

Focus on Mississauga 2012

Atlas of the Downtown, Major Nodes
and Community Nodes

Uptown Major Node



This page is intentionally left blank

Focus on Mississauga 2012

Index Map	pg ii
Land Area, People and Employment Comparison	pg iii

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

Central Erin Mills	pg 6-1
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

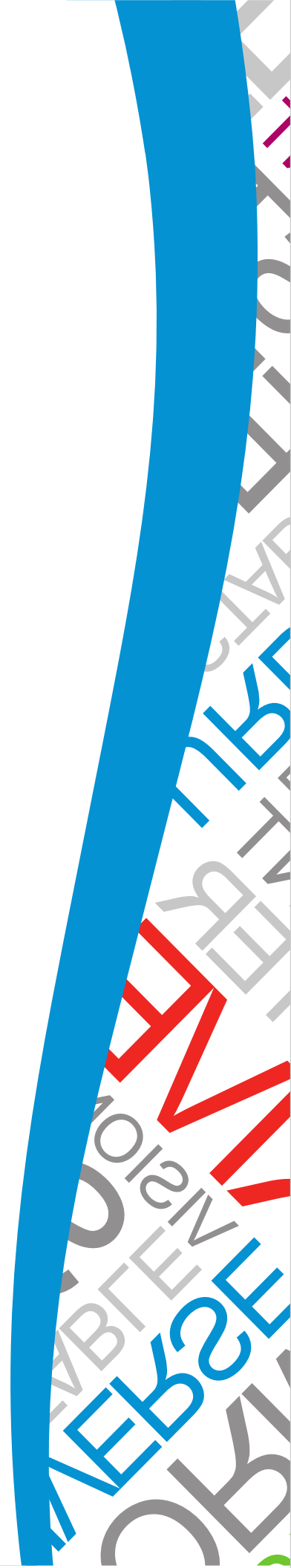
Data Definitions, Notes and Sources	pg 16-1
Whitepaper	pg 17-1
Photo Credits	pg 18-1

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

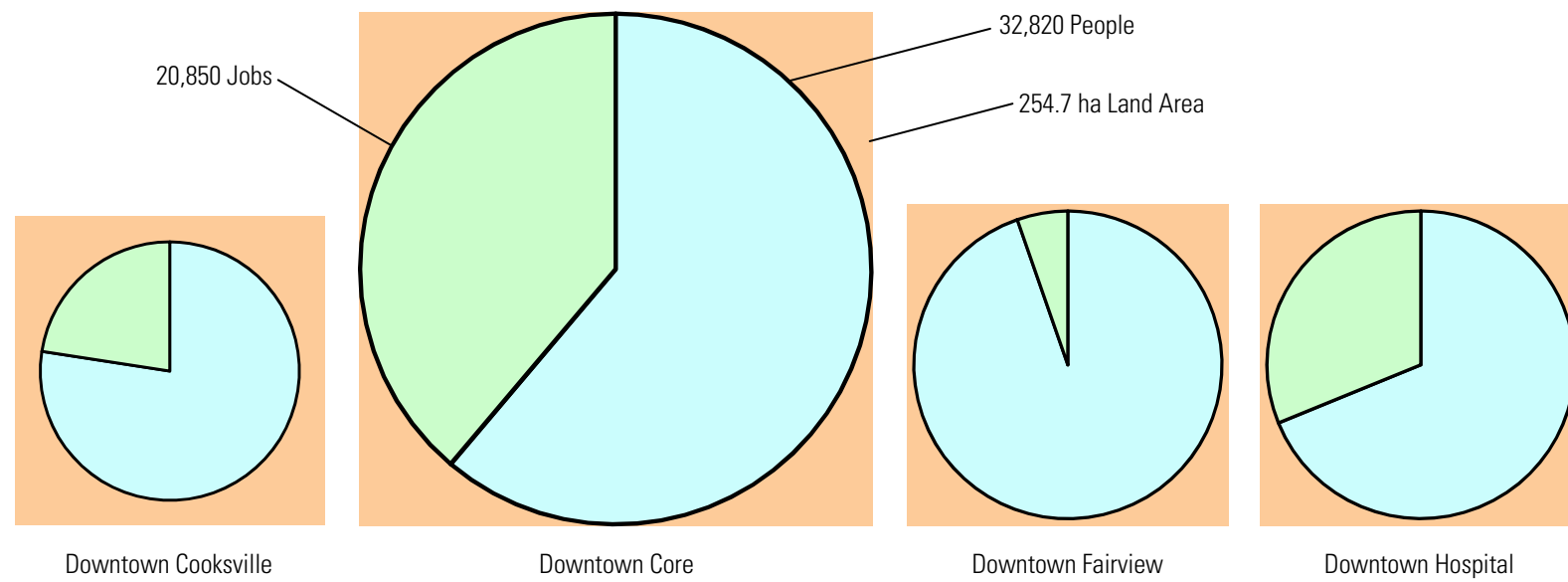


Index Map showing Downtown, Major Nodes, and Community Nodes

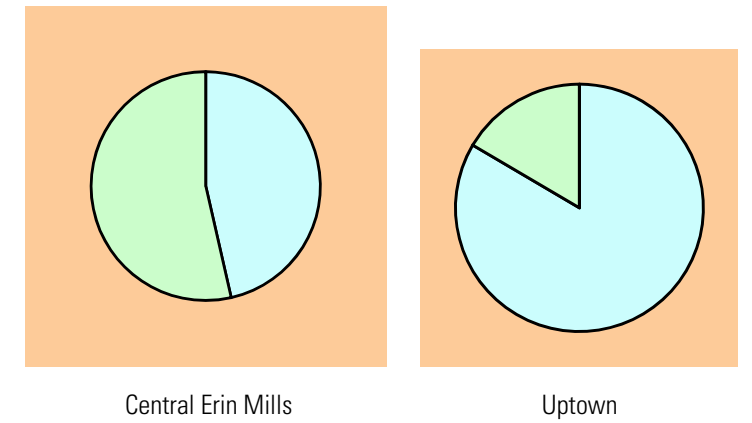


Land Area, People and Employment Comparison

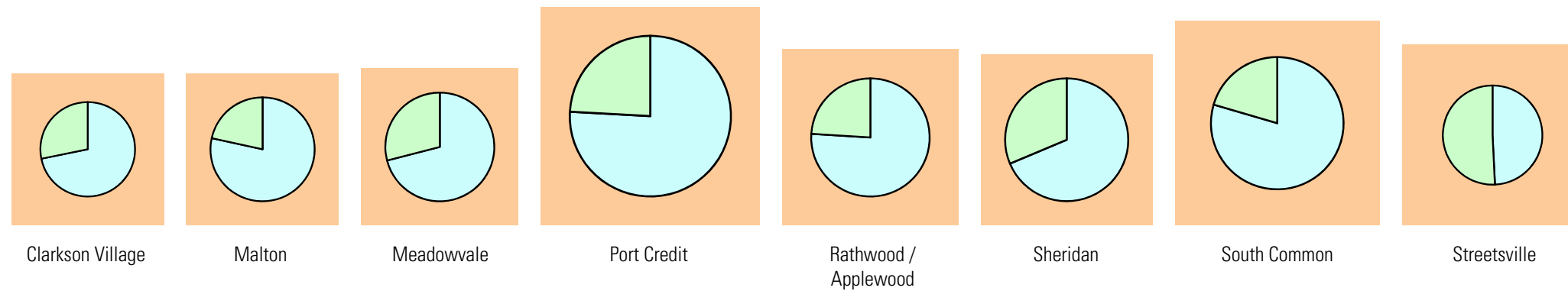
Downtown



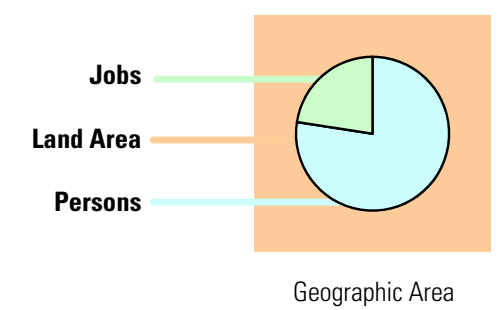
Major Nodes



Community Nodes



Legend



This page is intentionally left blank

Focus on Mississauga 2012

Uptown Major Node

History

As the development of City Centre began to take shape in the 1970's with the completion of Square One, it became necessary to create a Secondary Plan to form a new residential community adjacent to the City Centre. In the early 1980's a plan was in place for the community and the area now identified as the Uptown Node, specifically at Hurontario Street and Eglinton Avenue, has urban structure elements that support higher density and growth to compliment the Downtown.

Present Day

The Uptown Major Node is located within the Hurontario neighbourhood and is focused around Mississauga Marketplace at the southeast corner of Eglinton Avenue East and Hurontario Street and the office and retail commercial development at the southwest corner. The node is a stable area that contains a mix of high density apartments, townhouses, office and commercial uses, but also has potential for additional significant high density residential development north of Eglinton Avenue, east and west of Hurontario Street. However, given that the majority of the node is residential and 86% of that is considered high-density apartment dwellings, future intensification needs to focus on more mixed-use and office development to provide a greater balance in the node of both residential and employment type uses.

In the City Council adopted Mississauga Official Plan (September 2010), (<http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan>) Uptown 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, Uptown should act as a prominent centre of mixed use activity with a variety of employment opportunities, such as office and regional shopping services that draw people from beyond adjacent neighbourhoods.



