

Focus on Mississauga 2012

Atlas of the Downtown, Major Nodes
and Community Nodes

Port Credit Community Node



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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

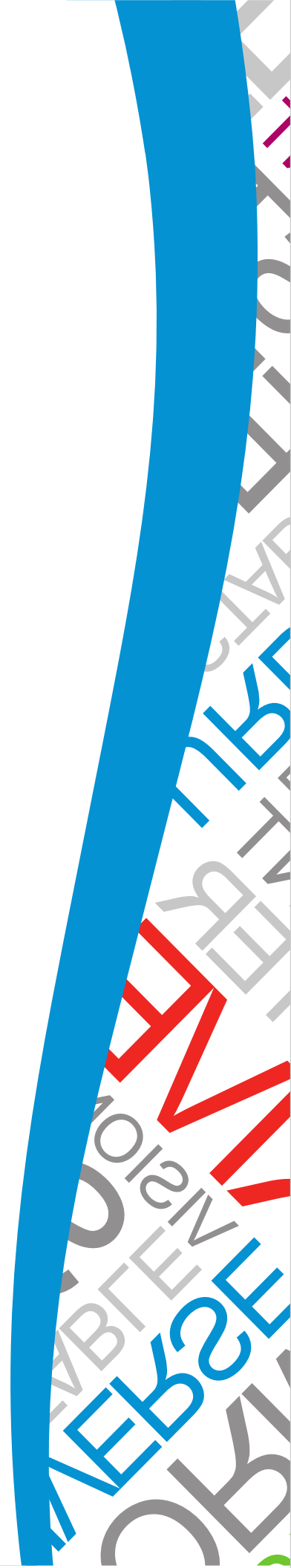
Data Definitions, Notes and Sources	pg 16-1
Whitepaper	pg 17-1
Photo Credits	pg 18-1

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

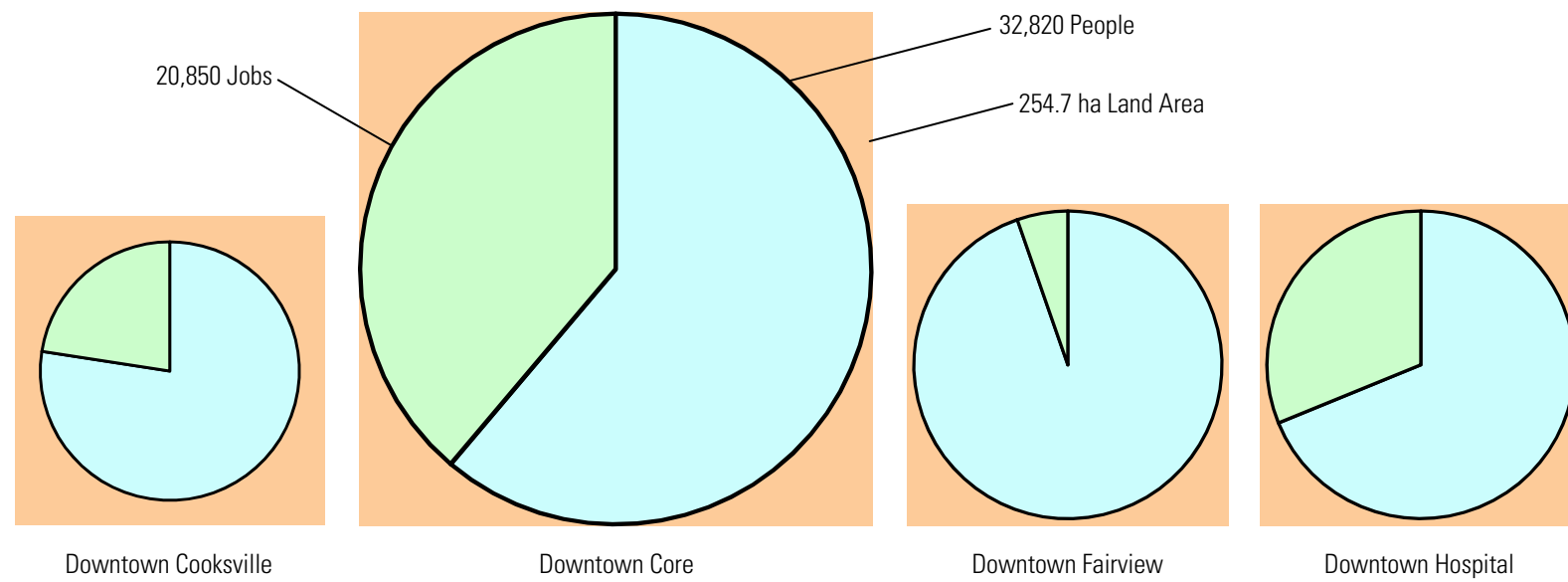


Index Map showing Downtown, Major Nodes, and Community Nodes

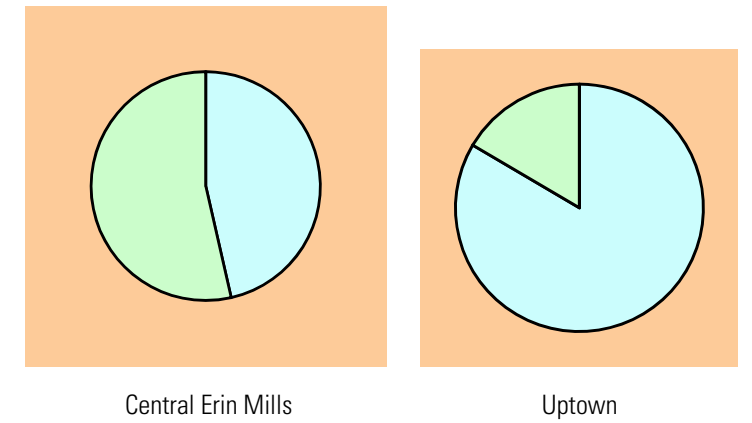


Land Area, People and Employment Comparison

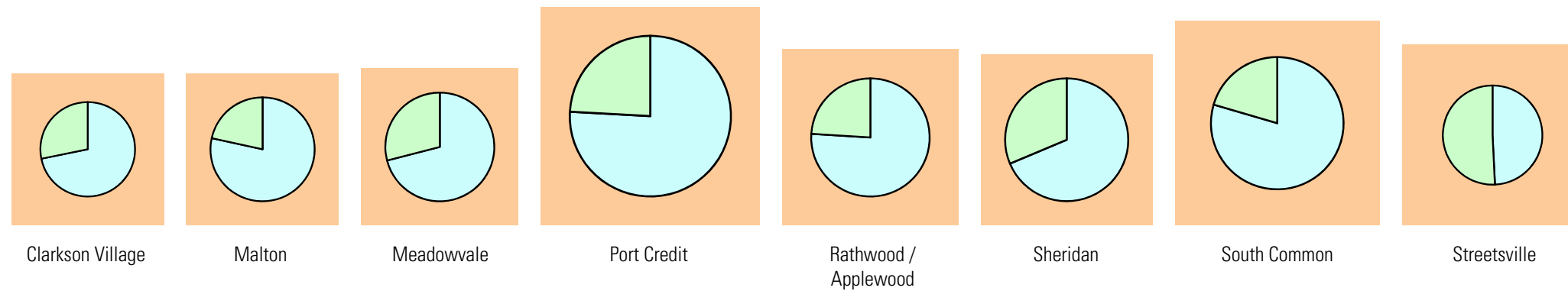
Downtown



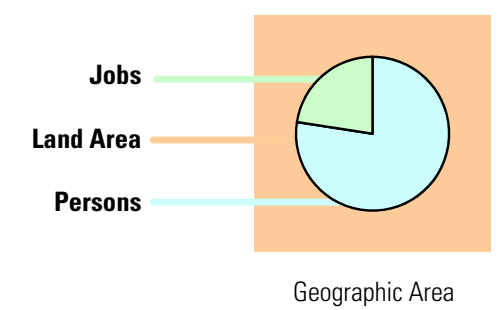
Major Nodes



Community Nodes



Legend



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Focus on Mississauga 2012

Port Credit Community Node

History

Port Credit is a well-known, established waterfront community in southern Ontario. The active port and harbour functions, fishing and boating activities, village character and natural beauty make it a desirable place to live, work and visit. Port Credit's history dates back to the 1700's and since that time the community has undergone many changes. Throughout this period, Port Credit has remained a functioning village; a notion that is fundamentally important to Port Credit's residents and visitors and to the future of the community.

Present Day

The Port Credit Node is comprised of a mix of commercial uses fronting Lakeshore Road West and oriented toward the harbour, many older apartments located close to the GO Transit station, some townhouse units, community uses and open space lands mainly along the Credit River and the waterfront. The node has seen the successful redevelopment of the St. Lawrence Starch brownfield site to apartments, townhouses and live/work units centred on the south side of Lakeshore Road at Hurontario Street.

The vision statement that emerged from the *Lakeview and Port Credit District Policies Review and Public Engagement Process* – is "Evolving the Urban Village". The principles underlying this vision as outlined in the Directions Report include, reinforcing the village character, recognizing the distinct waterfront community, enhancing the public realm, demonstrating environmental stewardship, balancing growth and encouraging a healthy population.

In the City Council adopted Mississauga Official Plan (September 2010), (<http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan>) a part of Port Credit is identified as a Community 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 Community Node, Port Credit is to provide access to a mix of uses required for daily living – local shops and restaurants, community facilities, cultural, heritage and entertainment uses, schools, parks, open space as well as a diverse housing stock that meets the



housing needs of residents as they move through their lifecycle. To achieve these goals, minimum and maximum height and density standards will apply.

The next step in planning the future of Port Credit is the finalization of the Port Credit Local Area Plan. Following the principles in the Directions Report, detailed land use and urban design policies are presently being drafted for review by the public and Planning and Development Committee. The Port Credit Local Area Plan will provide the basis for future development in the Port Credit Node and within the greater Port Credit Neighbourhood.

For more information see <http://www.mississauga.ca/portal/residents/lakeviewportcreditreview>

Fast Facts

Land Area, Housing, Population, Employment

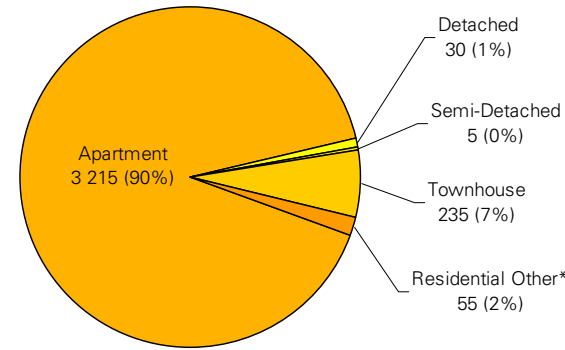
80.7	Area (ha) (199.3 acres)
3 545	Residential Units
6 860	Population (inc. census undercount)
2 170	Employment (inc. home based businesses)
345	Business Sites (32 vacant business sites)

Existing Land Use

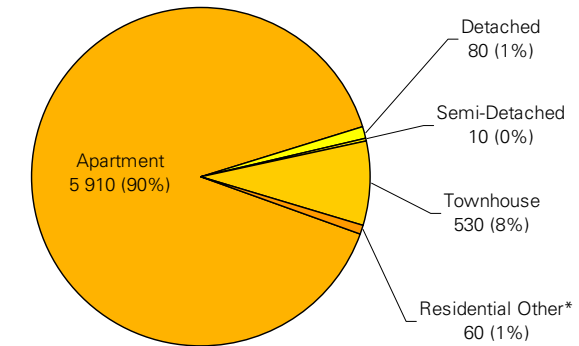
	ha	acres	percentage
Residential	17.1	42.2	22%
Mixed Residential / Retail	4.4	10.8	6%
Office	1.4	3.5	2%
Public / Institutional / Other	5.7	14.1	7%
Retail / Commercial	11.7	28.9	15%
Industrial	0.0	0.0	0%
Open Space	14.7	36.2	19%
Transportation Right-of-Way / Walkway	18.3	45.1	23%
Parking	3.6	8.9	5%
Others	1.2	2.9	2%
Vacant	0.3	0.7	0%
Total	78.3*	193.4	100%

*Existing land use total area and node area do not match because of water area included in node boundary but not in existing land use
Source: Existing Land Use Survey Fall 2010

Residential Units



Residential Population

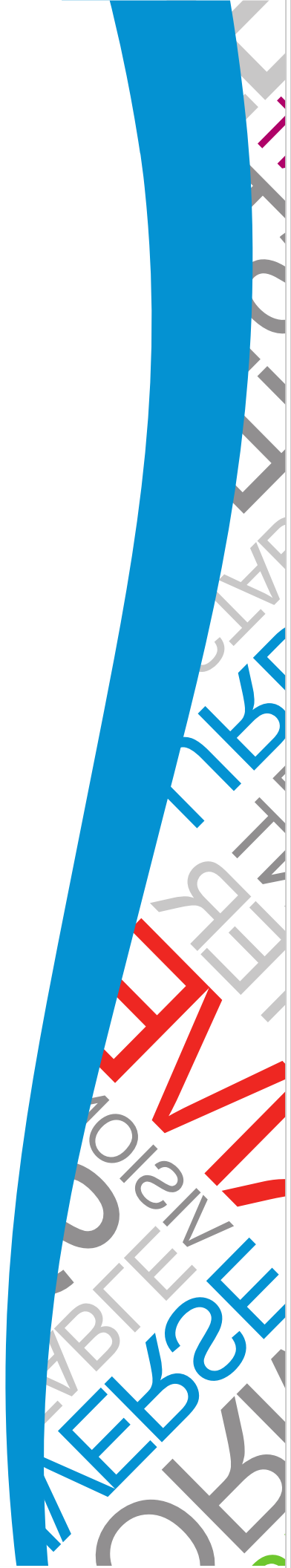


*Residential Other includes institutional units and population
Residential Population does not include census net undercoverage

Businesses and Employees by Sector

Sector	Non-Vacant Business Sites Percentage	Employees Percentage
Accommodation and Food Services	12%	23%
Administrative and Support, Waste Management and Remediation Services	2%	11%
Agriculture, Forestry, Fishing and Hunting	0%	0%
Arts, Entertainment and Recreation	4%	3%
Construction	1%	2%
Educational Services	6%	6%
Finance and Insurance	4%	3%
Health Care and Social Assistance	11%	9%
Information and Cultural Industries	0%	0%
Management of Companies and Enterprises	0%	0%
Manufacturing	2%	1%
Mining, Quarrying, and Oil and Gas Extraction	0%	0%
Other Services (except Public Administration)	14%	6%
Professional, Scientific and Technical Services	12%	8%
Public Administration	0%	0%
Real Estate and Rental and Leasing	3%	5%
Retail Trade	17%	9%
Transportation and Warehousing	1%	7%
Utilities	0%	0%
Wholesale Trade	4%	2%
Unknown	6%	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

111.9	Persons and Jobs/ha (45.3/acre)
85.0	Residents/ha (34.4/acre)
26.9	Jobs/ha (10.9/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 5.3.3.4 states that Community Nodes will achieve a gross density of between 100 to 200 residents and jobs combined per hectare.

