

Focus on Mississauga 2012

Atlas of the Downtown, Major Nodes
and Community Nodes

Rathwood / Applewood Community Node



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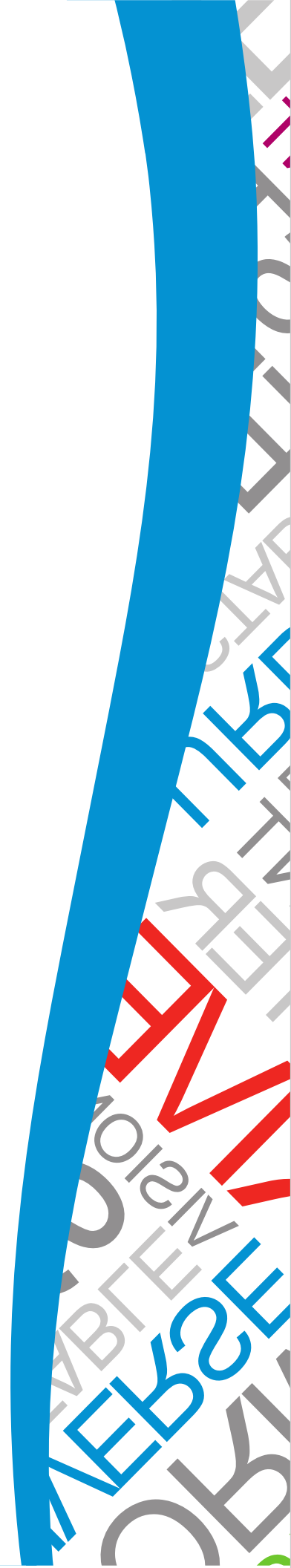
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This information product addresses the monitoring requirements of the New Mississauga Official Plan as it pertains to the Downtown, Major Nodes and Community Nodes (see sections 19.2, 5.3.1, 5.3.2, and 5.3.3) in accordance with the requirements set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

