

Focus on Mississauga 2012

Atlas of the Downtown, Major Nodes and Community Nodes

Rathwood / Applewood Community Node





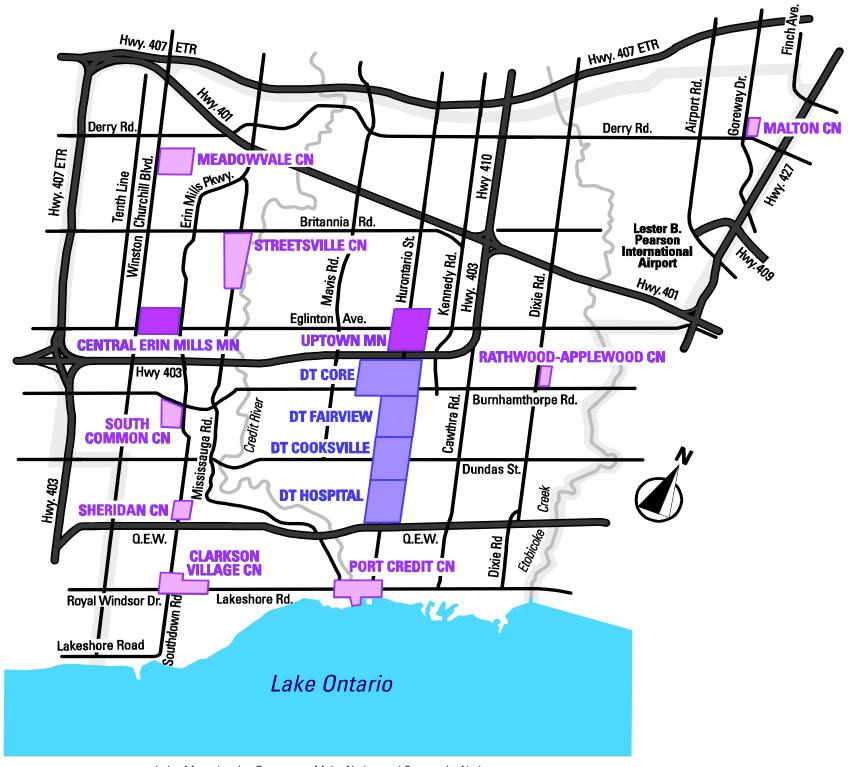


Mississauga Official Plan as it pertains to the Downtown, Major Nodes and Community Nodes (see sections 19.2, 5.3.1, 5.3.2, and 5.3.3) in accordance with the requirements set out in the Province of Ontario's Places to Grow Growth Plan. This product is intended to assist in the application review process,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

Focus on Mississauga 2012

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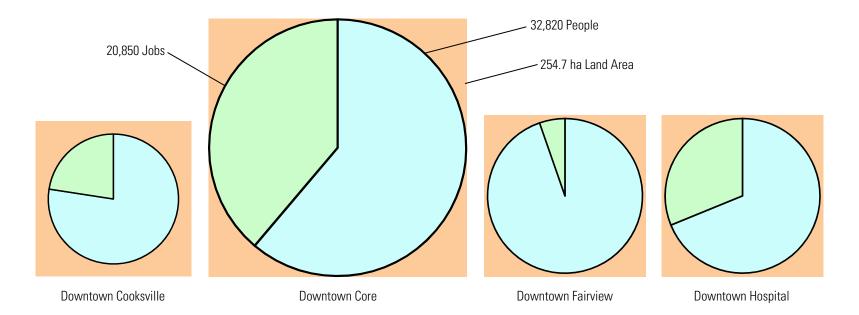
Index Map



Index Map showing Downtown, Major Nodes, and Community Nodes

Land Area, People and Employment Comparison

Downtown

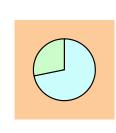


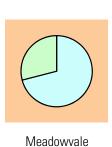
Major Nodes

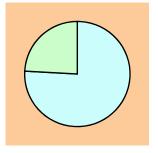


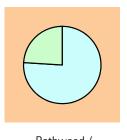
Legend

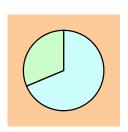
Community Nodes



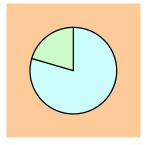




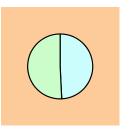


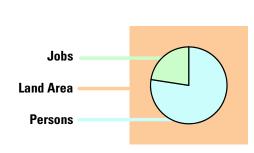


Sheridan



South Common





Streetsville

Geographic Area

Clarkson Village

Port Credit

Rathwood / Applewood

Focus on Mississauga 2012

Rathwood-Applewood Community Node



History

The Rathwood-Applewood Node mainly consisted of agriculture uses until the village of Dixie was established after the mid-1800's. The village, located around Dixie Road and Burnhamthorpe Road East, was a gathering place and service centre to the area's farms and many orchards. It wasn't until the Official Plan of the Township of Toronto Planning Area, in 1953, that the area was designated for other uses such as residential, open space and commercial uses. It was over the next 20 years that the Node and surrounding community began to grow and additional residential, commercial and community uses began to fill the area and make it what it is today.