The node will ensure a high quality pedestrian environment with city blocks based on pedestrian distances to provide a more human scale at the street level.

Uptown will also provide 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

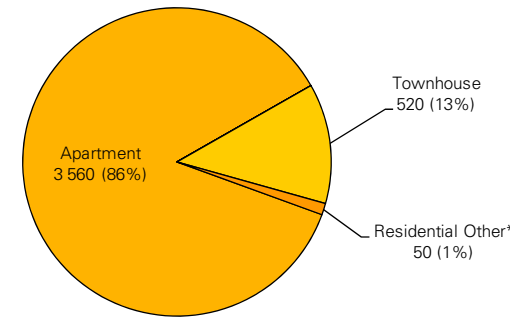
97.0	Area (ha) (239.7 acres)
4 125	Residential Units
10 740	Population (inc. census undercount)
2 120	Employment (inc. home based businesses)
211	Business Sites (9 vacant business sites)

Existing Land Use

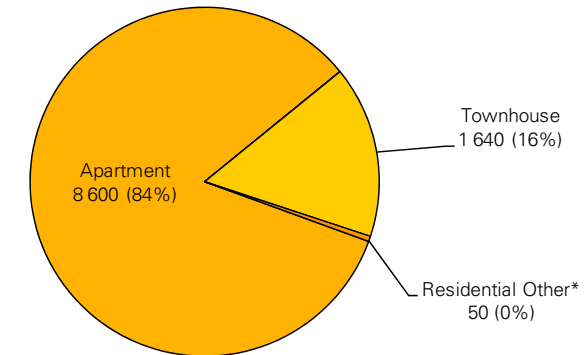
	ha	acres	percentage
Residential	27.0	66.8	28%
Mixed Residential / Retail	0.0	0.0	0%
Office	4.1	10.0	4%
Public / Institutional / Other	0.0	0.0	0%
Retail / Commercial	13.7	33.8	14%
Industrial	0.0	0.0	0%
Open Space	0.0	0.0	0%
Transportation Right-of-Way / Walkway	24.0	59.4	25%
Parking	0.0	0.0	0%
Others	3.2	8.0	3%
Vacant	24.9	61.6	26%
Total	97.0	239.6	100%

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	13%	17%
Administrative and Support, Waste Management and Remediation Services	5%	3%
Agriculture, Forestry, Fishing and Hunting	0%	0%
Arts, Entertainment and Recreation	0%	0%
Construction	1%	1%
Educational Services	2%	3%
Finance and Insurance	11%	13%
Health Care and Social Assistance	13%	8%
Information and Cultural Industries	1%	1%
Management of Companies and Enterprises	1%	6%
Manufacturing	1%	1%
Mining, Quarrying, and Oil and Gas Extraction	0%	0%
Other Services (except Public Administration)	9%	7%
Professional, Scientific and Technical Services	14%	15%
Public Administration	0%	0%
Real Estate and Rental and Leasing	5%	8%
Retail Trade	12%	11%
Transportation and Warehousing	1%	0%
Utilities	0%	0%
Wholesale Trade	2%	1%
Unknown	7%	5%
Total	100%	100%

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



Official Plan Targets



Density

132.6 Persons and Jobs/ha (53.7/acre)

110.7 Persons/ha (44.8/acre)

21.9 Jobs/ha (8.8/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 between 1:2 to 2:1, measured as an average across the entire area of each node.

Monitoring Summary

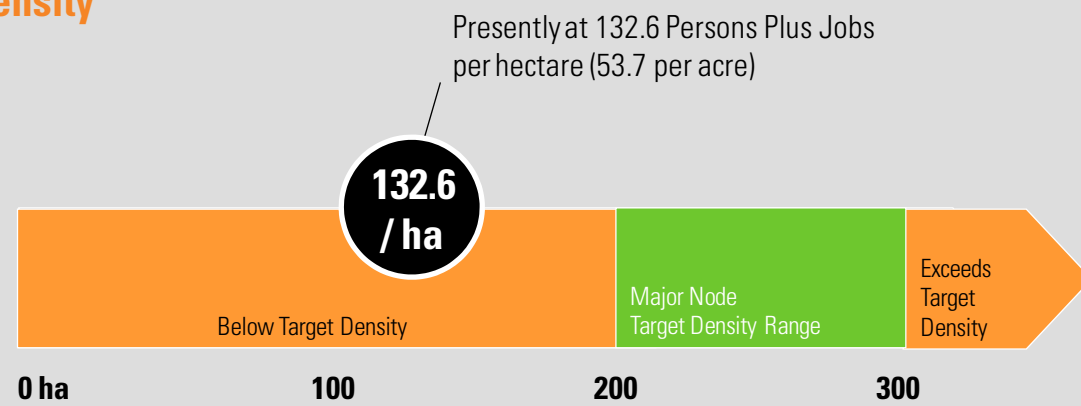
At a current density of 132.6, the Uptown Major Node does not fall within the target density range (residents and jobs combined per gross hectare) of 200 to 300.

At a current PPJ of 5.1:1, the Uptown Major Node does not fall within the target population to employment range of 1:2 to 2:1.

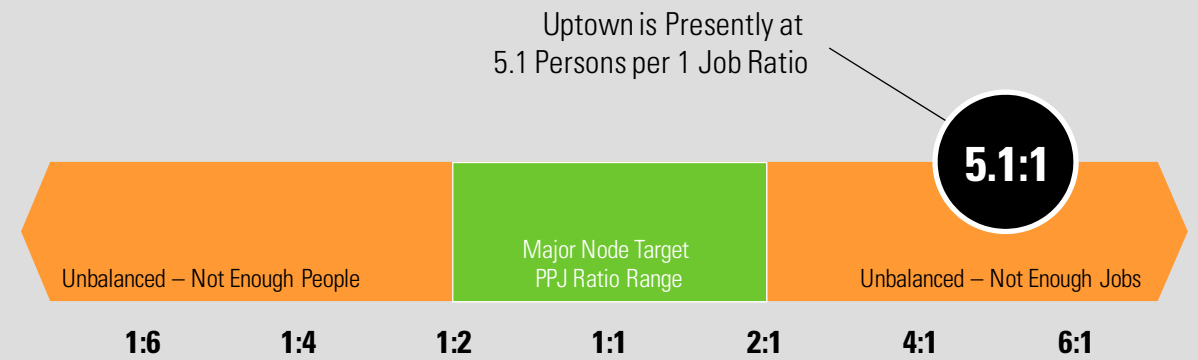
There are currently two development applications in progress which could add approximately 5750 residential units and 13370 m² (144 000 sq. ft) of retail/commercial space.

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

Density

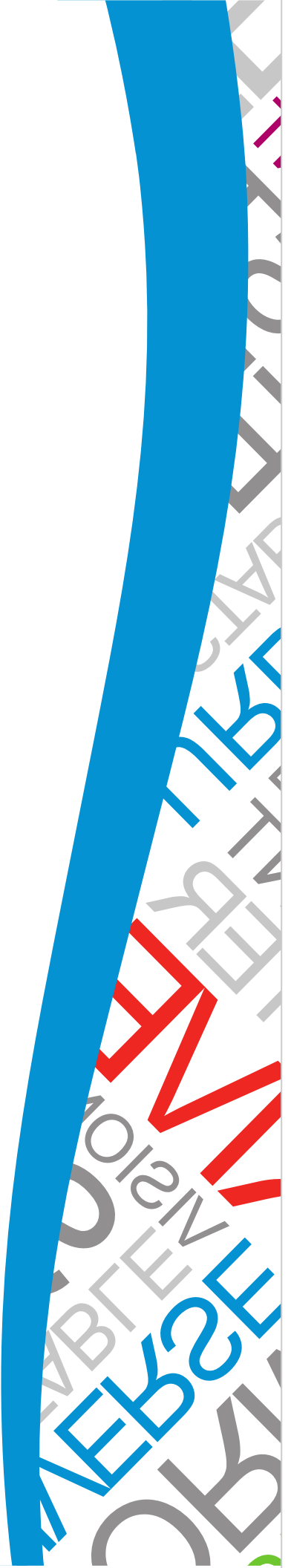
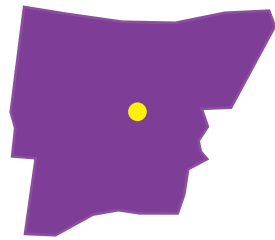
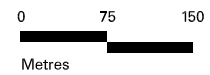
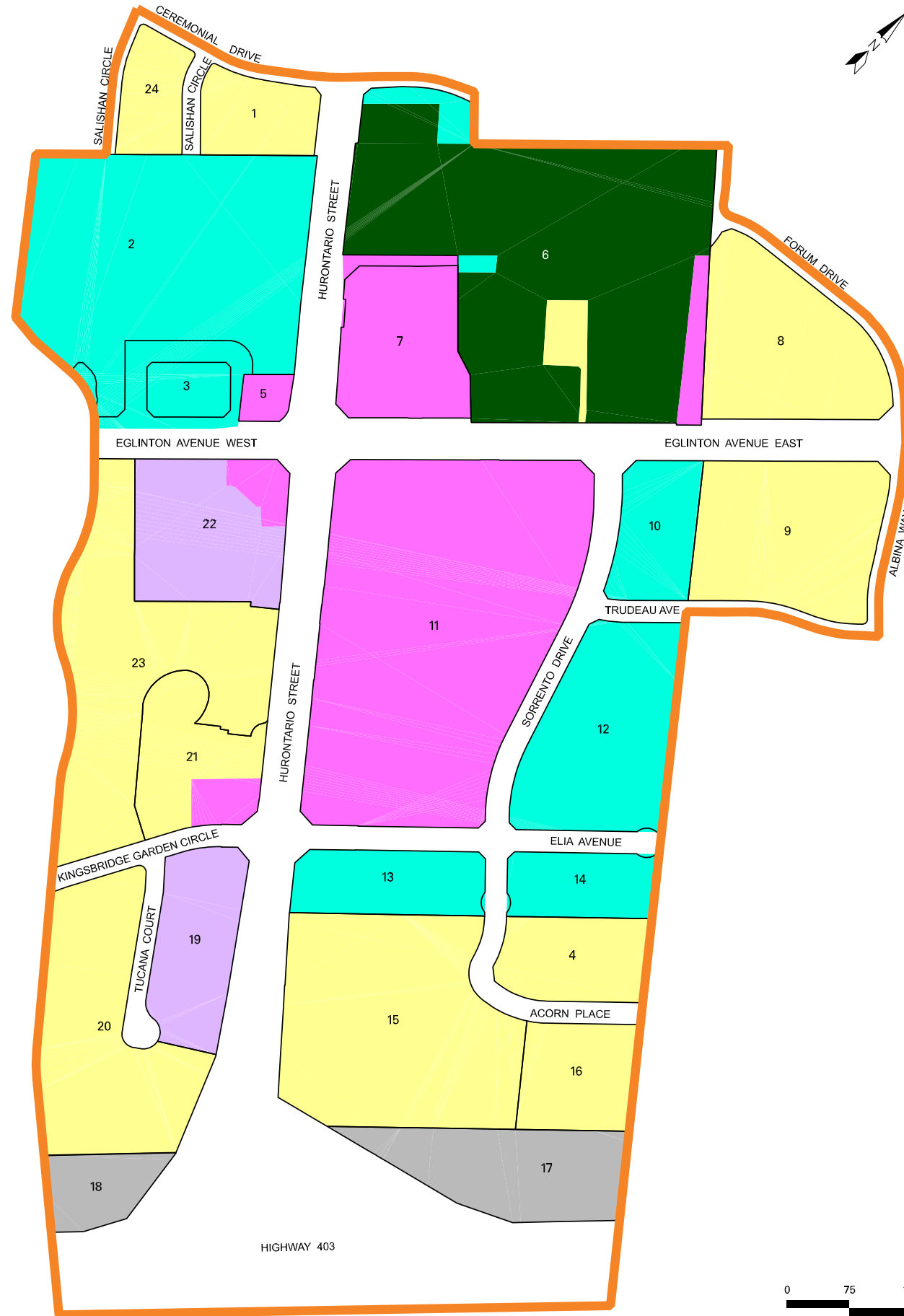


