

Focus on Mississauga 2012

Atlas of the Downtown, Major Nodes
and Community Nodes

Sheridan 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

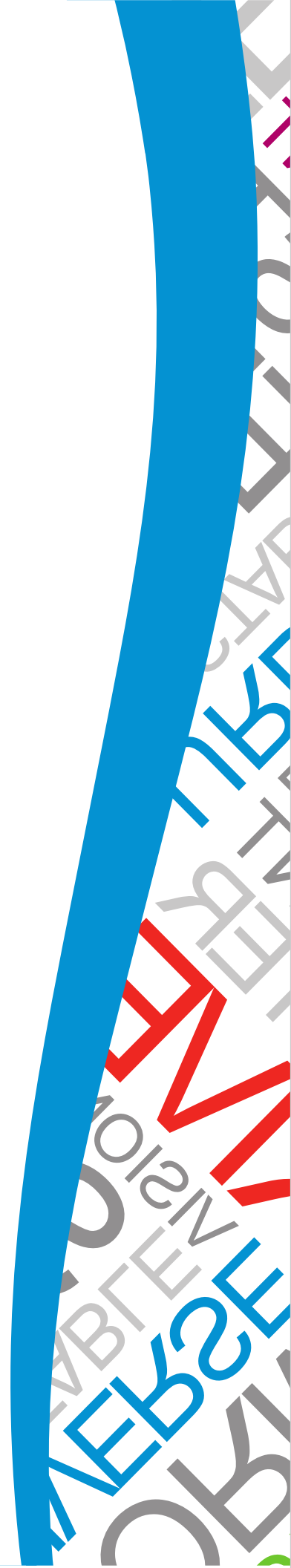
Data Definitions, Notes and Sources	pg 16-1
Whitepaper	pg 17-1
Photo Credits	pg 18-1