Present Day

The Rathwood-Applewood Community Node is located within the Rathwood and Applewood neighbourhoods and is focused around the Rockwood Mall. The node is a stable area that contains a concentration of commercial uses within a shopping centre, surrounded by a mix of apartments, townhouse dwellings, community infrastructure, such as the

Burnhamthorpe Branch Library, and open space uses, such as the Burnhamthorpe Cemetery. Some portions of the Node, may be suitable for residential intensification and redevelopment. The node's residential development currently consists of predominantly apartment dwellings and a mix of dwelling types should be considered in the future.

In the City Council adopted Mississauga Official Plan (September 2010), (http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan) Rathwood-Applewood 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. The goal for this node is to provide a greater focus on transit-oriented development, which would contribute to a more mixed-use environment.





12-1



Fast Facts

Land Area, Housing, Population, Employment

49.5 Area (ha) (122.3 acres)

Residential Units

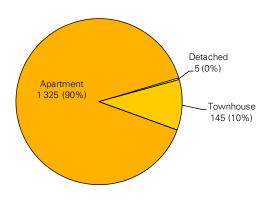
Population (inc. census undercount)

1 2000 Employment (inc. home based businesses)

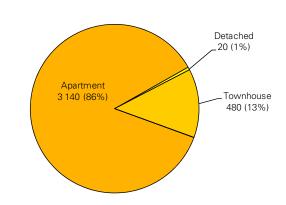
167 Business Sites (7 vacant business sites)

Existing Land Use percentage ha acres Residential 14.0 34.7 28% Mixed Residential / Retail 0.0 0.0 0% Office 1.5 3.7 3% Public / Institutional / Other 5.4 13.4 11% Retail / Commercial 13.0 32.1 26% Industrial 0.0 0.0 0% Open Space 4.0 9.9 8% Transportation Right-of-Way / Walkway 28.2 23% 11.4 Parking 0.0 0.0 0% Others 0% 0.0 0.0 Vacant 0.1 0.2 0% 49.5 122.3 100% Total Source: Existing Land Use Survey Fall 2010. Total may not sum due to rounding.

Residential Units



Residential Population



Residential Population does not include census net undercoverage

Sector	Non-Vacant Business Sites Percentage	Employees Percentage
Accommodation and Food Services	13%	20%
Administrative and Support, Waste Management and Remediation Services	2%	1%
Agriculture, Forestry, Fishing and Hunting	0%	0%
Arts, Entertainment and Recreation	3%	6%
Construction	0%	0%
Educational Services	2%	1%
Finance and Insurance	4%	8%
Health Care and Social Assistance	16%	8%
Information and Cultural Industries	1%	1%
Management of Companies and Enterprises	0%	0%
Manufacturing	2%	1%
Mining, Quarrying, and Oil and Gas Extraction	0%	0%
Other Services (except Public Administration)	12%	18%
Professional, Scientific and Technical Services	5%	4%
Public Administration	0%	0%
Real Estate and Rental and Leasing	1%	1%
Retail Trade	38%	32%
Transportation and Warehousing	1%	1%
Utilities	0%	0%
Wholesale Trade	1%	0%
Unknown	1%	0%

Official Plan Targets



Density

Persons and Jobs/ha (40.9/acre)

76.8 Persons/ha (31.1/acre)

24.2 Jobs/ha (9.8/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 5.3.3.4 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 1:2 to 2:1, measured as an average across the entire area of each node.

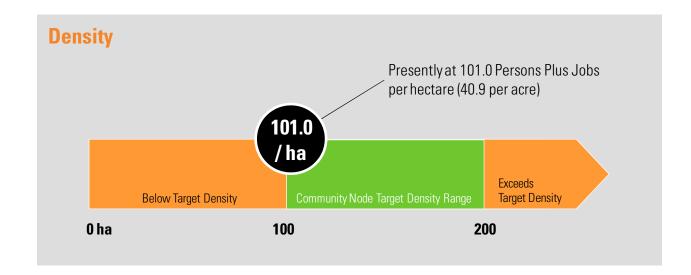
Monitoring Summary

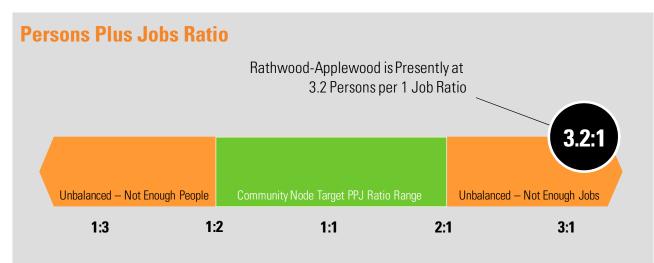
At a current density of 101.0, the Rathwood-Applewood Community Node falls within the target density range (residents and jobs combined per gross hectare) of 100 to 200.

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

There are currently a couple of development applications in the Rathwood-Applewood community node that are in progress and could add approximately 1170 m² (12 600 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.