Persons Plus Jobs Ratio



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
- Farm



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						
1	1.07	2.65	RES4	HD	RA3-8			20 CEREMONIAL DR	20 Ceremonial Dr	10	15683	168812			Apartment	180	456			
2	8.11	20.03	OS, VAC	OS, HD, MD	D		OZ/OPA/7/25, 21T-M/7006, SP/9/43	5096 HURONTARIO ST 5048 HURONTARIO ST 5044 HURONTARIO ST												
3	0.53	1.32	VAC	HD	RA5-41		OZ/OPA/7/25, 21T-M/7006	75 EGLINTON AVE W 55 EGLINTON AVE W												
4	1.44	3.57	RES4	HD	RA3-8			121 ACORN PL 99 ACORN PL 85 ACORN PL	85, 121 Acorn Pl 99 Acorn Pl	12 4	24812 1631	267076 17555			Institutional Apartment	48 254	48 677	YMCA Peel Youth Village	20-49	Other Services (except Public Administration)
5	0.27	0.67	RET2	MVC	C5-3			5008 HURONTARIO ST										Esso	1-4	Retail Trade
6	10.36	25.60	VAC, RES1, RET3, F	MD, HD	RA5-23, D		21T-M/9004, OZ/OPA/9/11	5109 HURONTARIO ST 5081 HURONTARIO ST 5055 HURONTARIO ST 131 EGLINTON AVE E 91 EGLINTON AVE E												
7	2.17	5.37	RET1	MU	C2-7			5035 HURONTARIO ST 5033 HURONTARIO ST 5031 HURONTARIO ST 5029 HURONTARIO ST 5027 HURONTARIO ST 5025 HURONTARIO ST										Physical Therapy One Walk-in Clinic Nature Source Shoppers Drug Mart Sleep Country Canada Mr. Sub Masci Unisex Salon Variety Plus Hurontario Cleaners Flowers By Mira BT Optical Bella Ristorante Bombay Bhel Montana's Cookhouse Saloon LCBO Lick's Henry's (Photo, Video, Digital) Dental Office - Dr. Chris Gigeris Household Finance Centre (HSBC)	1-4 5-9 5-9 20-49 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 5-9 20-49 20-49 10-19 10-19 5-9 5-9	Health Care and Social Assistance Health Care and Social Assistance Retail Trade Retail Trade Retail Trade Accommodation and Food Services Other Services (except Public Administration) Retail Trade Other Services (except Public Administration) Retail Trade Retail Trade Retail Trade Accommodation and Food Services Accommodation and Food Services Retail Trade Retail Trade Accommodation and Food Services Accommodation and Food Services Retail Trade Accommodation and Food Services Retail Trade Health Care and Social Assistance Finance and Insurance
8	3.04	7.52	RES4, RES3	HD, MD	RA4-29, RM4-4			220 FORUM DR 190 FORUM DR 180 FORUM DR	220 Forum Dr 180, 190 Forum Dr	20 3	20118 13044	216550 140410			Townhouse Apartment	106 236	345 645			
9	3.22	7.95	RES3	MD	RM4			4950 ALBINA WAY 185 TRUDEAU AVE 183 TRUDEAU AVE 181 TRUDEAU AVE 179 TRUDEAU AVE 177 TRUDEAU AVE 175 TRUDEAU AVE 171 TRUDEAU AVE 169 TRUDEAU AVE 167 TRUDEAU AVE 165 TRUDEAU AVE 163 TRUDEAU AVE 161 TRUDEAU AVE 159 TRUDEAU AVE	159/-183/4950 Trudeau Ave/Albina Way	3	21095	227070			Townhouse	144	455			
10	1.30	3.22	VAC	HD	RA5-20			136 EGLINTON AVE E												

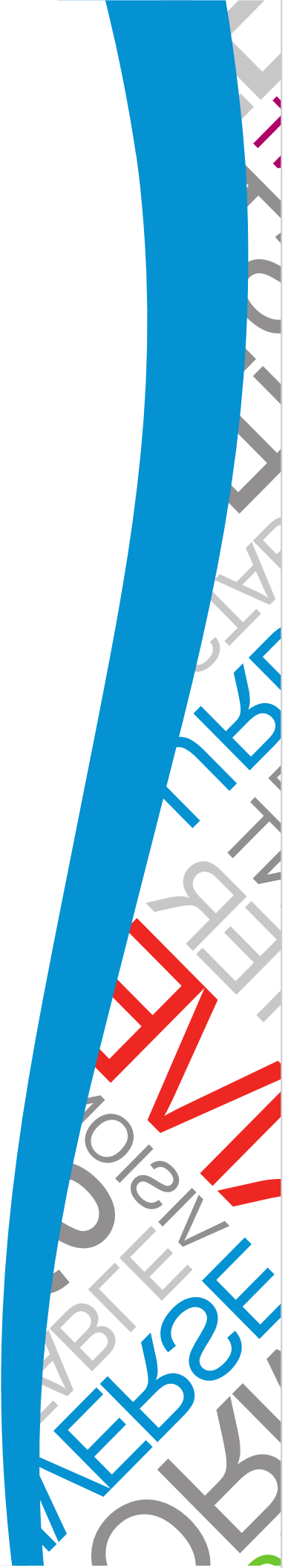
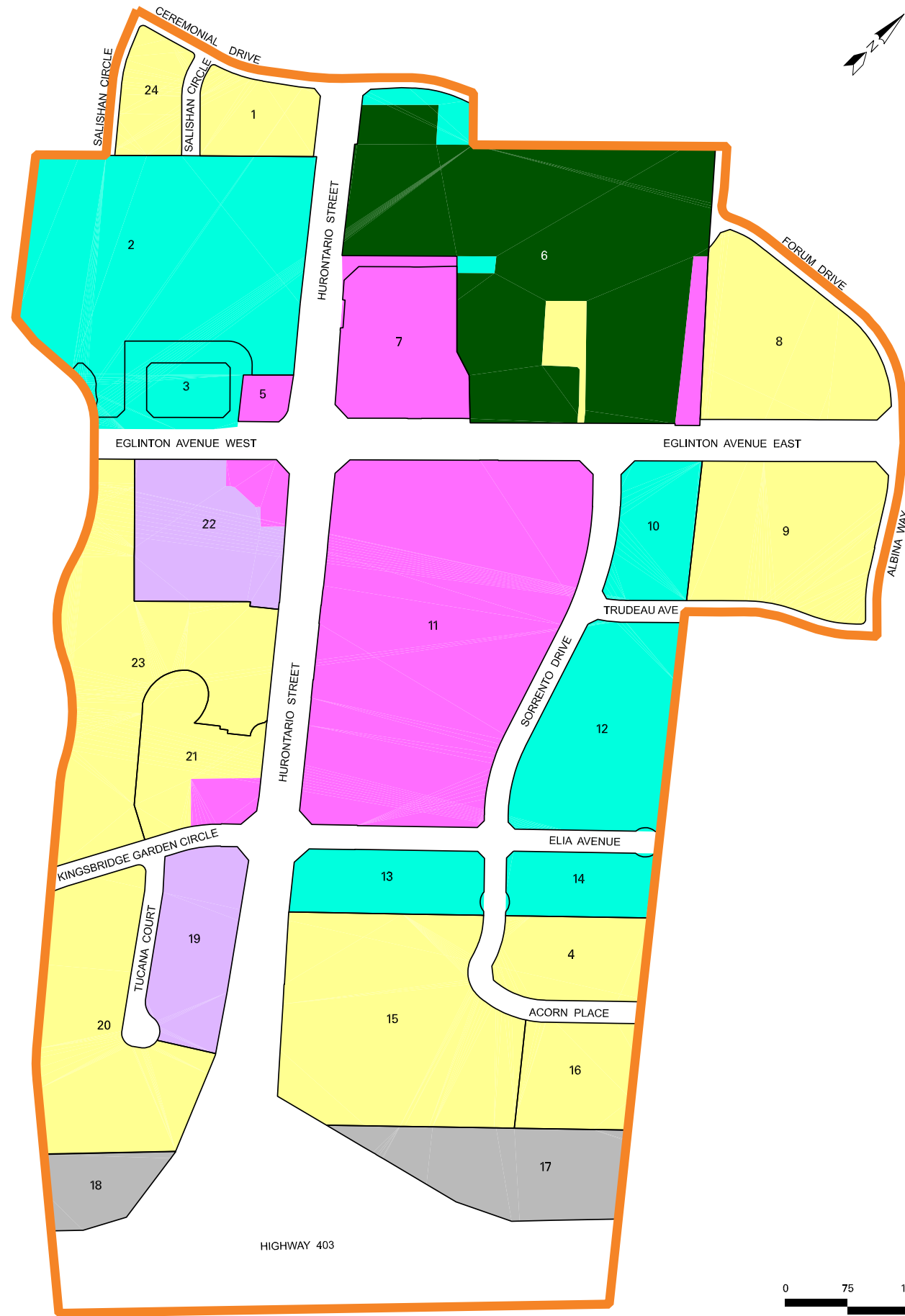
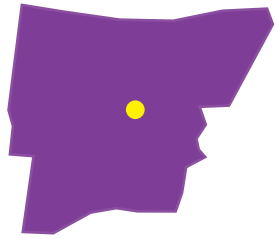
A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.