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

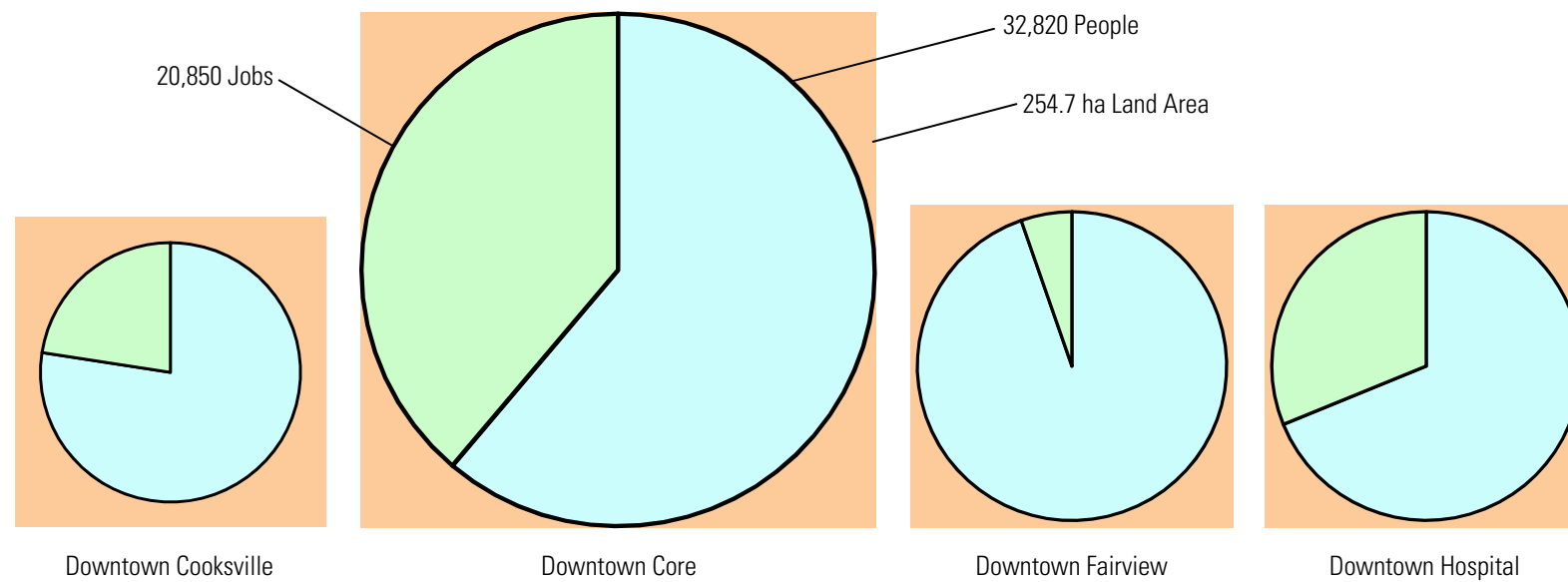


Index Map showing Downtown, Major Nodes, and Community Nodes

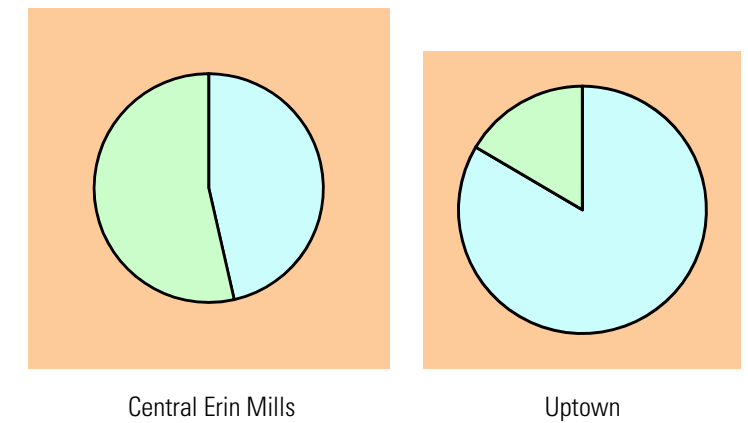


Land Area, People and Employment Comparison

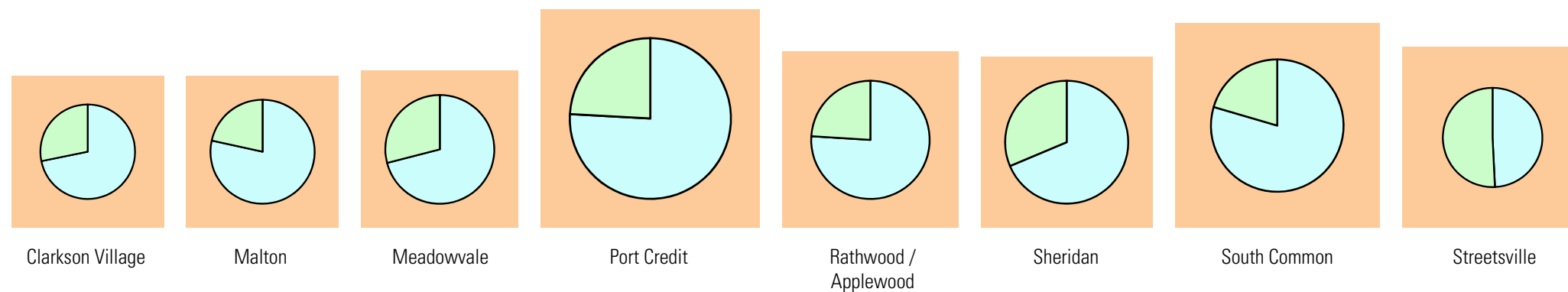
Downtown



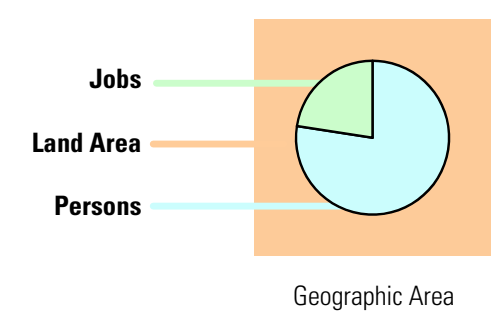
Major Nodes



Community Nodes



Legend



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Focus on Mississauga 2012

Sheridan Community Node

History

The area within and surrounding the Sheridan Community Node was originally designated for commercial, residential, industrial, open space and golf course uses in the Township of Toronto Planning Area Official Plan in 1953. The lands within and surrounding the Sheridan Community Node, up until 1965, were mainly used for farming purposes, with a few orchards. It was not until 1967-68 that the United Land Corporation planned and built the current residential community. Sheridan Mall was built in 1968 and the surrounding community has evolved into a stable neighbourhood, with the mall at its core.

Present Day

The Sheridan Community Node is located within the Sheridan neighbourhood and is focused around Sheridan Mall. The node is a stable area that contains a mix of apartments, office and commercial uses primarily located within the mall. The mall has undergone recent redevelopment to include new office space.

In the City Council adopted Mississauga Official Plan (September 2010), (<http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan>) Sheridan 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. Future infill and redevelopment opportunities exist and could include a wider variety of housing that provide the opportunity for more of a main street presence along Erin Mills Parkway.

This would allow for more pedestrian-oriented development and allow for more accessible transit and active transportation options. Also, there is a need for future office growth within the node and adjacent to the Erin Mills Parkway and QEW interchange.



Fast Facts

Land Area, Housing, Population, Employment

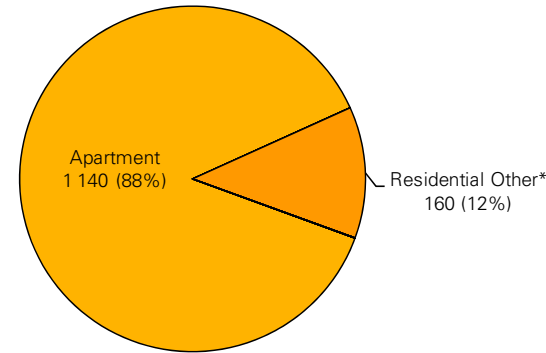
47.1	Area (ha) (116.5 acres)
1 300	Residential Units
3 700	Population (inc. census undercount)
1 690	Employment (inc. home based businesses)
189	Business Sites (29 vacant business sites)

Existing Land Use

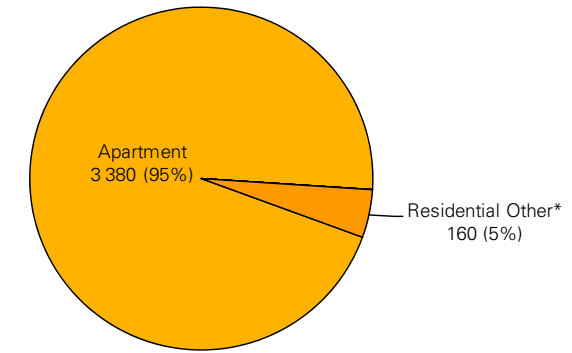
	ha	acres	percentage
Residential	10.8	26.7	22.8%
Mixed Residential / Retail	0.0	0.0	0.0%
Office	4.1	10.1	8.7%
Public / Institutional / Other	0.0	0.0	0.0%
Retail / Commercial	14.0	34.7	29.7%
Industrial	0.0	0.0	0.0%
Open Space	0.0	0.0	0.0%
Transportation Right-of-Way / Walkway	17.5	43.3	37.0%
Parking	0.7	1.7	1.4%
Others	0.0	0.0	0.0%
Vacant	0.2	0.5	0.4%
Total	47.1	116.9	100.0%

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	13%	14%
Administrative and Support, Waste Management and Remediation Services	2%	4%
Agriculture, Forestry, Fishing and Hunting	0%	0%
Arts, Entertainment and Recreation	2%	1%
Construction	0%	0%
Educational Services	3%	1%
Finance and Insurance	4%	31%
Health Care and Social Assistance	15%	18%
Information and Cultural Industries	1%	0%
Management of Companies and Enterprises	0%	0%
Manufacturing	1%	0%
Mining, Quarrying, and Oil and Gas Extraction	0%	0%
Other Services (except Public Administration)	11%	3%
Professional, Scientific and Technical Services	9%	3%
Public Administration	1%	0%
Real Estate and Rental and Leasing	3%	1%
Retail Trade	32%	22%
Transportation and Warehousing	1%	0%
Utilities	0%	0%
Wholesale Trade	2%	0%
Unknown	1%	1%
Total	100%	100%

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



Official Plan Targets



Density

114.4 Persons and Jobs/ha (46.3/acre)

78.6 Persons/ha (31.8/acre)

35.9 Jobs/ha (14.5/acre)

About this Information

Section 5.3 of the City Council adopted Mississauga Official Plan recognizes different functional areas in the city and organizes the city into six City Structure elements. Further, it provides guidance regarding density, height, population and employment.