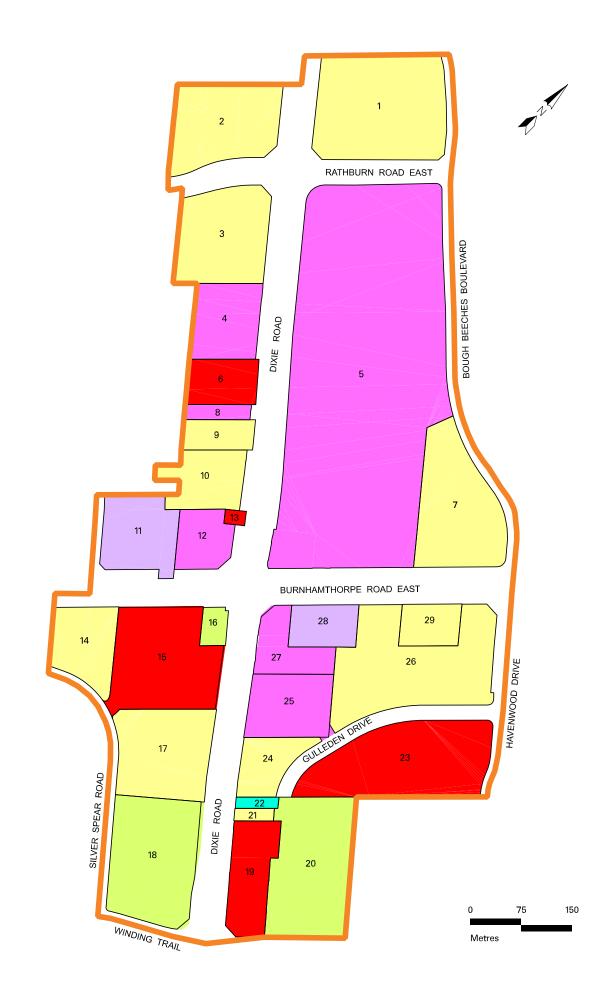




12-4

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





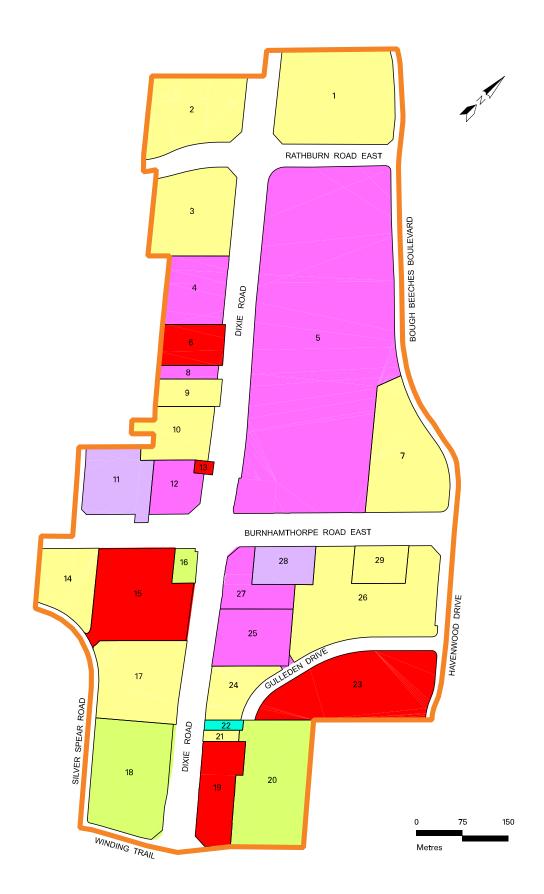
LAND	BUILDINGS	PEOPLE	J0BS

			LAND						BU	IILDINGS				PEOPLE			JOE	3S
Map Area	Area Existing (Zoning Heritage Status	Development Applications	Address		ential Mult # of		GFA		Office # of	GFA GFA	Type of Unit	Number of Units	Estimated 2011	Company Name	Employment Range	Sector
ID (IIa)		Designation		Applications		Building Address		ys (sq. m.) (sq. ft			sq. m.) (sq. ft.		OI OIIIIS	Population		nanye	
1 2.37	5.86 RES4 H	HD	H-RA5-39	M OPA/8/89	4199 DIXIE RD	1315 Bough Beeches B	lvd 20	26606	28638	7			Apartment	270	653			
2 1.47	3.64 RES4, H	HD	RA5-19		1315 BOUGH BEECHES BLVD 1359 RATHBURN RD E	1359 Rathburn Rd E	20	17980	19354	0			Townhouse	31	87			
2 1.47	RES3	IID	IIA3-13		1355 RATHBURN RD E	1341-1355 Rathburn Ro							Apartment	229	543			
					1349 RATHBURN RD E													
					1347 RATHBURN RD E													
					1345 RATHBURN RD E													
					1343 RATHBURN RD E 1341 RATHBURN RD E													
3 1.48	3.67 RES4 H	HD	RA4-5		1360 RATHBURN RD E	1360 Rathburn Rd E	18	17331	18655	1			Apartment	176	417			
4 0.88	2.18 RET1 (CC	C1-23	SP/9/194	4130 DIXIE RD											Cora's	20-49	Accommodation and Food Services
					4120 DIXIE RD											Cash Shop	1-4	Finance and Insurance
					4100 DIXIE RD											Fantastic Hair Cut Design Queen Nails	1-4 1-4	Other Services (except Public Administration) Other Services (except Public Administration)
																Lezzet Shawarma Falafel House	1-4	Accommodation and Food Services
																Pizza Pizza	5-9	Accommodation and Food Services
																Curves	1-4	Arts, Entertainment and Recreation
																Rockwest H20 Water Filtration	NA	Manufacturing
																La Sotterranea	NA 1.4	Accommodation and Food Services
																Dixie Grocers 7 & 7 Convenience	1-4 1-4	Retail Trade Retail Trade
																Tim Hortons	10-19	Accommodation and Food Services
																Orbis Vacations and Travel Ltd	1-4	Administrative and Support, Waste Management
																Dixie Medical Centre - Dr. Tadros	1-4	and Remediation Services Health Care and Social Assistance