Existing Land Use

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

7-6



Land, Buildings, People and Jobs

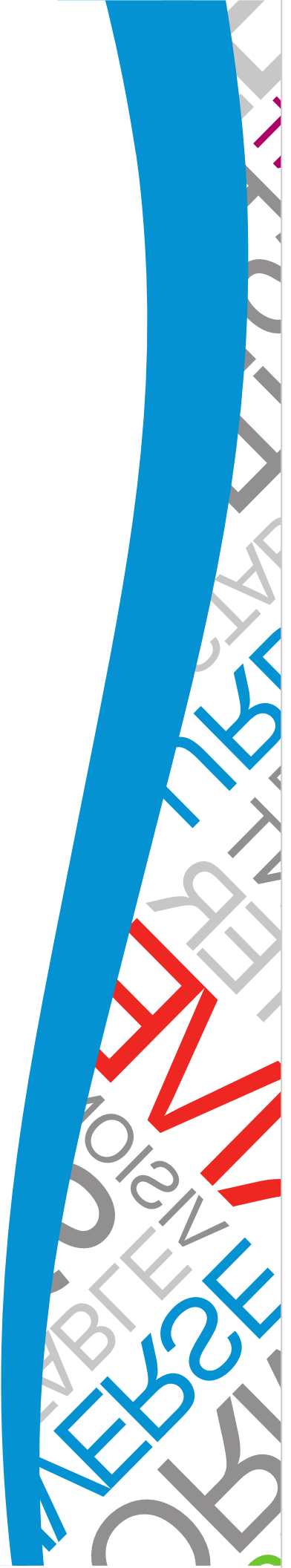
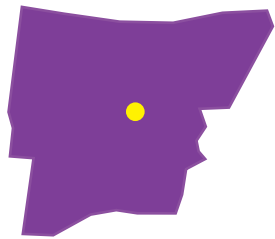
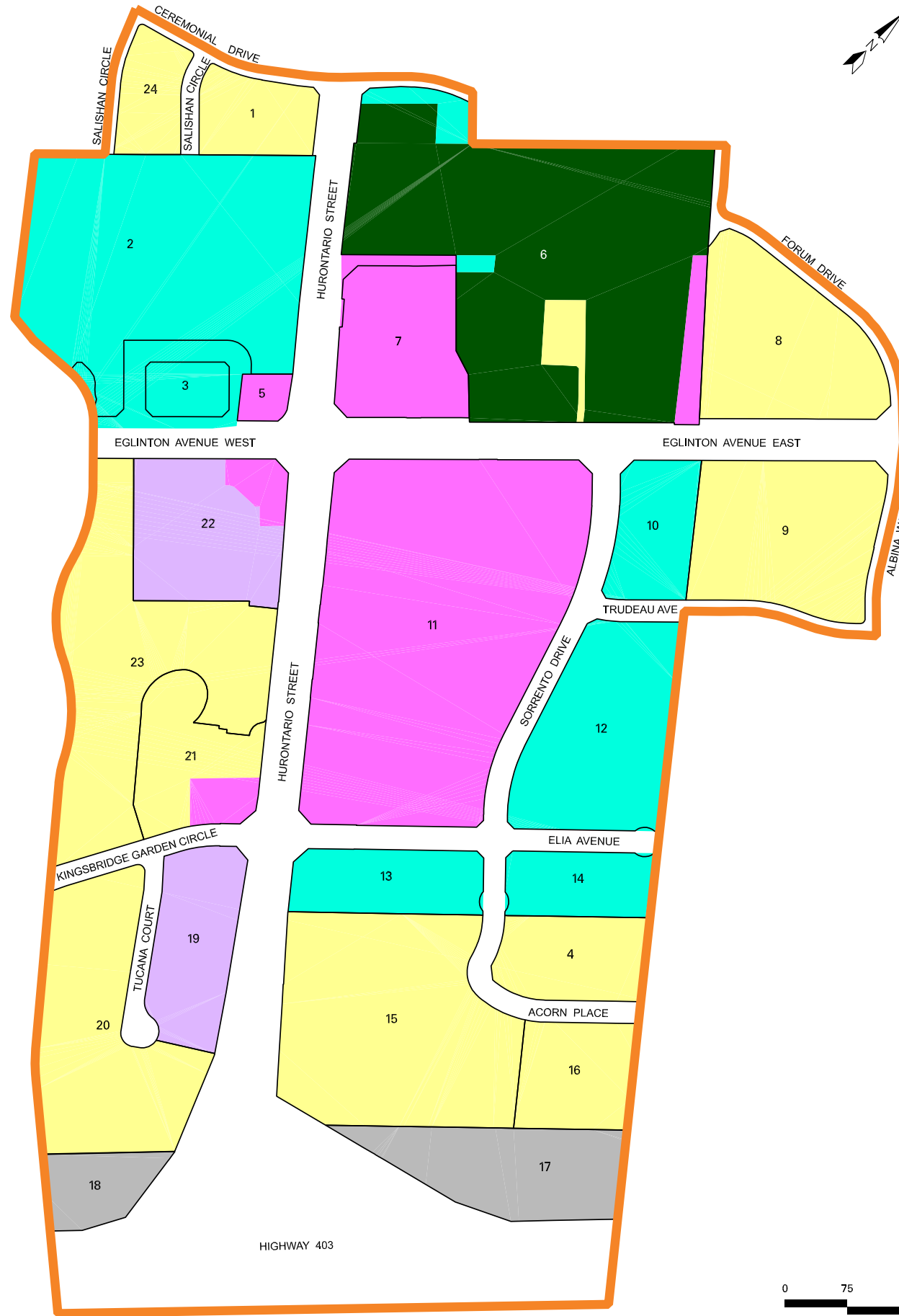
LAND								BUILDINGS				PEOPLE			JOBS					
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit		Office		Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector		
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)							Building Address	# of Storeys
11	9.92	24.51	RET1	MU	C3-48			4561 HURONTARIO ST 4559 HURONTARIO ST 4557 HURONTARIO ST 4555 HURONTARIO ST 4553 HURONTARIO ST 55 ELIA AVE 35 ELIA AVE 25 ELIA AVE									Cruiseship Centers Dr. Cleaners Dollar Blitz Dr. Philip T.H. Wong, DMD Second Cup Super Cuts Pho Mi Vietnamese Restaurant Bashu Sichuan Cuisine Scotia Bank Dr. Bernstein Health & Diet Clinics Saravana Bhavan Royal Bank of Canada Bubble Republic Vacant RBC Insurance Company Swiss Chalet Wangs Kitchen Canada Inc Toys R Us TD Canada Trust Fedex Office Ashley Furniture Home Store Catholic Crosscultural Services - Peel Region Pizza Hut Harvey's Intouch Wireless Inc May Hui's Hair Design The Beauty Supply Outlet D.O.T Public Jewellery Motophoto Portrait Studio Kentucky Fried Chicken Style Nails Unknown Occupant SYD Silver Formals Ideal Optical Quiznos Classic Subs Mississauga Marketplace Fish & Chips Kobe Sushi Royal Stones Jewellery Inc. Allstate Insurance	1-4 5-9 5-9 5-9 5-9 5-9 5-9 5-9 5-9 10-19 10-19 10-19 NA NA 1-4 20-49 1-4 20-49 20-49 20-49 20-49 10-19 10-19 1-4 1-4 1-4 1-4 1-4 1-4 5-9 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 5-9	Administrative and Support, Waste Management and Remediation Services Other Services (except Public Administration) Retail Trade Health Care and Social Assistance Accommodation and Food Services Other Services (except Public Administration) Accommodation and Food Services Accommodation and Food Services Finance and Insurance Other Services (except Public Administration) Accommodation and Food Services Finance and Insurance NA No description on record Finance and Insurance Accommodation and Food Services Accommodation and Food Services Retail Trade Finance and Insurance Manufacturing Retail Trade Educational Services Accommodation and Food Services Accommodation and Food Services Retail Trade Other Services (except Public Administration) Retail Trade Retail Trade Retail Trade Other Services (except Public Administration) Accommodation and Food Services Other Services (except Public Administration) NA Retail Trade Retail Trade Accommodation and Food Services Accommodation and Food Services Accommodation and Food Services Retail Trade Retail Trade Professional, Scientific and Technical Services	
12	3.29	8.13	VAC	HD	RA5-20			105 ELIA AVE												
13	1.44	3.56	VAC	O	O-7															
14	1.13	2.79	VAC	HD	RA5-20			110 ELIA AVE												
15	5.44	13.45	RES3	MD	RM4			80 ACORN PL	80 Acorn Pl	3	33304	358480	Townhouse	235	743					
16	1.44	3.57	RES4	HD	RA3-8			120 ACORN PL 110 ACORN PL 100 ACORN PL	110, 120 Acorn Pl	12	25912	278917	Apartment	274	730					
17	7.24	17.88	UP	PBW	PB1			4402 CENTRAL PKY E												
18	2.49	6.16	UP	PBW	PB1	Listed - MISSISSAUGA SPCLS		4430 HURONTARIO ST 4410 HURONTARIO ST												
19	1.83	4.53	OFF	O	O-6			20 KINGSBRIDGE GARDEN CIR 10 KINGSBRIDGE GARDEN CIR	20 Kingsbridge Garden Cir 10 Kingsbridge Garden Cir	2 8	1989 10758	21410 115799						Salon Botticelli Hair Em III Salon Inc. c/o Rabba Fine Foods Boulevard Landscaping Dr. Tong Wang Family Dentist Cosmos Security Office of the Worker Adviser Audmax Inc.	5-9 1-4 NA 1-4 5-9 1-4 5-9	Other Services (except Public Administration) Retail Trade Administrative and Support, Waste Management and Remediation Services Health Care and Social Assistance Administrative and Support, Waste Management and Remediation Services Other Services (except Public Administration) Professional, Scientific and Technical Services

