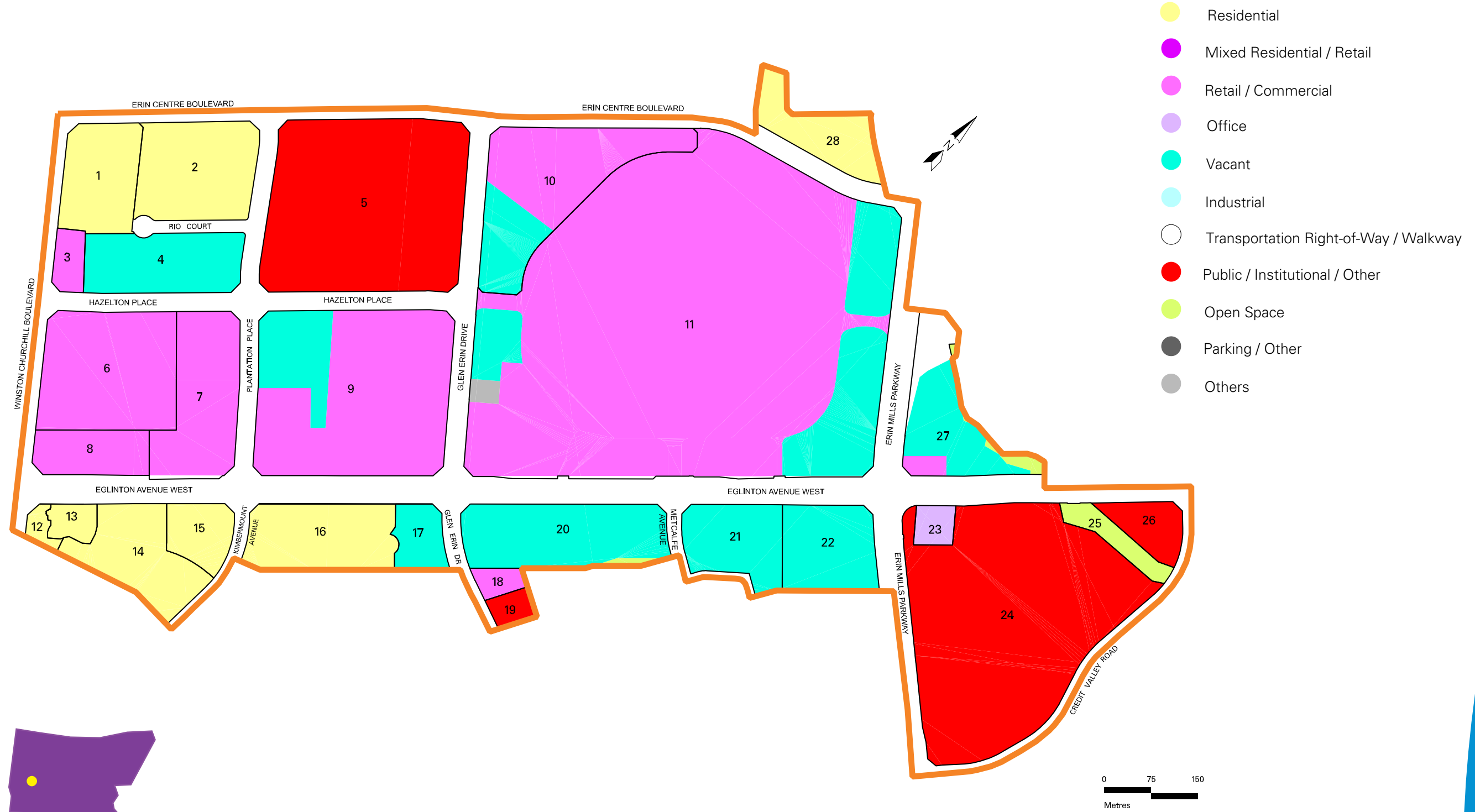
# Land, Buildings, People and Jobs

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						
11																		Teaopia	1-4	Retail Trade
																		Sunrise Records	5-9	Retail Trade
																		Stepss	5-9	Retail Trade
																		Carlton Cards	1-4	Retail Trade
																		Stitch It	5-9	Other Services (except Public Administration)
																		West 49	5-9	Retail Trade
																		Erin Mills Eye Exam Center	5-9	Health Care and Social Assistance
																		Cleo	5-9	Retail Trade
																		Flight Centre	5-9	Administrative and Support, Waste Management and Remediation Services
																		Anna Bella	1-4	Retail Trade
																		La Senza Girl	5-9	Retail Trade
																		Lottery / Info Booth	1-4	Arts, Entertainment and Recreation
																		Rogers Wireless	5-9	Retail Trade
																		Joseph's Coiffures	5-9	Other Services (except Public Administration)
																		Dynamite	5-9	Retail Trade
																		Smart Set	5-9	Retail Trade
																		Fido	5-9	Retail Trade
																		New York Fries	5-9	Accommodation and Food Services
																		Ben Moss Jewellers	5-9	Retail Trade
																		Costa Blanca	5-9	Retail Trade
																		Guess	5-9	Retail Trade
																		Le Chateau	5-9	Retail Trade
																		Bourbon Street Grill	5-9	Accommodation and Food Services
																		Tabi International	5-9	Retail Trade
																		Laura & Laura Plus	10-19	Retail Trade
																		Subway Sandwiches & Salads	10-19	Accommodation and Food Services
																		NRG Studio	10-19	Other Services (except Public Administration)
