

Focus on Mississauga 2012

Atlas of the Downtown, Major Nodes
and Community Nodes

Streetsville Community Node



Focus on Mississauga 2012

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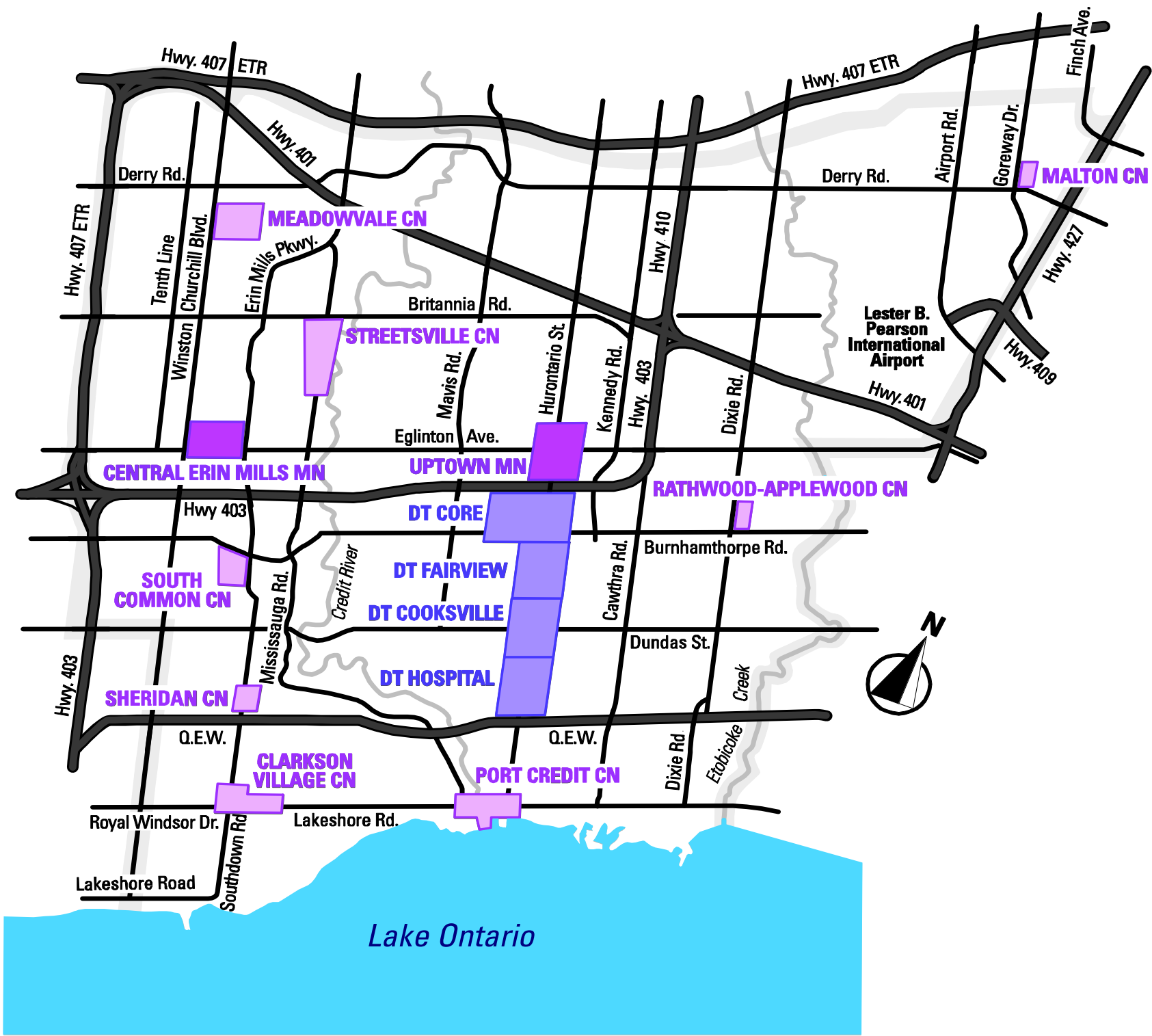
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This information product addresses the monitoring requirements of the New Mississauga Official Plan as it pertains to the Downtown, Major Nodes and Community Nodes (see sections 19.2, 5.3.1, 5.3.2, and 5.3.3) in accordance with the requirements set 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.

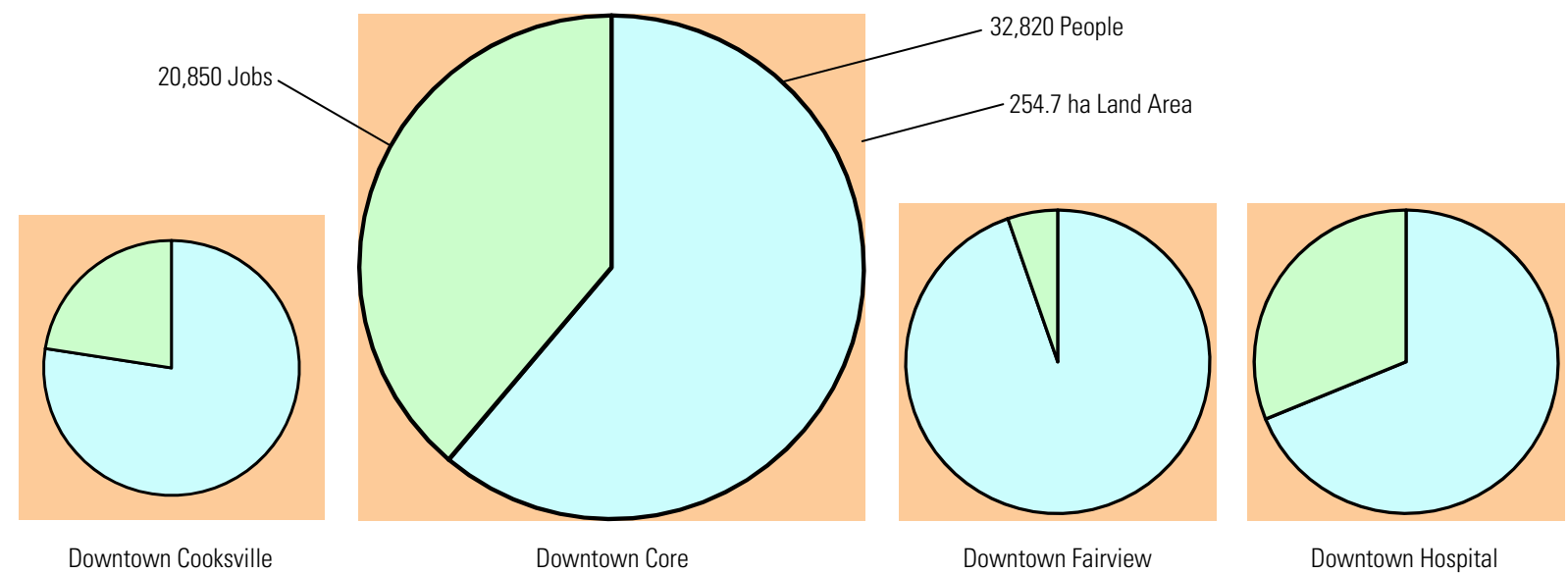
Index Map



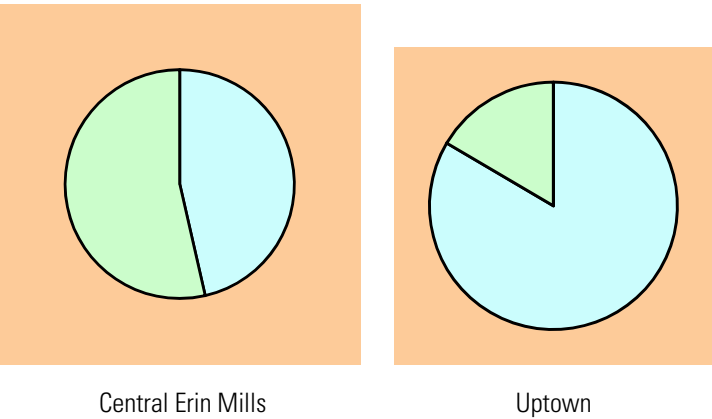
Index Map showing Downtown, Major Nodes, and Community Nodes

Land Area, People and Employment Comparison

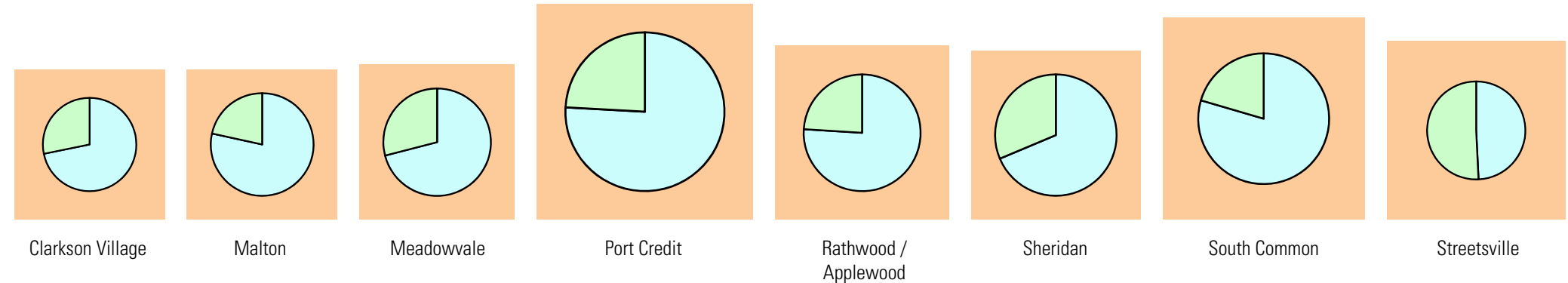
Downtown



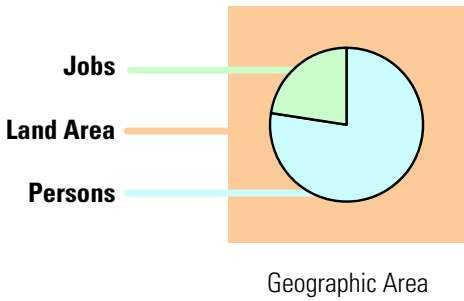
Major Nodes



Community Nodes



Legend



Focus on Mississauga 2012

Streetsville Community Node

History

Streetsville is an established residential community with a historic core area that generally retains the distinct scale and character of a rural farming town. It was in the 19th Century that Streetsville was known for its farming, and more importantly, its mill sites, which contributed to the local and national economy at the time. It was the year 1858 when Streetsville became officially recognized as a village and in 1962 it was granted status as a town. Today, the Streetsville node is the focus of activity for the Streetsville neighbourhood with a combination of residential, cultural, retail, community infrastructure and open space uses focused on Queen Street South. Streetsville contains many of the elements of a community node with a distinct character that should be maintained.