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



Existing Land Use

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



Land, Buildings, People and Jobs

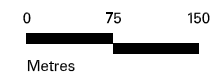
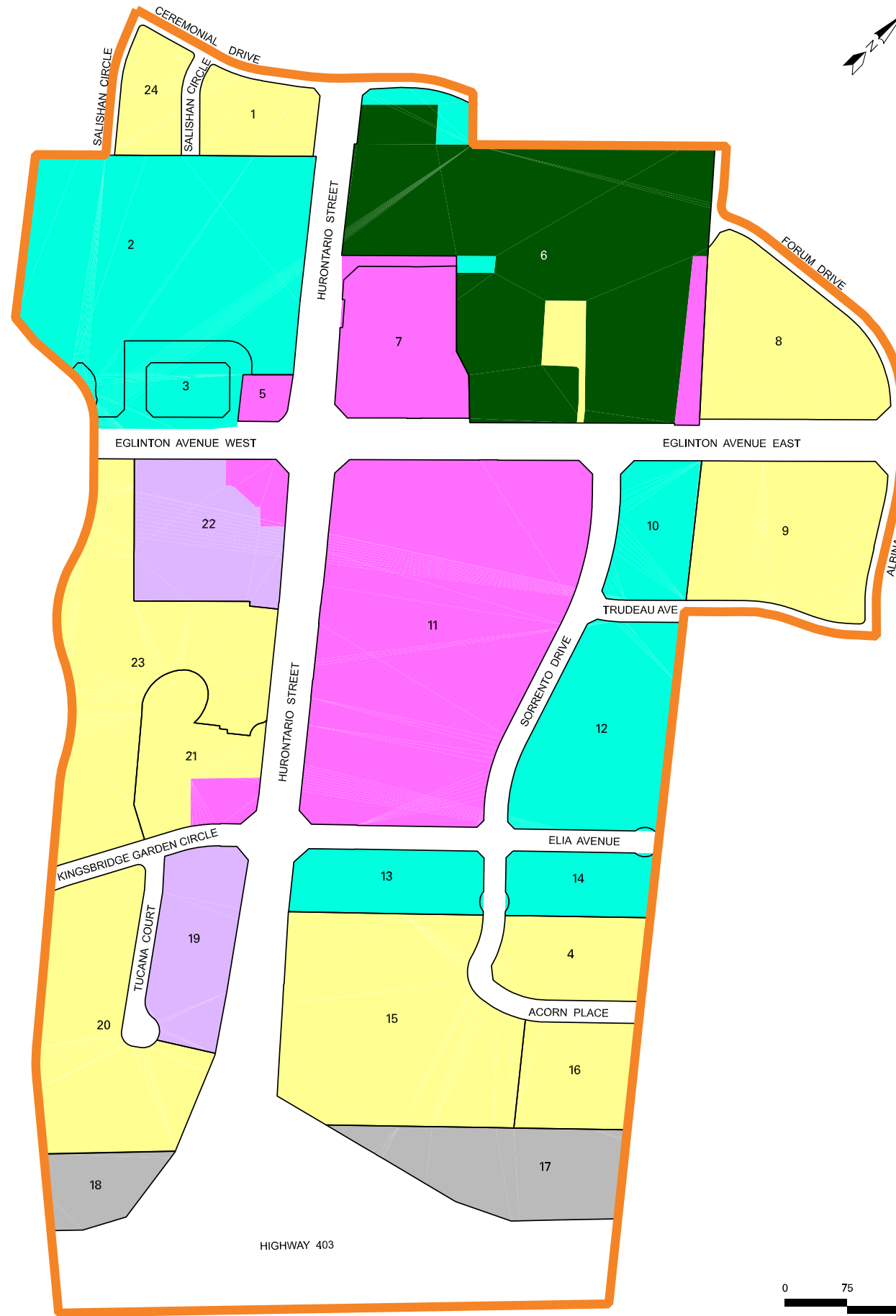
LAND									BUILDINGS				PEOPLE			JOBS					
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit			Office			Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector	
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)					
19																		Kingsbridge Physiotherapy Centre	5-9	Health Care and Social Assistance	
																		Toolbox Strategies Inc.	5-9	Professional, Scientific and Technical Services	
																		Mississauga Professional Association	5-9	Health Care and Social Assistance	
																		Garland Consultants Inc.	5-9	Professional, Scientific and Technical Services	
																		Gary R. Landa, CA Professional Corporation	5-9	Professional, Scientific and Technical Services	
																		Denis Pao Law Offices	1-4	Professional, Scientific and Technical Services	
																		Garland Payroll Services Inc.	5-9	Professional, Scientific and Technical Services	
																		Dr. D.Powell & Associates (Optometrist)	5-9	Health Care and Social Assistance	
																		Dr. Deborah Seib - Vein Cosmetics	1-4	Health Care and Social Assistance	
																		Assets Management	1-4	Finance and Insurance	
																		Paul A Barnett & Associates Inc.	1-4	Professional, Scientific and Technical Services	
																		Global Sea Services	1-4	Accommodation and Food Services	
																		Discovery Transcripts Services	1-4	Administrative and Support, Waste Management and Remediation Services	
																		Warmup Inc.	NA	No description on record	
																		Vision Canada Optical Services	NA	No description on record	
																		Victoria & Albert Bath	NA	No description on record	
																		Hummingbird Financial	1-4	Finance and Insurance	
																		Canadian Global Sea Carriers/ Beneficial	1-4	Transportation and Warehousing	
																		Canadian Executive Centres	1-4	Administrative and Support, Waste Management and Remediation Services	
																		Momentum Healing Arts Centre	1-4	Health Care and Social Assistance	
																		Executive Suites	1-4	Real Estate and Rental and Leasing	
																		State Farm Investor Services	1-4	Finance and Insurance	
																		Gregory James Law Office	1-4	Professional, Scientific and Technical Services	
																		V-Soft Consulting	1-4	Educational Services	
																		Ganong Brothers	1-4	Retail Trade	
																		Sign of the Times for Pensions/Coalition	1-4	Health Care and Social Assistance	
																		Markowitz & Knowles Fabio Gazzola	5-9	Professional, Scientific and Technical Services	
																		Informoney Inc.	1-4	Finance and Insurance	
																		Subway	1-4	Accommodation and Food Services	
																		Custom Business Solutions Inc.	1-4	Administrative and Support, Waste Management and Remediation Services	
																		Mino Trade Ltd.	1-4	Wholesale Trade	
																		Banasinski & Associates	5-9	Professional, Scientific and Technical Services	
																		Duropac	1-4	Manufacturing	
																		Roccai Financial	1-4	Professional, Scientific and Technical Services	
																		Fingertips	1-4	No description on record	
																		Master Stagers	1-4	Other Services (except Public Administration)	
																		Azevedo Paralegal Services	1-4	Professional, Scientific and Technical Services	
																		Centum Supreme Mortgages	1-4	Finance and Insurance	
																		Ness Canada	1-4	No description on record	
																		Mississauga Immigration Services	1-4	Professional, Scientific and Technical Services	
																		Dr. R.K. Ratti	1-4	Health Care and Social Assistance	
																		M-Masood Qadar - Lawyer	1-4	Professional, Scientific and Technical Services	
																		Exactool	1-4	No description on record	
																		Quest Learnings	1-4	Public Administration	
																		Just A Sec Cleaners	1-4	Other Services (except Public Administration)	
																		Lisga Development Ltd.	1-4	Real Estate and Rental and Leasing	
																		Canada Strategic Financial Ltd.	NA	Finance and Insurance	
																		Canada Wang Jun M & E	NA	No description on record	
																		East Events and Catering	NA	No description on record	
																		Matrix Visa	NA	No description on record	
																		Monika Tomaszewska, Licenced	NA	No description on record	
																		Shashi K. Raina (SKR Law)	1-4	Professional, Scientific and Technical Services	
																		Life Clinic - Acupuncture & Massage	1-4	Health Care and Social Assistance	
																		Deol Law Office	1-4	Professional, Scientific and Technical Services	
																		Core Education Services	1-4	Educational Services	
																		The Business Place	1-4	Real Estate and Rental and Leasing	
																		Investment Planning Counsel	1-4	Finance and Insurance	