																Cellphone and Repair	1-4	Information and Cultural Industries
																Dental Office-Dr. Michael Lau & Dr. Johnny	1-4	Health Care and Social Assistance
																Yu Karachi Kitchen	1-4	Accommodation and Food Services
																CleanMaster Cleaners	1-4	Other Services (except Public Administration)
																2-4-1 Pizza	1-4	Accommodation and Food Services
																Dixie Pharmacy	1-4	Retail Trade
5 9.86	24.37 RET2, N RET1	MVC, MU	C5-3, C3- 56	SPR/0/346	4141 DIXIE RD 4141 BURNHAMTHORPE RD E											Ginsengg Inc. (Chinese Herbs)	1-4 1-4	Health Care and Social Assistance Retail Trade
	neii		30		4141 BUNNHAWITHUNFE ND E											J P P Clothing Shoppers Drug Mart	50-99	Retail Trade
					4035 DIXIE RD											Long Distance Phone Cards	1-4	Retail Trade
					4011 DIXIE RD											ReMax	1-4	Real Estate and Rental and Leasing
																For You	1-4	Retail Trade
																Starwalk International Buffet	20-49 20-49	Accommodation and Food Services Accommodation and Food Services
																Burger King Chuck E Cheese's	20-49	Accommodation and Food Services
																Fifth Avenue Interiors-Benjamin Moore	1-4	Retail Trade
																Brown's Leather Goods	1-4	Retail Trade
																Dr. Gernon Sebastian - Optometrist	1-4	Health Care and Social Assistance
																Award Cleaners Dew Gifts	1-4 1-4	Other Services (except Public Administration) Retail Trade
																Manhattan Furniture Ltd.	1-4	Wholesale Trade
																Food Basics	50-99	Retail Trade
																Vacant	NA	No description on record
																Mona's Fashion	1-4	Retail Trade
																CIBC Vacant	20-49 NA	Finance and Insurance No description on record
																Vacant	NA	No description on record
																Dapper Man, The	1-4	Retail Trade
																Kumon	1-4	Educational Services
																TAC Physiotherapy	1-4	Health Care and Social Assistance
																The Source By Circuit City Premier Fitness	1-4 1-4	Retail Trade Arts, Entertainment and Recreation
																Hair Masters	1-4	Other Services (except Public Administration)
																Hall Masters	1-4	other services (except Public Administration)