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

Section 5.3.3.6 states that Community Nodes will achieve an average population to employment ratio between 2:1 to 1:2, measured as an average across the entire area of each node.

Monitoring Summary

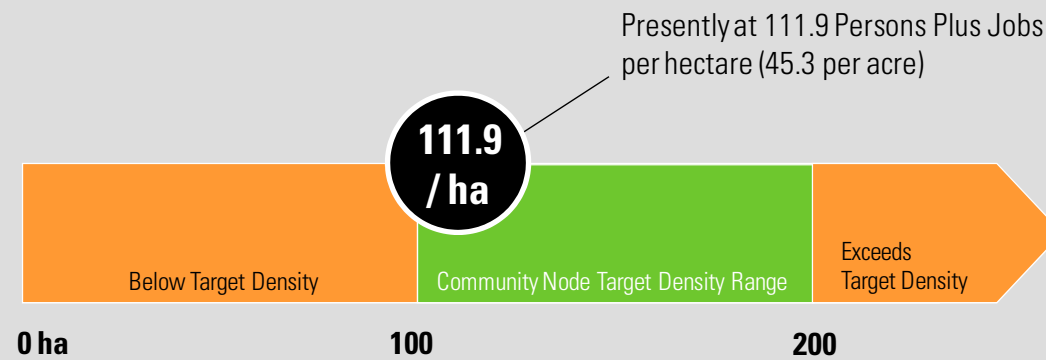
At a current density of 111,9 the Port Credit Community Node falls within the target density range (residents and jobs combined per gross hectare) of 100 to 200.

At a current PPJ of 3.2:1, the Port Credit Community Node does not fall within the target population to employment range of 1:2 to 2:1.

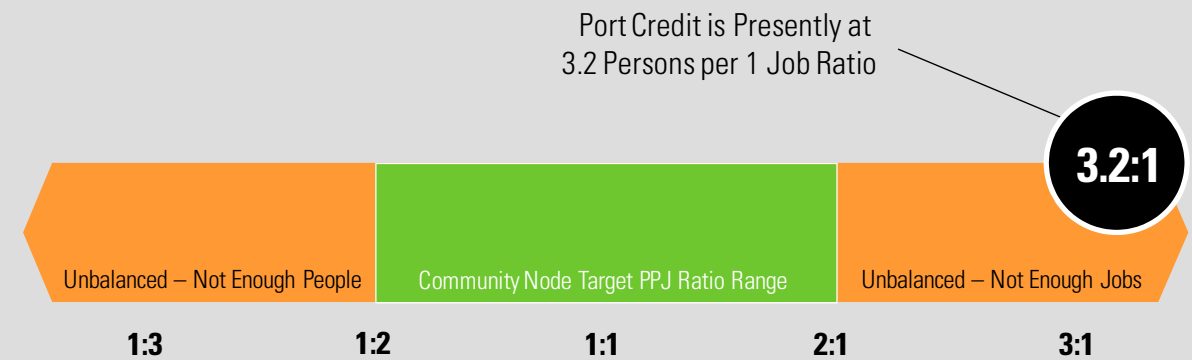
There is currently one proposed development application in this node. An OZ/OPA for a mixed use development, with approximately 10 400 m² (112 000 sq. ft.) of residential space and 4 200 m² (45 000 sq. ft.) of retail/office space.

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

Density

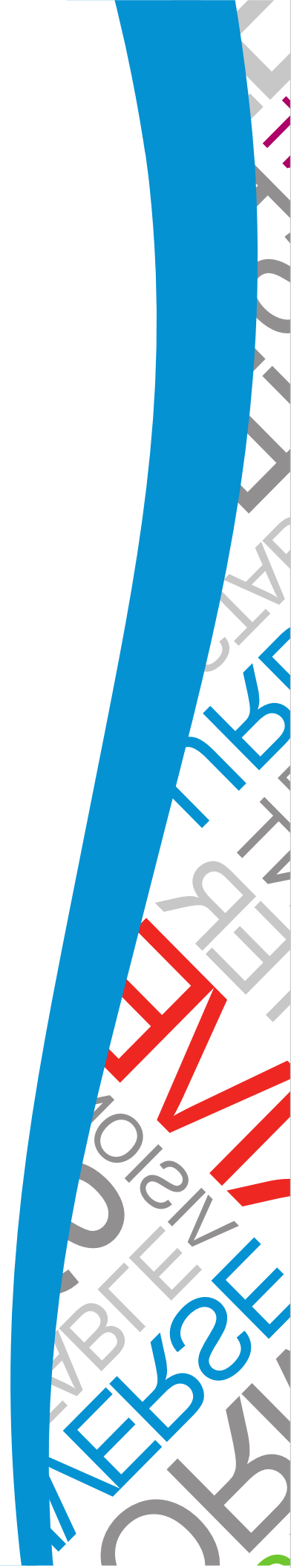
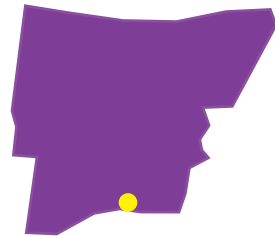
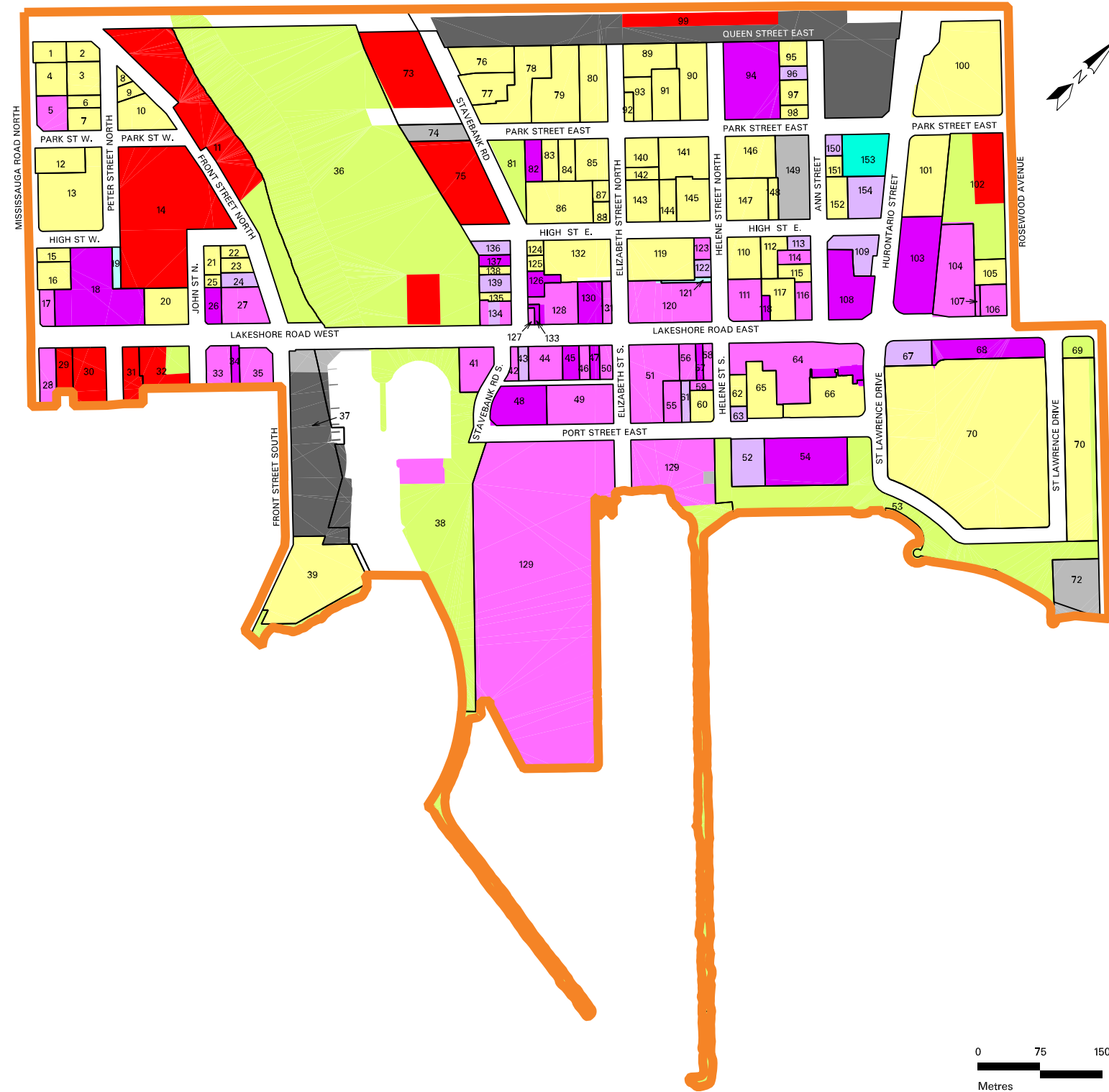


Persons Plus Jobs Ratio



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



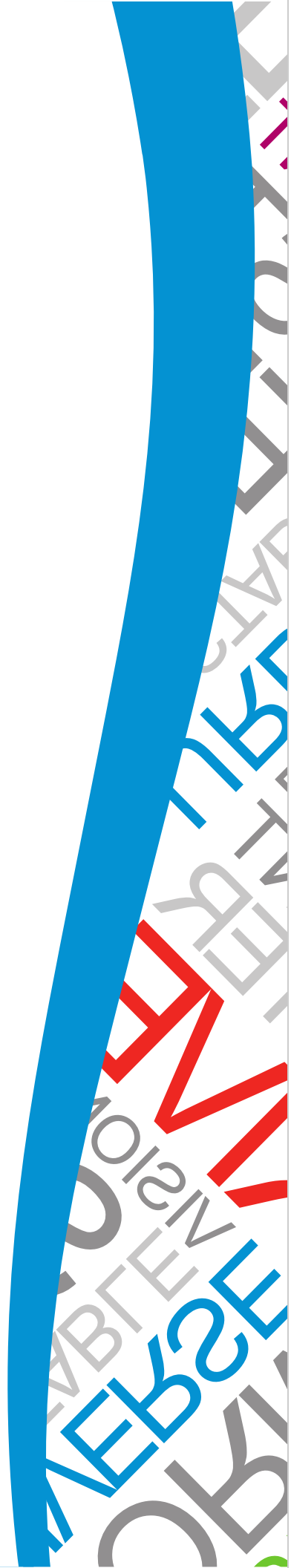
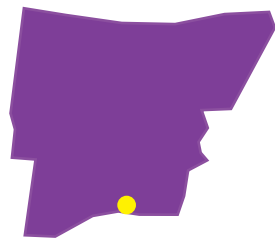
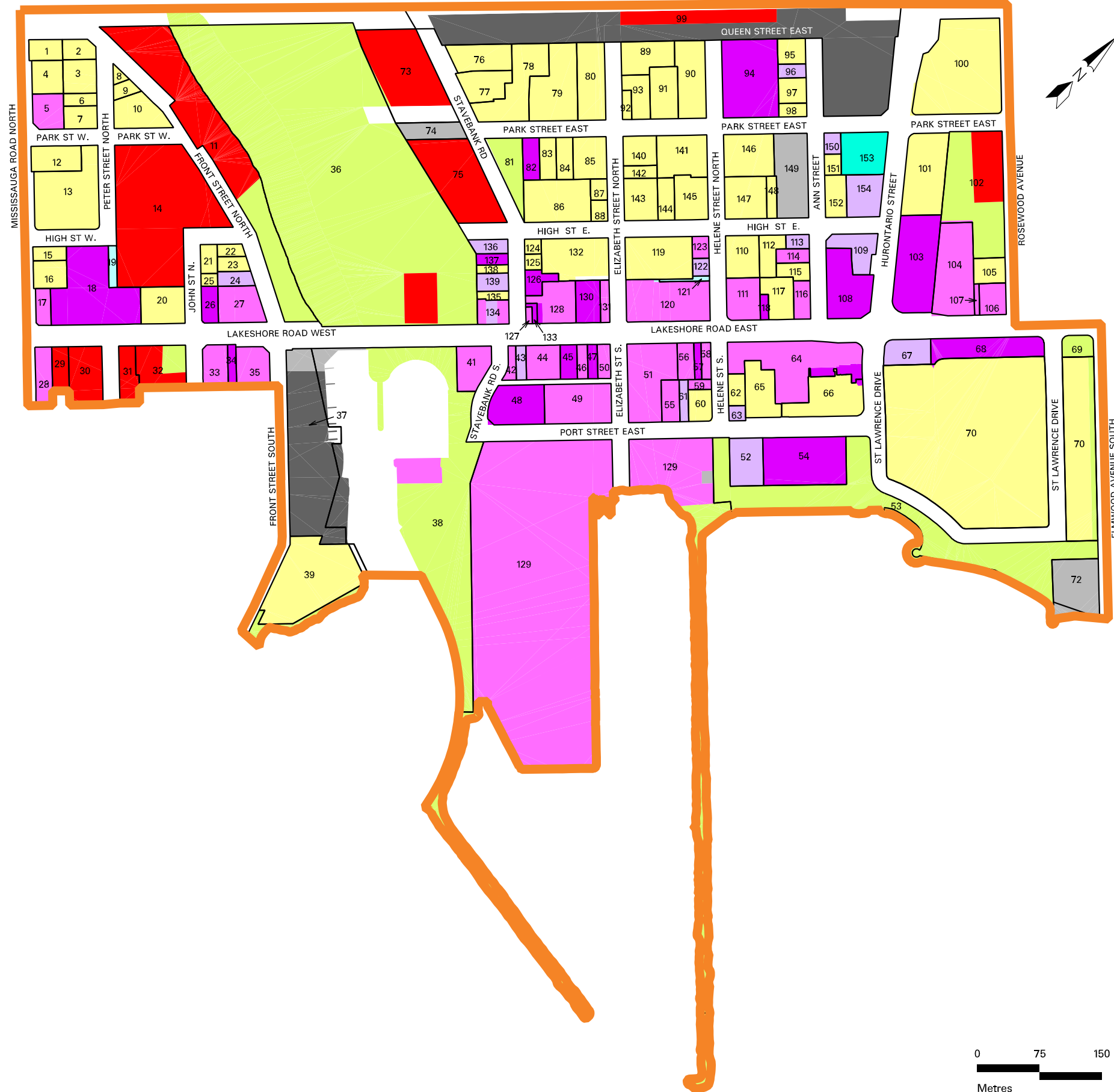
Land, Buildings, People and Jobs