Section 5.3.3.4 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

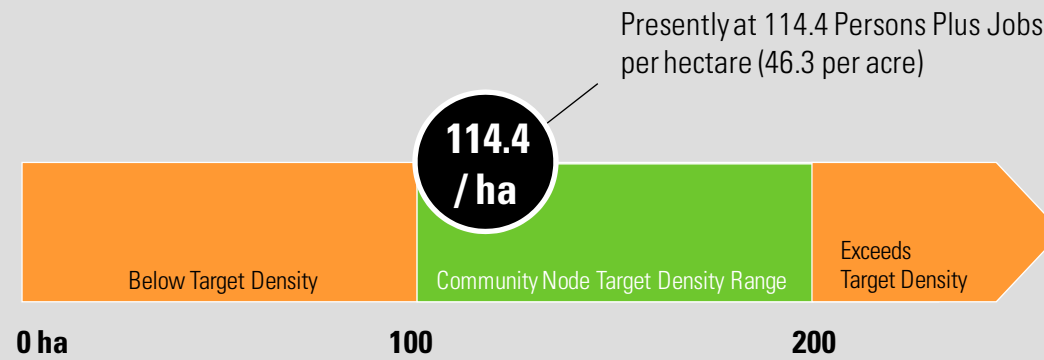
At a current density of 114.4, the Sheridan Community Node falls within the target density range (residents and jobs combined per gross hectare) of 100 to 200.

At a current PPJ of 2.2:1, the Sheridan Community Node does not fall within the target population to employment range of 1:2 to 2:1. Future developments that support more jobs are needed to meet this target range.

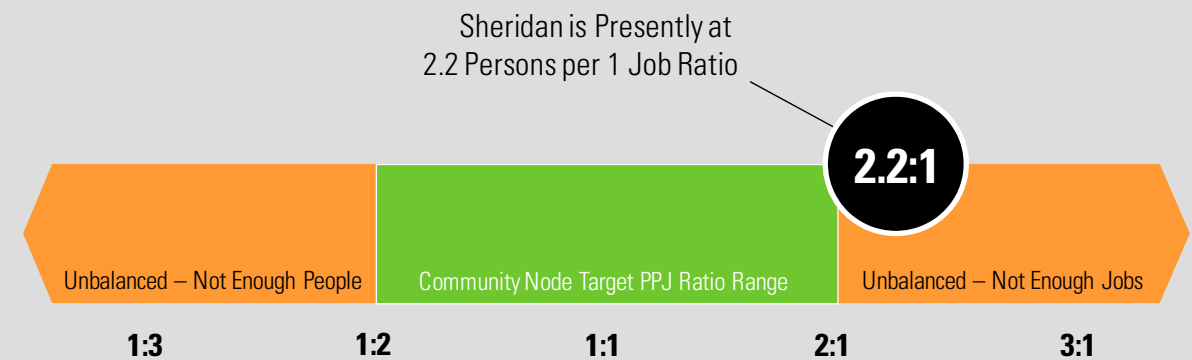
There are currently no development applications in progress in the Sheridan Community Node.

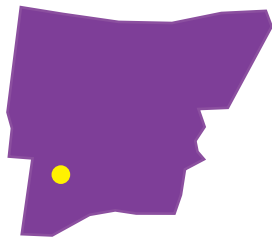
Note - Development applications that have been approved but yet developed are not included in the in progress development application list.