																		CIBC	10-19	Finance and Insurance
																		Laura Petites	5-9	Retail Trade
																		Bell World	5-9	Retail Trade
																		A & W	5-9	Accommodation and Food Services
																		Athlete's World Superstore	5-9	Retail Trade
																		Foot Locker	5-9	Retail Trade
																		Tip Top Tailor Shop	5-9	Retail Trade
																		KFC/ Taco Bell	5-9	Accommodation and Food Services
																		H M V	5-9	Retail Trade
																		RW & Co.	5-9	Retail Trade
																		Fairweather	5-9	Retail Trade
																		Roots Canada Ltd.	5-9	Retail Trade
																		Second Cup	5-9	Accommodation and Food Services
																		Bulk Barn	5-9	Retail Trade
																		Spring	5-9	Retail Trade
																		Manchu Wok	5-9	Accommodation and Food Services
																		Cassis	5-9	Retail Trade
																		Thai Express	5-9	Accommodation and Food Services
																		Melon Head	5-9	Other Services (except Public Administration)
12	0.24	0.58	RES4	HD	RA2-21			4640 KIMBERMOUNT AVE	4640 Kimbermount Ave	8	6594	70981		Apartment	64	163	Unknown Occupant	NA	No description on record	
13	0.43	1.07	RESS	HD	RA2-21			4620 KIMBERMOUNT AVE	4620 Kimbermount Ave	7	10349	111396		Apartment	138	351	AMICA- Wellness and Vitality Residence	20-49	Health Care and Social Assistance	
14	2.30	5.69	RES3	MD	RM4-16			4660 KIMBERMOUNT AVE 4658 KIMBERMOUNT AVE 4656 KIMBERMOUNT AVE 4654 KIMBERMOUNT AVE 4652 KIMBERMOUNT AVE 4650 KIMBERMOUNT AVE 4600 KIMBERMOUNT AVE	4600,4650,4652,4654,465 6,4658,4660 Kimbermount Ave	2	11562	124456		Townhouse	101	305				
15	0.98	2.43	RES4	HD	RA3-5			4680 KIMBERMOUNT AVE	4680 Kimbermount Ave	9	11502	123813		Apartment	112	285				