LAND									BUILDINGS				PEOPLE			JOBS						
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit				Office				Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)						
1	0.10	0.25	RES1	HD	RA1-36	Listed - 69 MISSISSAUGA RD N Listed - 71 MISSISSAUGA RD N		69 MISSISSAUGA RD N 71 MISSISSAUGA RD N							Detached Detached	1 1	- -					
2	0.09	0.23	RES4	HD	RA1-36			52 PETER ST N 50 PETER ST N	50, 52 Peter St N	2	403	4336			Apartment	6	11					
3	0.16	0.40	RES1	HD	RA1-36			46 PETER ST N 44 PETER ST N 42 PETER ST N							Detached Detached Detached	1 1 1	- - -					
4	0.15	0.37	RES5	HD	RA1-36	Listed - 61 MISSISSAUGA RD N Listed - 63 MISSISSAUGA RD N Listed - 65 MISSISSAUGA RD N		63 MISSISSAUGA RD N 65 MISSISSAUGA RD N 61 MISSISSAUGA RD N	63 Mississauga Rd N 61 Mississauga Rd N 65 Mississauga Rd N	2 2 2	224 224 224	2412 2412 2412			Apartment Apartment Apartment	3 3 3	- - -					
5	0.16	0.38	RET1	CC	C1	Listed - 49 MISSISSAUGA RD N		49 MISSISSAUGA RD N										Not Just Steaks Vittorio L'Image Rachel Eva's Bridal Couture Briarwood Cleaners Health First Chiropractic Group	1-4 5-9 1-4 1-4 1-4	Retail Trade Other Services (except Public Administration) Retail Trade Other Services (except Public Administration) Health Care and Social Assistance		
6	0.06	0.15	RES5	HD	RA1-36			40 PETER ST N	40 Peter St N	2	-	-			Apartment	6	11					
7	0.11	0.27	RES1	HD	RA1-36			36 PETER ST N 34 PETER ST N							Detached Detached	1 1	- -					
8	0.03	0.06	RES1	HD	RA1-36			46 FRONT ST N							Detached	1	-					
9	0.05	0.12	RES5	HD	RA1-36			44 FRONT ST N 41 PETER ST N	44 Front St N	2	-	-			Apartment	3	-					
10	0.22	0.55	RES1, RES2	HD	RA1-36			40 PARK ST W 50 PARK ST W 48 PARK ST W 46 PARK ST W 44 PARK ST W 42 FRONT ST N 36 FRONT ST N 34 FRONT ST N							Detached Detached Semi-Detached Semi-Detached Detached Semi-Detached Detached Semi-Detached	1 1 1 1 1 1 1 1	- - - - - - - -					
11	1.57	3.87	OS, CC	POS, OS, G	OS2, G1, OS2-B	Listed - 25 FRONT ST N Listed - 35 FRONT ST N		31 FRONT ST N 35 FRONT ST N 33 FRONT ST N 25 FRONT ST N										The Don Rowing Club The Royal Canadian Legion Mississauga Canoe Club	NA 5-9 NA	Arts, Entertainment and Recreation Other Services (except Public Administration) Other Services (except Public Administration)		
12	0.18	0.45	RES1	HD	RA1-36	Listed - 41 MISSISSAUGA RD N		57 PARK ST W 59 PARK ST W 43 MISSISSAUGA RD N 41 MISSISSAUGA RD N							Detached Detached Detached Detached	1 1 1 1	- - - -					
13	0.60	1.49	RES1, RES5	HD	RA1-36, RA1-6	Listed - 29 MISSISSAUGA RD N Listed - 32 PETER ST N		52 HIGH ST W 32 PETER ST N 29 MISSISSAUGA RD N 26 PETER ST N 24 PETER ST N	29 Mississauga Rd N 26, 32 Peter St N	4 2	5794 1072	62369 11540			Institutional Apartment	55 87	55 155	Mississauga Long Term Care Facility	50-99	Health Care and Social Assistance		
14	1.69	4.18	SCH	MD	RM4-57			30 JOHN ST N										Riverside Public School	20-49	Educational Services		
15	0.07	0.17	RES4	HD	RA1-26	Listed - 17 MISSISSAUGA RD N		17 MISSISSAUGA RD N	17 Mississauga Rd N	2	-	-			Apartment	6	11					
16	0.13	0.33	RES5	HD	RA1-35	Listed - 9 MISSISSAUGA RD N Listed - 15 MISSISSAUGA RD N Listed - 13 MISSISSAUGA RD N		9 MISSISSAUGA RD N 15 MISSISSAUGA RD N 13 MISSISSAUGA RD N	13 Mississauga Rd N 15 Mississauga Rd N 9 Mississauga Rd N 11 Mississauga Rd N	2 2 2 2	248 248 188 188	2673 2673 2024 2024			Apartment Apartment Apartment Apartment	3 3 2 2	- - - -					
17	0.08	0.19	RET1	MU	C4	Listed - 170 LAKESHORE RD W		170 LAKESHORE RD W										Kim's Gym	NA	Arts, Entertainment and Recreation		
18	0.73	1.81	MIX1	HD, MU	RA1-39, C4-2			150 LAKESHORE RD W	150 Lakeshore Rd W	19	20574	221453			Apartment	258	460	Dr. Emeric Bacsu Dentistry Professional Corporation R. Geoffrey Newbury Centre Point Signs Inc. Hi-Fashion Coiffure Rite-Care Pharmacy Lambert Chiropractic Health Centre Biggs Milk Girasole Mediterranean Cuisine	5-9 NA 1-4 1-4 1-4 1-4 1-4 1-4 1-4	Health Care and Social Assistance Professional, Scientific and Technical Services Manufacturing Other Services (except Public Administration) Retail Trade Health Care and Social Assistance Retail Trade Accommodation and Food 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



Land, Buildings, People and Jobs

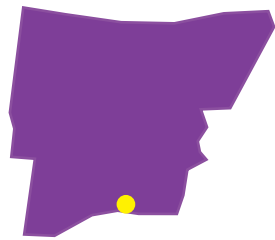
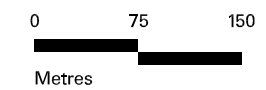
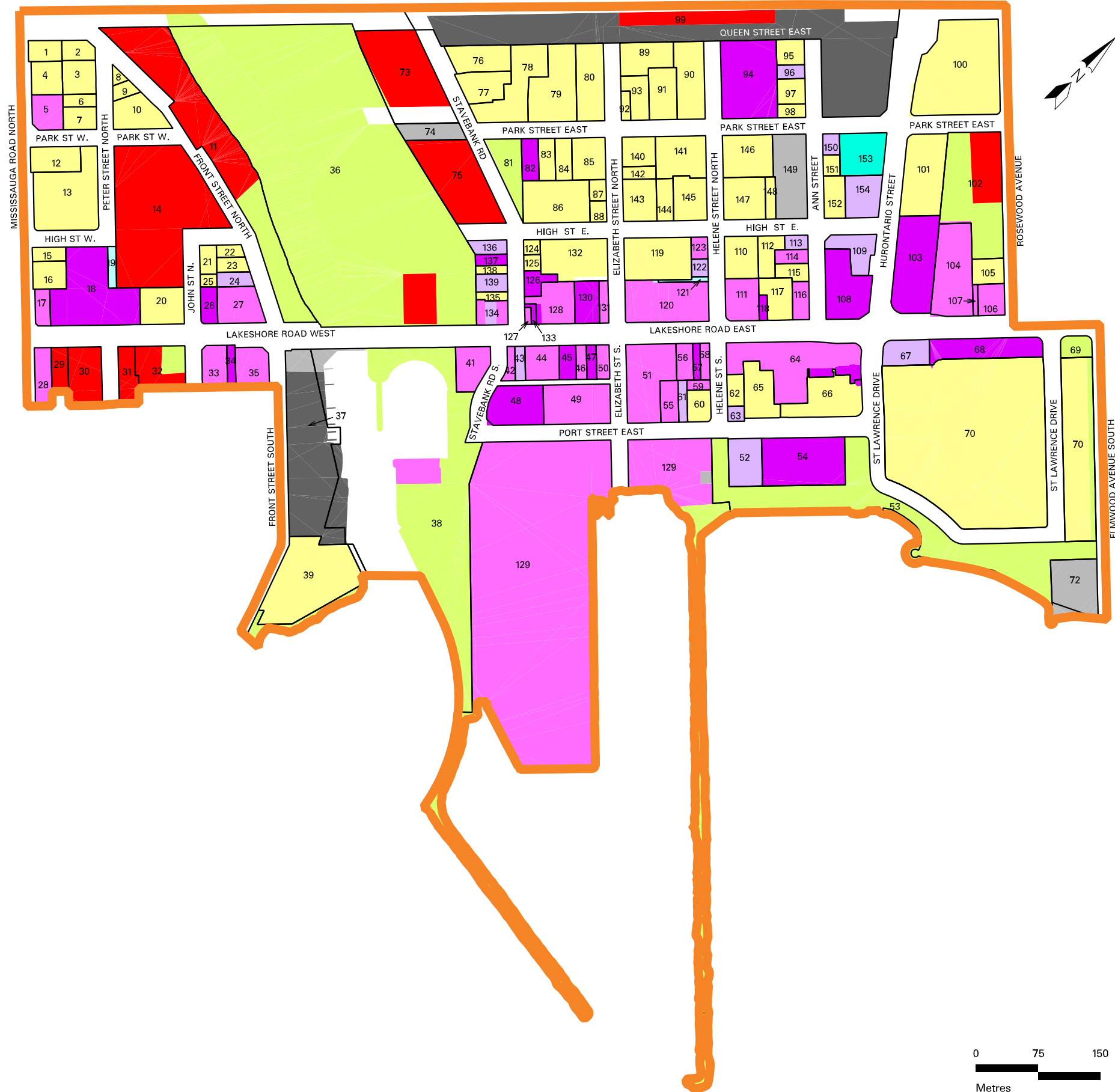
LAND									BUILDINGS				PEOPLE			JOBS				
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit			Office			Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys						
19	0.05	0.12	Z	MD	RM4-57															
20	0.23	0.58	RES4	MU	C4-24, C4-23			134 LAKESHORE RD W 126 LAKESHORE RD W 8 JOHN ST N	126 Lakeshore Rd W 134 Lakeshore Rd W 8 John St N	4 4 4	- - -	- - -		Apartment Apartment Apartment	19 16 16	34 28 28				
21	0.07	0.17	RES4	MD	RM4-63			15 JOHN ST N	15 John St N	2	-	-		Apartment	10	18				
22	0.05	0.12	RES1	MD	RM4-54			16 FRONT ST N						Detached	1	-				
23	0.07	0.17	RES5	MD	RM4-54			14 FRONT ST N	14 Front St N	2	231	2484		Apartment	2	-				
24	0.07	0.18	OFF	MD	RM4-54	Listed - 10 FRONT ST N		10 FRONT ST N	10 Front St N	2	128	1378					Wheeler & Associates Law Office	1-4	Professional, Scientific and Technical Services	
25	0.03	0.08	RES1	MD	RM4-54			9 JOHN ST N						Detached	1	-				
26	0.09	0.22	MIX2	MU	C4-25			120 LAKESHORE RD W	120 Lakeshore Rd W	3	789	8498		Apartment	4	-	Charles Souse M.P.P. Constituency Office Oasis Laser Genesis	1-4 1-4 1-4	Other Services (except Public Administration) Health Care and Social Assistance Health Care and Social Assistance	
27	0.23	0.56	RET1	MU	C4			114 LAKESHORE RD W 104 LAKESHORE RD W 102 LAKESHORE RD W									Tanned Bodies O Tazzi Hair Salon Old Stable Bar, The Just Tennis Sunset Grill Running Room, The Lakeshore Foot Clinic	1-4 1-4 1-4 1-4 5-9 1-4 1-4	Other Services (except Public Administration) Other Services (except Public Administration) Accommodation and Food Services Retail Trade Accommodation and Food Services Retail Trade Retail Trade	
28	0.14	0.35	RET1	MU	C4-35	Designated - 167 LAKESHORE RD W		169 LAKESHORE RD W 167 LAKESHORE RD W									Sports Performance Centres Natty's Bar & Grill Vacant	5-9 1-4 NA	Arts, Entertainment and Recreation Accommodation and Food Services No description on record	
29	0.11	0.26	CC	MU	C4	Designated - 161 LAKESHORE RD W		161 LAKESHORE RD W									Clarke Memorial Hall Community Centre	NA	Arts, Entertainment and Recreation	
30	0.28	0.70	PRA	MU	C4	Designated		157 LAKESHORE RD W 151 LAKESHORE RD W 12 PETER ST S									Unknown Occupant Impressions School of Art Collegium Musicum: Conservatory of Music First United Church Prince Edward Montessori School	NA 1-4 1-4 1-4 5-9	No description on record Educational Services Educational Services Other Services (except Public Administration) Educational Services	
31	0.15	0.37	PRA	MU	C4	Designated - 141 LAKESHORE RD W		141 LAKESHORE RD W 11 PETER ST S									St. Mary Star of the Sea St. Mary Star of the Sea	NA 1-4	Other Services (except Public Administration) Other Services (except Public Administration)	
32	0.66	1.63	OS, SCH	POS, MU	OS3, C4, R15-1	Designated - 44 PORT ST W		44 PORT ST W									St. Mary School Fun School	10-19	Educational Services	
33	0.15	0.37	RET1	MU	C4	Designated - 7 JOHN ST		7 JOHN ST 121 LAKESHORE RD W 119 LAKESHORE RD W 7 JOHN ST S									Euro Flowers Unknown Occupant Bambuu Inc Pilates Body Studio Nada's Esthetics Blades 4 You The Portrait Boutique Chelsea Restaurant, The	1-4 NA 1-4 1-4 1-4 1-4 1-4 1-4	Retail Trade No description on record Other Services (except Public Administration) Arts, Entertainment and Recreation Other Services (except Public Administration) Retail Trade Professional, Scientific and Technical Services Accommodation and Food Services	
34	0.05	0.13	MIX2	MU	C4-35	Designated - 113 LAKESHORE RD W		113 LAKESHORE RD W	113 Lakeshore Rd W	2	-	-		Apartment	3	-	Options Mississauga Print and Office	5-9	Manufacturing	
35	0.19	0.46	RET1	MU	C4-35	Designated - 111 LAKESHORE RD W		111 LAKESHORE RD W									Helen's Fish & Chips Starbucks Coffee	5-9 5-9	Accommodation and Food Services Accommodation and Food Services	
36	7.70	19.02	PUB, OS	G, OS	G1, OS2	Listed - 20 LAKESHORE RD E		20 LAKESHORE RD E									Port Credit Branch Library	5-9	Information and Cultural Industries	
37	1.14	2.82	UP, PKG	G, OS	H-G1-11, H-OS2-9	Designated - 21 FRONT ST S		105 LAKESHORE RD W 21 FRONT ST S 15 FRONT ST S 1 FRONT ST S												
38	10.57	26.11	OS	G, OS	G1-11, OS2-4	Listed - 14 STAVEBANK RD S		18 STAVEBANK RD S 14 STAVEBANK RD S 12 STAVEBANK RD S									Credit Village Marina Snug Harbour Seafood Bar & Grill	1-4 100-299	Arts, Entertainment and Recreation Accommodation and Food Services	
39	0.85	2.09	RES4	HD	RA5-25	Designated - 35 FRONT ST S		35 FRONT ST S	35 Front St S	20	-	-		Apartment	191	340				
40	8.46	20.91	OS	G, OS	G1, OS2															
41	0.19	0.48	RET1	MU	C4	Listed - 31 LAKESHORE RD E		31 LAKESHORE RD E									Port Credit Post Office	100-299	Transportation and Warehousing	
42	0.04	0.11	RET1	MU	C4			35 LAKESHORE RD E									CIBC	10-19	Finance and Insurance	