Density



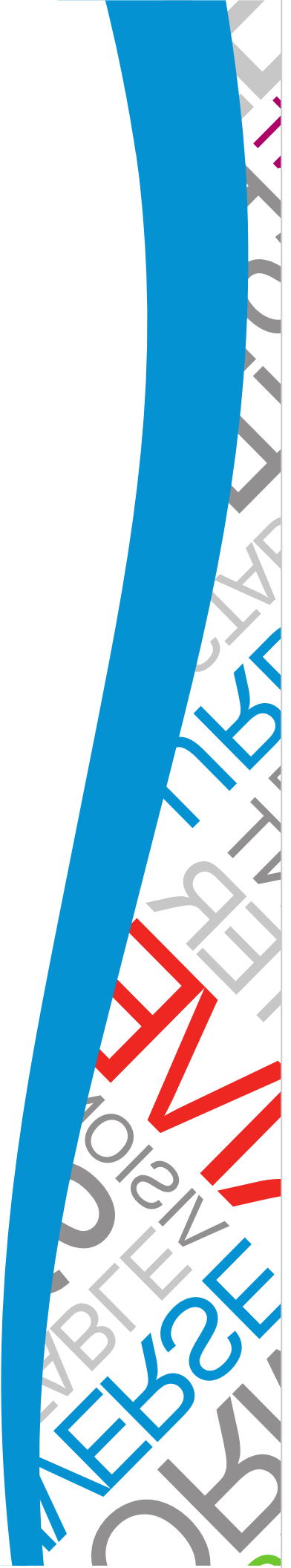
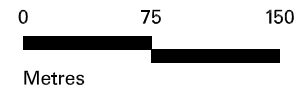
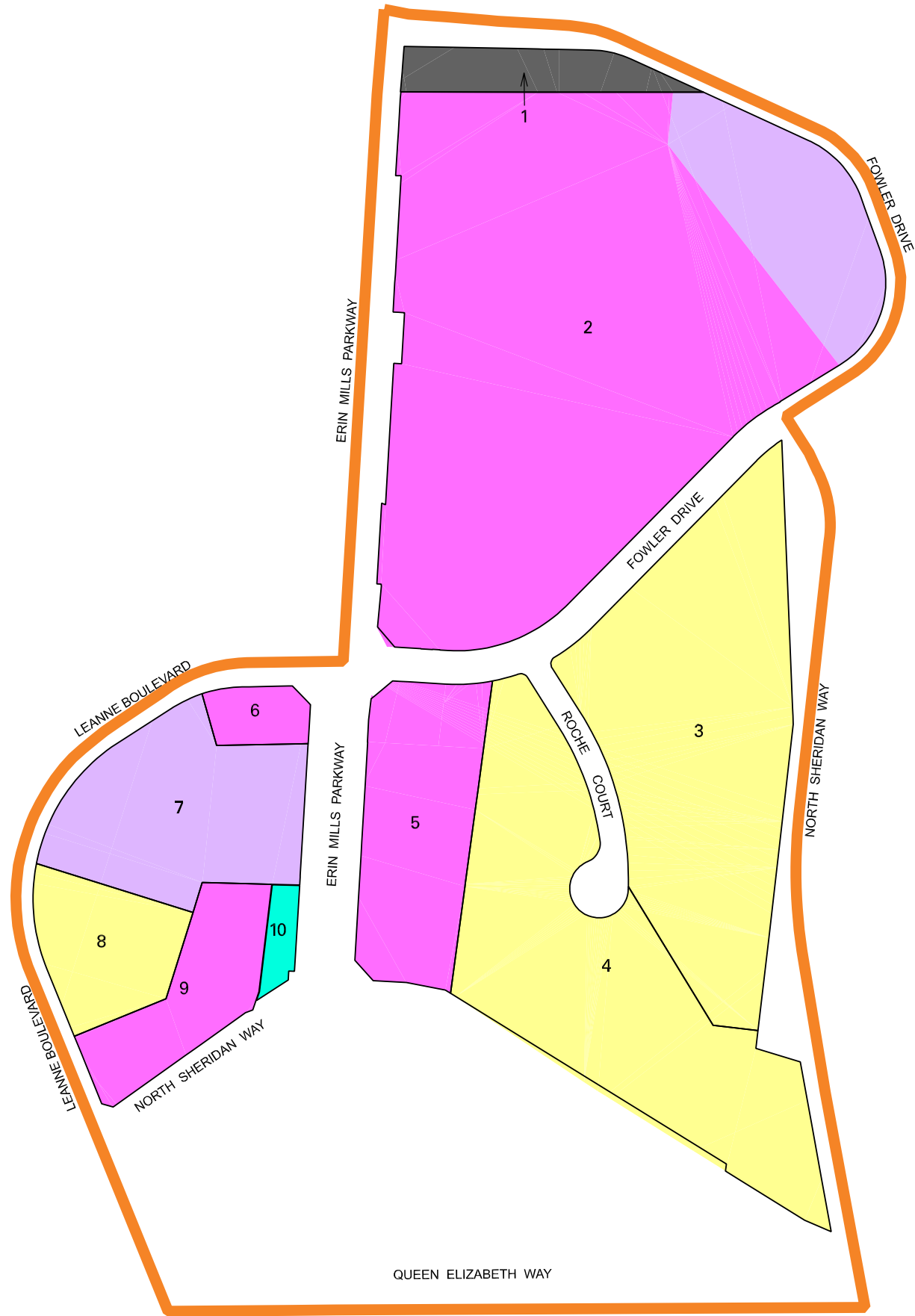
Persons Plus Jobs Ratio





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



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	0.67	1.66	PKG	UT	U																
2	12.33	30.47	OFF, RET1	MU	C3			2285 ERIN MILLS PKY 2255 ERIN MILLS PKY 2225 ERIN MILLS PKY 2215 ERIN MILLS PKY 1925 FOWLER DR					2225 Erin Mills Pky	2	20246	217928					
																		Juli	1-4	Retail Trade	
																		The Source by Circuit City	1-4	Retail Trade	
																		Payless ShoeSource's	1-4	Retail Trade	
																		Black's Photography	1-4	Retail Trade	
																		Cleo's and Ricki's	1-4	Retail Trade	
																		Running Room, The	1-4	Retail Trade	
																		Artist's Place	1-4	Other Services (except Public Administration)	
																		Fabric House	1-4	Retail Trade	
																		Quinn's Stationary	1-4	Retail Trade	
																		Bluenotes Outlet	5-9	Retail Trade	
																		Meadowvale Furniture	1-4	Retail Trade	
																		Cart Wheels	1-4	Real Estate and Rental and Leasing	
																		Gateway Newstands	1-4	Retail Trade	
																		Laura Secord	1-4	Accommodation and Food Services	
																		Attitude	1-4	Professional, Scientific and Technical Services	
																		Key Hole, The	1-4	Retail Trade	
																		Reitmans	1-4	Retail Trade	
																		Perfect Balance, The - Canada's Nutrition Centres	1-4	Retail Trade	
																		Mr. Sub	1-4	Accommodation and Food Services	
																		Cellphone Accessories	1-4	Retail Trade	
																		B.G Seas Travel	1-4	Administrative and Support, Waste Management and Remediation Services	
																		Papi Rico's	1-4	Accommodation and Food Services	
																		La Florist	1-4	Retail Trade	
																		The Wine Rack	1-4	Retail Trade	
																		Sheridan Eye Exam Clinic	1-4	Health Care and Social Assistance	
																		Infoplacement Centre Ltd.	1-4	Retail Trade	
																		Salon Viba	1-4	Other Services (except Public Administration)	
																		Walking On A Cloud	1-4	Retail Trade	
																		Tan Jay	1-4	Retail Trade	
																		Nails For You	1-4	Other Services (except Public Administration)	
																		Tax Wide	1-4	Professional, Scientific and Technical Services	
																		Sheridan Health	1-4	Health Care and Social Assistance	
																		Trade Secrets	1-4	Other Services (except Public Administration)	
																		Dentistry @ Sheridan Dental	1-4	Health Care and Social Assistance	
																		Stitch It	1-4	Other Services (except Public Administration)	
																		Drive for Life	1-4	Educational Services	
																		Eye C U Optical	1-4	Retail Trade	
																		Paragon Security	5-9	Administrative and Support, Waste Management and Remediation Services	
																		Lenscrafters	5-9	Retail Trade	
																		Taco Bell/ KFC	20-49	Accommodation and Food Services	
																		Shoppers Drug Mart	20-49	Retail Trade	
																		Metro	100-299	Retail Trade	
																		Apple Jack's	10-19	Accommodation and Food Services	
																		West GTA Endoscopy	10-19	Health Care and Social Assistance	
																		Toys N Games	10-19	Retail Trade	
																		Mademoiselle Women Fitness Club	10-19	Arts, Entertainment and Recreation	
																		Pizza Pizza	5-9	Accommodation and Food Services	
																		Young Drivers of Canada	5-9	Educational Services	
																		LightSpeed Physiotherapy Inc.	1-4	Health Care and Social Assistance	
																		Sheridan Branch Library	5-9	Information and Cultural Industries	
																		Scotiabank	20-49	Finance and Insurance	
																		MTD-Drivers & Vehicles Licenses	5-9	Public Administration	
																		Everything For A Dollar	5-9	Retail Trade	
																		Emilian Jewellers	5-9	Retail Trade	
																		Veronese Hair Design	5-9	Other Services (except Public Administration)	
																		Bell World	5-9	Retail Trade	