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# Existing Land Use



# Land, Buildings, People and Jobs

## LAND

## BUILDINGS

## PEOPLE

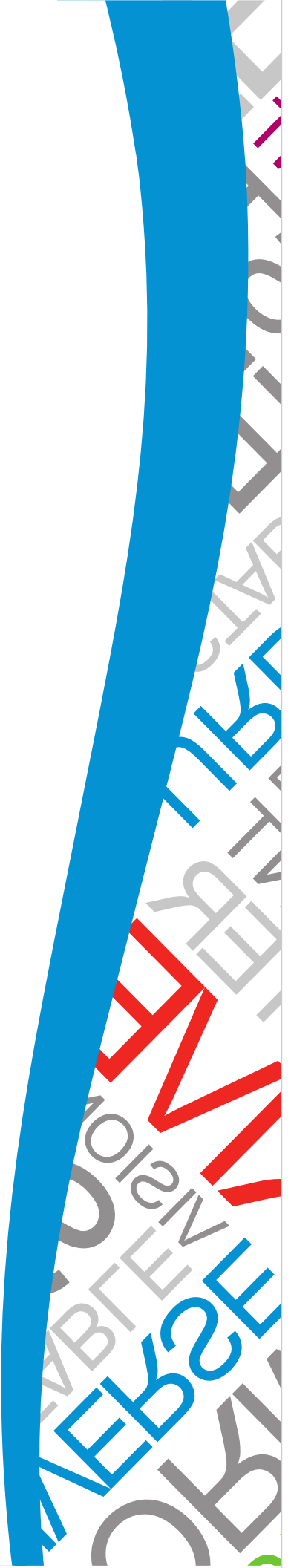
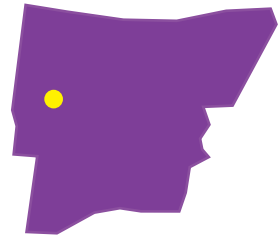
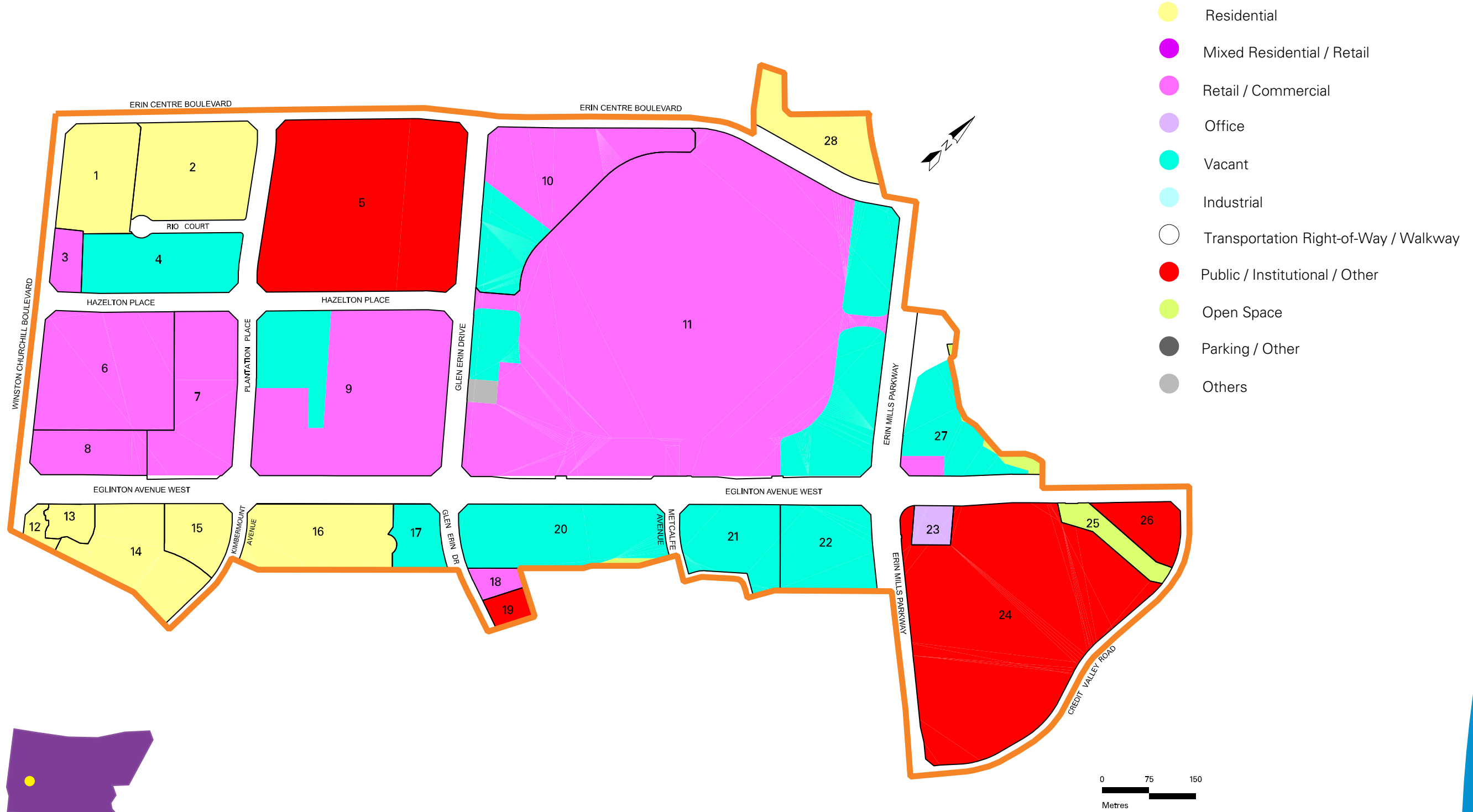
## JOB