Index Map

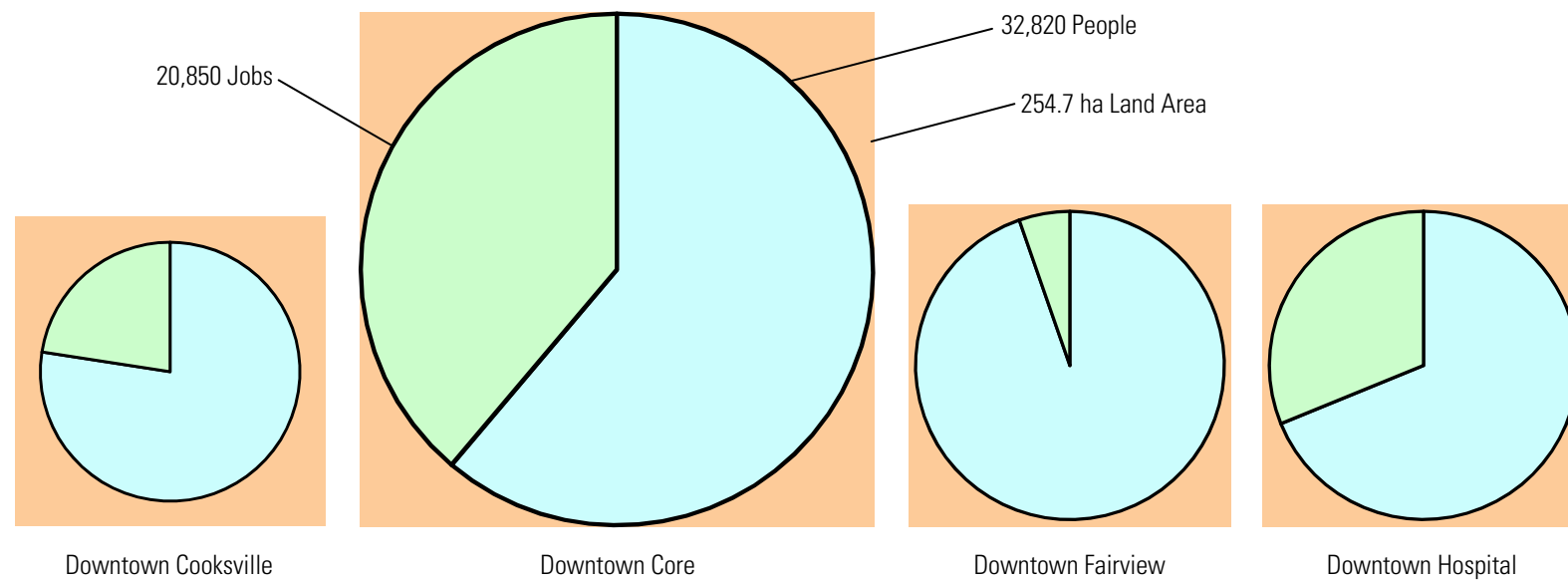


Index Map showing Downtown, Major Nodes, and Community Nodes

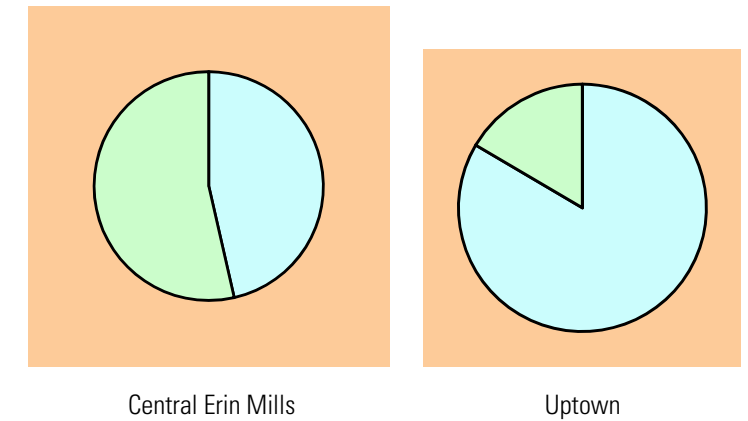


Land Area, People and Employment Comparison

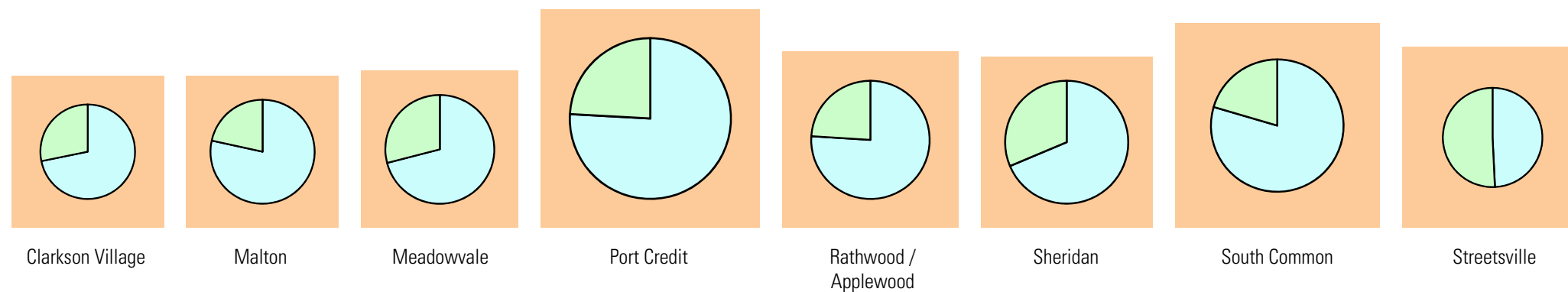
Downtown



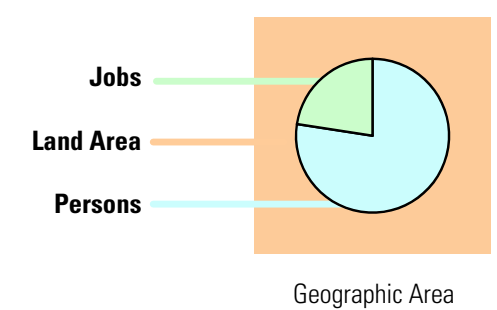
Major Nodes



Community Nodes



Legend



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Focus on Mississauga 2012

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.



Fast Facts

Land Area, Housing, Population, Employment

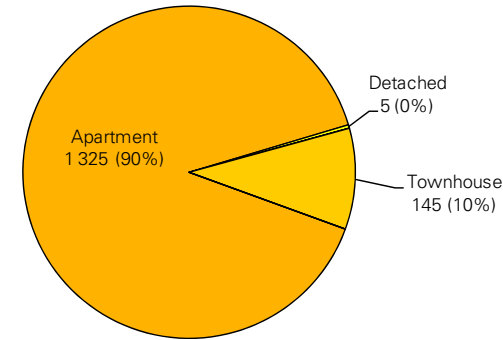
49.5	Area (ha) (122.3 acres)
1 480	Residential Units
3 800	Population (inc. census undercount)
1 200	Employment (inc. home based businesses)
167	Business Sites (7 vacant business sites)

Existing Land Use

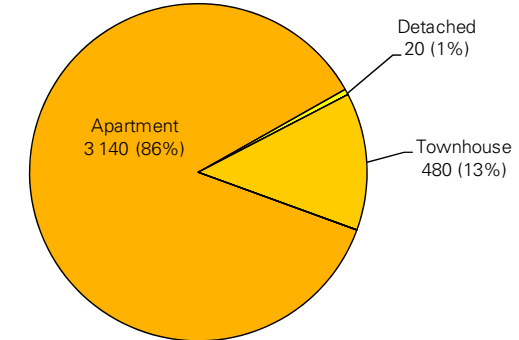
	ha	acres	percentage
Residential	14.0	34.7	28%
Mixed Residential / Retail	0.0	0.0	0%
Office	1.5	3.7	3%
Public / Institutional / Other	5.4	13.4	11%
Retail / Commercial	13.0	32.1	26%
Industrial	0.0	0.0	0%
Open Space	4.0	9.9	8%
Transportation Right-of-Way / Walkway	11.4	28.2	23%
Parking	0.0	0.0	0%
Others	0.0	0.0	0%
Vacant	0.1	0.2	0%
Total	49.5	122.3	100%

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

Businesses and Employees by Sector

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%
Total	100%	100%

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



Official Plan Targets



Density

101.0 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

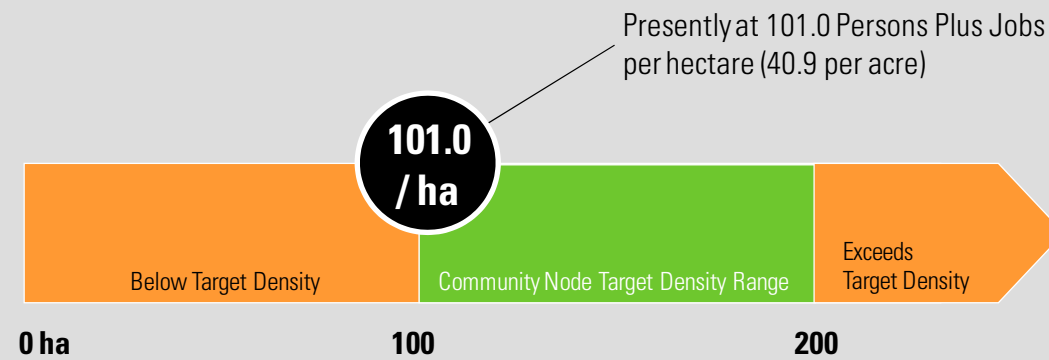
At a current density of 101.0, the Rathwood-Applewood Community Node falls within the target density range (residents and jobs combined per gross hectare) of 100 to 200.