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Land, Buildings, People and Jobs

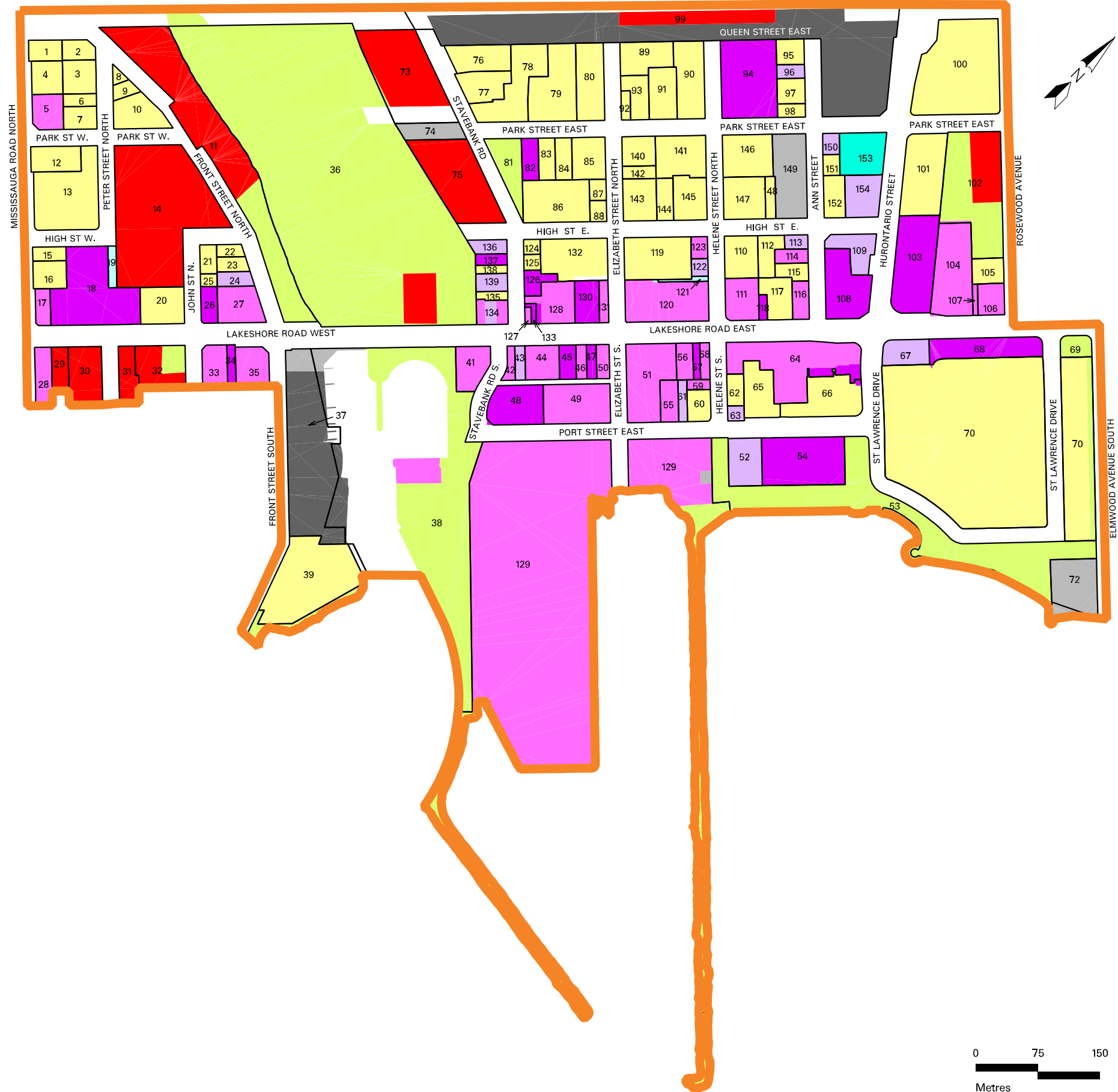
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43	0.05	0.12	OFF	MU	C4			39 LAKESHORE RD E					39 Lakeshore Rd E			836	8999	The Area Team Kerr Waid & Associates	10-19 5-9	Professional, Scientific and Technical Services Professional, Scientific and Technical Services	
44	0.17	0.42	RET1	MU	C4			61 LAKESHORE RD E 59 LAKESHORE RD E 57 LAKESHORE RD E 55 LAKESHORE RD E 53 LAKESHORE RD E 51 LAKESHORE RD E 47 LAKESHORE RD E										Lashes By Regina Jumpin' Children's Wear River Coyote Art Gallery Efficient Wealth Management DZ Creative Hair Team Vacant Green Light Energy Corp City Financial Group Mariane Dawson CGA Building Management Jtrove Harp Restaurant & Pub, The The Shack French Classes	1-4 1-4 1-4 1-4 1-4 NA NA NA NA NA NA 10-19 1-4 NA	Other Services (except Public Administration) Retail Trade Retail Trade Finance and Insurance Other Services (except Public Administration) No description on record No description on record No description on record No description on record Professional, Scientific and Technical Services No description on record Accommodation and Food Services Accommodation and Food Services No description on record	
45	0.08	0.20	MIX2	MU	C4			73 LAKESHORE RD E 71 LAKESHORE RD E 69 LAKESHORE RD E 67 LAKESHORE RD E 65 LAKESHORE RD E										Shore 71 Lounge Lago Chop House	5-9 NA	Accommodation and Food Services Accommodation and Food Services	
46	0.05	0.13	RET1	MU	C4	Listed - 75 LAKESHORE RD E		75 LAKESHORE RD E										Crooked Cue, The	20-49	Arts, Entertainment and Recreation	
47	0.05	0.12	MIX2	MU	C4	Listed - 81 LAKESHORE RD E		83 LAKESHORE RD E 81 LAKESHORE RD E										Port Credit Smoke & Gift Salon Sarracini	1-4 1-4	Retail Trade Other Services (except Public Administration)	
48	0.30	0.75	MIX1	MU	C4-19			15 STAVEBANK RD S	15 Stavebank Rd S	14	8690	93539		Apartment	85	151		The Waterside Inn	50-99	Accommodation and Food Services	
49	0.38	0.94	RET1	MU	C4-49			30 PORT ST E	30 Port St E	7	-	-		Apartment	48	85		Ports Hotel	5-9	Accommodation and Food Services	
50	0.06	0.16	RET1	MU	C4			89 LAKESHORE RD E 87 LAKESHORE RD E 85 LAKESHORE RD E 4 ELIZABETH ST S	65-89 Lakeshore Rd E 6 Elizabeth St S	2 2	- -	- -		Apartment Apartment	4 1	- -		Souvlaki Port Credit Gino's Pizza Little Shoppe of Horology, The Computer Guru Inc. Zest for Living	5-9 1-4 1-4 1-4 1-4	Accommodation and Food Services Accommodation and Food Services Other Services (except Public Administration) Wholesale Trade Retail Trade	
51	0.47	1.16	RET1	MU	C4	Listed - 91 LAKESHORE RD E	OZ/OPA/8/9	99 LAKESHORE RD E 91 LAKESHORE RD E										No Frills Second Cup Remax Professionals	20-49 5-9 50-99	Retail Trade Accommodation and Food Services Real Estate and Rental and Leasing	
52	0.23	0.57	OFF	HD	RA2-33			55 PORT ST E					55 Port St E		3	2275	24488	Visual Thinking International Ltd. Under Pressure Inc.	10-19 1-4	Professional, Scientific and Technical Services Health Care and Social Assistance	
53	1.77	4.38	OS	OS	OS2			75 ST. LAWRENCE DR													
54	0.57	1.42	MIX1	HD	RA2-33			65 PORT ST E	65 Port St E	6	15718	169189		Apartment	75	142		Vacant Vacant Vacant Vacant	NA NA NA NA	No description on record No description on record No description on record No description on record	
55	0.11	0.27	RET1	MU	C4		OZ/OPA/8/9	42 PORT ST E											Vacant	NA	No description on record
56	0.09	0.22	RET1	MU	C4			105 LAKESHORE RD E 103 LAKESHORE RD E											Roc 'n Doc's Serenity Spa by the River	5-9 10-19	Accommodation and Food Services Other Services (except Public Administration)
57	0.04	0.09	MIX2	MU	C4			109 LAKESHORE RD E 107 LAKESHORE RD E	107, 109 Lakeshore Rd E	2	189	2030		Apartment	1	-		Studio Studios Photography Ltd. Modern Hair Styling	1-4 1-4	Professional, Scientific and Technical Services Other Services (except Public Administration)	
58	0.05	0.12	RET1	MU	C4			113 LAKESHORE RD E 111 LAKESHORE RD E										Mission Dental Laboratory Shortwave Marine Electronics Vacant JAV Group Seaway Cleaners	1-4 1-4 NA 1-4 1-4	Manufacturing Retail Trade No description on record Educational Services Other Services (except Public Administration)	
59	0.03	0.08	RET1	MU	C4			8 HELENE ST S										Giggs School of Dancing, The	1-4	Educational Services	
60	0.11	0.26	RES4	MU	C4-37			50 PORT ST E 48 PORT ST E	50 Port St E	5	1886	20305		Apartment	16	30					
61	0.05	0.13	OFF	MU	C4			46 PORT ST E					46 Port St E		1	87	936	Edwards Lakeside Veterinary Clinic	1-4	Professional, Scientific and Technical Services	
62	0.08	0.19	RESS	MU	C4			9 HELENE ST S 7 HELENE ST S					7 Helene St S 9 Helene St S		2 1	173 135	1862 1453				

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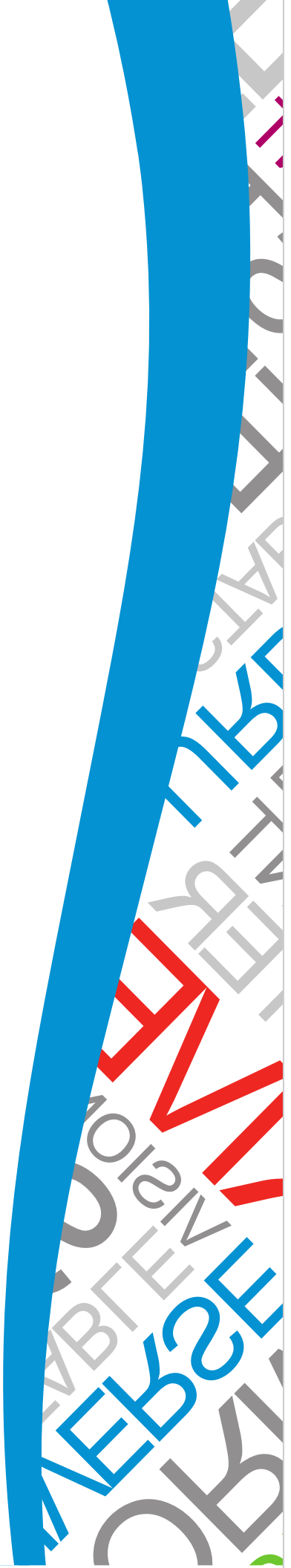
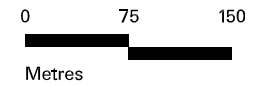
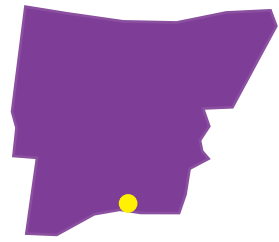