12-6

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



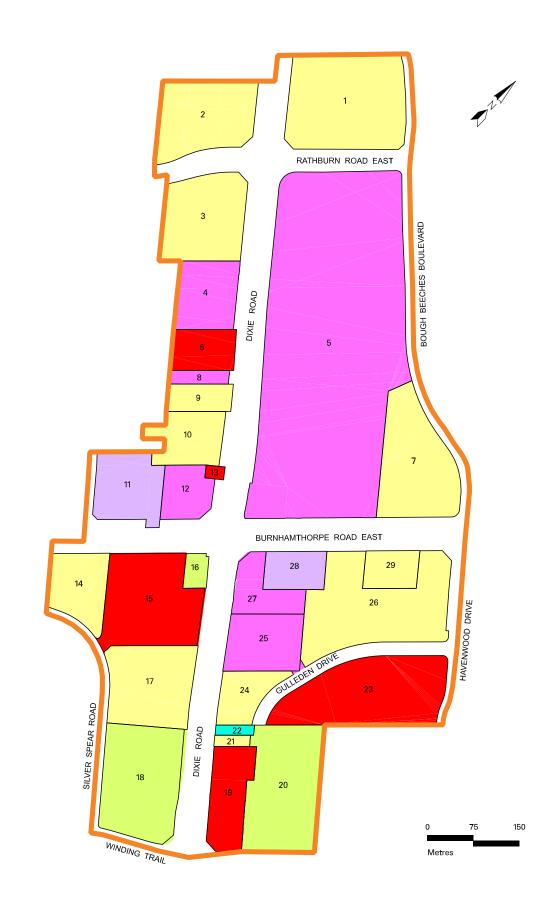


LAND BUILDINGS PEOPLE JO

		LAI						SOILDING2				PEUPLE				85
Map Area	a Area Existing OP (acres) Land Use Designation	Zoning Ho	eritage Status	Development Applications	Address	Residen Building Address	tial Multiple Unit # of GFA G Storeys (sq. m.) (sc	FA Building Address	Office # of GFA Storeys (sq. m	U.A.	Type of Unit	Number of Units	timated 2011 pulation	Company Name	Employmen Range	t Sector
5							Storeys (sq. iii.) (st	. 11.,	Storeys (sq. iii	i.) (Sq. ii.)		<u>'</u>		Academy of Math & Science	1-4	Educational Services
														Crystal Body Spa	1-4	Other Services (except Public Administration)
														Fresh Pita	1-4	Accommodation and Food Services
														Star Shoes	1-4	Retail Trade
														L.A. Image	1-4	Retail Trade
														Rockwood Lotto Centre	1-4	Arts, Entertainment and Recreation
														Mac's Milk	1-4	Retail Trade
														Royal Bank of Canada	20-49	Finance and Insurance
														Rockwood Keys & Engravables	1-4	Retail Trade
														Rockwood Dental - Dr.Glenn McKay	5-9	Health Care and Social Assistance
														Rockwood Optical	1-4	Retail Trade
														Compass World Travel	1-4	Administrative and Support, Waste Management
																and Remediation Services
														Ming Wok	1-4	Accommodation and Food Services
														Garlic Grove Co. Ltd.	1-4	Retail Trade
														Land of Leather (Eurotex Enterprises Inc)	1-4	Retail Trade
														Cartridge Refill Express	1-4	Retail Trade
														Vic's Fashion Jewellery	1-4	Retail Trade
														H & R Block	1-4	Professional, Scientific and Technical Services
														Star Kids Canada Company Ltd.	1-4	Retail Trade
														U2	1-4	Retail Trade
														Carousel Foods	1-4	Accommodation and Food Services
														Catholic Crosscultural Services	1-4	Other Services (except Public Administration)
														Misty Moon Café	5-9	Accommodation and Food Services
														Home Basics	1-4	Retail Trade
														TD Canada Trust	20-49	Finance and Insurance
														HomeSense	10-19	Retail Trade
														Tim Horton's	10-19	Accommodation and Food Services
														Pix Graphics & Signs	1-4	Manufacturing
														Rockwood Florist	1-4	Retail Trade
														Royal Design Contemporary Rugs	1-4	Retail Trade
														Dollarama	10-19	Retail Trade
														Coffee Time	1-4	Accommodation and Food Services
														International News	1-4	Retail Trade Retail Trade
														Maximum Deals Export	5-9	
														Pet Valu Rogers Video	1-4 5-9	Retail Trade Real Estate and Rental and Leasing
														Esso	1-4	Retail Trade
														Logan VX Accessories	1-4	Retail Trade
														Beer Store, The	5-9	Retail Trade
														Rockwood Post Office	5-9	Transportation and Warehousing
														Rockwood Orthopedic Shoe Centre	5-9	Retail Trade
														5 Star Havelly Restaurant & Banquet Hall	5-9	Accommodation and Food Services
														Subway	5-9	Accommodation and Food Services
														Sunrise	5-9	Accommodation and Food Services
														Fashion Max	5-9	Retail Trade
														Gresham Jewellery & Watch Repair	5-9	Retail Trade
														Marca College	5-9	Educational Services
														Modern Touch Hair Design	5-9	Other Services (except Public Administration)
														Winners	20-49	Retail Trade
														Sun Shoe Repair	1-4	Other Services (except Public Administration)
0.56	i 1.39 PRA HD	RA1-28			4090 DIXIE RD									Risen Christ Lutheran Church	1-4	Other Services (except Public Administration)
	4.30 RES4 HD	RA4			1155 BOUGH BEECHES BLVD	1155 Bough Beeches Blv	1 14 13371 14	3925			Apartment	120	290			
1.74	110				1111 BOUGH BEECHES BLVD		13 12320 13				Apartment		242			
3 0.18	0.44 RET1 HD	D-1			4078 DIXIE RD			-			P. et ettering	.00		Happyland Youngster University-Polskie	1-4	Health Care and Social Assistance
0.10														Daycare		
0.38	0.95 RES1 HD	D-1			4070 DIXIE RD						Detached	1	-			
					4064 DIXIE RD						Detached	1	_			