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

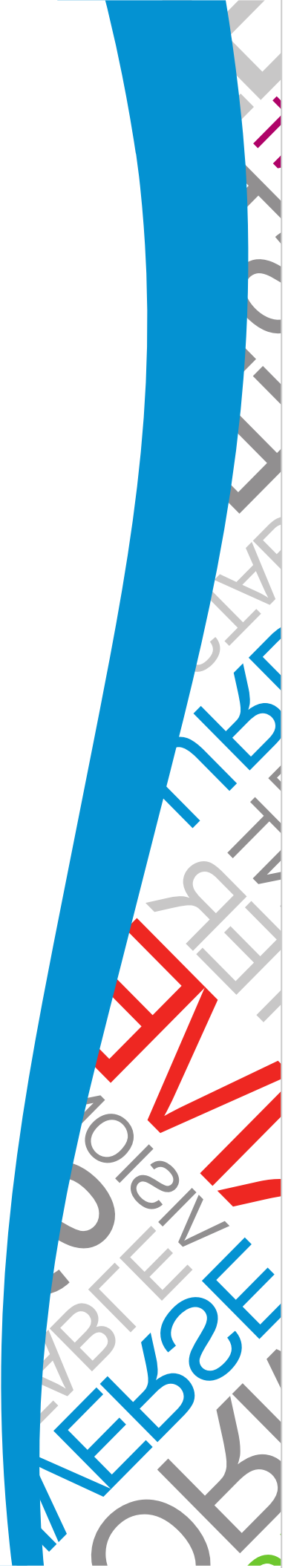
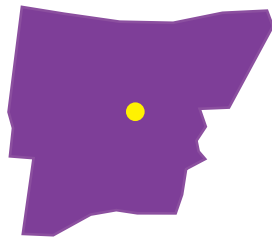


Existing Land Use

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



7-10



Land, Buildings, People and Jobs

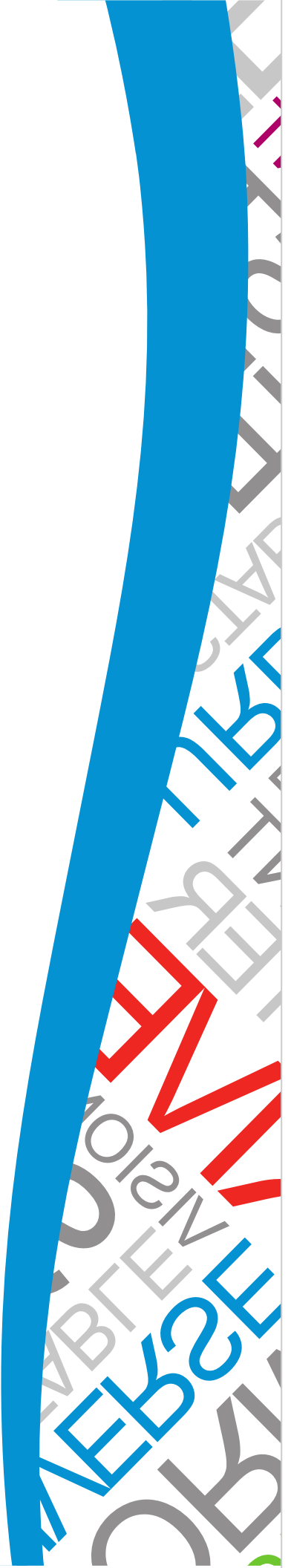
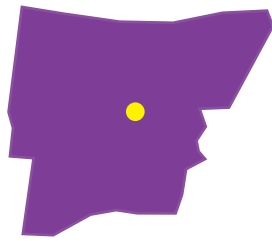
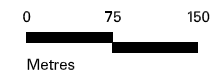
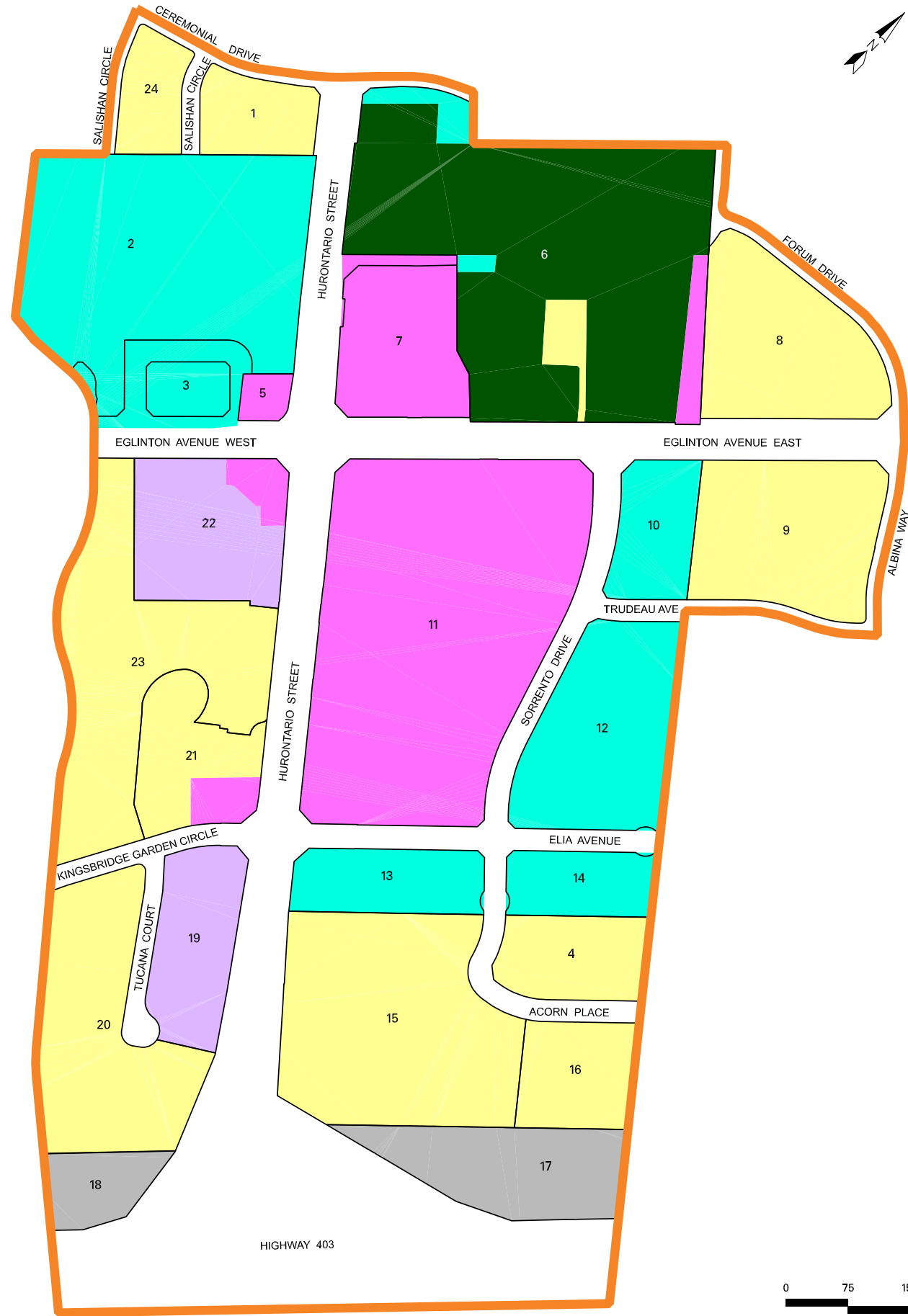
LAND									BUILDINGS				PEOPLE			JOBS					
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit			Office			Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector	
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys							GFA (sq. m.)
19																		KeepRite National Refrigeration Inc.	1-4	Wholesale Trade	
																		Delwood Property Management	1-4	Administrative and Support, Waste Management and Remediation Services	
																		BK Law	NA	Professional, Scientific and Technical Services	
																		Shining Star Service Ent.	NA	No description on record	
																		Gordon Bobesich	1-4	Professional, Scientific and Technical Services	
																		N-Brook Mortgage Group	5-9	Finance and Insurance	
																		Insight Canada	5-9	Wholesale Trade	
																		Northbrook Capital	5-9	Finance and Insurance	
																		CML healthcare	5-9	Health Care and Social Assistance	
																		Glen Schnarr & Associates Inc.	10-19	Construction	
																		Kingsbridge Medical Centre	10-19	Health Care and Social Assistance	
																		People Bank, The	10-19	Administrative and Support, Waste Management and Remediation Services	
																		Catholic Family Services	10-19	Other Services (except Public Administration)	
																		Coalition For Persons With Disabilities	10-19	Administrative and Support, Waste Management and Remediation Services	
																		Crocodile Rock	10-19	Accommodation and Food Services	
																		Ministry of Training, Colleges and	20-49	Educational Services	
																		Planet Energy	20-49	Professional, Scientific and Technical Services	
																		Haasz Janda Law Office	1-4	Professional, Scientific and Technical Services	
																		New Ventures Realty Inc.	20-49	Real Estate and Rental and Leasing	
																		Vacant	NA	No description on record	
																		Asian Access Inc.	NA	No description on record	
																		Ace Realty	NA	No description on record	
																		2064439 Ontario Ltd.	NA	No description on record	
																		Smart Mold Inc	NA	Construction	
																		Universal Energy Corporation	NA	Professional, Scientific and Technical Services	
																		Kingsbridge X-RayCentre	1-4	Health Care and Social Assistance	
																		Vacant	NA	No description on record	
																		Kingsbridge Pharmacy	5-9	Retail Trade	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Prime Restaurants of Canada Inc.	50-99	Management of Companies and Enterprises	
																		Buchanan Associates	50-99	Professional, Scientific and Technical Services	
																		Sapiens	20-49	Finance and Insurance	
																		T S I Solutions Inc.	NA	Finance and Insurance	
20	3.80	9.38	RES4	HD	RA5, RA4-10, RA5-4			4470 TUCANA CRT 4460 TUCANA CRT 4450 TUCANA CRT 4470 Tucana Crt 50 KINGSBRIDGE GARDEN CIR	4460 Tucana Crt 4450 Tucana Crt 4470 Tucana Crt 50 Kingsbridge Garden Cir	22 21 22 17	28163 21432 28056 23000	303147 230694 301995 247572		Apartment Apartment Apartment Apartment	250 200 250 250	582 466 582 582					
21	1.83	4.52	RET1, RES4	HD	RA5-29			4550 HURONTARIO ST 25 KINGSBRIDGE GARDEN CIR	25 Kingsbridge Garden Cir	34	49440	532172		Apartment	368	857		Davinci	1-4	Other Services (except Public Administration)	
																		Rabba Fine Foods	5-9	Retail Trade	
																		Del Property Management Inc.	1-4	Real Estate and Rental and Leasing	
																		H S B C Bank Canada	20-49	Finance and Insurance	
																		Kingsbridge Cleaners	1-4	Other Services (except Public Administration)	
																		Skymark Dental Office	5-9	Health Care and Social Assistance	
22	2.56	6.33	RET1, OFF	0	0-8	Designated - 4650 HURONTARIO ST		4650 HURONTARIO ST 34 EGLINTON AVE W 30 EGLINTON AVE W 26 EGLINTON AVE W						30 Eglinton Ave W	8	13462	144905		Vacant	NA	No description on record
																		Speigel Nichols Fox LLP	20-49	Professional, Scientific and Technical Services	
																		Royal LePage Kingsbury Realty Brokerage	50-99	Real Estate and Rental and Leasing	
																		Canada Dry Motts	50-99	Professional, Scientific and Technical Services	
																		Thirty Eglinton West Inc. - Building	NA	Construction	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Shiatsu Acupuncture Centre	1-4	Health Care and Social Assistance	
																		Peel Senior Link - Head Office	5-9	Health Care and Social Assistance	
																		Independent Financial Brokers of Canada	5-9	Other Services (except Public Administration)	
																		Strands Hair Design	5-9	Other Services (except Public Administration)	
																		IBI Group	5-9	Professional, Scientific and Technical Services	