Existing Land Use

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



11-10



Land, Buildings, People and Jobs

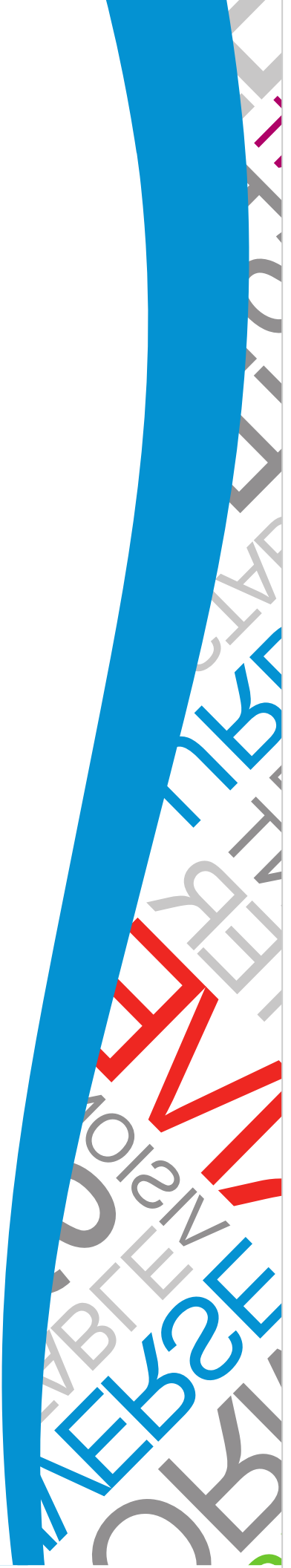
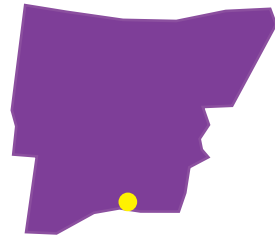
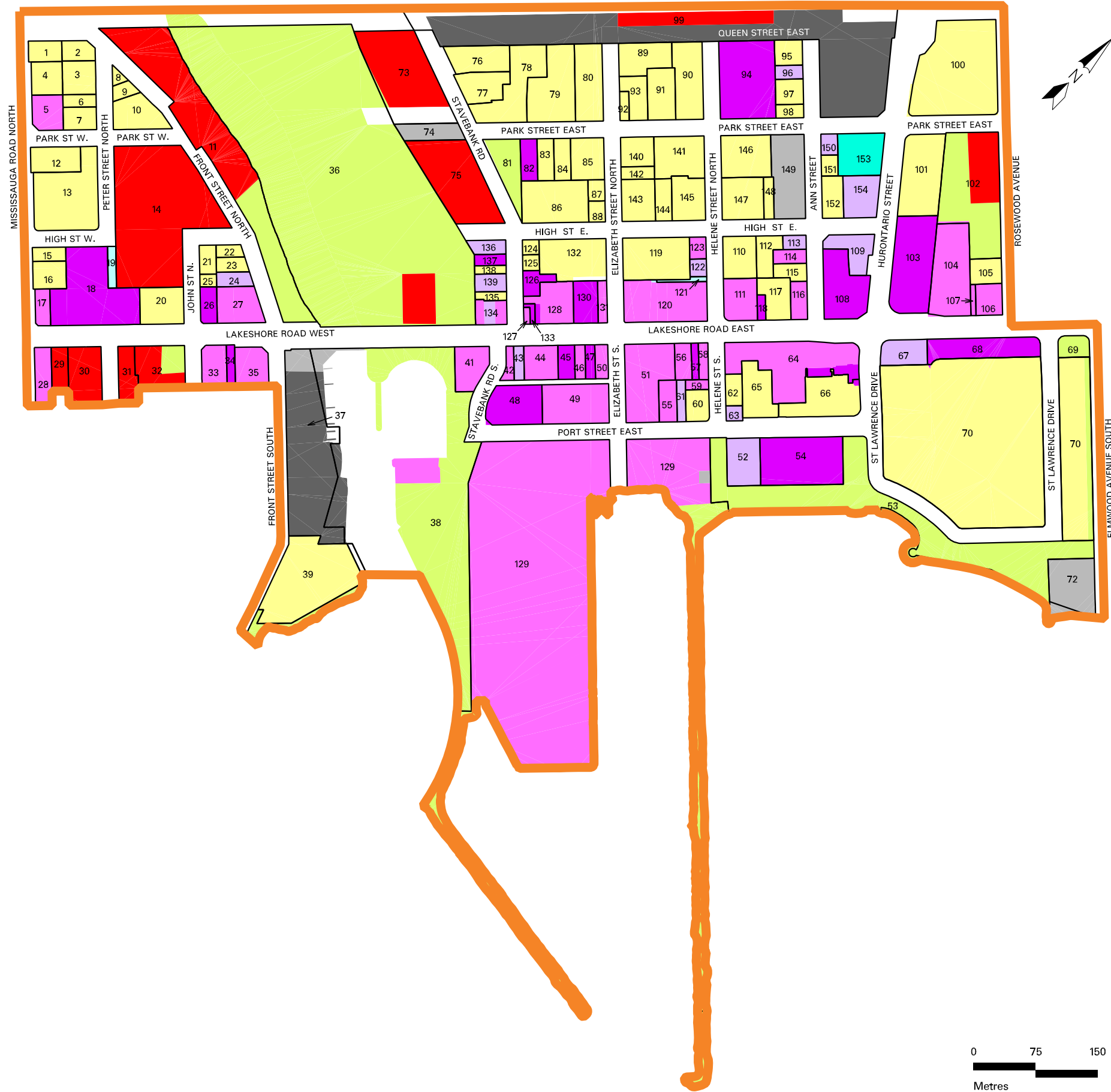
LAND									BUILDINGS				PEOPLE			JOBS						
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit			Office			Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector		
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys							GFA (sq. m.)	GFA (sq. ft.)
63	0.04	0.09	OFF	MU	C4			11 HELENE ST S										Port Credit Chiropractic Wellness Centre	1-4	Health Care and Social Assistance		
64	0.74	1.84	MIX2, RET1	MU	C4, C4-3			139 LAKESHORE RD E 129 LAKESHORE RD E 125 LAKESHORE RD E 121 LAKESHORE RD E 119 LAKESHORE RD E 117 LAKESHORE RD E 115 LAKESHORE RD E											Timothy's World Coffee Credit Village Family Chiropractic Centre Re/Max Skin Vitality Medical Spa O'Marra & Elliott, Barristers & Solicitors Up-Right Sinage Management & Quiznos Sub Anderson Balfour Kitchen Design Inc. MoxyChic Vacant Merry Maids Optimum Production Services Inc. Academy for Mathematics & Sciences Port Credit Therapeutic Massage Clinic Vacant Vacant Gems Fashion Treasures for Women Ten Restaurant & Wine Bar Bark & Fitz Parker Simone LLP Dolce Vita Salon & Spa Expedia Cruise Ship Centers Waterside Dental-Dr. G. Sungaila	1-4 1-4 1-4 5-9 1-4 1-4 1-4 1-4 NA 10-19 1-4 1-4 1-4 NA NA NA 20-49 1-4 10-19 10-19 5-9 5-9	Accommodation and Food Services Health Care and Social Assistance Real Estate and Rental and Leasing Other Services (except Public Administration) Professional, Scientific and Technical Services Construction Accommodation and Food Services Wholesale Trade Arts, Entertainment and Recreation No description on record Administrative and Support, Waste Management and Remediation Services Professional, Scientific and Technical Services Educational Services Other Services (except Public Administration) No description on record No description on record Retail Trade Accommodation and Food Services Wholesale Trade Professional, Scientific and Technical Services Other Services (except Public Administration) Administrative and Support, Waste Management and Remediation Services Health Care and Social Assistance	
65	0.24	0.59	RES4	MU	C4-3			70 PORT ST E	70 Port St E	6	5646	60774		Apartment	60	113						
66	0.37	0.91	RES4	MU	C4-3			80 PORT ST E	80 Port St E	6	13365	143861		Apartment	90	170		St. Lawrence Dentistry Assunta Edward Jones Light Touch The Injury Management Centre Baskin Robbins Dr A Hawryluk- Dental Surgeon	5-9 1-4 1-4 1-4 1-4 5-9 5-9	Health Care and Social Assistance Retail Trade Finance and Insurance Other Services (except Public Administration) Health Care and Social Assistance Accommodation and Food Services Health Care and Social Assistance		
67	0.17	0.42	OFF	MU	C4-6	Designated		141 LAKESHORE RD E										Fram Building Group	20-49	Construction		
68	0.33	0.82	MIX2	MU	C4-5			179 LAKESHORE RD E 177 LAKESHORE RD E 175 LAKESHORE RD E 173 LAKESHORE RD E 171 LAKESHORE RD E 169 LAKESHORE RD E 167 LAKESHORE RD E 165 LAKESHORE RD E 161 LAKESHORE RD E 159 LAKESHORE RD E 157 LAKESHORE RD E 155 LAKESHORE RD E 153 LAKESHORE RD E 151 LAKESHORE RD E 149 LAKESHORE RD E 147 LAKESHORE RD E 145 LAKESHORE RD E 143 LAKESHORE RD E	143-179 Lakeshore Rd E	3	3730	40147				Townhouse	18	40		Ava Florist Marilyn L. Sparrow Barrister, Solicitor & Kaleidoscope Vacant Vacant Gallery Jeanette Cell Age Carl Weill Unknown Occupant DevCap International Designable Environments Inc. Ted Davidson (Consultants) Inc. Imagemaker Art Prints Studio EuroLine Performance Access Control Sales Ltd. Rogers Wireless The Village Gallery Partina Atelier Capo Hair Second Wind Pilates Plus	1-4 1-4 1-4 NA NA 1-4 NA 1-4 NA 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4	Health Care and Social Assistance Professional, Scientific and Technical Services Retail Trade No description on record No description on record Retail Trade No description on record Retail Trade No description on record Retail Trade No description on record Real Estate and Rental and Leasing Professional, Scientific and Technical Services Professional, Scientific and Technical Services Educational Services Retail Trade Wholesale Trade Retail Trade Retail Trade Retail Trade Retail Trade Other Services (except Public Administration) Arts, Entertainment and Recreation
69	0.10	0.24	OS	OS	OS1			165 ST. LAWRENCE DR														

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Existing Land Use

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



Land, Buildings, People and Jobs

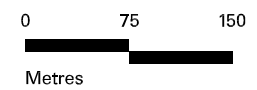
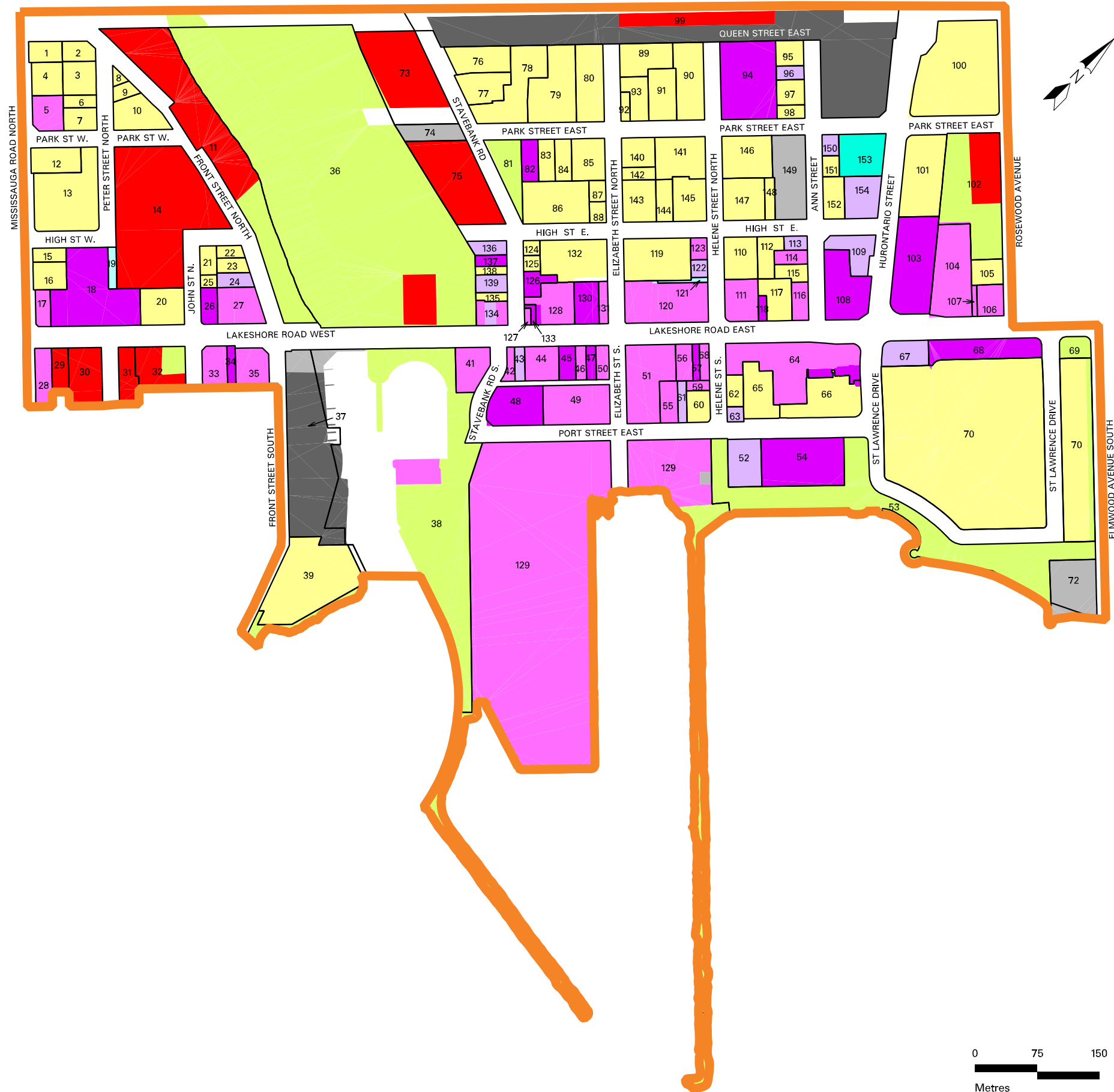
LAND									BUILDINGS				PEOPLE			JOBS					
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit			Office			Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector	
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys							GFA (sq. m.)
70	4.43	10.94	OS, RES3	MD	G2, RM4-20, RM4-19			8, 10, 12, 14, 16, 18, 20, 22, 26, 28, 30, 32, 34, 36, 38, 40, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 80, 82, 84, 86, 88, 90, 92, 95, 97, 99, 101, 103, 105, 107, 110-123, 126-137, 139, 141, 145, 147, 149, 151, 153, 155, 157, 159 ST. LAWRENCE DR 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 140, 144 WATERSIDE DR 1,3,5,7,9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 36, 38, 40, 42, 44, 46, 48, 50, 52-58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86-87, 89, 91, 93, 95, 97, 99, 100-109, 111, 113 COMPASS WAY	8-159/110-144/1-113 St Lawrence Dr/Waterside Dr	3	39348	423545				Townhouse	167	374			
72	0.34	0.84	UP	OS	OS2			60 ELMWOOD AVE S 44 ELMWOOD AVE S													
73	0.85	2.11	PROW, CC	OS	OS2	Intent to Designate - 40 STAVEBANK RD		40 STAVEBANK RD									Port Credit Arena	5-9	Arts, Entertainment and Recreation		
74	0.15	0.38	UP	UT	U			30 STAVEBANK RD													
75	0.68	1.68	PRA	HD	RA1-28	Listed - 26 STAVEBANK RD Listed - 24 STAVEBANK RD		26 STAVEBANK RD 24 STAVEBANK RD									Trinity Anglican Church St. Andrews Memorial Presbyterian Church Eureka Kids Apple-Wood Rainbow Montessori School	1-4 1-4 1-4 NA	Other Services (except Public Administration) Other Services (except Public Administration) Educational Services Educational Services		
76	0.23	0.58	RES4	HD	RA4-34			39 STAVEBANK RD	39 Stavebank Rd	13	5694	61290		Apartment	49	87					
77	0.20	0.50	RES4	HD	RA3-24			35 STAVEBANK RD	35 Stavebank Rd	11	-	-		Apartment	98	175					
78	0.42	1.04	RES4	HD	RA2-6			12 PARK ST E	12 Park St E	5	-	-		Apartment	60	107					
79	0.45	1.10	RES4	HD	RA2-6			26 PARK ST E	26 Park St E	7	-	-		Apartment	81	144					
80	0.31	0.77	RES4	HD	RA4-34			28 ELIZABETH ST N	28 Elizabeth St N	13	-	-		Apartment	103	183					
81	0.23	0.57	PROW, OS	OS	OS1	Designated		29 STAVEBANK RD													
82	0.10	0.25	MIX2	HD	RA2-48	Listed - 21 PARK ST E		21 PARK ST E									Dr. Ivanovski Nada	NA	Health Care and Social Assistance		
83	0.10	0.25	RES1	HD	RA2-48	Listed - 25 PARK ST E		27 PARK ST E 25 PARK ST E						Detached Detached	1 1	- -					
84	0.10	0.25	RES4	HD	RA1-6			29 PARK ST E	29 Park St E	3	-	-		Apartment	18	32					
85	0.20	0.50	RES4	HD	RA3-26			20 ELIZABETH ST N	20 Elizabeth St N	10	5109	54993		Apartment	68	121					
86	0.41	1.01	RES4	HD	RA4-37			30 HIGH ST E	30 High St E	16	10219	109997		Apartment Apartment	125 6	223 11					
87	0.05	0.13	RES4	HD	RA1-6			14B ELIZABETH ST N	14B Elizabeth St N	3	-	-									
88	0.05	0.13	RES4	HD	RA1-6			14 ELIZABETH ST N	14A Elizabeth St N	3	-	-		Apartment	6	11					
89	0.23	0.57	RES4	HD	RA3-25			49 QUEEN ST E	49 Queen St E	11	5622	60515		Apartment	50	94					
90	0.32	0.80	RES4	HD	RA2-35			28 HELENE ST N	28 Helene St N	8	-	-		Apartment	90	170					
91	0.21	0.52	RES4	HD	RA2-6			52 PARK ST E	52 Park St E	6	-	-		Apartment	36	68					
92	0.04	0.10	RES5	HD	RA2-48			42 PARK ST E	42 Park St E	3	-	-		Apartment	2	-					
93	0.14	0.35	RES1	HD	RA2-48			46 PARK ST E 44 PARK ST E 23 ELIZABETH ST N						Detached Detached Detached	1 1 1	- - -					