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





<u>-</u>	3 ,	•													
	LAND						BUIL	.DINGS				PEOPLE		JOE	3\$
Map Area Area Existing OP		Development		Residen	ntial Multiple	e Unit			Office				nated	Employment	La
ID (ha) (acres) Land Use Designat	Zoning Heritage Status ion	Applications	Address	Building Address	# of Storeys	GFA (sq. m.) (GFA (sq. ft.)	Building Address	# of GI Storeys (sq.	in uin	Type of Unit	of Units	Company Name	Range	Sector
10 0.77 1.91 RES4 HD	RA4		4050 DIXIE RD	4050 Dixie Rd	14	-	153226			•	Apartment	143 3	39		
11 0.98 2.42 OFF 0	0		4005 HICKORY DR					1325 Burnhamthorpe Rd E	1 2	12 2282			Law Office of Carey, McCallum, Nimjee &	1-4	Professional, Scientific and Technical Serv
			1325 BURNHAMTHORPE RD E					4005 Hickory Dr	1 13	150 14534			Smith Law Office of Michael J. Bukovac and	1-4	Professional, Scientific and Technical Serv
								,					Barbara Lavie		
12 0 FF 1 20 DFT2 MAVO	CF 10		1240 DUDNIUA MTUODDE DD E										Franz Environmental Inc.	20-49	Professional, Scientific and Technical Serv
12 0.55 1.36 RET2 MVC	C5-16		1349 BURNHAMTHORPE RD E 1335 BURNHAMTHORPE RD E										Shell Jiffy Lube Canada	1-4 5-9	Retail Trade Other Services (except Public Administration
13 0.05 0.13 PRA HD	RA1-28 Listed - 4030 DIXIE RD		4030 DIXIE RD										St. Apostle Andrew Orthodox Church	1-4	Other Services (except Public Administration
4 0.84 2.08 RES4 HD	RA2-4		1315 SILVER SPEAR RD	1315 Silver Spear Rd	8	10473 1	112731				Apartment	90 2	· ·		Carlo Corridos (oxeoper abrio riamino ace
5 1.80 4.44 PUB OS	OS1 Listed - 3650 DIXIE RD		3650 DIXIE RD										Burnhamthorpe Branch Library	NA	Information and Cultural Industries
6 0.17 0.43 OS POS	OS3-4 Designated		3700 DIXIE RD												
7 1.47 3.63 RES4 HD	H-RA4-42		1355 SILVER SPEAR RD	1355 Silver Spear Rd	14	14662 1	157822				Apartment	199	50		
8 1.85 4.57 OS OS	OS1		1385 SILVER SPEAR RD												
			1355 WINDING TR												
19 0.85 2.10 PRA MD	RM4-58		3571 DIXIE RD										Logos Christian Family Church	5-9	Other Services (except Public Administration
20 105 402 00 00	002		3535 DIXIE RD								1				
20 1.95 4.83 OS OS 21 0.09 0.22 RES1 MD	OS2 RM4-36		1320 WILLIAMSPORT DR 3579 DIXIE RD								Detached	1	-		
12 0.08 0.21 VAC MD	OS2, RM2-		3585 DIXIE RD								Peranied	I .	-		
.2 0.00 0.21 0/10 1015	48, R4-57		1403 GULLEDEN DR												
			1401 GULLEDEN DR												
23 2.14 5.30 CC OS	OS2		1500 GULLEDEN DR										Burnhamthorpe Community Centre	50-99	Arts, Entertainment and Recreation
24 0.56 1.39 RES3 MD	RM4		1485 GULLEDEN DR												
5 0.92 2.28 RET1 MU	C2		3631 DIXIE RD										Complete Optical Inc.	1-4	Retail Trade
			3621 DIXIE RD										Dixie Village Pharmacy	5-9	Retail Trade
			3615 DIXIE RD										St. Stanislaus - St. Casimir's Polish	10-19	Finance and Insurance
													Parishes Cre WISLA European Delicatessen	5-9	Retail Trade
													Update Unisex Hair Salon & Barber	1-4	Other Services (except Public Administration
													Pingwin Fresh & Frozen European Food	5-9	Retail Trade
													Jaswoj Bakery & Dairy Products	5-9	Manufacturing
													Polimex Travel Inc.	5-9	Administrative and Support, Waste Manag
													Dental Office - Dr. H. Chojecka and Dr. B.	5-9	and Remediation Services Health Care and Social Assistance
													Chojeck	3-3	Health Care and Social Assistance
													Applewood Veterinary Hospital	5-9	Professional, Scientific and Technical Servi
													Waterfront Seafood Market inc.	1-4	Retail Trade
													Super Kolbasa & Deli	1-4	Retail Trade
													Ksiegarnia Pegaz	1-4	Retail Trade
													Arkady Café & Restaurant	1-4	Accommodation and Food Services
													Family Dentist - Dr. Margaret Bubienczyk Something Special Gift & Music Store	1-4 1-4	Health Care and Social Assistance Retail Trade
													Lynn's Beautiful Nails	1-4	Other Services (except Public Administration
													Courtesy Cleaners	1-4	Other Services (except Public Administration
													Doggie Delight	1-4	Other Services (except Public Administration
													Euro Tan	1-4	Other Services (except Public Administration
													Quick Smoke & Variety	1-4	Retail Trade
													Galeria Flowers	1-4	Retail Trade
													Dixie Video & Audio Ltd.	1-4	Retail Trade
													Dr. Dariusz Piatek & Medicina Dextra Cor		Health Care and Social Assistance
													Richard's Shoe Salon	1-4	Retail Trade
2 2 20	DNAA		1ME CHILEDEN DD	1415/1405 0		11050	100000				Tarrak	445	King Jewellery	1-4	Retail Trade
2.39 5.90 RES3 MD 0.60 1.47 RET1 MU	RM4		1415 GULLEDEN DR	1415/1485 Gulleden Dr	3	11950 1	128630				Townhouse	115 3	94 Komtov Einanaial Saniaga Ina	1.4	Finance and Insurance
0.60 1.47 RET1 MU	C2-8, C2- 17		3661 DIXIE RD 3659 DIXIE RD										Komtax Financial Services Inc. M & M Meat Shops	1-4 1-4	Finance and Insurance Retail Trade
	••		3647 DIXIE RD										Aurora Meat & Cheese Ltd	1-4 5-9	Retail Trade
			3643 DIXIE RD										Burnhamthorpe Fruit Market	20-49	Retail Trade
			23.000.02.00										Unknown Occupant	NA	No description on record
													Wisla Optical	1-4	Retail Trade
													Agatka Outlet	1-4	Retail Trade