Present Day

Due to its historical character, the Streetsville Node is considered a village type node, rich with its continued 19th century character development, in the form of 2-3 storey mixed-use development along Queen Street South. Along with these mixed-use developments, there is some office and residential type development within historical buildings.

In the City Council adopted Mississauga Official Plan (September 2010), (<http://www.mississauga.ca/portal/residents/draftmississaugaofficialplan>) Streetsville is identified as a Community Node, part of a new urban structure, which focuses growth to areas with existing and proposed service and infrastructure capacity particularly transit and community infrastructure. As a Community Node, Streetsville should provide access to a mix of uses required for daily living – local shops and restaurants, community facilities, cultural, heritage and entertainment uses, schools, parks, open space as well as a diverse housing stock that meets the housing needs of residents as they move through their lifecycle.



Future intensification within the node should not ignore the close proximity of the GO station to allow for future transit-oriented development. As well, any future redevelopment of the plaza on Queen Street should include mixed-use development that is mindful of the area's history and character.



Fast Facts

Land Area, Housing, Population, Employment

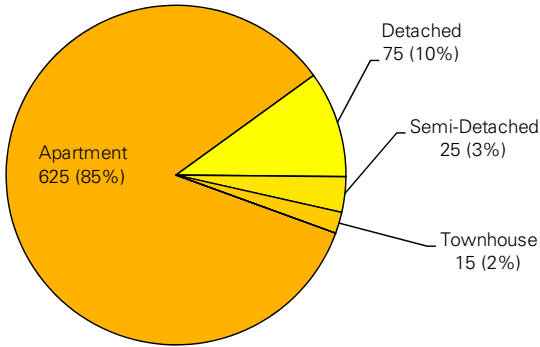
| | |
|-------|---|
| 54.2 | Area (ha) (133.9 acres) |
| 735 | Residential Units |
| 1 650 | Population (inc. census undercount) |
| 1 690 | Employment (inc. home based businesses) |
| 358 | Business Sites (29 vacant business sites) |

Existing Land Use

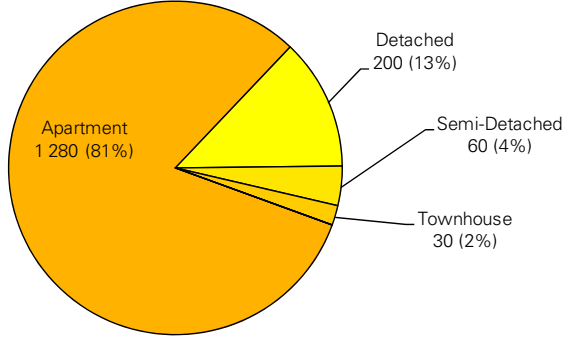
| | ha | acres | percentage |
|---------------------------------------|------|-------|------------|
| Residential | 10.9 | 26.9 | 20% |
| Mixed Residential / Retail | 3.6 | 8.9 | 7% |
| Office | 2.8 | 7.0 | 5% |
| Public / Institutional / Other | 3.4 | 8.4 | 6% |
| Retail / Commercial | 8.0 | 19.7 | 15% |
| Industrial | 4.3 | 10.6 | 8% |
| Open Space | 1.8 | 4.5 | 3% |
| Transportation Right-of-Way / Walkway | 13.1 | 32.4 | 24% |
| Parking | 2.4 | 6.0 | 4% |
| Others | 0.3 | 0.8 | 1% |
| Vacant | 3.6 | 8.8 | 7% |
| Total | 54.2 | 133.9 | 100% |

Source: Existing Land Use Survey Fall 2010. Totals 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 | 11% | 12% |
| Administrative and Support, Waste Management and Remediation Services | 4% | 7% |
| Agriculture, Forestry, Fishing and Hunting | 0% | 0% |
| Arts, Entertainment and Recreation | 2% | 1% |
| Construction | 1% | 0% |
| Educational Services | 3% | 3% |
| Finance and Insurance | 5% | 8% |
| Health Care and Social Assistance | 10% | 8% |
| Information and Cultural Industries | 1% | 1% |
| Management of Companies and Enterprises | 0% | 0% |
| Manufacturing | 2% | 2% |
| Mining, Quarrying, and Oil and Gas Extraction | 0% | 0% |
| Other Services (except Public Administration) | 26% | 14% |
| Professional, Scientific and Technical Services | 10% | 8% |
| Public Administration | 0% | 0% |
| Real Estate and Rental and Leasing | 2% | 1% |
| Retail Trade | 19% | 13% |
| Transportation and Warehousing | 2% | 19% |
| Utilities | 0% | 0% |
| Wholesale Trade | 2% | 1% |
| Unknown | 1% | 1% |
| Total | 100% | 100% |

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

Official Plan Targets



Density

61.6

Persons and Jobs/ha
(24.9/acre)

30.4

Persons/ha
(12.3/acre)

31.2

Jobs/ha
(12.6/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.

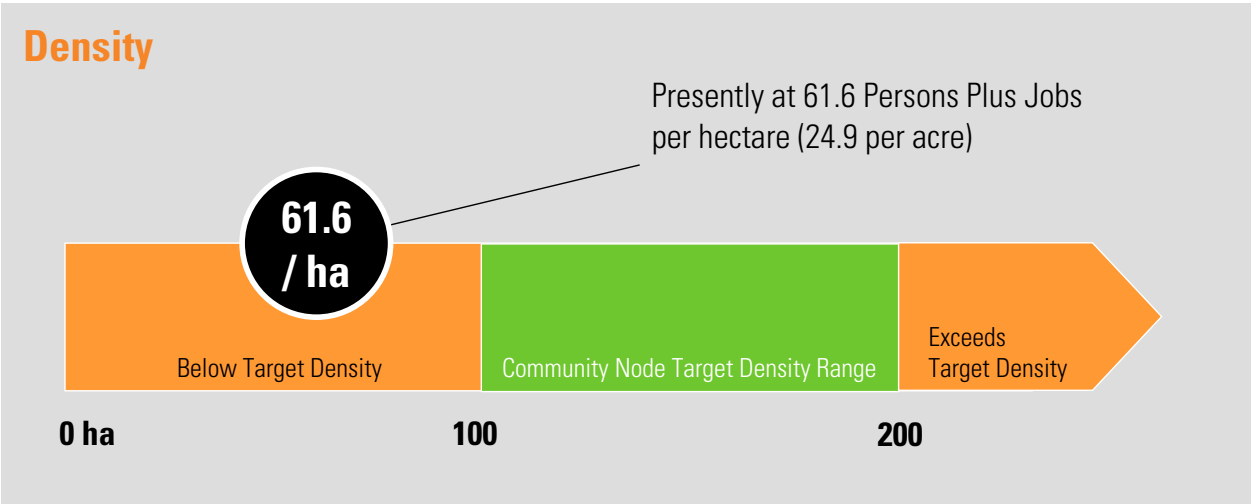
Monitoring Summary

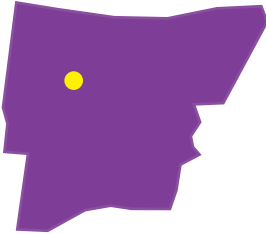
At a current density of 61.6, the Streetsville Community Node does not fall within the target density range (residents and jobs combined per gross hectare) of 100 to 200.

At a current PPJ of 1:1, the Streetsville Community Node falls within the target population to employment range of 1:2 to 2:1.

There are numerous development applications currently in progress in the Streetsville community node. These applications could add approximately 325 new residential units and 5675 m² (61 100 sq. ft.) of retail / commercial / office space.

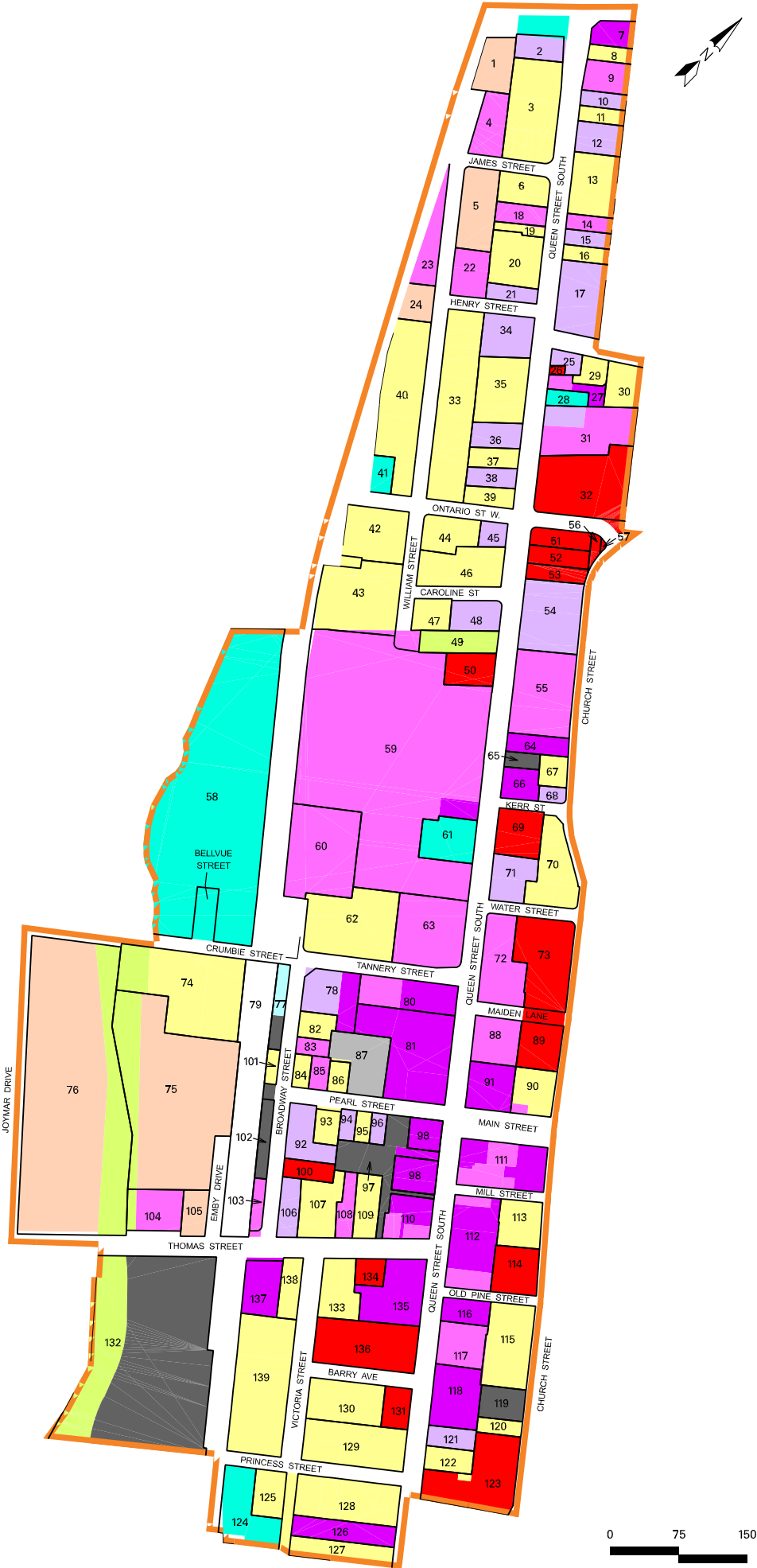
Note - Development applications that have been approved but yet developed are not included in the in progress development applications list.