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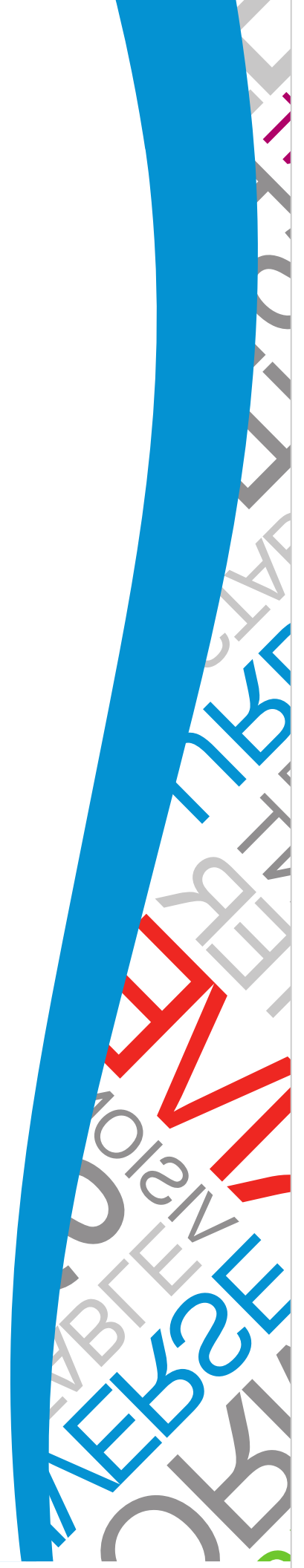
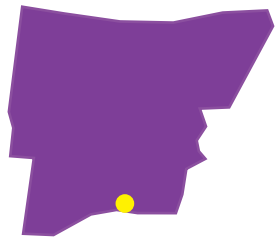


Existing Land Use

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



11-14



Land, Buildings, People and Jobs

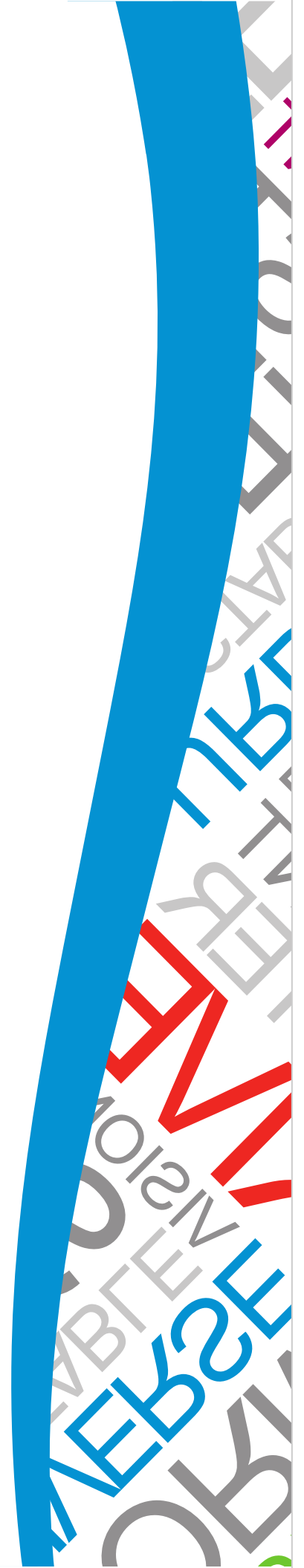
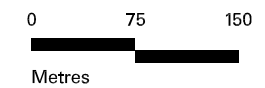
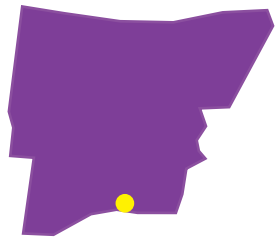
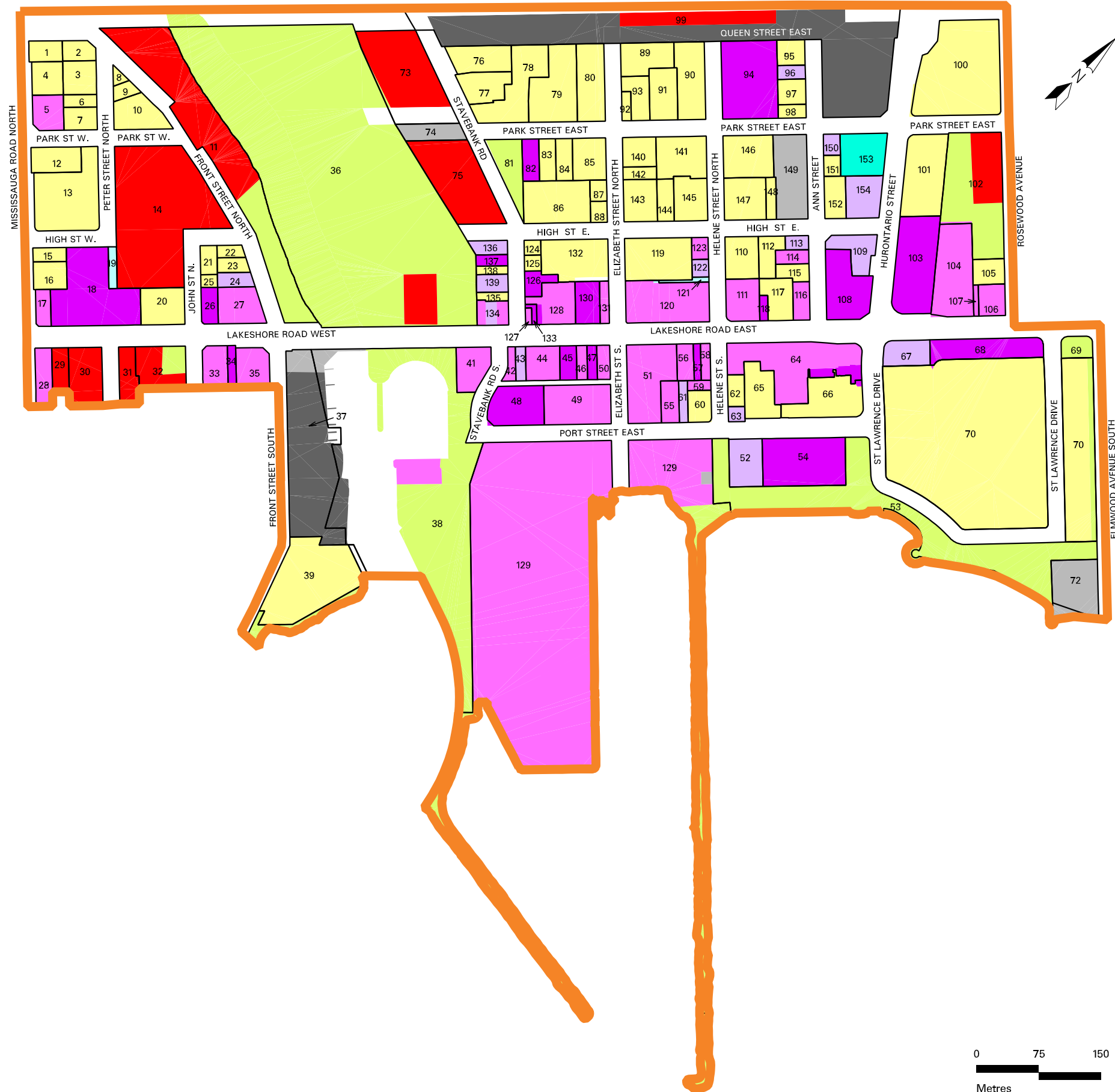
LAND									BUILDINGS				PEOPLE			JOBS						
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit			Office			Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector		
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys							GFA (sq. m.)	GFA (sq. ft.)
94	0.63	1.55	MIX1	HD	RA5-27			70 PARK ST E 31 HELENE ST N 29 HELENE ST N 27 HELENE ST N 25 HELENE ST N 23 HELENE ST N	70 Park St E	27	18357	197595				Apartment	210	396	Go Mart Variety Richard's Fine Chocolates Inc. Hairation Nostalgia Cigars Ltd.	NA 1-4 1-4 1-4	Retail Trade Retail Trade Other Services (except Public Administration) Retail Trade	
95	0.10	0.25	RES1	HD	H-RA2-48			30 ANN ST 28 ANN ST								Detached Detached	1 1	- -				
96	0.06	0.14	OFF	HD	H-RA2-48	Listed - 26 ANN ST		26 ANN ST					26 Ann St	2	203	2185						
97	0.10	0.25	RES5	HD	H-RA2-48	Listed - 24 ANN ST		24 ANN ST 22 ANN ST	22 Ann St 24 Ann St	2	220	2368				Apartment Apartment	4 3	- -				
98	0.05	0.13	RES1	HD	H-RA2-48	Listed - 78 PARK ST E		78 PARK ST E								Detached	1	-				
99	4.68	11.57	PUB, PKG, PROW	HD	D			30 QUEEN ST E										Gateway On The Go Port Credit Go Station	1-4 5-9	Accommodation and Food Services Transportation and Warehousing		
100	1.05	2.61	RES3	MD	RM4-34			130 PARK ST E 128 PARK ST E 126 PARK ST E 124 PARK ST E 122 PARK ST E 120 PARK ST E 118 PARK ST E 114 PARK ST E 112 PARK ST E 110 PARK ST E 108 PARK ST E 106 PARK ST E 104 PARK ST E 102 PARK ST E 100 PARK ST E 60 ROSEWOOD AVE 52 ROSEWOOD AVE 50 ROSEWOOD AVE 48 ROSEWOOD AVE 46 ROSEWOOD AVE 42 ROSEWOOD AVE 40 ROSEWOOD AVE 38 ROSEWOOD AVE 36 ROSEWOOD AVE 34 ROSEWOOD AVE	100-130/34-60 Park St E/Rosewood Ave	3	8569	92239				Townhouse	50	112				
101	0.48	1.18	RES5	HD	RA5-38			33 HURONTARIO ST	33 Hurontario St	6	13077	140761				Apartment	150	283	Vacant	NA	No description on record	
102	0.93	2.30	CC, OS	OS	OS1			20 ROSEWOOD AVE										Vacant	NA	No description on record		
103	0.57	1.40	MIX1	HD, MU	RA5-38			1 HURONTARIO ST	1 Hurontario St	22	26289	282975				Apartment	214	404	Vacant Vacant	NA NA	No description on record No description on record	
104	0.50	1.24	RET2	MU	C4-4			150 LAKESHORE RD E										Pioneer Petrols	5-9	Retail Trade		
105	0.12	0.29	RES1	MU	C4	Listed - 8 ROSEWOOD AVE		10 ROSEWOOD AVE 8 ROSEWOOD AVE					8 Rosewood Ave	1	54	578			Detached Detached	1 1	- -	
106	0.12	0.30	RET1	MU	C4			158 LAKESHORE RD E										Scotiabank	10-19	Finance and Insurance		
107	0.02	0.06	RET1	MU	C4			152 LAKESHORE RD E	152 Lakeshore Rd E	2	-	-						Bamboo Legends	1-4	Accommodation and Food Services		
108	0.38	0.93	MIX1	MU	C4-27			138 LAKESHORE RD E 136 LAKESHORE RD E 132 LAKESHORE RD E 6 HURONTARIO ST 5 ANN ST	5/ 132, 136, 138/ 6 Ann St/ Lakeshore Rd E/ Hurontario	20	9347	100611				Apartment	129	243	Icon Nails & Spa The Electric Fireplace Shop Money Mart Brogue Inn, The Vacant	1-4 1-4 1-4 5-9 NA	Other Services (except Public Administration) Retail Trade Finance and Insurance Accommodation and Food Services No description on record	