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.)			
16	2.47	6.10	RES4	HD	RA5-36			4895 KIMBERMOUNT AVE	4879 Kimbermount Ave	18	15727	169281			Apartment	196	498								
								4889 KIMBERMOUNT AVE	4889 Kimbermount Ave	19	16594	178618			Apartment	207	526								
								4879 KIMBERMOUNT AVE	4850 Glen Erin Dr	19	16594	178618			Apartment	207	526								
								4850 GLEN ERIN DR																	
17	0.81	1.99	VAC	HD	RA5-36			4900 GLEN ERIN DR	4900 Glen Erin Dr	18	15727	169281			Apartment	196	498								
18	0.33	0.81	RET1	HD	RA5-22			4615 GLEN ERIN DR																	
19	0.34	0.84	PUB	HD	RA1-29			4595 GLEN ERIN DR									Fire Station 115	20-49	Public Administration						
20	3.24	8.01	OS, VAC	HD	RA5-22		SP/8/228, SPR/10/2	4699 GLEN ERIN DR										Vacant	NA	No description on record					
								4677 GLEN ERIN DR																	
								4665 GLEN ERIN DR																	
								4655 GLEN ERIN DR																	
								4633 GLEN ERIN DR																	
21	1.84	4.56	VAC	HD	RA5-34			4635 METCALFE AVE																	
								2590 EGLINTON AVE W																	
								2580 EGLINTON AVE W																	
22	2.02	5.00	VAC	HD	RA5-34			2560 EGLINTON AVE W																	
								2550 EGLINTON AVE W																	
23	0.39	0.97	OFF	INST	I-4			2300 EGLINTON AVE W	2300 Eglinton Ave W	5	6251	67286					Ophthalmology-Dr. A. Budning	5-9	Health Care and Social Assistance						
																		Dr. Andrew Chow Medicine Professional	5-9	Health Care and Social Assistance					
																		Credit Valley Dental - Dr. Kristine Hang & Dr. J. Jarema	5-9	Health Care and Social Assistance					
																		Dr. Andrew Chow Medicine Professional	5-9	Health Care and Social Assistance					
																		Cardiology Diagnostic Services-Dr. M. Druck, Dr. H. Strauss, & Dr. J. Jovanovic	5-9	Health Care and Social Assistance					
																		Physiotherapy One, Orthopaedic & Sports	5-9	Health Care and Social Assistance					
																		Credit Valley Family Practice Associates-Dr. A. Arnot, Dr. W. Griffin, Dr. H. Kroll, Dr. J. Vickers, Dr. J. Eisen, Dr. S. Brereton	5-9	Health Care and Social Assistance					
																		Life Labs	5-9	Health Care and Social Assistance					
																		Dermatologist-Dr. H. Harris, Dr. Melak, & Dr. Louie Weisleder	5-9	Health Care and Social Assistance					
																		Orthopaedic Surgeons-Dr. B.V. McGoey, Dr. C.D. Nguyen, Dr. L.M. Weislder	1-4	Health Care and Social Assistance					
																		Dr. Joesph K. Wong - Otolaryngology	1-4	Health Care and Social Assistance					
																		Dr. G. Israelian - Neurologist	1-4	Health Care and Social Assistance					
																		Dr. B. Manolopoulos	1-4	Health Care and Social Assistance					
																		Dr. E. Amer	1-4	Health Care and Social Assistance					
																		Psychiatrist-Dr. N. R. Dayal	1-4	Health Care and Social Assistance					
																		Gastroenterology-Dr. Michael J. Ostro	1-4	Health Care and Social Assistance					
																		Sweet 102 Café	1-4	Accommodation and Food Services					
																		Dr. A. Cheng	1-4	Health Care and Social Assistance					
																		Dr. Walz LeBlanc - Rheumatologist	1-4	Health Care and Social Assistance					
																		Dr. R. Grossman - Respiriology	1-4	Health Care and Social Assistance					
																		Dr. Elaine Saucy	5-9	Health Care and Social Assistance					
																		Paediatrician-Dr. H. J. Erez	1-4	Health Care and Social Assistance					
																		John's Orthopedic Specialities	1-4	Retail Trade					
																		Family Physicians - Dr. Joan Koch	1-4	Health Care and Social Assistance					
																		Credit Valley Family Health Team	10-19	Health Care and Social Assistance					
																		Credit Valley Family Health Team	10-19	Health Care and Social Assistance					
																		Credit Valley Nephrology Associates-Dr. G. Wong, Dr. G. Wu, Dr. A. Wadgyrmar, Dr. Donald Kim, Dr. David Perkins.	10-19	Health Care and Social Assistance					
																		Orthopaedic Surgeon-Dr. S. Rosenfeld, Podiatrist-Dr. Luftig	1-4	Health Care and Social Assistance					
																		Neurosurgeon-Dr. E. Duncan	1-4	Health Care and Social Assistance					
																		Hollmgworth Medicine Professional	1-4	Health Care and Social Assistance					
																		Eye Physicians & Surgeons- Dr. T. Vettese	1-4	Health Care and Social Assistance					
																		Dr. D. Glenn Beard - ears, nose & throat doctor	1-4	Health Care and Social Assistance					