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

12-10

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





					LAND						BUIL	DINGS					PEOPLE		JOE	38
Map /		Area Existing		Zonina	Heritage Status	Development	Address	Residen	tial Multipl			-	Office			Type of Unit	Number 2011	Company Name	Employment	Sector
ID (ha)	(acres) Land Use	Designation	Lonning	nomago otatas	Applications	Audioss	Building Address	# of Storeys	GFA (sq. m.) (GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)	U.A	Type of onk	of Units Population	Company Numb	Range	0000
28 (0.50	1.24 OFF	0	0			1420 BURNHAMTHORPE RD E					1420 Burnhamthorpe Rd E	4	3811	41022			Millenium Dental Laboratory Ltd.	1-4	Health Care and Social Assistance
																		Artword	1-4	Professional, Scientific and Technical Services
																		Ontario Mortgage Services Inc.	1-4	Finance and Insurance
																		C M L Healthcare Inc.	1-4	Health Care and Social Assistance
																		Evans & Associates Lawyers & Legal Services	1-4	Professional, Scientific and Technical Services
																		Dixie Sports & Physiotherapy Clinic	1-4	Health Care and Social Assistance
																		Dr. H. Stone - Optometrist	1-4	Health Care and Social Assistance
																		Mississauga Medical - Dr. LeRoy Franklin	1-4	Health Care and Social Assistance
																		Jim H. C. Tsang Medicine Professional Corporation	1-4	Health Care and Social Assistance
																		Dr. Imelda Pilar	1-4	Health Care and Social Assistance
																		Dr. Marko - Physician & Surgeon	1-4	Health Care and Social Assistance
																		Dr. Lahnsteiner and Dr. Walk - Family Physicians	1-4	Health Care and Social Assistance
																		Dixie Bloor Neighbourhood Centre	NA	Health Care and Social Assistance
																		Farokh S. Hira, CGA, CFP	1-4	Professional, Scientific and Technical Services
																		Natural Path Alternative Health Care	1-4	Health Care and Social Assistance
																		Vacant	NA	No description on record
																		Vacant	NA	No description on record
																		Dr. S. Calder, and Dr. F. W. Mang - Family Physician	1-4	Health Care and Social Assistance
																		Vacant	NA	No description on record
																		Dr. Sabetti / Foot Clinic	5-9	Health Care and Social Assistance
																		Vacant	NA	No description on record
																		Dixie Bloor Neighbourgood Centre	100-299	Other Services (except Public Administration)
																		Dixie X-Ray Associates	5-9	Health Care and Social Assistance
																		Sentel Dental Clinic - Dr. B. Chojecka, Dr. A. Cho	5-9	Health Care and Social Assistance
																		Professional Medical Pharmacy	5-9	Retail Trade
																		Dr. Saeed and Dr. Boules	5-9	Health Care and Social Assistance
29 ().44	1.08 RES1	MD	D-1			1482 BURNHAMTHORPE RD E									Detached	1 -			
							1474 BURNHAMTHORPE RD E									Detached	1 -			
							1464 BURNHAMTHORPE RD E									Detached	1 -			

12-11



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

Abbreviation AIR Airport BE Business Employment CC Convenience Commercial G Greenbelt MU Mixed Use HD Residential - High Density INST Institutional LDII Residential - Low Density I LDII Residential - Heyn 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	Official Plan Designation	ions
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 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	Abbreviation	Designation
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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	LDII	Residential - Low Density II
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	MD	Residential - Medium Density
O Office OS Public Open Space PBW Parkway Belt West POS Private Open Space DCC Downtown Core Commercial TBD To Be Determined	DMU	Downtown Mixed Use
OS Public Open Space PBW Parkway Belt West POS Private Open Space DCC Downtown Core Commercial TBD To Be Determined	MVC	Motor Vehicle Commercial
PBW Parkway Belt West POS Private Open Space DCC Downtown Core Commercial TBD To Be Determined	0	Office
POS Private Open Space DCC Downtown Core Commercial TBD To Be Determined	os	Public Open Space
DCC Downtown Core Commercial TBD To Be Determined	PBW	Parkway Belt West
TBD To Be Determined	POS	Private Open Space
	DCC	Downtown Core Commercial
UT Utilities	TBD	To Be Determined
	UT	Utilities