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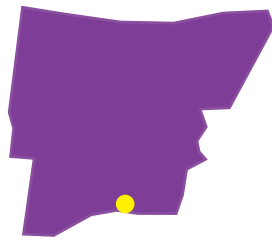
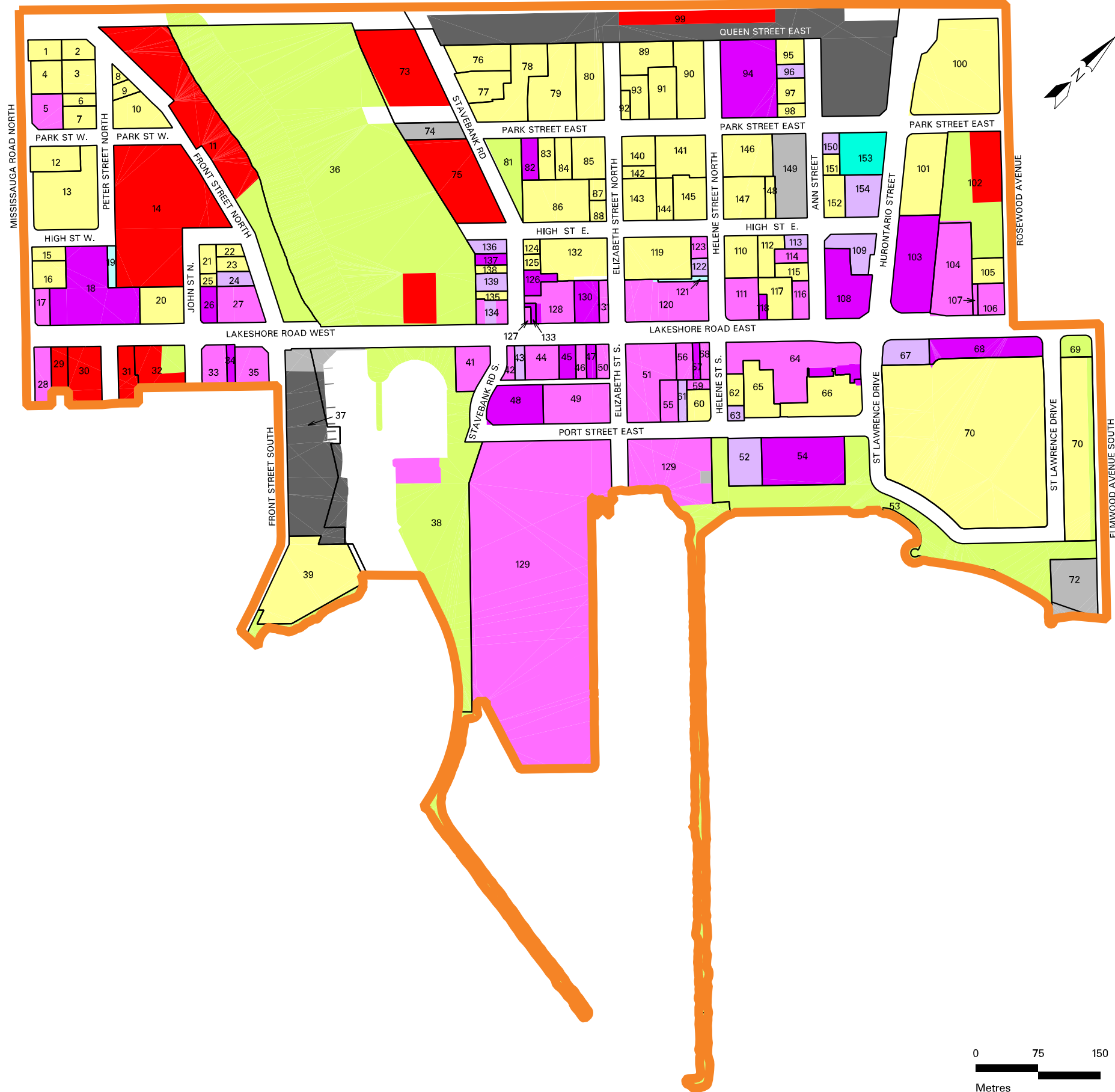
Existing Land Use

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



Existing Land Use

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



Land, Buildings, People and Jobs

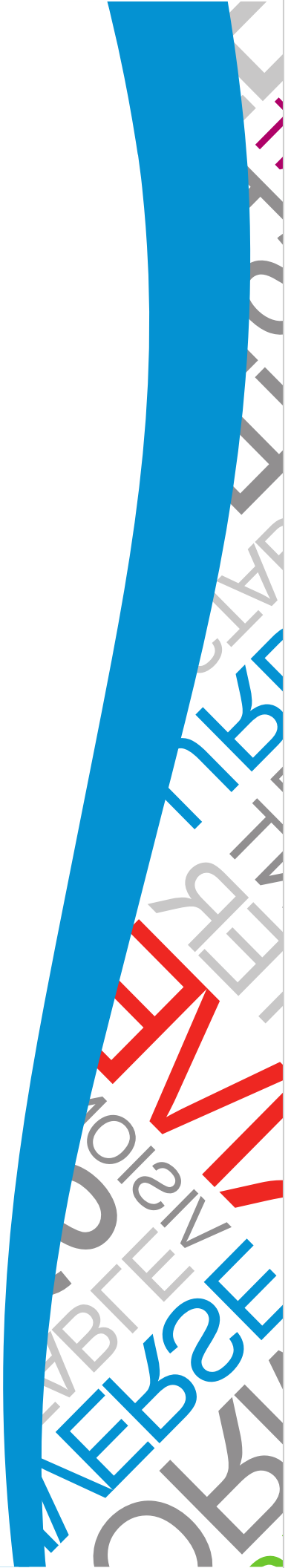
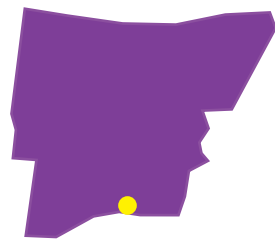
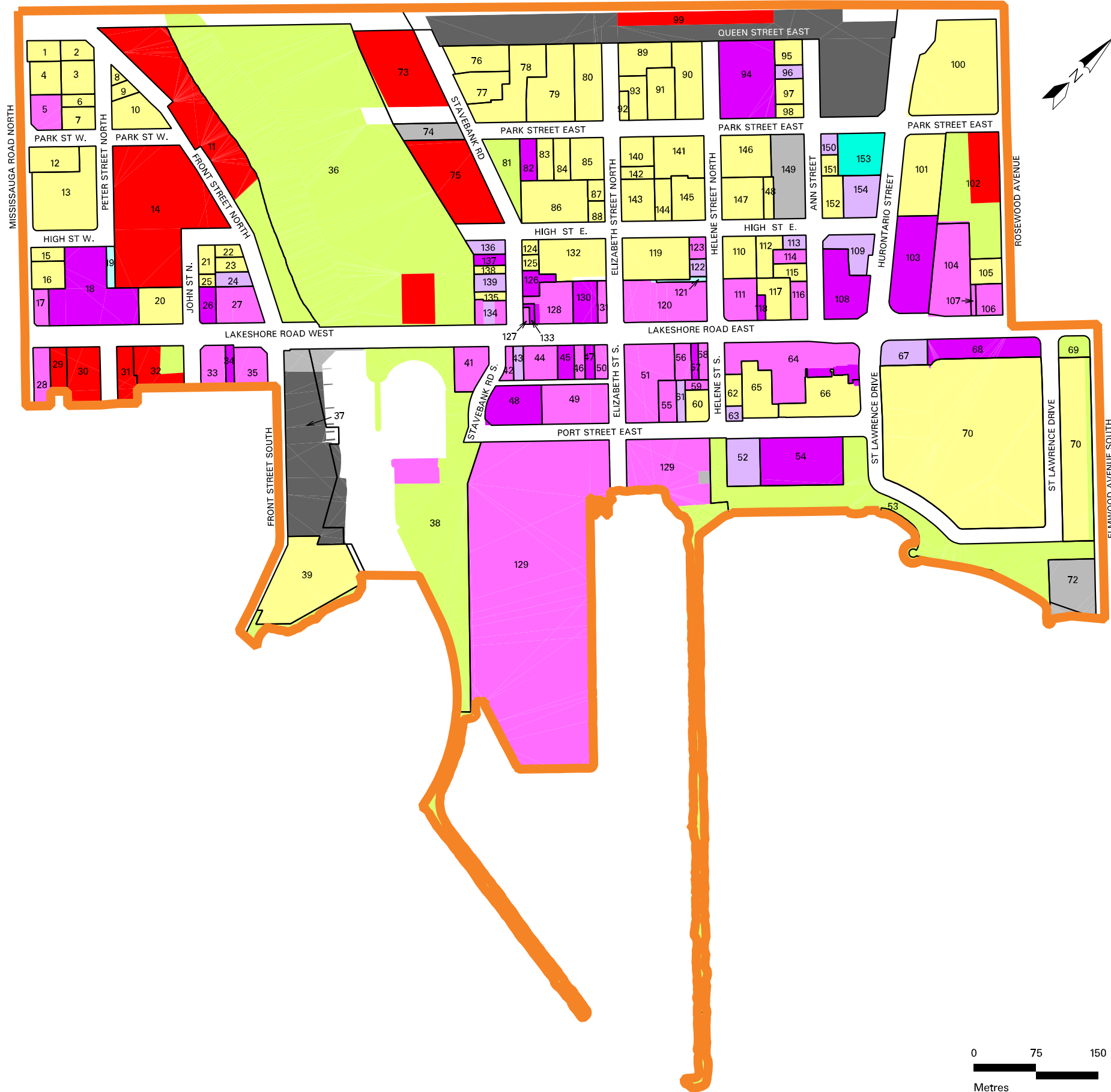
LAND									BUILDINGS				PEOPLE			JOBS											
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit			Office			Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector							
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys							GFA (sq. m.)	GFA (sq. ft.)					
120																		Tax Avenue Inc.	NA	Professional, Scientific and Technical Services							
																		Next Level Studios	NA	No description on record							
																		Laura Elliot	NA	Health Care and Social Assistance							
																		Global Sentry	NA	Finance and Insurance							
																		SMD-Z	NA	Administrative and Support, Waste Management and Remediation Services							
																		Vacant	NA	No description on record							
																		Neudorf & Associates	NA	No description on record							
																		Keys Direct Marketing & Communications	NA	Professional, Scientific and Technical Services							
																		Dr. Davidson	NA	Health Care and Social Assistance							
																		Biomatrix Holistic Medicine	1-4	Health Care and Social Assistance							
																		Port Credit Physiotherapy	1-4	Health Care and Social Assistance							
																		Global Royalties	NA	No description on record							
																		Plan It Measuring	10-19	Professional, Scientific and Technical Services							
																		Port Credit Academy of Martial Arts	1-4	Educational Services							
																		Marish's Boulangerie	1-4	Retail Trade							
																		Fancom Connects Ltd.	1-4	Professional, Scientific and Technical Services							
																		2-4-1 Pizza	1-4	Accommodation and Food Services							
																		Snap Studios Inc.	5-9	Professional, Scientific and Technical Services							
																		Pure Balance Wellness Centre	5-9	Health Care and Social Assistance							
																		Vacant	NA	No description on record							
																		Rabba Fine Foods	5-9	Retail Trade							
																		Vacant	NA	No description on record							
																		T-Rox Music Academy	10-19	Educational Services							
																		Port Credit Academy of Martial Arts	NA	Educational Services							
																		Vacant	NA	No description on record							
																		Vacant	NA	No description on record							
																		Loft Ventures	NA	Educational Services							
																		Vacant	NA	No description on record							
																		Zirco Ltd.	1-4	Wholesale Trade							
																		Shazam Hair Studio	5-9	Other Services (except Public Administration)							
																		Hickox Fine Jewellery Ltd.	1-4	Retail Trade							
																		Wald's Chocolate Shop	1-4	Accommodation and Food Services							
																		Port Credit Psychotherapy Centre-Almuth	1-4	Health Care and Social Assistance							
																		Offices of Patricia M Butler	1-4	Health Care and Social Assistance							
121	0.02	0.06	Z	MU	C4																						
122	0.04	0.11	OFF	MU	C4	Listed - 6 HELENE ST N		6 HELENE ST N					6 Helene St N	1.75	133	1434				Micheal Spaziani Architect Inc.	5-9	Professional, Scientific and Technical Services					
123	0.05	0.13	RET1	MU	C4			8 HELENE ST N													Daisy Mart	1-4	Retail Trade				
124	0.04	0.09	RES1	HD	D-5	Listed - 19 STAVEBANK RD		19 STAVEBANK RD																			
125	0.04	0.10	RES4	HD	RA1-4			15 STAVEBANK RD	15 Stavebank Rd	3	-	-															
126	0.08	0.20	MIX2	MU	C4			13 STAVEBANK RD 11 STAVEBANK RD 9 STAVEBANK RD 7 STAVEBANK RD														Burrito Boyz	10-19	Accommodation and Food Services			
																							Cookie Girls	1-4	Accommodation and Food Services		
127	0.02	0.04	RET1	MU	C4	Listed - 50 LAKESHORE RD E		50 LAKESHORE RD E 1 STAVEBANK RD															ECJ Computers	1-4	Retail Trade		
																								Army Issue Surplus Plus	1-4	Retail Trade	
																								One on Stavebank Wellness & Spa	1-4	Retail Trade	
128	0.24	0.58	MIX2, RET1	MU	C4			72 LAKESHORE RD E 70 LAKESHORE RD E 66 LAKESHORE RD E 62 LAKESHORE RD E 60 LAKESHORE RD E 56 LAKESHORE RD E 54 LAKESHORE RD E	54 Lakeshore Rd E	2	370	3981												Salon Pucci	1-4	Professional, Scientific and Technical Services	
																									Napoca Restaurant	5-9	Accommodation and Food Services
																									Beauty Zone/Huma's Design House	NA	Retail Trade
																									Kabob Grill Paramount Express	NA	No description on record
																									Luigi's Custom Tailor	NA	Other Services (except Public Administration)
																									French Nails & Co	1-4	Other Services (except Public Administration)
																									The Birds & Bees	1-4	Retail Trade
																									From the Isles to the Islands	1-4	Retail Trade
																									Shamrock Dollar Boutique	1-4	Retail Trade
																									Ginger's Closet	1-4	Retail Trade
																									All Season's Boutique	1-4	Retail Trade