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.

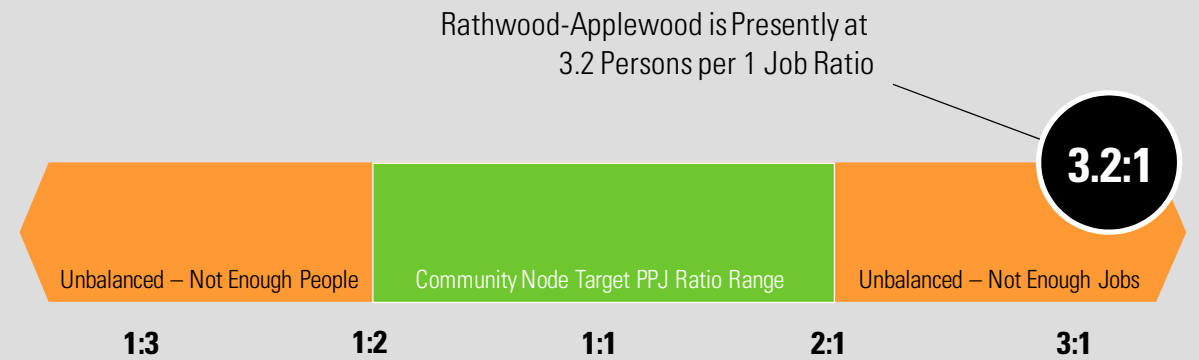
There are currently a couple of development applications in the Rathwood-Applewood community node that are in progress and could add approximately 1170 m² (12 600 sq. ft) of retail/commercial space.