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



Existing Land Use

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



Land, Buildings, People and Jobs

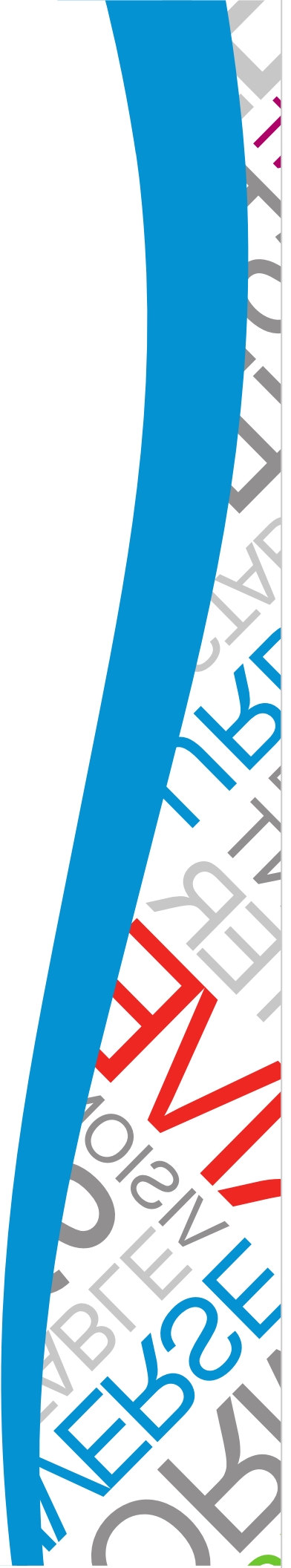
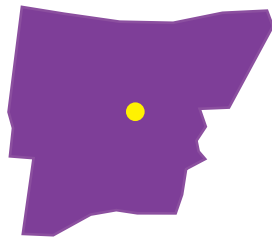
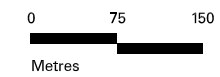
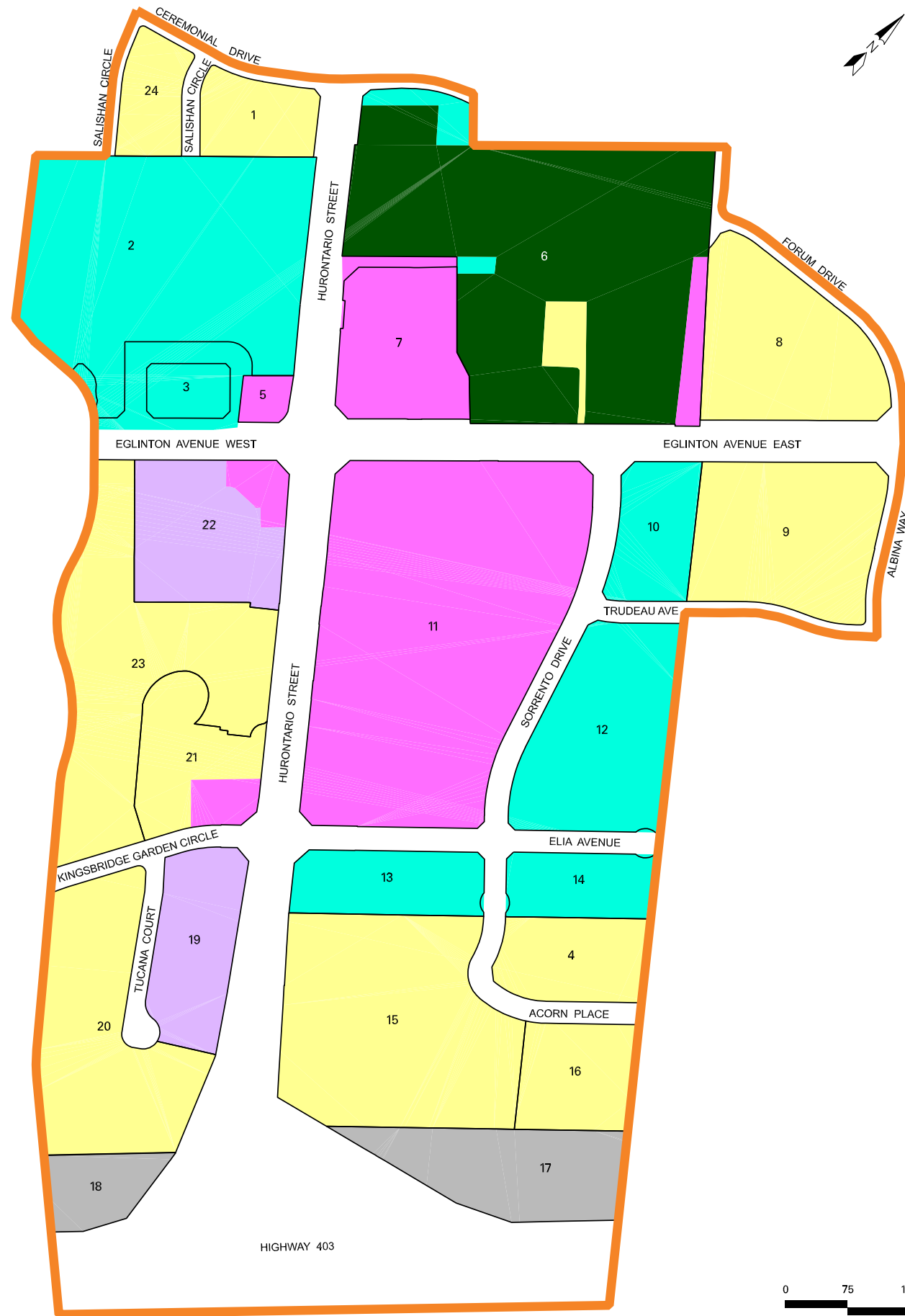
LAND									BUILDINGS				PEOPLE			JOBS				
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit			Office			Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys						
22																	Queen's Income Tax	5-9	Professional, Scientific and Technical Services	
																	Ali Nazem, State Farm Insurance Agent	5-9	Finance and Insurance	
																	Mamma's Pizza	5-9	Accommodation and Food Services	
																	TOSI Placement Services Inc./ The Baggi Grouping So	5-9	Administrative and Support, Waste Management and Remediation Services	
																	Pita Land	1-4	Accommodation and Food Services	
																	Dr. L.A. Magli Dentistry Professional	1-4	Health Care and Social Assistance	
																	Donna Racza- Insurance Agency Inc.	1-4	Finance and Insurance	
																	Lustig & Doo Group of Companies	5-9	Real Estate and Rental and Leasing	
																	Dental Care for Kids	1-4	Health Care and Social Assistance	
																	Hello Sushi	1-4	Accommodation and Food Services	
																	Optometrist, Dr. Lisa Lo	1-4	Health Care and Social Assistance	
																	Instant Imprints	1-4	Professional, Scientific and Technical Services	
																	Sandlewood Drugs Pharmacy	1-4	Retail Trade	
																	Hasty Market	1-4	Retail Trade	
																	TurboCom Computers	1-4	Professional, Scientific and Technical Services	
																	Chiropractor-Dr. Victor Pwu, D.C.	1-4	Health Care and Social Assistance	
																	The UPS Store	1-4	Transportation and Warehousing	
																	iProRealty Ltd.	20-49	Finance and Insurance	
																	Emerald Chinese Restaurant	20-49	Accommodation and Food Services	
																	Dental Office - Dr. Pelletier, Dr. Khalil, Dr. Tannis	1-4	Health Care and Social Assistance	
																	White Digital Media (Canada)	10-19	Information and Cultural Industries	
																	Medical Clinic	10-19	Health Care and Social Assistance	
																	Struffy's Irish Pub	10-19	Accommodation and Food Services	
																	Arbonne International Canada, Inc.	10-19	Management of Companies and Enterprises	
																	Tim Horton's	20-49	Accommodation and Food Services	
																	Avison Young Commercial Real Estate	10-19	Real Estate and Rental and Leasing	
																	Abraxis BioScience Canada Inc.	5-9	Wholesale Trade	
																	Scotiabank	10-19	Finance and Insurance	
																	Global Knowledge	10-19	Professional, Scientific and Technical Services	
																	Thomson Multimedia Ltd.	10-19	Information and Cultural Industries	
																	CAMH Peel (Centre for Addiction and Mental Health)	20-49	Health Care and Social Assistance	
23	4.81	11.87	RES4	HD	RA5-30, RA5-28, RA5-11, RA5-13			55 KINGSBRIDGE GARDEN CIR 50 EGLINTON AVE W 45 KINGSBRIDGE GARDEN CIR 35 KINGSBRIDGE GARDEN CIR	35 Kingsbridge Garden Cir 50 Eglinton Ave W 45 Kingsbridge Garden Cir 55 Kingsbridge Garden Cir	34 22 37 23	48180 22083 51859 50133	518610 237701 558210 539627	Apartment Apartment Apartment Apartment	332 220 359 388	773 512 836 903	Peel Condominium Corporation 421 Del Property Management Inc.	1-4 1-4	Real Estate and Rental and Leasing Real Estate and Rental and Leasing		
24	0.89	2.21	RES3	MD	RM5			5133 SALISHAN CIR 5131 SALISHAN CIR 5129 SALISHAN CIR 5127 SALISHAN CIR 5125 SALISHAN CIR 5123 SALISHAN CIR 5121 SALISHAN CIR 5119 SALISHAN CIR 5117 SALISHAN CIR 5115 SALISHAN CIR 5113 SALISHAN CIR 5111 SALISHAN CIR 5109 SALISHAN CIR 5107 SALISHAN CIR 5105 SALISHAN CIR 5103 SALISHAN CIR 5101 SALISHAN CIR 5099 SALISHAN CIR 5025 SALISHAN CIR 5023 SALISHAN CIR 5021 SALISHAN CIR 5019 SALISHAN CIR	4997-5133 Salishan Cir	2	4901	52749	Townhouse	33	99					