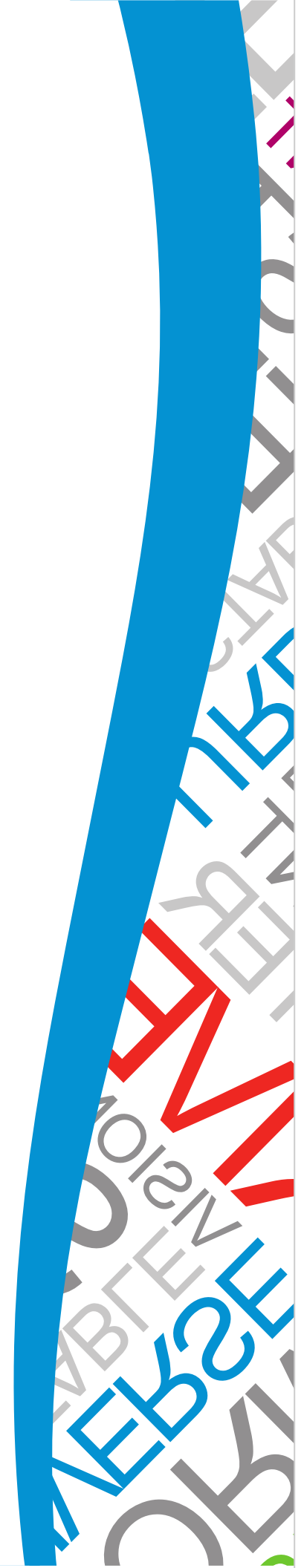
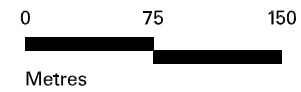
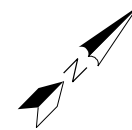
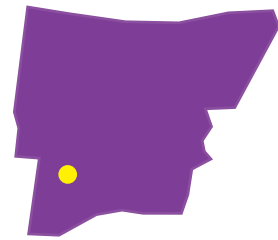
A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.





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

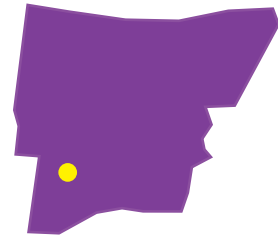


Land, Buildings, People and Jobs

LAND									BUILDINGS				PEOPLE			JOBS				
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									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys						
2																		Bentley	5-9	Retail Trade
																		Oxford Street Ladies Boutique	1-4	Retail Trade
																		Society	1-4	Retail Trade
																		Fortune Wok	1-4	Accommodation and Food Services
																		Sheridan Centre Management	5-9	Real Estate and Rental and Leasing
																		Community Room	NA	Arts, Entertainment and Recreation
																		Allan Shulman & Associates	1-4	Professional, Scientific and Technical Services
																		Gazebo	1-4	Retail Trade
																		Papi Rico's Pizza	1-4	Accommodation and Food Services
																		Star Shoes	1-4	Retail Trade
																		Sheridan Computers	1-4	Retail Trade
																		Lennox - Cosmopolitan Mechanical	1-4	Professional, Scientific and Technical Services
																		Sheridan Custom Cleaners	1-4	Other Services (except Public Administration)
																		Peplos Designer Clothing	NA	Retail Trade
																		Fido	NA	Retail Trade
																		Tim Hortons	20-49	Accommodation and Food Services
																		Agilon Financial	NA	Finance and Insurance
																		Polycultural Immigrant & Community Services	20-49	Health Care and Social Assistance
																		Vacant	NA	No description on record
																		Vacant	NA	No description on record
																		Vacant	NA	No description on record
																		Vacant	NA	No description on record
																		Vacant	NA	No description on record
																		Royal & SunAlliance Insurance Co.	300-499	Finance and Insurance
																		Zellers	20-49	Retail Trade
																		McDonald's	20-49	Accommodation and Food Services
																		Government of Canada-OCPU	20-49	Public Administration
																		Unknown Occupant	NA	No description on record
																		FMHN Electronics	1-4	Retail Trade
																		Alisha Jeans	1-4	Retail Trade
																		Baby's Palace, The	1-4	Retail Trade
																		Aria Home Collection	1-4	Retail Trade
																		Coles	1-4	Retail Trade
																		Eye Care Place	1-4	Retail Trade
																		Itar Shoe Repair	1-4	Other Services (except Public Administration)
																		Picture Source Framing	1-4	Retail Trade
																		Zaysha	1-4	Retail Trade
																		Tracks	1-4	Retail Trade
																		SunShine Rugs	1-4	Retail Trade
3	4.95	12.24	RES4	HD	RA2-2, RA4-2			2121 ROCHE CRT	2111 Roche Crt	7	12656	136229		Apartment	166	492				
								2111 ROCHE CRT	2121 Roche Crt	8	12166	130955		Apartment	166	492				
								1980 FOWLER DR	1980 Fowler Dr	14	12160	130890		Apartment	130	385				
								1970 FOWLER DR	1970 Fowler Dr	14	12160	130890		Apartment	112	332				
4	4.67	11.54	RES4	HD	RA4-3B, RA1-2, RA3-2			2200 ROCHE CRT	2095 Roche Crt	4	19720	212266		Apartment	91	270				
								2150 ROCHE CRT	2150 Roche Crt	12	8625	92840		Apartment	150	445				
								2095 ROCHE CRT	1900 North Sheridan Way	13	13332	143506		Apartment	142	421				
								1900 NORTH SHERIDAN WAY	2200 Roche Crt	12	15660	168564		Apartment	184	546				
5	1.99	4.93	RET2 RET1	MVC, MU	C5-20, C3			2165 ERIN MILLS PKY										Mont Fort Grill House	5-9	Accommodation and Food Services
								1944 FOWLER DR										Vacant	NA	No description on record
								1930 FOWLER DR										Vacant	NA	No description on record
								1910 FOWLER DR										Pizza Hut	5-9	Accommodation and Food Services
								1900 FOWLER DR										Dental Office - Dr. B. DeMarchi	5-9	Health Care and Social Assistance
																		Subway	5-9	Accommodation and Food Services
																		Dental Office	5-9	Health Care and Social Assistance
																		Shell	5-9	Retail Trade
																		Vacant	NA	No description on record
																		Snap Fitness	1-4	Arts, Entertainment and Recreation