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

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

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

Sector	Description
Agriculture, Forestry, Fishing and Hunting	This sector comprises establishments primarily engaged in growing crops, raising animals, harvesting timber, harvesting fish and other animals from their natural habitats and providing related support activities. Establishments primarily engaged in agricultural research or that supply veterinary services are not included in this sector
Mining, Quarrying and Oil and Gas Extraction	This sector comprises establishments primarily engaged in extracting naturally occurring minerals. These can be solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gas. Establishments engaged in exploration for minerals, development of mineral properties and mining operations are included in this sector.
Utilities	This sector comprises establishments primarily engaged in operating electric, gas and water utilities. These establishments generate, transmit, control and distribute electric power; distribute natural gas; treat and distribute water; operate sewer systems and sewage treatment facilities; and provide related services, generally through a permanent infrastructure of lines, pipes and treatment and processing facilities.
Construction	This sector comprises establishments primarily engaged in constructing, repairing and renovating buildings and engineering works, and in subdividing and developing land. These establishments may operate on their own account or under contract to other establishments. They may produce complete projects or just parts of projects. Establishments often subcontract some or all of the work involved in a project. Establishments may produce new construction, or undertake repairs and renovations to existing structures.
Manufacturing	This sector comprises establishments primarily engaged in the physical or chemical transformation of materials or substances into new products. These products may be finished, in the sense that they are ready to be used or consumed, or semi-finished, in the sense of becoming a raw material for an establishment to use in further manufacturing. Related activities, such as the assembly of the component parts of manufactured goods; the blending of materials; and the finishing of manufactured products by dyeing, heat-treating, plating and similar operations are also treated as manufacturing activities. Manufacturing establishments are known by a variety of trade designations, such as plants, factories or mills.
Wholesale Trade	This sector comprises establishments primarily engaged in wholesaling merchandise and providing related logistics, marketing and support services. The wholesaling process is generally an intermediate step in the distribution of merchandise; many wholesalers are therefore organized to sell merchandise in large quantities to retailers, and business and institutional clients. However, some wholesalers, in particular those that supply non-consumer capital goods, sell merchandise in single units to final users. This sector recognizes two main types of wholesalers, that is, wholesale merchants and wholesale agents and brokers.
Retail Trade	The retail trade sector comprises establishments primarily engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise.
Transportation and Warehousing	This sector comprises establishments primarily engaged in transporting passengers and goods, warehousing and storing goods, and providing services to these establishments. The modes of transportation are road (trucking, transit and ground passenger), rail, water, air and pipeline. These are further subdivided according to the way in which businesses in each mode organize their establishments. National post office and courier establishments, which also transport goods, are included in this sector. Warehousing and storage establishments are subdivided according to the type of service and facility that is operated.
Information and Cultural Industries	This sector comprises establishments primarily engaged in creating and disseminating (except by wholesale and retail methods) information and cultural products, such as written works, musical works or recorded performances, recorded dramatic performances, software and information databases, or providing the means to disseminate them. Establishments that provide access to equipment and expertise to process information are also included. The main components of this sector are the publishing industries, including software publishing, the motion picture and sound recording industries, the broadcasting and telecommunications industries, and the information services and data processing industries.
Finance and Insurance	This sector comprises establishments primarily engaged in financial transactions (that is, transactions involving the creation, liquidation, or change in ownership of financial assets) or in facilitating financial transactions. Included are: establishments that are primarily engaged in financial intermediation, establishments that are primarily engaged in 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, 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; organizing and promoting religious activities; supporting various causes through grant-making, advocating (promoting) various social and political causes, and promoting and defending the interests of their members.
Public Administration	This sector comprises establishments primarily engaged in activities of a governmental nature, that is, the enactment and judicial interpretation of laws and their pursuant regulations, and the administration of programs based on them. Legislative activities, taxation, national defence, public order and safety, immigration services, foreign affairs and international assistance, and the administration of government programs are activities that are purely governmental in nature. Ownership is not a criterion for classification. Government owned establishments engaged in activities that are not governmental in nature are classified to the same industry as privately owned establishments engaged in similar activities.

Population and Employment Calculations Whitepaper

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

Population Methodology

Population

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

Units

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

Occupied Units

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

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

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

Occupied Units = Units / (1 - Vacancy rate)

Persons Per Unit (PPU)

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

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

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

Detached	3.9
Semi-Detached	3.6
Townhouses	3.1
Apartment	2.5

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

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

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

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

Total Population

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

Census Net Undercoverage

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

Total Population (inc. census undercoverage)

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

Additional Data

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

Employment Methodology

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

Employment

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

Full Time Employment

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

Part Time Employment

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

Adjusted Employment Factor

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

Home Based Employment Factor

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

Calculating Density and Gross Geographic Area

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

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