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Existing Land Use

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



Land, Buildings, People and Jobs

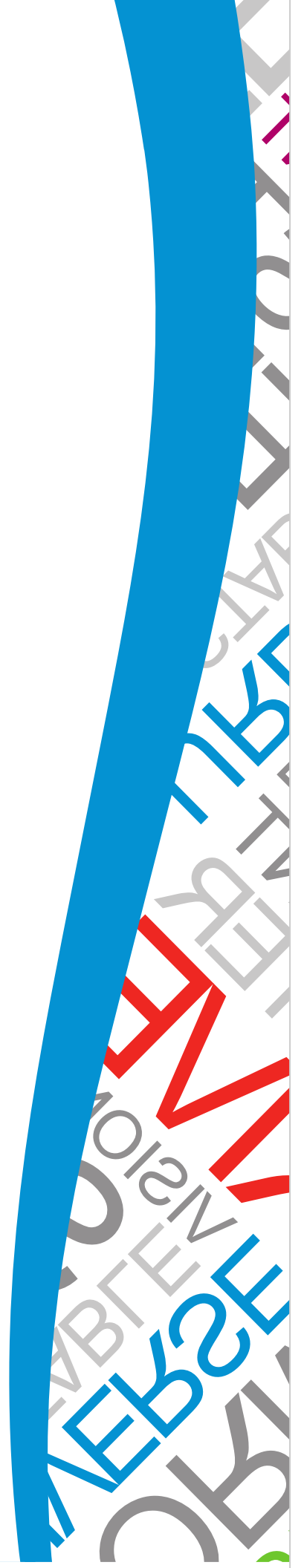
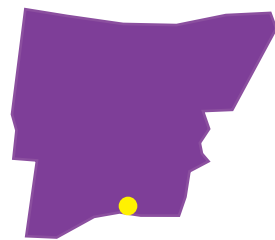
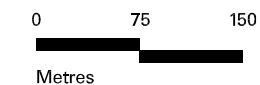
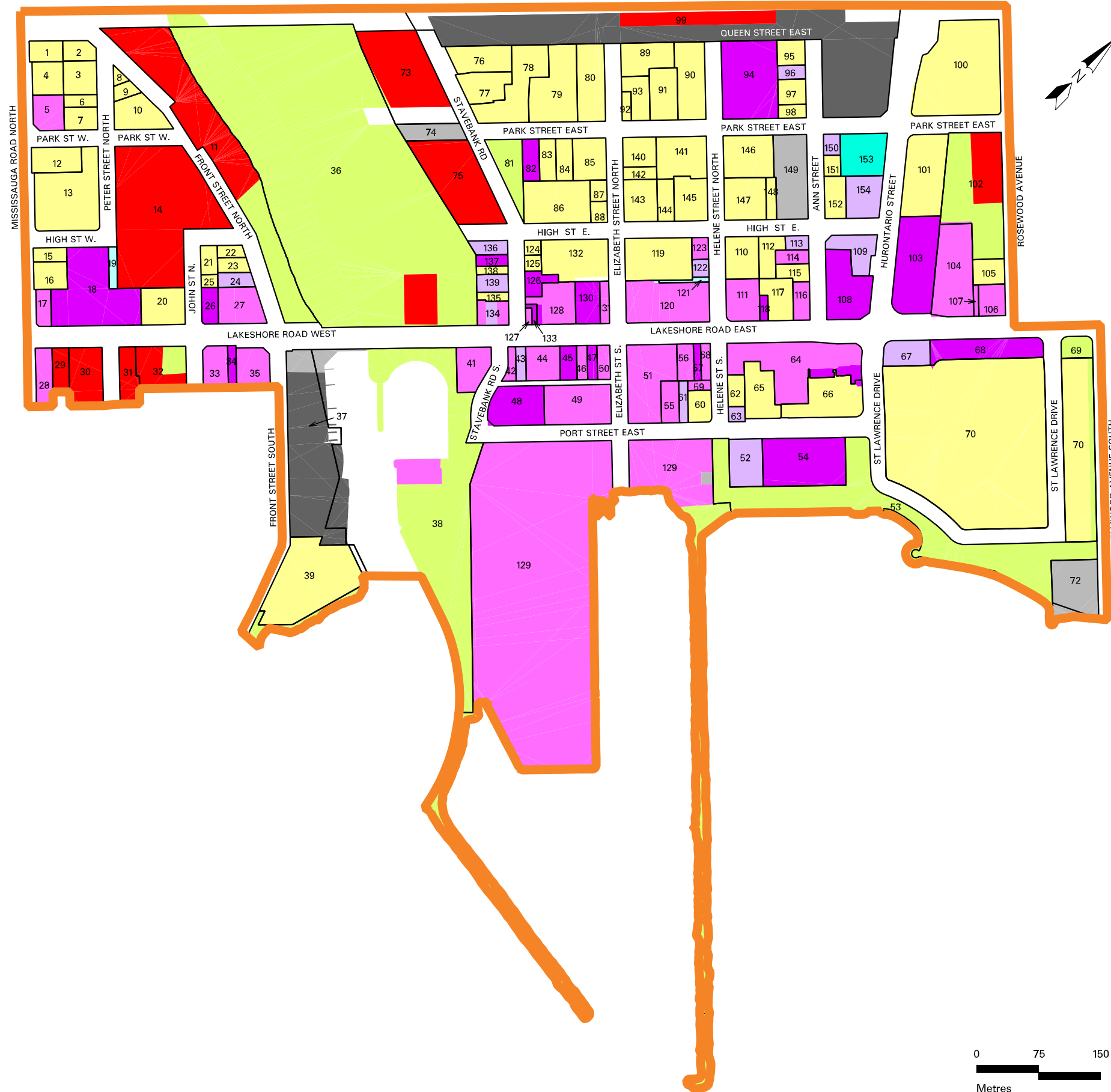
LAND									BUILDINGS				PEOPLE			JOBS																			
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit			Office		Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector																
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address							# of Storeys	GFA (sq. m.)	GFA (sq. ft.)													
129	22.25	54.97	OS, RET1	MU, G	G1-11, C4-18, G1	Listed - 1 PORT ST E		1 PORT ST E									Signs & Stuff	1-4	Manufacturing																
																	Navy Point	1-4	Wholesale Trade																
																	Bumble Bee Services Inc	1-4	Other Services (except Public Administration)																
																	Pat Sturgeon Yachts Ltd.	1-4	Wholesale Trade																
																	North Lakes Yachting	1-4	Wholesale Trade																
																	Crate's	1-4	Wholesale Trade																
																	North South Nautical Group Inc.	1-4	Wholesale Trade																
																	The Lake Affect Patio Bar and Grill	10-19	Accommodation and Food Services																
																	Competition Yachts	NA	Wholesale Trade																
																	Port Credit Harbour Marina	10-19	Arts, Entertainment and Recreation																
																	Bristol Marine Ltd.	10-19	Retail Trade																
																	Vacant	NA	No description on record																
																	Barefoot Science Products and Services	NA	Manufacturing																
																	True North Yachts	1-4	Wholesale Trade																
																	Anchor Yacht Sales Ltd	1-4	Retail Trade																
																	Centre City Capital Ltd./Great Lakes	5-9	Construction																
																	The Mason Chandlery Store Ltd	5-9	Retail Trade																
																	Fidalia Networks Inc.	1-4	Professional, Scientific and Technical Services																
130	0.15	0.37	MIX2	MU	C4	Listed - 74 LAKESHORE RD E Listed - 80 LAKESHORE RD E		82 LAKESHORE RD E 84 LAKESHORE RD E 80 LAKESHORE RD E 78 LAKESHORE RD E 76 LAKESHORE RD E 74 LAKESHORE RD E	74-84 Lakeshore Rd E	2	-	-					Apartment	4	-	Scoops Ice Cream	5-9	Accommodation and Food Services													
																				Pearl Bridal House Inc.	5-9	Retail Trade													
																				Lewis Jewellers	1-4	Retail Trade													
																				Impressionable Gifts	1-4	Retail Trade													
																				Harbour Kitchens & Design Studio	1-4	Manufacturing													
131	0.06	0.14	RET1	MU	C4	Listed - 88 LAKESHORE RD E		88 LAKESHORE RD E												Hoopers Pharmacy	10-19	Retail Trade													
132	0.39	0.97	RES4, PROV	HD	RA4-36			31 HIGH ST E	31 High St E	14	10403	111978								Apartment	138	246													
133	0.02	0.04	MIX2	MU	C4			52 LAKESHORE RD E	52 Lakeshore Rd E	2	202	2174								Apartment	1	-	Spice Lounge and Tapas	5-9	Accommodation and Food Services										
134	0.11	0.28	RET1, OFF	MU	C4	Listed - 42 LAKESHORE RD E		26 LAKESHORE RD E 48 LAKESHORE RD E 42 LAKESHORE RD E 40 LAKESHORE RD E 36 LAKESHORE RD E 34 LAKESHORE RD E	34 Lakeshore Rd E	2	1090	11733									Apartment	4	-	The Yellow Pages	NA	No description on record									
																								TrustCorporation	1-4	Construction									
																									Construction Cleaners Group	NA	No description on record								
																									The Jett Group	NA	No description on record								
																									Taxology Accounting Services	1-4	Professional, Scientific and Technical Services								
																									Leger, C.R. Realty Ltd.	1-4	Real Estate and Rental and Leasing								
																									John Cassan Appraisals Ltd.	1-4	Real Estate and Rental and Leasing								
																									James F Hyland Professional Corporation	5-9	Professional, Scientific and Technical Services								
																									Dominion Lending Centers	1-4	Finance and Insurance								
																									Vacant	NA	No description on record								
																									Engineered Management Systems Inc	5-9	Professional, Scientific and Technical Services								
																									Turtle Creek Books	1-4	Retail Trade								
																									Bruce Forth and Hugh G. McLean	5-9	Professional, Scientific and Technical Services								
																									Pump House Grille Co.	20-49	Accommodation and Food Services								
135	0.04	0.10	RES5	MU	C4			6 STAVEBANK RD	6 Stavebank Rd	3	-	-													Apartment	4	-								
136	0.07	0.18	OFF	MU	C4			22 STAVEBANK RD 20 STAVEBANK RD																		20-22 Stavebank Rd	2	410	4413				The Harbour Centre	1-4	Educational Services
																										IACS International, Inc.	5-9	Administrative and Support, Waste Management and Remediation Services							
																										Redwood Mortgage Corp.	1-4	Finance and Insurance							
																										Mississauga Aquatic Club	20-49	Educational Services							
																										Skinner Design Group Inc.	1-4	Professional, Scientific and Technical Services							
137	0.05	0.13	MIX2	MU	C4			16 STAVEBANK RD 14 STAVEBANK RD	14, 16, 18 Stavebank Rd	2	585	6293														Apartment	4	-	Hutone Cleaners	1-4	Other Services (except Public Administration)				
138	0.04	0.09	RES5	MU	C4			12 STAVEBANK RD	12 Stavebank Rd	2	239	2573														Apartment	3	-							

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Existing Land Use

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



Land, Buildings, People and Jobs

LAND										BUILDINGS				PEOPLE			JOBS											
Map ID	Area (ha)	Area (acres)	Existing Land Use	OP Designation	Zoning	Heritage Status	Development Applications	Address	Residential Multiple Unit			Office			Type of Unit	Number of Units	Estimated 2011 Population	Company Name	Employment Range	Sector								
									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys							GFA (sq. m.)	GFA (sq. ft.)						
139	0.08	0.20	OFF	MU	C4			10 STAVEBANK RD 8 STAVEBANK RD					8 Stavebank Rd 10 Stavebank Rd		2	1672 395	17997 4252				Unknown Occupant Vacant Vacant Vacant Newland Group, The Jeffery, William Law Firm Femsole Developments Ltd./De Kierk Stavebank Medical Group- Dr. M Vacant Physiotherapy and Beyond Vacant	NA NA NA NA 5-9 1-4 1-4 1-4 NA 5-9 NA	No description on record No description on record No description on record No description on record Professional, Scientific and Technical Services Professional, Scientific and Technical Services Real Estate and Rental and Leasing Health Care and Social Assistance No description on record Health Care and Social Assistance No description on record					
140	0.14	0.35	RES5	HD	RA2-48			45 PARK ST E 41 PARK ST E	41 Park St E 45 Park St E	2 2	162 155	1749 1666									Apartment Apartment	3 3	- -					
141	0.30	0.74	RES4	HD	RA4-36			55 PARK ST E	55 Park St E	14	-	-									Apartment	94	177					
142	0.06	0.15	RES1	HD	RA2-48			17 ELIZABETH ST N													Detached	1	-					
143	0.20	0.50	RES4	HD	RA3-26			15 ELIZABETH ST N	15 Elizabeth St N	10	-	-									Apartment	54	102					
144	0.10	0.25	RES4	HD	RA1-6			50 HIGH ST E	50 High St E	2	-	-									Apartment	11	21					
145	0.21	0.52	RES4	HD	RA3-26			12 HELENE ST N	12 Helene St N	10	4894	52677									Apartment	62	117					
146	0.31	0.76	RES4	HD	RA3-24			65 PARK ST E	65 Park St E	12	7652	82366									Apartment	88	166					
147	0.26	0.63	RES4	HD	RA4-34			70 HIGH ST E 68 HIGH ST E 66 HIGH ST E	66 High St E	13	6394	68825									Apartment	48	91					
148	0.06	0.15	RES5	HD	RA2-48			72 HIGH ST E	72 High St E	2	208	2240									Apartment	3	-					
149	0.40	0.98	UP	UT	U			80 HIGH ST E	80 High St E	2	3102	33390													Bell Canada	NA	No description on record	
150	0.05	0.13	OFF	HD	RA1-24	Listed - 19 ANN ST		19 ANN ST	19 Ann St	2	370	3983														ServiceMaster Contract Services	100-299	Administrative and Support, Waste Management and Remediation Services
151	0.05	0.13	RES1	HD	H-RA2-48			17 ANN ST													Detached	1	-					
152	0.13	0.32	OFF, RES4	HD	D	Designated - 84 HIGH ST E		84 HIGH ST E	84 High St E	3	433	4662									Apartment	6	11					
153	0.27	0.68	VAC	HD	D																							
154	0.22	0.53	OFF	HD	RA1-24	Designated - 90 HIGH ST E		90 HIGH ST E	90 High St E	2	410	4413														Marville Travel Ltd.	5-9	Administrative and Support, Waste Management and Remediation 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.



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

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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