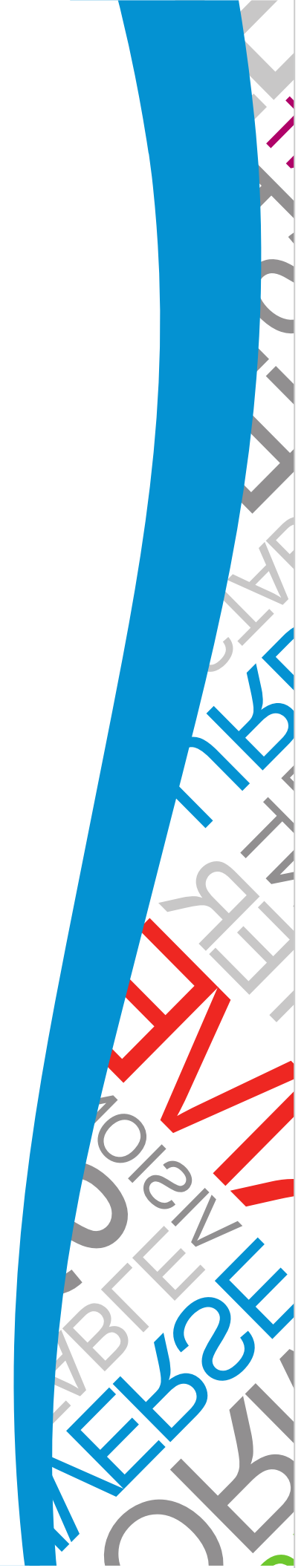
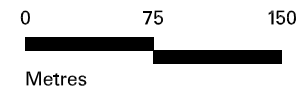
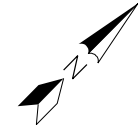
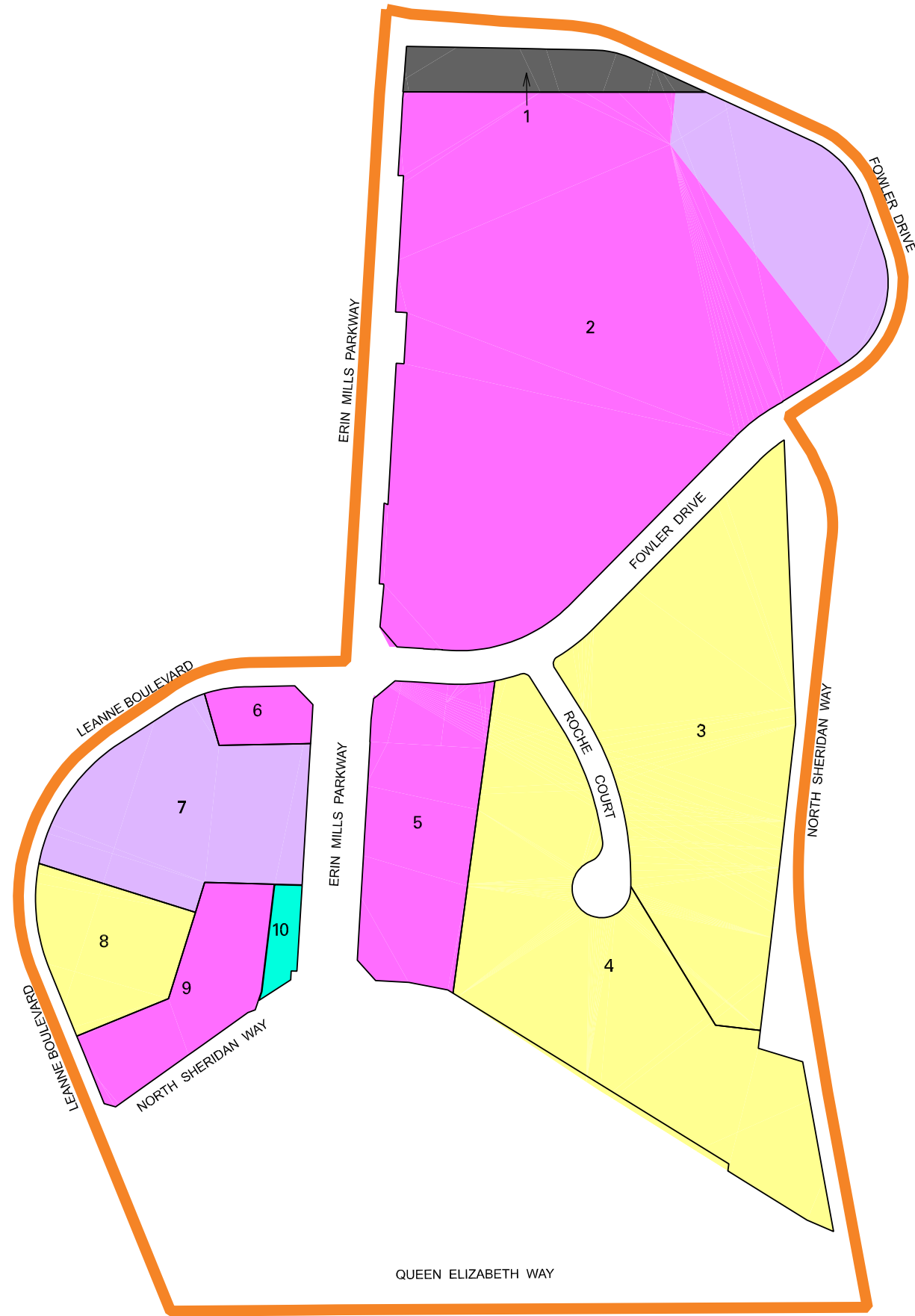
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									Building Address	# of Storeys	GFA (sq. m.)	GFA (sq. ft.)	Building Address	# of Storeys	GFA (sq. m.)						
5																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Alicja Spa	1-4	Other Services (except Public Administration)	
																		Van Mills Walk in Clinic	1-4	Health Care and Social Assistance	
																		Hasty Market	1-4	Retail Trade	
																		Dryclean 4U	1-4	Other Services (except Public Administration)	
																		Beachin Tan	1-4	Other Services (except Public Administration)	
																		Vacant	NA	No description on record	
																		Dianne's Italian Eatery	1-4	Accommodation and Food Services	
6	0.34	0.85	RET2	MVC	C5			2185 LEANNE BLVD										Esso	5-9	Retail Trade	
7	2.29	5.65	OFF	0	0-12			2155 LEANNE BLVD				2155 Leanne Blvd	2	5212	56102			Oxford Learning Centre	1-4	Educational Services	
																		Irene Hill Massage Therapy	1-4	Other Services (except Public Administration)	
																		BIAPH	1-4	Health Care and Social Assistance	
																		Thai Cuisine Express	1-4	Accommodation and Food Services	
																		Mertech Financial Services	1-4	Finance and Insurance	
																		2-4-1 Pizza	5-9	Accommodation and Food Services	
																		Sheridan Convenience	1-4	Retail Trade	
																		Dr. C. A. Bradley	1-4	Health Care and Social Assistance	
																		Dr. Stephen Gallant, Psychiatrist	1-4	Health Care and Social Assistance	
																		Andrea Casino Tours	1-4	Transportation and Warehousing	
																		Ace Tech Corp	1-4	Wholesale Trade	
																		Richard Killen & Associates	1-4	Professional, Scientific and Technical Services	
																		Dr. M. T. Baboo	1-4	Health Care and Social Assistance	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Centre Holidays	50-99	Administrative and Support, Waste Management	
																		Konini Management Ltd	1-4	Real Estate and Rental and Leasing	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
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																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Marissa Brennan, Naturopathic Doctor	1-4	Health Care and Social Assistance	
																		Vacant	NA	No description on record	
																		A S N Canada FIA	1-4	Other Services (except Public Administration)	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Vacant	NA	No description on record	
																		Unknown Occupant	NA	No description on record	
																		Corner Office Leads	1-4	Professional, Scientific and Technical Services	
																		Merge Counselling & Educational Services	5-9	Health Care and Social Assistance	
																		Vacant	NA	No description on record	
																		Erin Mills Limousine Service Inc.	1-4	Transportation and Warehousing	
																		Vacant	NA	No description on record	
																		Associated Marketing Agency Links	1-4	Wholesale Trade	
																		Mississauga School of Aromatherapy & Canadian Holistic Therapists	1-4	Educational Services	
																		Healing Art Massage Therapy	1-4	Health Care and Social Assistance	
																		Ceilo Realty Ltd	1-4	Real Estate and Rental and Leasing	
																		The Ontario Trillium Foundation	1-4	Other Services (except Public Administration)	
																		Permus Inc.	1-4	Professional, Scientific and Technical Services	
																		Bridlewood Cleaners	1-4	Other Services (except Public Administration)	