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



Existing Land Use

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



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						
24								5017 SALISHAN CIR 5015 SALISHAN CIR 5013 SALISHAN CIR 5011 SALISHAN CIR 5009 SALISHAN CIR 5007 SALISHAN CIR 5005 SALISHAN CIR 5003 SALISHAN CIR 5001 SALISHAN CIR 4999 SALISHAN CIR 4997 SALISHAN CIR												

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



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

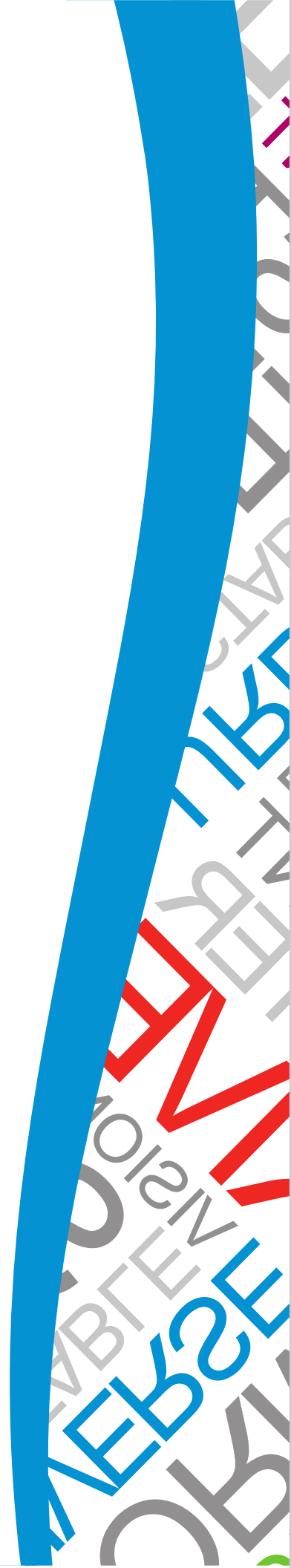
Abbreviation	Designation
AIR	Airport
BE	Business Employment
CC	Convenience Commercial
G	Greenbelt
MU	Mixed Use
HD	Residential - High Density
IND	Industrial
INST	Institutional
LDII	Residential - Low Density I
LDII	Residential - Low Density II
MD	Residential - Medium Density
DMU	Downtown Mixed Use
MVC	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
	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

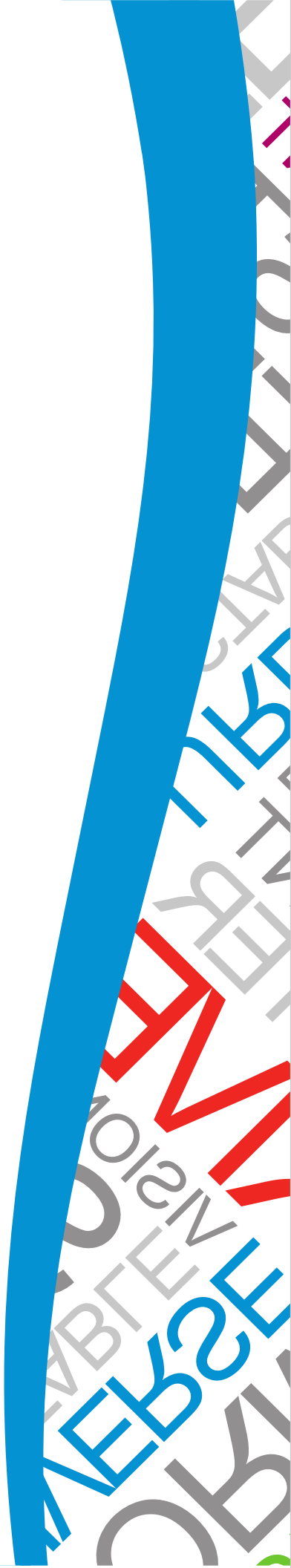
Total population is the sum of population by each of the five unit types .

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

$$\text{Employment} = \text{Full Time Employment} + (0.5 * \text{Part Time Employment}) + \text{Adjusted Employment Factor} + \text{Home Based Employment Factor}$$
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.

Photo Credits

Photo credits include:

Downtown Core - City Hall, www.flickr.com/photos/imuttoo (1)

Port Credit - Pier, www.flickr.com/photos/imuttoo (1)

Photo Credit - Camera, www.flickr.com/photos/squinza (1)

All other photos are by the City of Mississauga.

Note (1) Image based on photographs of [PHOTOGRAPHERS NAME / URL] licensed under Creative Commons, Attribution-Share Alike 2.0 Generic (CC BY-SA 2.0) at: <http://creativecommons.org/licenses/by-sa/2.0/>





official plan
Monitoring

For more information contact:

City of Mississauga

300 City Centre Drive

Mississauga ON L5B 3C1

Website: www.mississauga.ca/data

public inquiries telephone: (905) 615-3200 ext. 5556

e-mail: eplanbuild.info@mississauga.ca