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

Density

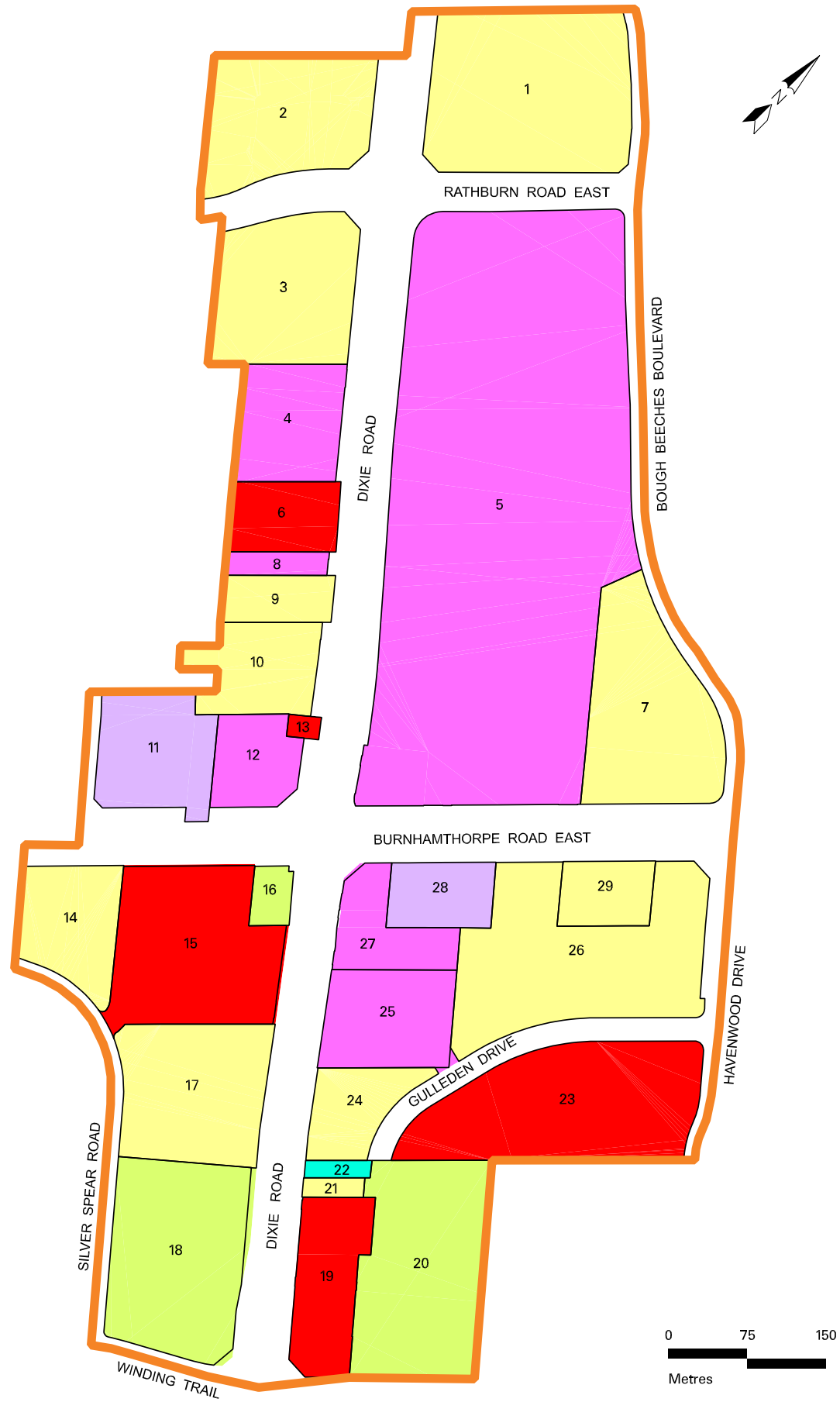


Persons Plus Jobs Ratio

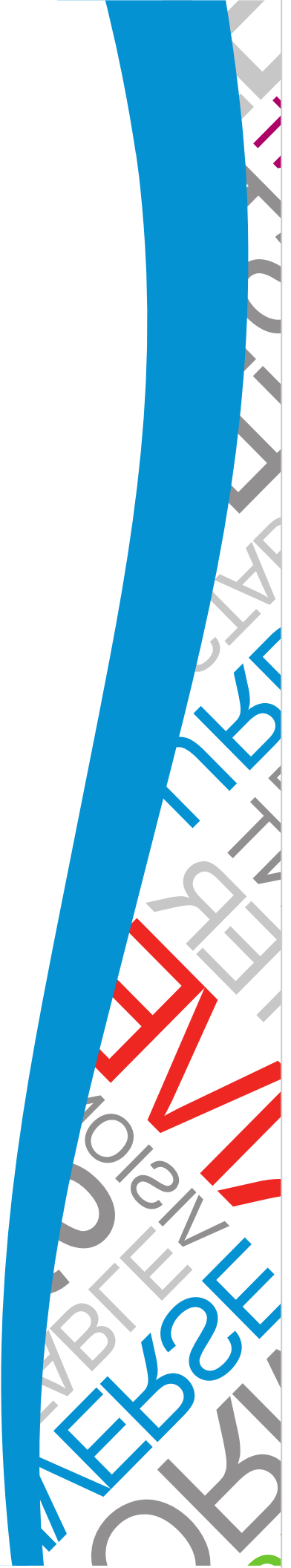
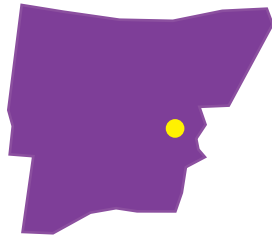