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
- Industrial

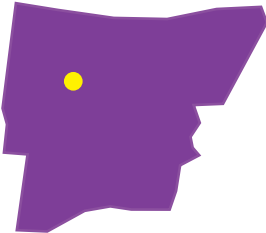


Land, Buildings, People and Jobs

| 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 | 0.18 | 0.45 | IND1 | MD | D | | | 2 WILLIAM ST | | | | | | | | | | | | | | |
| 2 | 0.11 | 0.28 | VAC, OFF | MU | C4-38 | Listed - 6 QUEEN ST S | SP/11/147 | 6 QUEEN ST S | | | | | 6 Queen St S | 1 | 108 | 1163 | | | Dr. R. K. Grewal - Medical Office | 1-4 | Health Care and Social Assistance | |
| 3 | 0.49 | 1.22 | RES3, RES1 | MD, MU | RM5-35, C4-38 | Listed - 10 QUEEN ST S Listed - 12 QUEEN ST S | SP/11/147 | 20 QUEEN ST S 14 QUEEN ST S 14 JAMES ST 12 QUEEN ST S 12 JAMES ST 10 QUEEN ST S 10 JAMES ST 8 JAMES ST 6 JAMES ST 4 JAMES ST 2 JAMES ST | 1-14 James St | 2 | 1670 | 17981 | | | | Detached Detached Detached Townhouse Detached | 1 1 1 14 1 | - - - 34 - | | | | |
| 4 | 0.18 | 0.44 | RET2 | MD | D | Listed - 16 JAMES ST | | 16 JAMES ST | | | | | | | | | | Conferencing Link Trott Tours Ontario Competition Fuels | 1-4 20-49 1-4 | Administrative and Support, Waste Management and Remediation Services Administrative and Support, Waste Management and Remediation Services Wholesale Trade | | |
| 5 | 0.28 | 0.70 | IND3 | MD | D | Listed - 15 JAMES ST | | 15 JAMES ST | | | | | | | | | | Trott Transit Ltd. | 50-99 | Transportation and Warehousing | | |
| 6 | 0.15 | 0.37 | RES3 | MD | RM5-35 | Listed | | 13 JAMES ST 11 JAMES ST 9 JAMES ST 7 JAMES ST 5 JAMES ST 3 JAMES ST 1 JAMES ST | | | | | | | | | | | | | | |
| 7 | 0.10 | 0.26 | MIX2 | MU | C4-38 | Listed - 3 QUEEN ST S | | 3 QUEEN ST S | 3 Queen St S | 2 | 257 | 2764 | | | | | Apartment | 1 | - | Queen St Convenience | 1-4 | Retail Trade |
| 8 | 0.07 | 0.16 | RES1 | MU | C4-38 | Listed - 5 QUEEN ST S | | 5 QUEEN ST S | | | | | | | | | Detached | 1 | - | | | |
| 9 | 0.14 | 0.33 | RET1 | MU | C4-38 | Listed - 7 QUEEN ST S Listed - 9 QUEEN ST S | | 9 QUEEN ST S 7 QUEEN ST S | | | | | | | | | | | Kinks Hair Studio & Spa | 1-4 | Other Services (except Public Administration) | |
| 10 | 0.07 | 0.17 | OFF | MU | C4-38 | Listed - 11 QUEEN ST S | | 11 QUEEN ST S | | | | | 11 Queen St S | 1 | 130 | 1396 | | | | | | |
| 11 | 0.07 | 0.17 | RES1 | MU | C4-38 | Listed - 13 QUEEN ST S | | 13 QUEEN ST S | | | | | | | | | Detached | 1 | - | | | |
| 12 | 0.14 | 0.34 | OFF | MU | C4-38 | Listed - 15 QUEEN ST S Listed - 17 QUEEN ST S | | 17 QUEEN ST S 15 QUEEN ST S | | | | | 17 Queen St S 15 Queen St S | 1 1.5 | 97 114 | 1041 1226 | | | | | | |
| 13 | 0.28 | 0.68 | RES1 | MU | C4-38 | Listed - 19 QUEEN ST S Listed - 21 QUEEN ST S Listed - 23 QUEEN ST S Listed - 25 QUEEN ST S | | 25 QUEEN ST S 23 QUEEN ST S 21 QUEEN ST S 19 QUEEN ST S | | | | | | | | | Detached Detached Detached Detached | 1 1 1 1 | - - - - | | | |
| 14 | 0.07 | 0.17 | RET1 | MU | C4-38 | Listed - 27 QUEEN ST S | | 27 QUEEN ST S | | | | | | | | | | | | | | |
| 15 | 0.07 | 0.17 | OFF | MU | C4-38 | Listed - 29 QUEEN ST S | | 29 QUEEN ST S | | | | | 29 Queen St S | 1 | 120 | 1292 | | | M C D Group | 1-4 | Finance and Insurance | |
| 16 | 0.07 | 0.17 | RES1 | MU | C4-38 | Listed - 31 QUEEN ST S | | 31 QUEEN ST S | | | | | | | | | Detached | 1 | - | | | |
| 17 | 0.33 | 0.80 | OFF | MU | C4-38 | Listed - 33 QUEEN ST S Listed - 35 QUEEN ST S Listed - 37 QUEEN ST S Listed - 41 QUEEN ST S | SP/6/187 | 41 QUEEN ST S 37 QUEEN ST S 35 QUEEN ST S 33 QUEEN ST S | | | | | 33 Queen St S 41 Queen St S 37 Queen St S 35 Queen St S | 1 1.5 1 2 | 52 132 145 110 | 560 1421 1564 1184 | | | Alan Jones Insurance Brokers Ltd. Pinnacle Willis & Torry - Law Office Vacant | 1-4 1-4 5-9 NA | Finance and Insurance Professional, Scientific and Technical Services Professional, Scientific and Technical Services No description on record | |
| 18 | 0.10 | 0.24 | RET1 | MU | C4-38 | Listed - 28 QUEEN ST S | | 28 QUEEN ST S | | | | | | | | | | | Aura Salon & Spa | 1-4 | Other Services (except Public Administration) | |
| 19 | 0.05 | 0.12 | RET1, RES5 | MU | C4-38 | Listed - 30 QUEEN ST S | | 30 QUEEN ST S | 30 Queen St S | 3 | 425 | 4571 | | | | | Apartment | 5 | 10 | | | |
| 20 | 0.26 | 0.64 | RES1 | MU | C4-38 | Listed - 32 QUEEN ST S Listed - 34 QUEEN ST S Listed - 36 QUEEN ST S Listed - 38 QUEEN ST S | | 38 QUEEN ST S 36 QUEEN ST S 34 QUEEN ST S 32 QUEEN ST S | | | | | | | | | Detached Detached Detached Detached | 1 1 1 1 | - - - - | | | |
| 21 | 0.08 | 0.19 | OFF | MU | C4-38 | Listed - 40 QUEEN ST S | | 40 QUEEN ST S | | | | | 40 Queen St S | 1.75 | 142 | 1526 | | | Edward Jones Investments | 1-4 | Finance and Insurance | |
| 22 | 0.16 | 0.40 | RET1 | MD | D | Listed - 37 WILLIAM ST Listed - 14 HENRY ST | | 37 WILLIAM ST 14 HENRY ST | | | | | | | | | | | Truly You Hair Solution Center Nu Bella Landscaping Inc. | 5-9 1-4 | Other Services (except Public Administration) Administrative and Support, Waste Management and Remediation Services | |
| 23 | 0.17 | 0.41 | RET2 | MD | D | Listed - 36 WILLIAM ST | | 36 WILLIAM ST | | | | | | | | | | | Johnny's Auto Centre Inc. | 1-4 | Other Services (except Public Administration) | |
| 24 | 0.13 | 0.33 | PROW, IND1 | MD | D, D-12 | Listed - 46 WILLIAM ST | OZ/11/3 | 46 WILLIAM ST | | | | | | | | | | | | | | |

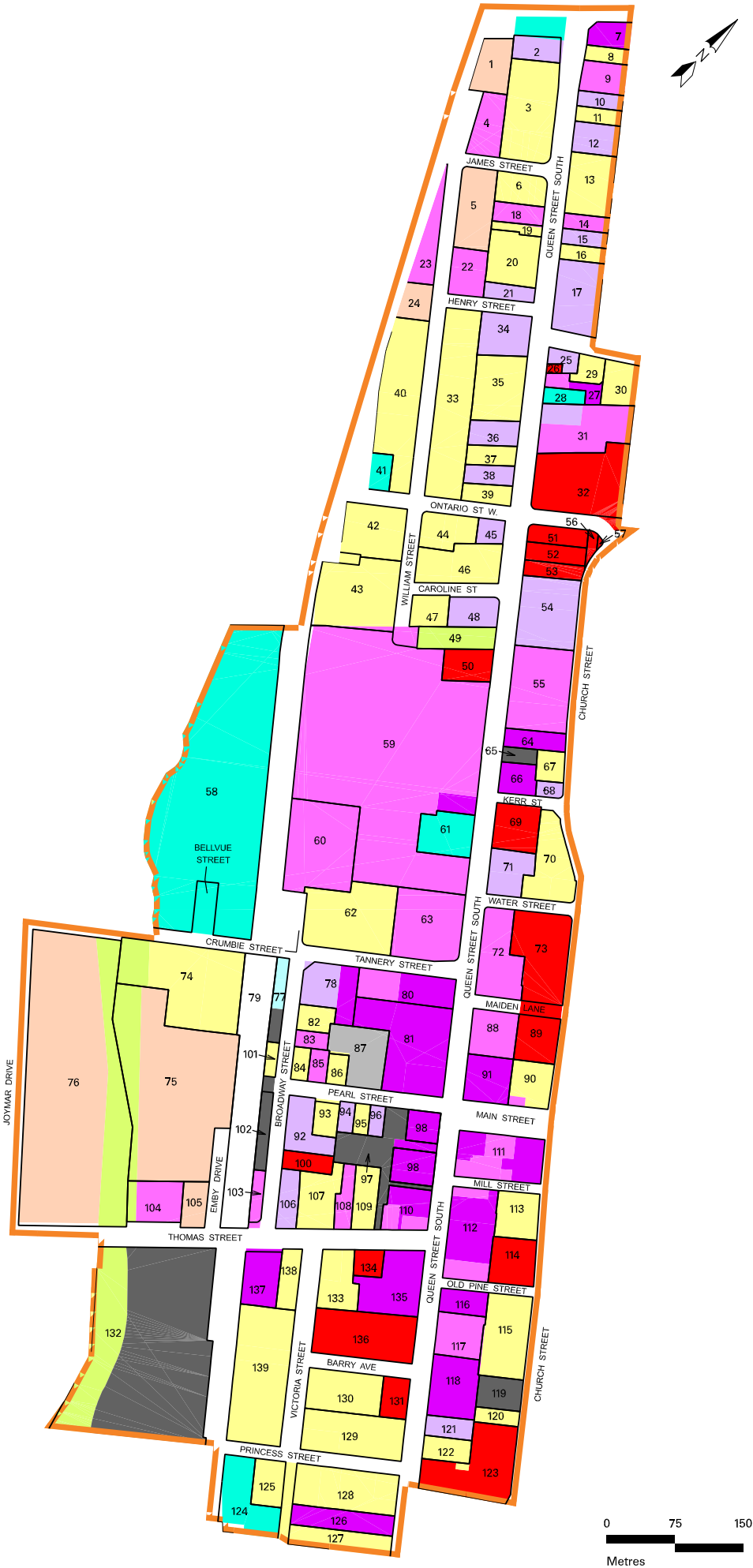
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Existing Land Use