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# Existing Land Use



# 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						
23																		Eye Physicians & Surgeons- Dr. M. Miller	1-4	Health Care and Social Assistance
																		Credit Valley Oral and Maxillofacial	20-49	Health Care and Social Assistance
																		General Surgeons-Dr. D. Coughlan	1-4	Health Care and Social Assistance
																		Dr. Deepa Kumar	1-4	Health Care and Social Assistance
																		Kirandeep Nagi	1-4	Health Care and Social Assistance
																		V. Milisevic M.D.	1-4	Health Care and Social Assistance
																		Dr. M. Piersanti and Dr. Mody	1-4	Health Care and Social Assistance
																		Frank V. Ritaca M.D. E.R.C.P. (C)	1-4	Health Care and Social Assistance
																		Dr. S. Joshi	1-4	Health Care and Social Assistance
																		Dr. Agarwal - Family Physician	1-4	Health Care and Social Assistance
																		Dr. Vitaly Bard	1-4	Health Care and Social Assistance
																		Dermatologist- Dr. C. Webster	1-4	Health Care and Social Assistance
																		Dr. K. Menon	1-4	Health Care and Social Assistance
																		Plastic & Cosmetic Surgery-Dr. Richard J.	1-4	Health Care and Social Assistance
																		Family Medicine & Maternity-Dr. E. Tamari	1-4	Health Care and Social Assistance
																		Credit Valley Optical	1-4	Retail Trade
																		Dr. S. Vojvodich - Ear, Nose & Throat	1-4	Health Care and Social Assistance
																		General Surgery - Lancelot K. Tin, M.D.	1-4	Health Care and Social Assistance
																		Chiropracist-Dr. Bill Dedes	1-4	Health Care and Social Assistance
																		Medical Pharmacy Ltd	1-4	Retail Trade
																		Dr. J. Langlois	1-4	Health Care and Social Assistance
																		Credit Valley Pulmonary Associates-Dr. T. Inouye	1-4	Health Care and Social Assistance
																		Dr. Diane A. Flood	1-4	Health Care and Social Assistance
																		Dr. I Gottesman	1-4	Health Care and Social Assistance
																		General & Vascular Surgeon-Dr. R. J. A. O'Connor	1-4	Health Care and Social Assistance
																		Ami Mody- Rheumatology and Internal	1-4	Health Care and Social Assistance
																		Dr. Jeffrey D. Lue - optometrist	1-4	Health Care and Social Assistance
																		Dr. A Niaz, Dr. G.S. Moffat	1-4	Health Care and Social Assistance
24	11.05	27.30	PUB	INST	I-3			2250 EGLINTON AVE W 2200 EGLINTON AVE W										Great Canadian Bagel/ Yogen Fruz, The	1-4	Accommodation and Food Services
																		The Credit Valley Hospital- Helicopter Pad	NA	Retail Trade
																		Shop at the Valley	NA	Retail Trade
																		Credit Valley Hospital, The	1000+	Health Care and Social Assistance
																		The Guru Nanak Pharmacentre	5-9	Retail Trade
																		Second Cup	1-4	Accommodation and Food Services
																		Hasty Market	1-4	Retail Trade
																		Vivah	1-4	Retail Trade
																		I'm for Real	1-4	Retail Trade
																		The Orthotic Centre	1-4	Retail Trade
																		Capilia Hair Solution Centre	1-4	Other Services (except Public Administration)
																		Panzerotto Pizza	1-4	Accommodation and Food Services
25	0.66	1.62	OS	G	G1															
26	0.88	2.16	PUB	INST	I-3															
27	2.67	6.59	OS, RET3, PROW, VAC	HD, G	G1, RA5-37			2475 EGLINTON AVE W												
28	1.63	4.03	RES4	HD	RA4-40			2585 ERIN CENTRE BLVD 2565 ERIN CENTRE BLVD 2545 ERIN CENTRE BLVD	2585 Erin Centre Blvd 2545 Erin Centre Blvd 2565 Erin Centre Blvd	13 18 15	9547 14874 10948	102764 160104 117844	Apartment Apartment Apartment	203 110 146	516 279 371					