Existing Land Use

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

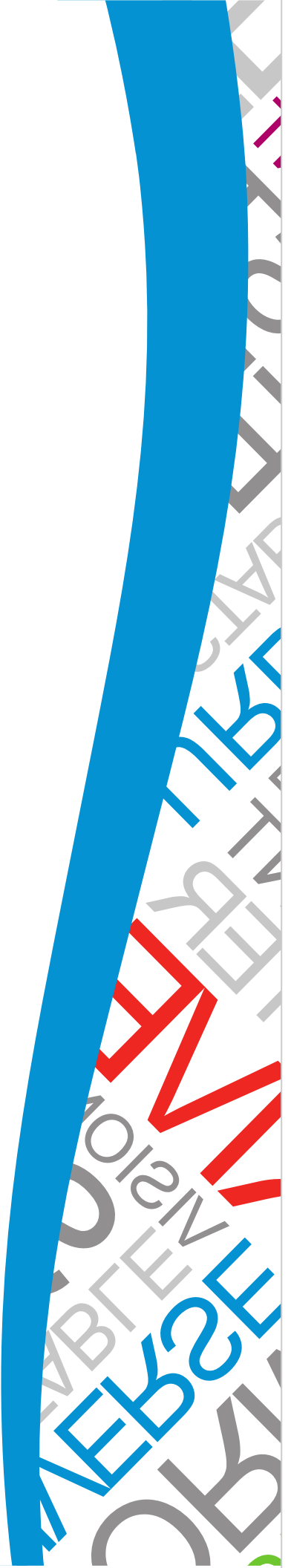
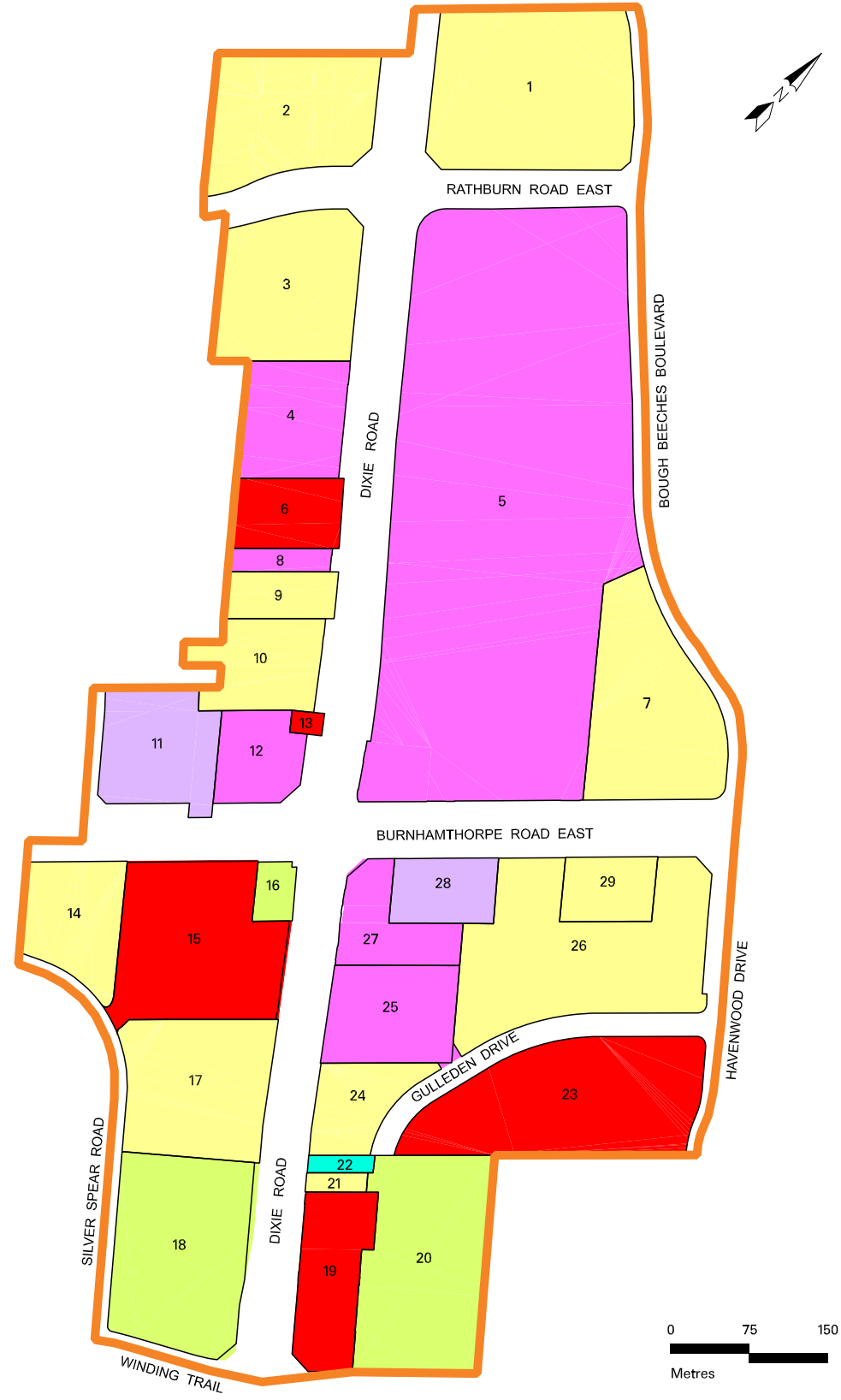
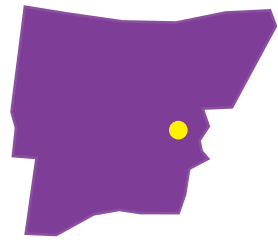