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

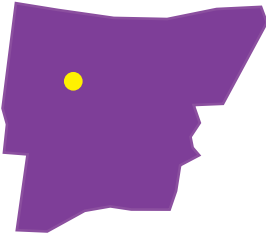


Land, Buildings, People and Jobs

| 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.) | | | | | | |
| 25 | 0.06 | 0.14 | OFF | MU | C4 | Listed - 45 QUEEN ST S | | 45 QUEEN ST S | | | | | 45 Queen St S | 2 | 198 | 2128 | | | Dentist- Dr. Kenneth Motomura | 5-9 | Health Care and Social Assistance | |
| 26 | 0.01 | 0.03 | CC | MU | C4 | Designated - 47 QUEEN ST S | | 47 QUEEN ST S | | | | | | | | | | Vita Manor of Peel Region | 10-19 | Health Care and Social Assistance | | |
| 27 | 0.08 | 0.20 | RET1, MIX2 | MU | C4 | Listed - 49 QUEEN ST S | SP/11/129 | 49 QUEEN ST S | 49, 51 Queen St S | | | | | | | | Apartment | 2 | - | SL Pastry | 1-4 | Retail Trade |
| 28 | 0.06 | 0.15 | VAC | MU | C4 | Listed - 53 QUEEN ST S | SP/7/208 | 53 QUEEN ST S | | | | | | | | | | | | | | |
| 29 | 0.08 | 0.19 | RES1 | MU | C4 | | SP/11/129 | 5 ELLEN ST | | | | | | | | | Detached | 1 | - | | | |
| 30 | 0.15 | 0.36 | RES4 | MD | RA1-25 | | | 11 ELLEN ST 9 ELLEN ST | 11 Ellen St | 3 | 567 | 6103 | | | | | Apartment | 6 | 12 | | | |
| 31 | 0.41 | 1.02 | OFF, RET1 | MU | C4 | Listed - 57 QUEEN ST S Listed - 63 QUEEN ST S | | 63 QUEEN ST S 57 QUEEN ST S | | | | | 57 Queen St S | 1 | 90 | 966 | | | Vacant Jing Thai Renaissance Hair Design Golectric Roy's Flower House McClurkin Ahier & Company LLP Edible Arrangements The Natural Approach Massage Therapy Cock and Pheasant Pub Cock & Pheasant | NA 1-4 1-4 1-4 1-4 1-4 1-4 1-4 10-19 5-9 | No description on record Accommodation and Food Services Other Services (except Public Administration) Wholesale Trade Retail Trade Professional, Scientific and Technical Services Retail Trade Other Services (except Public Administration) Accommodation and Food Services Accommodation and Food Services | |
| 32 | 0.57 | 1.41 | PRA | POS, MU | C4, OS3-1 | Listed - 69 QUEEN ST S | | 69 QUEEN ST S | | | | | | | | | | | Trinity Anglican Church | 5-9 | Other Services (except Public Administration) | |
| 33 | 0.68 | 1.68 | RES1 | LDI | R3 | Listed - 71 WILLIAM ST Listed - 65 WILLIAM ST Listed - 63 WILLIAM ST Listed - 57 WILLIAM ST Listed - 55 WILLIAM ST Listed - 51 WILLIAM ST Listed - 49 WILLIAM ST Listed - 47 WILLIAM ST Listed - 12 ONTARIO ST W Listed - 16 ONTARIO ST W Listed - 15 HENRY ST | | 71 WILLIAM ST 65 WILLIAM ST 63 WILLIAM ST 57 WILLIAM ST 55 WILLIAM ST 51 WILLIAM ST 49 WILLIAM ST 47 WILLIAM ST 16 ONTARIO ST W 15 HENRY ST 12 ONTARIO ST W | | | | | | | | | Detached Detached Detached Detached Detached Detached Detached Detached Detached Detached Detached | 1 1 1 1 1 1 1 1 1 1 1 | - - - - - - - - - - - | McKar Group, The | 1-4 | Wholesale Trade |
| 34 | 0.21 | 0.51 | OFF | MU | C4-39 | Listed - 42 QUEEN ST S Listed - 44 QUEEN ST S Listed - 46 QUEEN ST S | | 46 QUEEN ST S 44 QUEEN ST S 42 QUEEN ST S | | | | | 44 Queen St S 42 Queen St S | 1 2 | 57 355 | 616 3821 | | | Pro Taxes Inc New Worlds Logistics Rubicon Financial Group Inc. EM Data Consultants Inc. | NA 1-4 1-4 10-19 | Professional, Scientific and Technical Services Professional, Scientific and Technical Services Finance and Insurance Professional, Scientific and Technical Services | |
| 35 | 0.32 | 0.79 | RES2, RES4 | MD, MU | C4-39, RA1-22, RA1-31 | Listed - 52 QUEEN ST S Listed - 56 QUEEN ST S Listed - 58 QUEEN ST S Listed - 60 QUEEN ST S | | 60 QUEEN ST S 58 QUEEN ST S 56 QUEEN ST S 52 QUEEN ST S | 56 Queen St S 52 Queen St S | 2 2 | 712 711 | 7668 7650 | | | | | Apartment Apartment Semi-Detached | 6 6 1 | 12 12 - | | | |
| 36 | 0.12 | 0.30 | OFF | MU | C4-39 | Designated - 62 QUEEN ST S | | 62 QUEEN ST S | | | | | 62 Queen St S | 2 | 151 | 1624 | | | George F. Brant Barrister & Solicitor All Vision Money Concepts Roman L Szagala | 1-4 1-4 1-4 1-4 | Professional, Scientific and Technical Services Professional, Scientific and Technical Services Finance and Insurance Professional, Scientific and Technical Services | |
| 37 | 0.10 | 0.24 | RES1 | MU | C4-39 | Listed - 66 QUEEN ST S | | 66 QUEEN ST S | | | | | | | | | Detached | 1 | - | | | |
| 38 | 0.09 | 0.23 | OFF | MU | C4-39 | Listed - 70 QUEEN ST S | | 70 QUEEN ST S | | | | | 70 Queen St S | 1 | 84 | 900 | | | Homeopathic Plus | 1-4 | Other Services (except Public Administration) | |
| 39 | 0.09 | 0.23 | RES1 | MU | C4-39 | Listed - 4 ONTARIO ST W | | 80 QUEEN ST S | | | | | | | | | Detached | 1 | - | | | |
| 40 | 0.62 | 1.53 | RES2, RES1 | LDI | D, R3 | Designated - 54 WILLIAM ST Designated - 78 WILLIAM ST Listed - 48 WILLIAM ST Listed - 50 WILLIAM ST Listed - 58 WILLIAM ST Listed - 62 WILLIAM ST Listed - 64 WILLIAM ST Listed - 68 WILLIAM ST Listed - 70 WILLIAM ST Listed - 72 WILLIAM ST | | 78 WILLIAM ST 74 WILLIAM ST 72 WILLIAM ST 70 WILLIAM ST 68 WILLIAM ST 64 WILLIAM ST 62 WILLIAM ST 58 WILLIAM ST 54 WILLIAM ST 50 WILLIAM ST 48 WILLIAM ST | | | | | | | | | Detached Detached Detached Detached Detached Detached Detached Semi-Detached Detached Semi-Detached | 1 1 1 1 1 1 1 1 1 1 1 | - - - - - - - - - - - | | | |