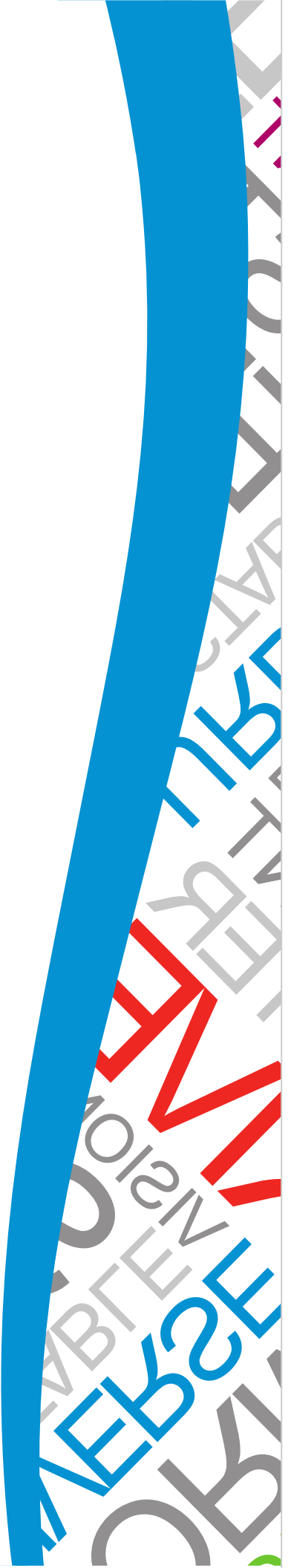
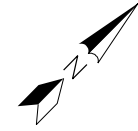
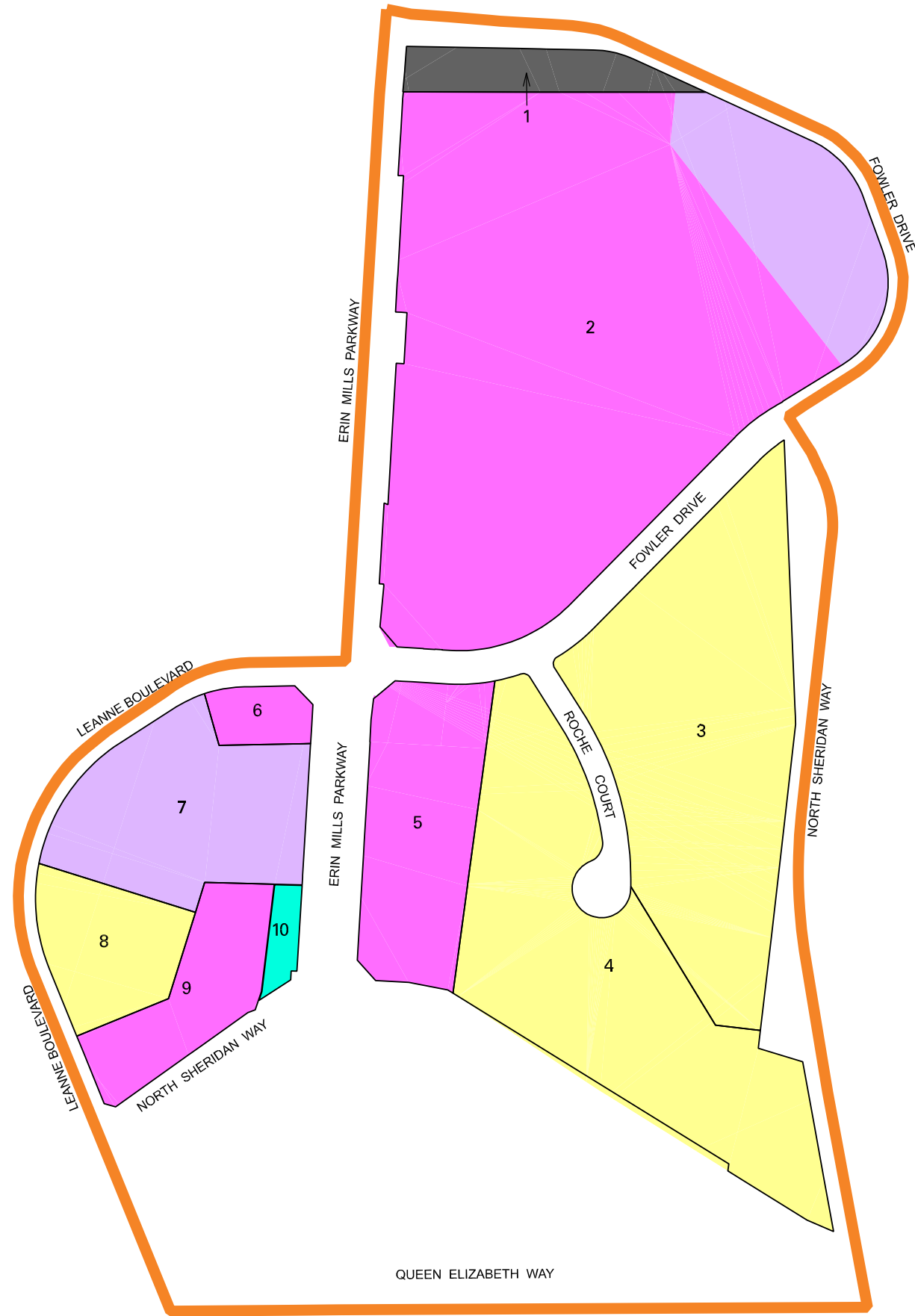
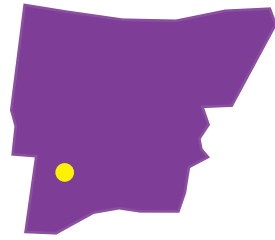
A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.