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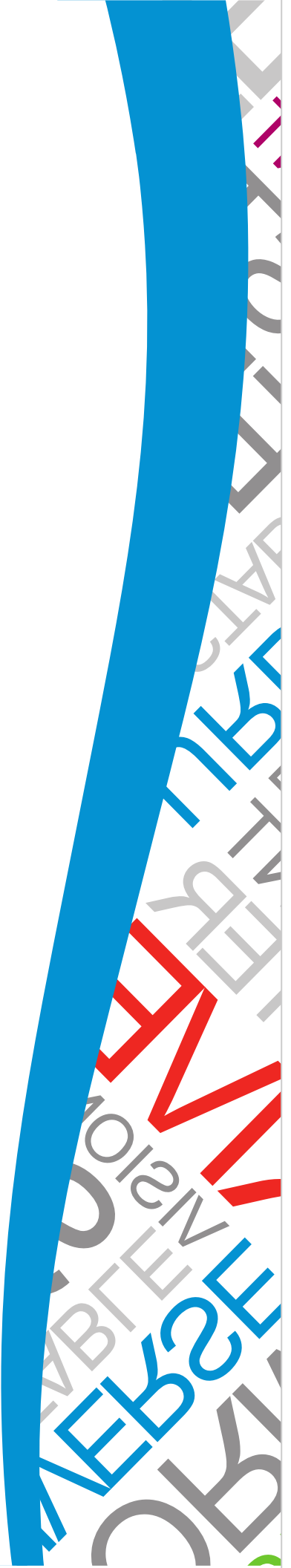
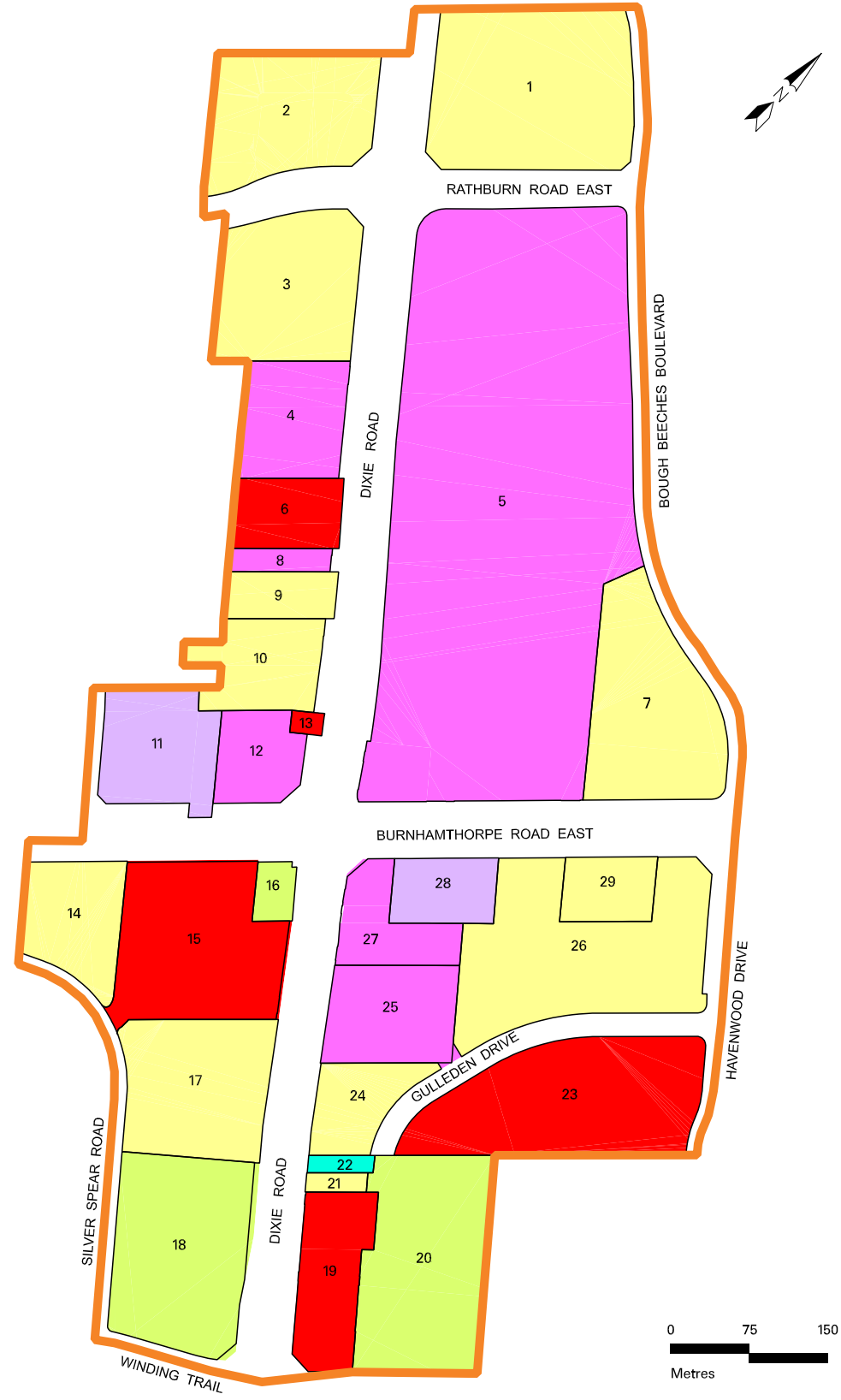
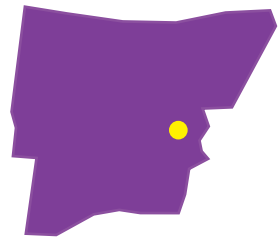
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- Others