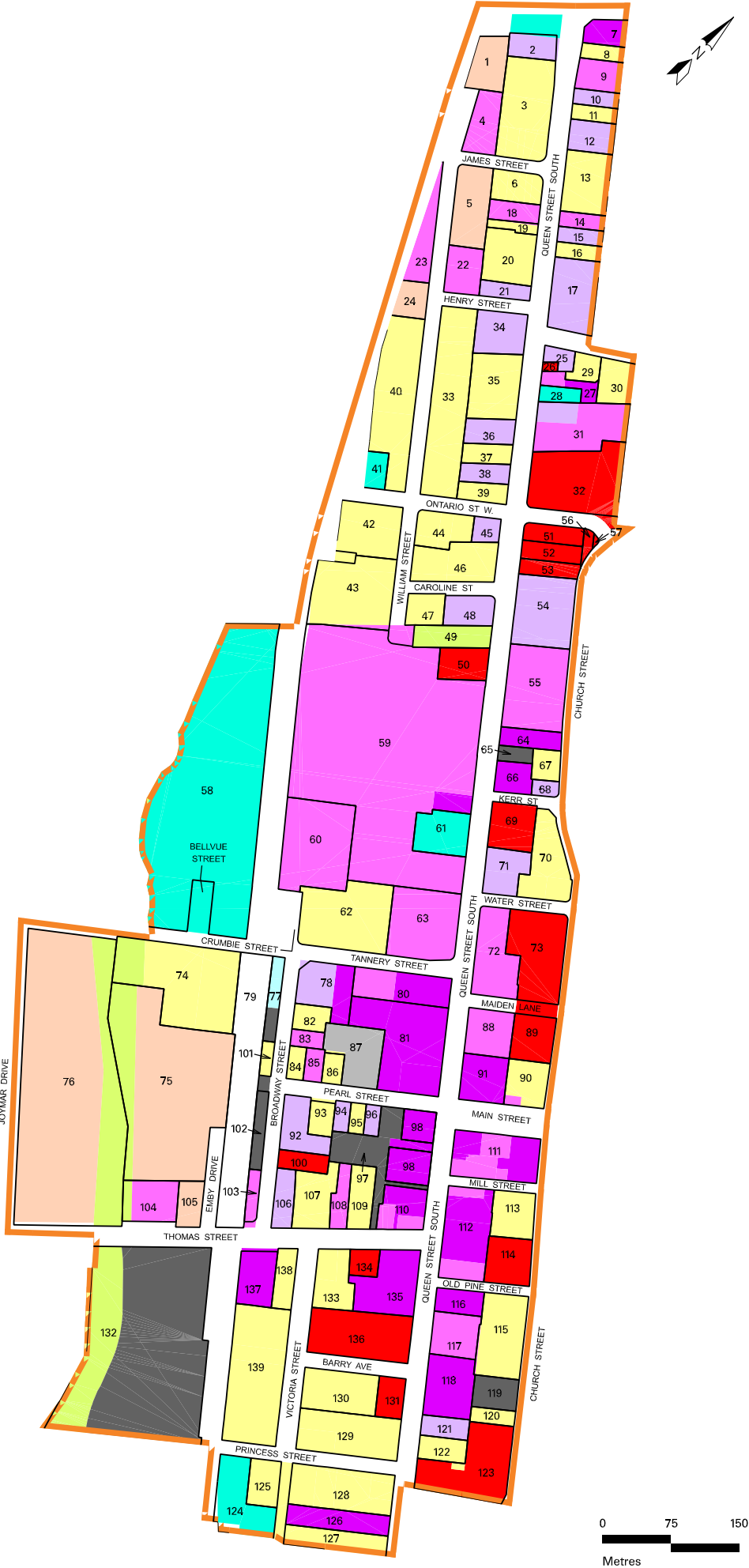
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- Public / Institutional / Other
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- Parking / Other
- Others
- Industrial

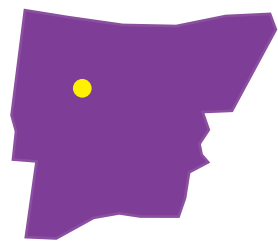


Land, Buildings, People and Jobs

| 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.) | | | | | | | |
| 41 | 0.07 | 0.18 | VAC | LDI | D | | | | | | | | | | | | | | | | | | |
| 42 | 0.32 | 0.78 | RES1 | LDI | R3 | Listed - 82 WILLIAM ST Listed - 86 WILLIAM ST Listed - 88 WILLIAM ST | | 88 WILLIAM ST 86 WILLIAM ST 82 WILLIAM ST | | | | | | Detached Detached Detached | 1 1 1 | - - - | | | | | | | |
| 43 | 0.54 | 1.32 | RET1, RES4 | MD | RM4-35, RA1-17 | Listed - 92 WILLIAM ST Listed - 98 WILLIAM ST | | 98 WILLIAM ST 92 WILLIAM ST | 92 William St 98 William St | 2 3 | 838 2436 | 9020 26221 | | Apartment Apartment | 22 23 | 45 47 | | | | | | | |
| 44 | 0.18 | 0.45 | RESS, RES1 | MD, MU | RM8-1, C4-39 | Listed - 85 WILLIAM ST Listed - 11 ONTARIO ST W Listed - 9 ONTARIO ST W | | 85 WILLIAM ST 11 ONTARIO ST W 9 ONTARIO ST W | 85 William St | 2 | 365 | 3929 | | Apartment Detached Detached | 4 1 1 | - - - | | | | | | | |
| 45 | 0.06 | 0.16 | OFF | MU | C4-39 | Listed - 82 QUEEN ST S | | 82 QUEEN ST S | | | | | 82 Queen St S | 2 | 185 | 1993 | | | Bennett, Richard T. Barristers & Solicitors | 5-9 | Professional, Scientific and Technical Services | | |
| 46 | 0.31 | 0.76 | RES4 | HD | RA2-30 | Listed - 4 CAROLINE ST | | 4 CAROLINE ST | 4 Caroline St | 6 | 2081 | 22398 | | Apartment | 60 | 123 | | | | | | | |
| 47 | 0.12 | 0.28 | RES1 | MU | C4-39 | Listed - 13 CAROLINE ST Listed - 15 CAROLINE ST | | 15 CAROLINE ST 13 CAROLINE ST | | | | | | Detached Detached | 1 1 | - - | | | | | | | |
| 48 | 0.15 | 0.36 | OFF | MU | C4-53 | Listed - 98 QUEEN ST S Listed - 104 QUEEN ST S | | 104 QUEEN ST S 100 QUEEN ST S 98 QUEEN ST S | | | | | 100 Queen St S | 2 | 1081 | 11638 | | Dentistry in Streetsville Vacant | 10-19 NA | Health Care and Social Assistance No description on record | | | |
| 49 | 0.17 | 0.41 | OS | MU | C4-51 | Listed - 108 QUEEN ST S | | 108 QUEEN ST S | | | | | | | | | | | | | | | |
| 50 | 0.15 | 0.38 | PUB | MU | C4 | Listed - 110 QUEEN ST S Listed - 112 QUEEN ST S | | 112 QUEEN ST S 110 QUEEN ST S | | | | | | | | | | | Streetsville Branch Library | 10-19 | Information and Cultural Industries | | |
| 51 | 0.11 | 0.26 | PRA | MU | C4 | Listed - 81 QUEEN ST S | | 81 QUEEN ST S | | | | | | | | | | | | | | | |
| 52 | 0.11 | 0.27 | PUB | MU | C4 | Listed - 85 QUEEN ST S | | 85 QUEEN ST S | | | | | | | | | | | Peel Regional Police-Streetsville | 1-4 | Public Administration | | |
| 53 | 0.09 | 0.22 | CC | MU | C4 | Listed - 89 QUEEN ST S | FA31/10/2 | 89 QUEEN ST S | | | | | | | | | | | Croatian-Canadian Library Croatian National Sports Club Inc. | NA NA | Information and Cultural Industries Accommodation and Food Services | | |
| 54 | 0.40 | 1.00 | OFF | MU | C4 | Listed - 93 QUEEN ST S Listed - 95 QUEEN ST S Listed - 99 QUEEN ST S Listed - 101 QUEEN ST S | FA31/10/3 | 105 QUEEN ST S 101 QUEEN ST S 99 QUEEN ST S 95 QUEEN ST S 93 QUEEN ST S | | | | | 95 Queen St S 105 Queen St S 101 Queen St S 99 Queen St S 93 Queen St S | 3 1 2 2 3 | 464 187 631 186 735 | 4999 2013 6791 2002 7912 | | Platinum One Realty Streetsville Law Chambers Sterling Employment Group Manning Hunter Creighton Hunter-Gray Financial Services Inc. | NA 10-19 1-4 20-49 1-4 | No description on record Professional, Scientific and Technical Services Administrative and Support, Waste Management and Remediation Services Finance and Insurance Finance and Insurance | | | |
| 55 | 0.49 | 1.21 | RET1 | MU | C4 | Listed - 113 QUEEN ST S Listed - 115 QUEEN ST S 113 QUEEN ST S 111 QUEEN ST S | | 117 QUEEN ST S 115 QUEEN ST S 113 QUEEN ST S 111 QUEEN ST S | | | | | | | | | | | Queen Printing Centre Bronzed & Beautiful Hair & Tanning Spool N' Needle Liquid NRG Saucy Streetsville Denta I- Dr. Timothy M. Lee Subway Alterna Savings M & M Meat Shops True North Chiropractic Beauty Supply Outlet, The C&C Z@ne Internet Streetsville Nails | 1-4 1-4 1-4 1-4 10-19 5-9 5-9 5-9 1-4 1-4 1-4 1-4 1-4 | Manufacturing Other Services (except Public Administration) Other Services (except Public Administration) Retail Trade Accommodation and Food Services Health Care and Social Assistance Accommodation and Food Services Finance and Insurance Retail Trade Health Care and Social Assistance Other Services (except Public Administration) Accommodation and Food Services Other Services (except Public Administration) | | |
| 56 | 0.03 | 0.07 | PUB, PRA | MU | C4 | | | | | | | | | | | | | | | | | | |
| 57 | 0.00 | 0.01 | PRA | MU | C4 | | | 13 ONTARIO ST E | | | | | | | | | | | | | | | |
| 58 | 3.83 | 9.47 | OS, VAC | HD, G | RA2-26, RA2-25, G1 | | OZ/OPA/10/5 | 56 TANNERY ST | | | | | | | | | | | | | | | |
| 59 | 3.57 | 8.81 | RET1 | MU | C4, C3 | Listed - 128 QUEEN ST S Listed - 136 QUEEN ST S Listed - 142 QUEEN ST S Listed - 158 QUEEN ST S | OZ/6/27, SP/11/21 | 158 QUEEN ST S 154 QUEEN ST S 142 QUEEN ST S 136 QUEEN ST S 128 QUEEN ST S 120 QUEEN ST S | 142 Queen St S | 1 | - | - | | | | | | Apartment | 1 | - | Winchester Place Men's Hairstyling & Barber Shop Little Rascals Pre-School Gino's Pizza Bella Nails Wolfbyte Software Inc. Li Boys Hair Studio E-Outlet Canada Streetsville Animal Hospital Enzo's (Two Guys From Italy) Dynamic Driver Training | 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 5-9 5-9 | Other Services (except Public Administration) Health Care and Social Assistance Accommodation and Food Services Other Services (except Public Administration) Professional, Scientific and Technical Services Other Services (except Public Administration) Retail Trade Professional, Scientific and Technical Services Accommodation and Food Services Educational Services |