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

13-10



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						
7																		David A Ball & John F. Sylvester	1-4	Professional, Scientific and Technical Services
																		Peel/Halton Co-operative Housing	1-4	Other Services (except Public Administration)
																		ActuBen Consulting Inc.	1-4	Professional, Scientific and Technical Services
																		Dr. Henry Choi - Dentist	1-4	Health Care and Social Assistance
																		Dr. M. S. Parhar Dentistry Professional	1-4	Health Care and Social Assistance
																		CPUS Engineering Staffing Solutions Inc.	1-4	Professional, Scientific and Technical Services
																		Print Production & Design Inc.	1-4	Professional, Scientific and Technical Services
																		Kay Fisher Realtor	1-4	Real Estate and Rental and Leasing
																		Hair By Jeffrey Salon & Spa	1-4	Other Services (except Public Administration)
																		Sheridan Optometric Centre	5-9	Health Care and Social Assistance
																		Carruthers Management Consultants Inc.	1-4	Professional, Scientific and Technical Services
																		Sabby Group of Companies	5-9	Professional, Scientific and Technical Services
																		Telecom Solutions Group Inc.	1-4	Manufacturing
																		Swiss Chalet	20-49	Accommodation and Food Services
																		Independent Rehabilitation Services Inc.	20-49	Health Care and Social Assistance
																		Health Recovery Clinic	10-19	Health Care and Social Assistance
																		Simac	10-19	Other Services (except Public Administration)
																		Te-Ming Leung Acupuncture and Chinese Medicine	1-4	Health Care and Social Assistance
																		G. D. Jewell Engineering Inc.	5-9	Professional, Scientific and Technical Services
																		State Farm Insurance Co.	1-4	Finance and Insurance
																		Calabash Caribbean Cuisine	5-9	Accommodation and Food Services
																		Kayal International	1-4	Wholesale Trade
																		NFI Novum Financing Inc.	1-4	Finance and Insurance
																		Rainbow Buffet Garden	5-9	Accommodation and Food Services
8	1.08	2.67	RES5	0	0-1			2065 LEANNE BLVD	2065 Leanne Blvd	3	9373	100888		Institutional	160	160	Wenleigh, The	100-299	Health Care and Social Assistance	
9	1.16	2.86	RET1	0	0-1			2085 NORTH SHERIDAN WAY										Hampton Inn & Suites	10-19	Accommodation and Food Services
10	0.19	0.47	VAC, PROW	0	0-1															

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



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

For more information contact:

City of Mississauga

300 City Centre Drive

Mississauga ON L5B 3C1

Website: www.mississauga.ca/data

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

e-mail: eplanbuild.info@mississauga.ca