Existing Land Use

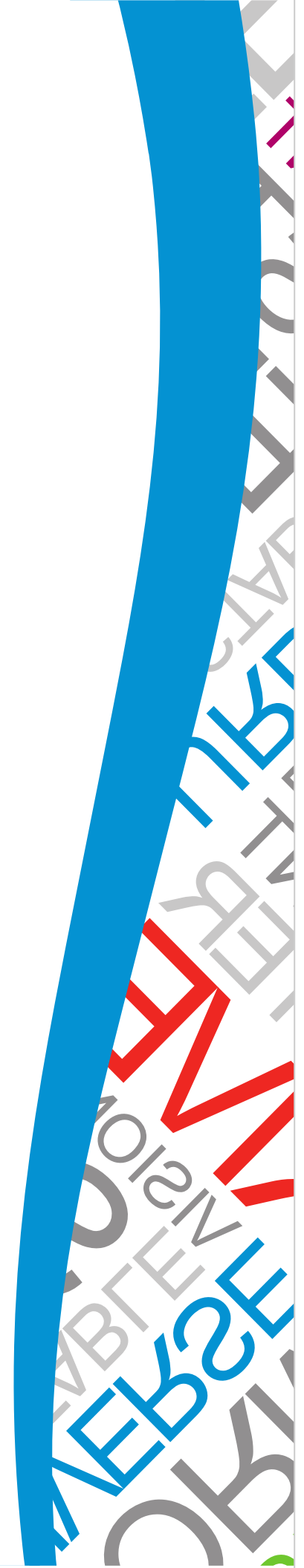
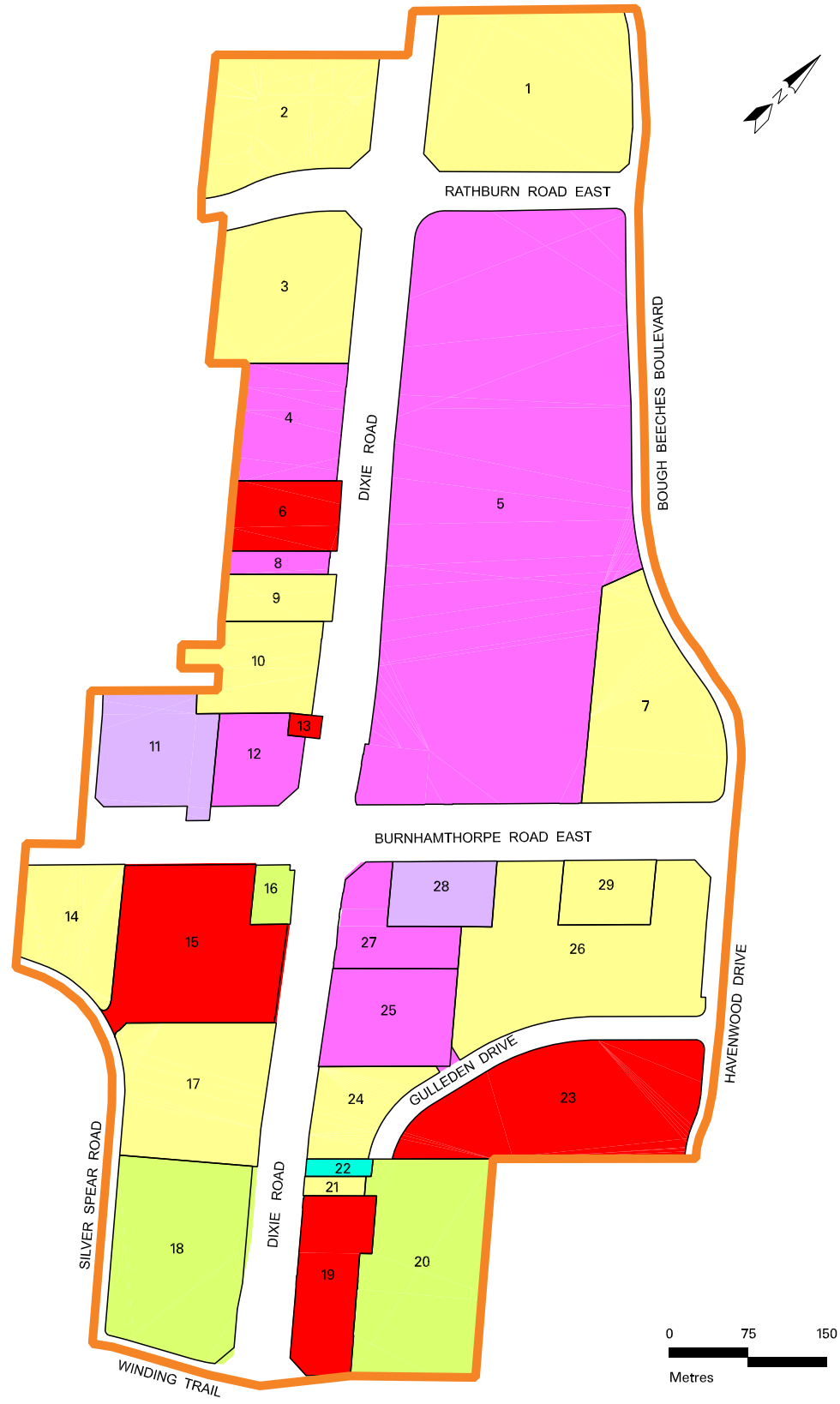
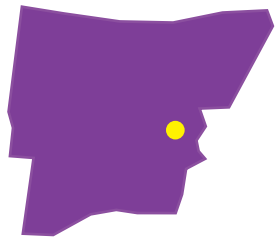
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- Open Space
- Parking / Other
- Others