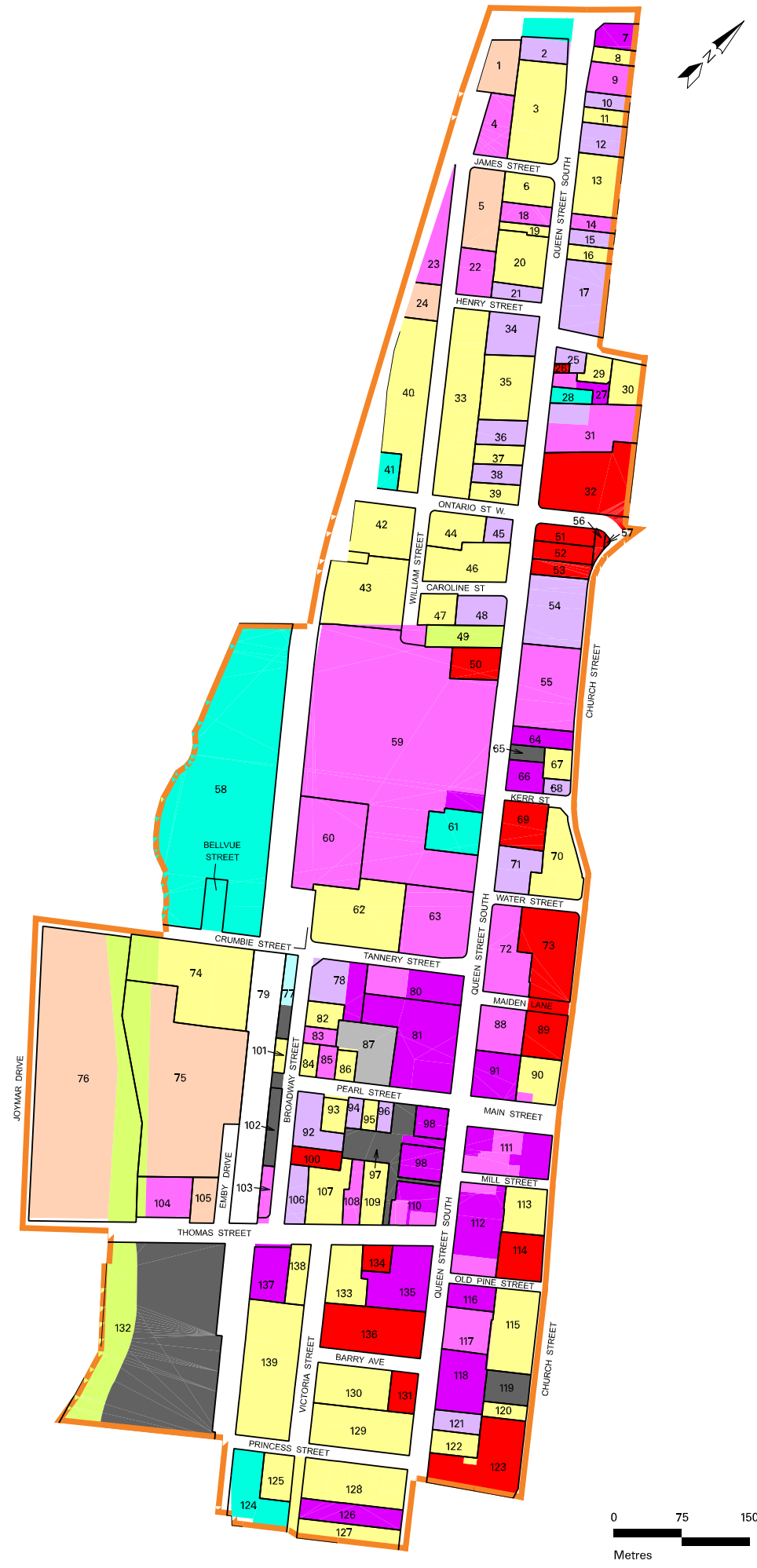
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Existing Land Use

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

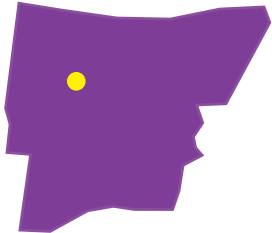


Land, Buildings, People and Jobs

| 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.) | | | | | | |
| 59 | | | | | | | | | | | | | | | | | | Sam's Variety | 5-9 | Retail Trade | | |
| | | | | | | | | | | | | | | | | | | Dental Office-Dr. B. Dokuzovic | 5-9 | Health Care and Social Assistance | | |
| | | | | | | | | | | | | | | | | | | Streetsville Bowl | 5-9 | Arts, Entertainment and Recreation | | |
| | | | | | | | | | | | | | | | | | | Office of Bonnie Crombie, M.P. | 1-4 | Other Services (except Public Administration) | | |
| | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record | | |
| | | | | | | | | | | | | | | | | | | Scotiabank | 10-19 | Finance and Insurance | | |
| | | | | | | | | | | | | | | | | | | Cagney's Casual Family Dining | 10-19 | Accommodation and Food Services | | |
| | | | | | | | | | | | | | | | | | | Tim Horton's | 20-49 | Accommodation and Food Services | | |
| | | | | | | | | | | | | | | | | | | Shoppers Drug Mart | 20-49 | Retail Trade | | |
| | | | | | | | | | | | | | | | | | | Hobby Hobby | 5-9 | Retail Trade | | |
| | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record | | |
| | | | | | | | | | | | | | | | | | | Cuchulainn's Irish Pub | 10-19 | Accommodation and Food Services | | |
| | | | | | | | | | | | | | | | | | | Productive Employment Services Inc. | NA | Administrative and Support, Waste Management and Remediation Services | | |
| | | | | | | | | | | | | | | | | | | No description on record | | No description on record | | |
| | | | | | | | | | | | | | | | | | | White Lotus System | NA | No description on record | | |
| | | | | | | | | | | | | | | | | | | Peel Alternative School West | NA | No description on record | | |
| | | | | | | | | | | | | | | | | | | Compumedik | NA | Professional, Scientific and Technical Services | | |
| | | | | | | | | | | | | | | | | | | LCBO | 5-9 | Retail Trade | | |
| | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record | | |
| | | | | | | | | | | | | | | | | | | Handyman Connection | 1-4 | Construction | | |
| | | | | | | | | | | | | | | | | | | World's Finest Beer & Wine Company, The | 1-4 | Retail Trade | | |
| | | | | | | | | | | | | | | | | | | Ontario Early Years Centre (OEYC) | 1-4 | Health Care and Social Assistance | | |
| | | | | | | | | | | | | | | | | | | Miro Glitters Jewellery | 1-4 | Retail Trade | | |
| | | | | | | | | | | | | | | | | | | Frank & Tony's Hair Styling | 1-4 | Other Services (except Public Administration) | | |
| | | | | | | | | | | | | | | | | | | Meena Cleaners | 1-4 | Other Services (except Public Administration) | | |
| | | | | | | | | | | | | | | | | | | Euro-World Network | 1-4 | Information and Cultural Industries | | |
| | | | | | | | | | | | | | | | | | | Amixima Corporation | 1-4 | Professional, Scientific and Technical Services | | |
| | | | | | | | | | | | | | | | | | | Hampton Forge Ltd. | 1-4 | Retail Trade | | |
| | | | | | | | | | | | | | | | | | | OTT Legal | 1-4 | Professional, Scientific and Technical Services | | |
| | | | | | | | | | | | | | | | | | | Arcade Central Billiards & Coffee Shop | 1-4 | Arts, Entertainment and Recreation | | |
| | | | | | | | | | | | | | | | | | | Emperor's Acupuncture Clinic | 1-4 | Health Care and Social Assistance | | |
| | | | | | | | | | | | | | | | | | | Streetsville Eye Care | 1-4 | Retail Trade | | |
| | | | | | | | | | | | | | | | | | | Edward Jones Investments | 1-4 | Finance and Insurance | | |
| | | | | | | | | | | | | | | | | | | Simply Dollar & More | 1-4 | Retail Trade | | |
| | | | | | | | | | | | | | | | | | | Ooi's Tae Kwan Do | 1-4 | Educational Services | | |
| | | | | | | | | | | | | | | | | | | euro-rayz | 1-4 | Other Services (except Public Administration) | | |
| | | | | | | | | | | | | | | | | | | Fidalgo Salon & Spa | 1-4 | Other Services (except Public Administration) | | |
| | | | | | | | | | | | | | | | | | | Mr. Sub | 1-4 | Accommodation and Food Services | | |
| | | | | | | | | | | | | | | | | | | Streetsville 1 Hr Cleaners | 1-4 | Other Services (except Public Administration) | | |
| | | | | | | | | | | | | | | | | | | Guardian Angel Care (Execusuites Inc.) | 1-4 | Health Care and Social Assistance | | |
| | | | | | | | | | | | | | | | | | | New To You | 1-4 | Retail Trade | | |
| 60 | 0.59 | 1.45 | RET2 | MU | C3-27 | Listed - 154 QUEEN ST S | | 169 CRUMBIE ST | | | | | | | | | | Daley & Sons Services Ltd. | 1-4 | Other Services (except Public Administration) | | |
| | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record | | |
| | | | | | | | | | | | | | | | | | | Happy Divers Den | 1-4 | Retail Trade | | |
| | | | | | | | | | | | | | | | | | | Mint Auto Detailing | 1-4 | Other Services (except Public Administration) | | |
| | | | | | | | | | | | | | | | | | | Pannon Sports | 1-4 | Retail Trade | | |
| | | | | | | | | | | | | | | | | | | J.J.'s Auto Service Specialists Ltd. | 1-4 | Other Services (except Public Administration) | | |
| | | | | | | | | | | | | | | | | | | Vacant | NA | No description on record | | |
| 61 | 0.22 | 0.54 | VAC | MU | C4 | Listed - 148 QUEEN ST S | OZ/6/27 | 148 QUEEN ST S | | | | | | | | | | | | | | |
| 62 | 0.56 | 1.38 | RES4 | HD | RA2-51, RA2-49 | Listed - 30 TANNERY ST Listed - 32 TANNERY ST | | 32 TANNERY ST 30 TANNERY ST | 32 Tannery St 30 Tannery St | 6 7 | 3950 8590 | 42515 92460 | | | | | Apartment Apartment | 103 46 | 211 94 | | | |
| 63 | 0.46 | 1.14 | RET1 | MU | C4 | Listed - 168 QUEEN ST S | | 168 QUEEN ST S | | | | | | | | | | | Streetsville Business Improvement | 1-4 | Other Services (except Public Administration) | |
| | | | | | | | | | | | | | | | | | | Fluid Technologies | 1-4 | Wholesale Trade | | |
| | | | | | | | | | | | | | | | | | | Arthur Saliba & Associates- | 1-4 | Professional, Scientific and Technical Services | | |
| | | | | | | | | | | | | | | | | | | Nawab Restaurant & Banquet Hall | NA | Accommodation and Food Services | | |
| | | | | | | | | | | | | | | | | | | TD Canada Trust | 10-19 | Finance and Insurance | | |