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# 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
Industrial	CC	Community / Cultural
	IND1	Industrial General
	IND2	Industrial and Commercial Multiples
Retail / Commercial	IND3	Industrial Heavy
	RET1	General Retail Commercial
	RET2	Automotive Service Commercial
Office	RET3	Other Retail
	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

$$\text{Occupied Units} = \text{Units} / (1 - \text{Vacancy rate})$$

### 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 Detached	2010 Semi-Detached	2010 Townhouse	2010 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.

$$\text{Population by unit type} = 2010 \text{ occupied units} \times 2010 \text{ PPU} + (2011 \text{ occupied units} - 2010 \text{ occupied units}) \times \text{new unit PPU}$$

### 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)

$$\text{Total Population (inc. census undercoverage)} = \text{Total Population} / (1 - \text{census net undercoverage})$$

**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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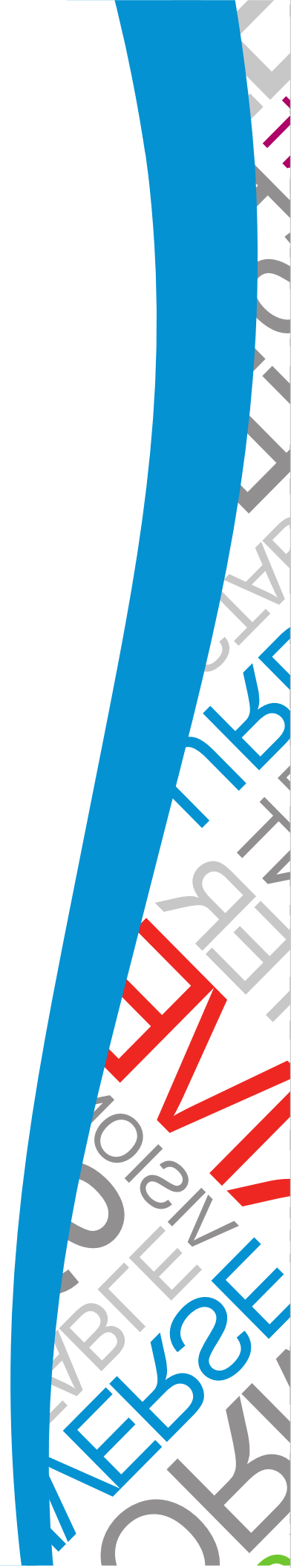
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