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Data Definitions, Sources and Notes

Data Point	Source
Jobs	Mississauga Employment Database 2010
People	Mississauga Multiple Unit Inventory (December 2010) and Existing Land Use Survey Fall 2010
Existing Land Use	Existing Land Use Survey Fall 2010
OP Designation	Mississauga Official Plan Designation as of September 2011
Zoning	Mississauga Zoning Bylaw September 2011
Development Application	MAX October 2011
Heritage Status	MAX October 2011

Official Plan Designations

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

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

Residential Unit Types

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

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



Sector	Description
Agriculture, Forestry, Fishing and Hunting	This sector comprises establishments primarily engaged in growing crops, raising animals, harvesting timber, harvesting fish and other animals from their natural habitats and providing related support activities. Establishments primarily engaged in agricultural research or that supply veterinary services are not included in this sector.
Mining, Quarrying and Oil and Gas Extraction	This sector comprises establishments primarily engaged in extracting naturally occurring minerals. These can be solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gas. Establishments engaged in exploration for minerals, development of mineral properties and mining operations are included in this sector.
Utilities	This sector comprises establishments primarily engaged in operating electric, gas and water utilities. These establishments generate, transmit, control and distribute electric power; distribute natural gas; treat and distribute water; operate sewer systems and sewage treatment facilities; and provide related services, generally through a permanent infrastructure of lines, pipes and treatment and processing facilities.
Construction	This sector comprises establishments primarily engaged in constructing, repairing and renovating buildings and engineering works, and in subdividing and developing land. These establishments may operate on their own account or under contract to other establishments. They may produce complete projects or just parts of projects. Establishments often subcontract some or all of the work involved in a project. Establishments may produce new construction, or undertake repairs and renovations to existing structures.
Manufacturing	This sector comprises establishments primarily engaged in the physical or chemical transformation of materials or substances into new products. These products may be finished, in the sense that they are ready to be used or consumed, or semi-finished, in the sense of becoming a raw material for an establishment to use in further manufacturing. Related activities, such as the assembly of the component parts of manufactured goods; the blending of materials; and the finishing of manufactured products by dyeing, heat-treating, plating and similar operations are also treated as manufacturing activities. Manufacturing establishments are known by a variety of trade designations, such as plants, factories or mills.
Wholesale Trade	This sector comprises establishments primarily engaged in wholesaling merchandise and providing related logistics, marketing and support services. The wholesaling process is generally an intermediate step in the distribution of merchandise; many wholesalers are therefore organized to sell merchandise in large quantities to retailers, and business and institutional clients. However, some wholesalers, in particular those that supply non-consumer capital goods, sell merchandise in single units to final users. This sector recognizes two main types of wholesalers, that is, wholesale merchants and wholesale agents and brokers.
Retail Trade	The retail trade sector comprises establishments primarily engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise.
Transportation and Warehousing	This sector comprises establishments primarily engaged in transporting passengers and goods, warehousing and storing goods, and providing services to these establishments. The modes of transportation are road (trucking, transit and ground passenger), rail, water, air and pipeline. These are further subdivided according to the way in which businesses in each mode organize their establishments. National post office and courier establishments, which also transport goods, are included in this sector. Warehousing and storage establishments are subdivided according to the type of service and facility that is operated.
Information and Cultural Industries	This sector comprises establishments primarily engaged in creating and disseminating (except by wholesale and retail methods) information and cultural products, such as written works, musical works or recorded performances, recorded dramatic performances, software and information databases, or providing the means to disseminate them. Establishments that provide access to equipment and expertise to process information are also included. The main components of this sector are the publishing industries, including software publishing, the motion picture and sound recording industries, the broadcasting and telecommunications industries, and the information services and data processing industries.
Finance and Insurance	This sector comprises establishments primarily engaged in financial transactions (that is, transactions involving the creation, liquidation, or change in ownership of financial assets) or in facilitating financial transactions. Included are: establishments that are primarily engaged in financial intermediation, establishments that are primarily engaged in the pooling of risk by underwriting annuities and insurance and establishments that are primarily engaged in providing specialized services that facilitate or support financial intermediation, insurance and employee benefit programs.
Real Estate and Rental and Leasing	This sector comprises establishments primarily engaged in renting, leasing or otherwise allowing the use of tangible or intangible assets. Establishments primarily engaged in managing real estate for others; selling, renting and/or buying of real estate for others; and appraising real estate, are also included.
Professional, Scientific and Technical Services	This sector comprises establishments primarily engaged in activities in which human capital is the major input. These establishments make available the knowledge and skills of their employees, often on an assignment basis. The individual industries of this sector are defined on the basis of the particular expertise and training of the service provider. The main components of this sector are legal services industries, accounting and related services industries, architectural, engineering and related services industries, surveying and mapping services industries, design services industries, management, scientific and technical consulting services industries, scientific research and development services industries, and advertising services industries.
Management of Companies and Enterprises	This industry comprises establishments primarily engaged in managing companies and enterprises and/or holding the securities or financial assets of companies and enterprises, for the purpose of owning a controlling interest in them and/or influencing their management decisions. They may undertake the function of management, or they may entrust the function of financial management to portfolio managers.
Administrative and Support, Waste Management and Remediation Services	This sector comprises two different types of establishments: those primarily engaged in activities that support the day-to-day operations of other organizations; and those primarily engaged in waste management activities. The first type of establishment is engaged in activities such as administration, hiring and placing personnel, preparing documents, taking orders from clients, collecting payments for claims, arranging travel, providing security and surveillance, cleaning buildings, and packaging and labelling products. These activities are often undertaken, in-house, by establishments found in many sectors of the economy. Waste management establishments are engaged in the collection, treatment and disposal of waste material, the operation of material recovery facilities, the remediation of polluted sites and the cleaning of septic tanks.
Educational Services	This sector comprises establishments primarily engaged in providing instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities and training centres. These establishments may be privately owned and operated, either for profit or not, or they may be publicly owned and operated. They may also offer food and accommodation services to their students.
Health Care and Social Assistance	This sector comprises establishments primarily engaged in providing health care by diagnosis and treatment, providing residential care for medical and social reasons, and providing social assistance, such as counselling, welfare, child protection, community housing and food services, vocational rehabilitation and child care, to those requiring such assistance.
Arts, Entertainment and Recreation	This sector comprises establishments primarily engaged in operating facilities or providing services to meet the cultural, entertainment and recreational interests of their patrons. These establishments produce, promote or participate in live performances, events or exhibits intended for public viewing; provide the artistic, creative and technical skills necessary for the production of artistic products and live performances; preserve and exhibit objects and sites of historical, cultural or educational interest; and operate facilities or provide services that enable patrons to participate in sports or recreational activities or pursue amusement, hobbies and leisure-time interests.
Accommodation and Food Services	This sector comprises establishments primarily engaged in providing short-term lodging and complementary services to travellers, vacationers and others, in facilities such as hotels, motor hotels, resorts, motels, casino hotels, bed and breakfast accommodation, housekeeping cottages and cabins, recreational vehicle parks and campgrounds, hunting and fishing camps, and various types of recreational and adventure camps. This sector also comprises establishments primarily engaged in preparing meals, snacks and beverages, to customer order, for immediate consumption on and off the premises.
Other Services (except Public Administration)	This sector comprises establishments, not classified to any other sector, primarily engaged in repairing, or performing general or routine maintenance, on motor vehicles, machinery, equipment and other products to ensure that they work efficiently; providing personal care services, funeral services, laundry services and other services to individuals, such as pet care services and photo finishing services; organizing and promoting religious activities; supporting various causes through grant-making, advocating (promoting) various social and political causes, and promoting and defending the interests of their members.
Public Administration	This sector comprises establishments primarily engaged in activities of a governmental nature, that is, the enactment and judicial interpretation of laws and their pursuant regulations, and the administration of programs based on them. Legislative activities, taxation, national defence, public order and safety, immigration services, foreign affairs and international assistance, and the administration of government programs are activities that are purely governmental in nature. Ownership is not a criterion for classification. Government owned establishments engaged in activities that are not governmental in nature are classified to the same industry as privately owned establishments engaged in similar activities.



Population and Employment Calculations Whitepaper

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

Population Methodology

Population

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

Units

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

Occupied Units

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

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

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

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

Persons Per Unit (PPU)

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

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

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

Detached	3.9
Semi-Detached	3.6
Townhouses	3.1
Apartment	2.5

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

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

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

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

Total Population

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

Census Net Undercoverage

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

Total Population (inc. census undercoverage)

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



Additional Data

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

Employment Methodology

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

Employment

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

Full Time Employment

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

Part Time Employment

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

Adjusted Employment Factor

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

Home Based Employment Factor

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

Calculating Density and Gross Geographic Area

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

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official plan
Monitoring

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