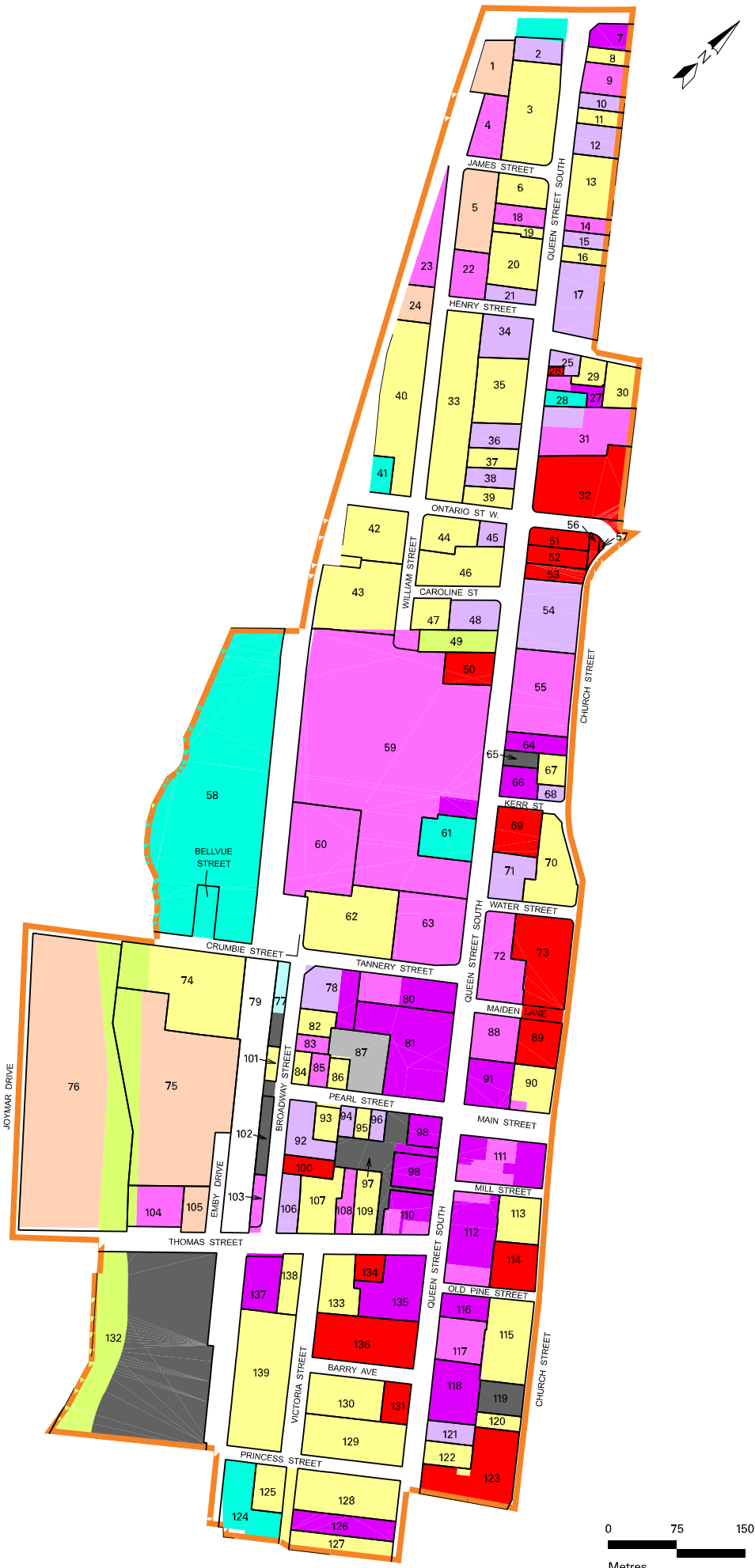
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Existing Land Use

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

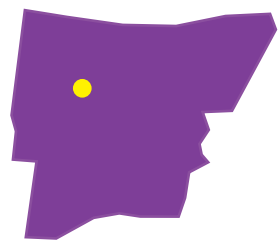


Land, Buildings, People and Jobs

| LAND | | | | | | | | | BUILDINGS | | | | PEOPLE | | | JOBS | | | | | | |
|--------|-----------|--------------|-------------------|----------------|------------|-----------------------------|--------------------------|----------------|---------------------------|--------------|--------------|---------------|------------------|---------------|--------------|---------------|--------------|---|---------------------------|---|------------------|--------|
| Map ID | Area (ha) | Area (acres) | Existing Land Use | OP Designation | Zoning | Heritage Status | Development Applications | Address | Residential Multiple Unit | | | | Office | | | | Type of Unit | Number of Units | Estimated 2011 Population | Company Name | Employment Range | Sector |
| | | | | | | | | | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | Building Address | # of Storeys | GFA (sq. m.) | GFA (sq. ft.) | | | | | | |
| 63 | | | | | | | | | | | | | | | | | | Douglas Murray & Associates | 10-19 | Professional, Scientific and Technical Services | | |
| | | | | | | | | | | | | | | | | | | JBS & Associates | 10-19 | Administrative and Support, Waste Management and Remediation Services | | |
| | | | | | | | | | | | | | | | | | | Village Dental Centre - Dr. Robert Trull & | 5-9 | Health Care and Social Assistance | | |
| | | | | | | | | | | | | | | | | | | Village Hair Studio | 5-9 | Other Services (except Public Administration) | | |
| | | | | | | | | | | | | | | | | | | Wandertravel Advisors Inc. | 1-4 | Administrative and Support, Waste Management and Remediation Services | | |
| | | | | | | | | | | | | | | | | | | Patrician Financial Inc./ Proactive Financial | 1-4 | Finance and Insurance | | |
| | | | | | | | | | | | | | | | | | | Cake Royale | 1-4 | Manufacturing | | |
| | | | | | | | | | | | | | | | | | | Credit Valley Psychotherapy Associates | 1-4 | Health Care and Social Assistance | | |
| | | | | | | | | | | | | | | | | | | Sari Yoga Centre | 1-4 | Arts, Entertainment and Recreation | | |
| | | | | | | | | | | | | | | | | | | MBS Business Services Inc. | 1-4 | Professional, Scientific and Technical Services | | |
| | | | | | | | | | | | | | | | | | | Terri Marques MSW RSW | 1-4 | Health Care and Social Assistance | | |
| | | | | | | | | | | | | | | | | | | Kunaturs Ltd. | 1-4 | Administrative and Support, Waste Management and Remediation Services | | |
| | | | | | | | | | | | | | | | | | | Streetsville Orthopaedic Shoes & Medical | 1-4 | Retail Trade | | |
| | | | | | | | | | | | | | | | | | | Studioptika | 1-4 | Health Care and Social Assistance | | |
| | | | | | | | | | | | | | | | | | | Focal Point | 1-4 | Educational Services | | |
| | | | | | | | | | | | | | | | | | | Mississauga Naturopathic | 1-4 | Health Care and Social Assistance | | |
| | | | | | | | | | | | | | | | | | | HighTest Performance Solutions | 5-9 | Professional, Scientific and Technical Services | | |
| | | | | | | | | | | | | | | | | | | Premier TaxFree Canada | 1-4 | Professional, Scientific and Technical Services | | |
| 64 | 0.11 | 0.28 | MIX2 | MU | C4 | Listed - 125 QUEEN ST S | | 127 QUEEN ST S | 127 Queen St S | 2 | 438 | 4715 | | Apartment | 1 | - | | Mandello Ristorante | 1-4 | Accommodation and Food Services | | |
| | | | | | | Listed - 127 QUEEN ST S | | 125 QUEEN ST S | 125 Queen St S | 2 | 351 | 3778 | | Apartment | 1 | - | | Ontario Christian Books | 1-4 | Retail Trade | | |
| 65 | 0.05 | 0.13 | PKG | MU | C4 | Listed - 129 QUEEN ST S | | 129 QUEEN ST S | | | | | | | | | | | | | | |
| 66 | 0.11 | 0.27 | MIX2 | MU | C4-28 | Listed - 131 QUEEN ST S | | 145 QUEEN ST S | 131-141 Queen St S | 2 | 1008 | 10850 | | Apartment | 6 | 12 | | Golazo.ca | 1-4 | Retail Trade | | |
| | | | | | | Listed - 137 QUEEN ST S | | 141 QUEEN ST S | | | | | | | | | | Queen's Fish & Chips | 1-4 | Accommodation and Food Services | | |
| | | | | | | | | 139 QUEEN ST S | | | | | | | | | | Andiamo Pasta Plus | 1-4 | Accommodation and Food Services | | |
| | | | | | | | | 137 QUEEN ST S | | | | | | | | | | BodySystems Salon & Spa | 1-4 | Other Services (except Public Administration) | | |
| | | | | | | | | 135 QUEEN ST S | | | | | | | | | | Canada Post | 20-49 | Transportation and Warehousing | | |
| | | | | | | | | 133 QUEEN ST S | | | | | | | | | | Frame It For You - Frame It Forever | NA | Retail Trade | | |
| | | | | | | | | 131 QUEEN ST S | | | | | | | | | | Love S Shop | 1-4 | Retail Trade | | |
| 67 | 0.08 | 0.21 | RES1 | MU | C4 | | SP/10/90 | 130 CHURCH ST | | | | | | Detached | 1 | - | | | | | | |
| 68 | 0.04 | 0.10 | OFF | MU | C4 | | | 10 KERR ST | | | | | 10 Kerr St | 2 | 170 | 1830 | | Cairn Control Systems Inc. | 10-19 | Administrative and Support, Waste Management and Remediation Services | | |
| 69 | 0.20 | 0.50 | PUB | MU | C4 | Listed - 147 QUEEN ST S | | 147 QUEEN ST S | | | | | | | | | | | | | | |
| 70 | 0.31 | 0.76 | RESS, RES1, RES2 | LDII, MU | C4, RM5-32 | Listed - 158 CHURCH ST | | 158 CHURCH ST | 158 Church St | 1 | 211 | 2269 | | Detached | 1 | - | | | | | | |
| | | | | | | Listed - 8 WATER ST | | 154 CHURCH ST | | | | | | Semi-Detached | 1 | - | | | | | | |
| | | | | | | | | 152 CHURCH ST | | | | | | Apartment | 2 | - | | | | | | |
| | | | | | | | | 148 CHURCH ST | | | | | | Semi-Detached | 1 | - | | | | | | |
| | | | | | | | | 146 CHURCH ST | | | | | | Semi-Detached | 1 | - | | | | | | |
| | | | | | | | | 142 CHURCH ST | | | | | | Semi-Detached | 1 | - | | | | | | |
| | | | | | | | | 140 CHURCH ST | | | | | | Semi-Detached | 1 | - | | | | | | |
| | | | | | | | | 136 CHURCH ST | | | | | | Semi-Detached | 1 | - | | | | | | |
| | | | | | | | | 134 CHURCH ST | | | | | | Semi-Detached | 1 | - | | | | | | |
| | | | | | | | | 8 WATER ST | | | | | | Semi-Detached | 1 | - | | | | | | |
| 71 | 0.18 | 0.44 | OFF | MU | C4 | Designated - 157 QUEEN ST S | | 157 QUEEN ST S | | | | | 151 Queen St S | 2 | 197 | 2121 | | Atkinson, W.N. Insurance Ltd. | 5-9 | Finance and Insurance | | |
| | | | | | | Listed - 151 QUEEN ST S | | 151 QUEEN ST S | | | | | 157 Queen St S | 2 | 285 | 3068 | | Maurice Foster & Associates-James M. Novak, LLB | 1-4 | Professional, Scientific and Technical Services | | |
| 72 | 0.33 | 0.81 | RET1 | MU | C4 | Listed - 167 QUEEN ST S | | 181 QUEEN ST S | | | | | | | | | | Kendellhurst Academy | 10-19 | Educational Services | | |
| | | | | | | Listed - 175 QUEEN ST S | | 175 QUEEN ST S | | | | | | | | | | Vacant | NA | No description on record | | |
| | | | | | | Listed - 181 QUEEN ST S | | 167 QUEEN ST S | | | | | | | | | | Kaboom Fireworks | NA | Retail Trade | | |
| | | | | | | | | 8 MAIDEN LANE | | | | | | | | | | Vacant | NA | No description on record | | |
| | | | | | | | | | | | | | | | | | | Robinson's IDA Pharmacy | 20-49 | Retail Trade | | |
| | | | | | | | | | | | | | | | | | | Image Collections | 1-4 | Retail Trade | | |
| | | | | | | | | | | | | | | | | | | Streetsville Dental Laboratory | 1-4 | Health Care and Social Assistance | | |
| | | | | | | | | | | | | | | | | | | Empress Nails & Spa | 1-4 | Other Services (except Public Administration) | | |
| | | | | | | | | | | | | | | | | | | Hair Styles by Mary | 1-4 | Other Services (except Public Administration) | | |
| | | | | | | | | | | | | | | | | | | Mortgage Architects | 1-4 | Finance and Insurance | | |
| | | | | | | | | | | | | | | | | | | Village English Ltd | 5-9 | Educational Services | | |
| | | | | | | | | | | | | | | | | | | Cash Shop | 1-4 | Finance and Insurance | | |
| | | | | | | | | | | | | | | | | | | Higher Level | 1-4 | Other Services (except Public Administration) | | |

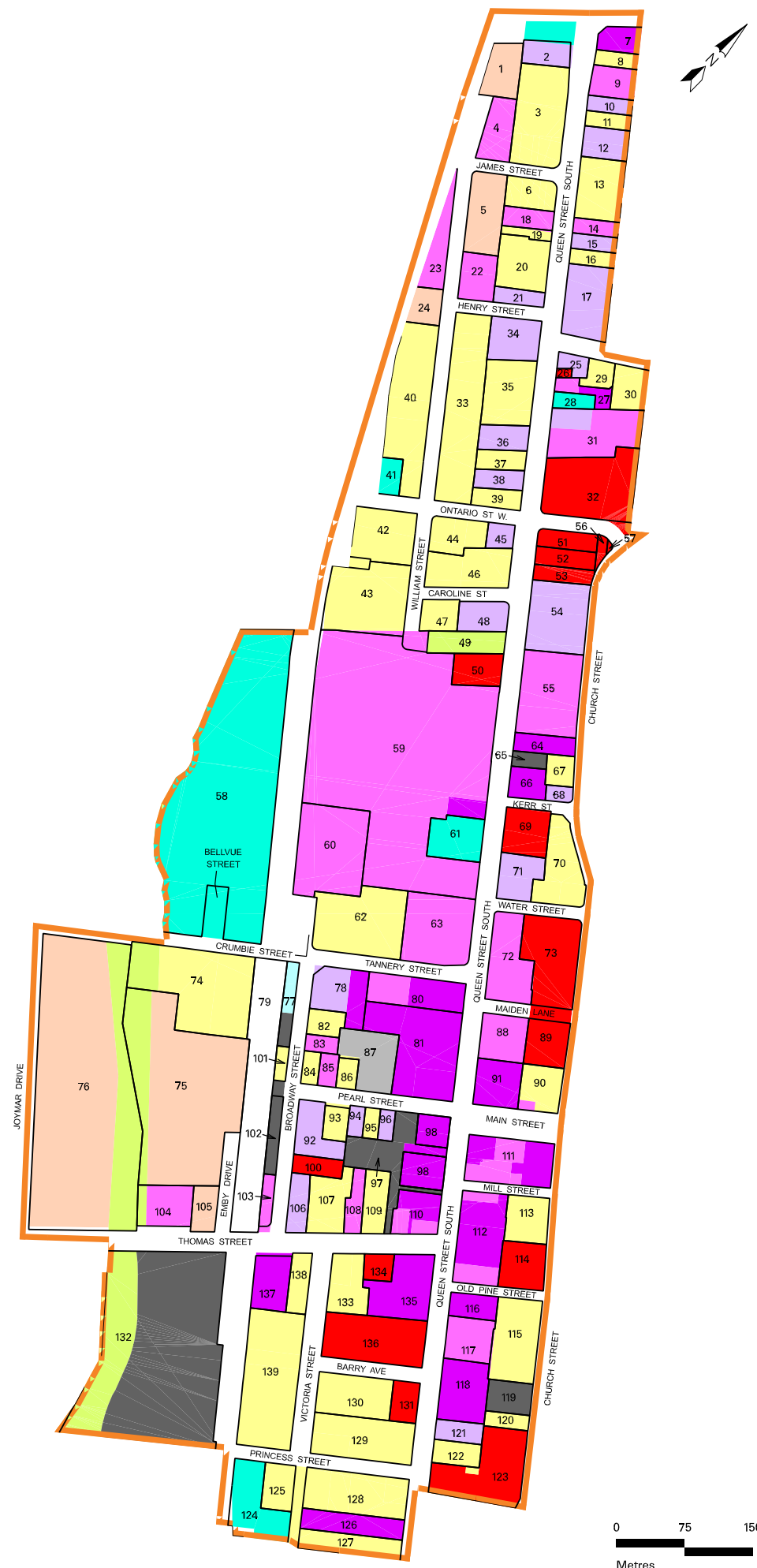
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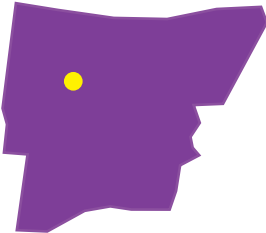


Land, Buildings, People and Jobs

| 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.) | | | | | | |
| 73 | 0.44 | 1.10 | SCH | LDI | R3 | | | 170 CHURCH ST | | | | | | | | | | Russell Langmaid Public School | 10-19 | Educational Services | | |
| 74 | 0.82 | 2.03 | OS, RES5, RES1 | OS, G, HD | G1, D | | | 61 TANNERY ST 57 TANNERY ST 51 TANNERY ST | 51 Tannery St | 2 | 635 | 6839 | | | Apartment Detached | 6 1 | 12 - | D.I.S Trucking | 1-4 | Transportation and Warehousing | | |
| 75 | 1.72 | 4.25 | OS, IND2 | G, HD | G1, D | | | 208 EMBY DR 100 EMBY DR | | | | | | | | | | Superior Vault Co. Ltd. Shades of Green Landscaping TLK Towing Inc. Krown Rust Control Centre Mississauga Engines Inc. Don Parsons Tire Gary's | 10-19 10-19 5-9 1-4 1-4 1-4 | Manufacturing Administrative and Support, Waste Management and Remediation Services Transportation and Warehousing Other Services (except Public Administration) Manufacturing Retail Trade Other Services (except Public Administration) | | |
| 76 | 2.78 | 6.88 | OS, IND2 | G, MD | G1, D | | | 95 JOYMAR DR 66 THOMAS ST 65 TANNERY ST 64 THOMAS ST | | | | | | | | | | Vacant Transmission Design Vacant Ontario Alternator Ltd. Vacant Vacant Turf Property Maintenance & Landscaping Inc. Cedar Grounds Maintenance Inc. Meadowvale Collision Centre Inc. Impact Auto Collision Stampall Washer Ltd. Credit Mills OK Tire Auto Centre Ltd. Vacant Malefic Tattoos Richard's Auto Repair Inc. DND CMB Services Vacant Enhanced Automotive Salema, J. & Sons Auto Service Ltd. A & L Power Lines Ltd./T P L Constructions Vacant | NA 1-4 NA 1-4 NA NA 20-49 10-19 10-19 5-9 5-9 1-4 NA 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 NA | No description on record Other Services (except Public Administration) No description on record Other Services (except Public Administration) No description on record No description on record Administrative and Support, Waste Management and Remediation Services Administrative and Support, Waste Management and Remediation Services Other Services (except Public Administration) Other Services (except Public Administration) Manufacturing Other Services (except Public Administration) No description on record Other Services (except Public Administration) Other Services (except Public Administration) Retail Trade Professional, Scientific and Technical Services No description on record Other Services (except Public Administration) Other Services (except Public Administration) Construction No description on record | | |
| 77 | 0.10 | 0.25 | PKG, UNK | MU | C4 | Listed - 180 BROADWAY ST | | 180 BROADWAY ST | | | | | | | | | | | | | | |
| 78 | 0.26 | 0.64 | MIX2, OFF | MU | C4 | Listed - 25 TANNERY ST Listed - 29 TANNERY ST | | 29 TANNERY ST 25 TANNERY ST | 25 Tannery St | 2 | 519 | 5584 | 29 Tannery St | 3 | 1220 | 13130 | Apartment | 3 | - | Dr. Janice Lee Dentisty Danuta Dabek - Registered Massage Salon V.M.F. Credit Valley Diagnostic Centre (CVDC) Arc Bridging Workability Ford Justice Professional Corporation Vacant Dr. Jon Perlus | 5-9 1-4 1-4 1-4 5-9 5-9 NA 1-4 | Health Care and Social Assistance Health Care and Social Assistance Other Services (except Public Administration) Health Care and Social Assistance Professional, Scientific and Technical Services Professional, Scientific and Technical Services No description on record Health Care and Social Assistance |
| 79 | 0.78 | 1.92 | PROW | | | | | 42 THOMAS ST | | | | | | | | | | | | | | |
| 80 | 0.28 | 0.70 | RET1, MIX2 | MU | C4 | Listed - 180 QUEEN ST S Listed - 182 QUEEN ST S Listed - 184 QUEEN ST S Listed - 186 QUEEN ST S Listed - 188 QUEEN ST S Listed - 17 TANNERY ST | | 188 QUEEN ST S 186 QUEEN ST S 184 QUEEN ST S 182 QUEEN ST S 180 QUEEN ST S 17 TANNERY ST | 180-188 Queen St S | 2 | 942 | 10140 | | | | | Apartment | 5 | 10 | Vacant Fresh Mart Vacant Vacant Pizza City Backstage Hair Salon Ari's Restaurant & Deli Piazza Pizza | NA 1-4 NA NA 1-4 1-4 1-4 1-4 | No description on record Retail Trade No description on record No description on record Accommodation and Food Services Other Services (except Public Administration) Accommodation and Food Services Accommodation and Food Services |

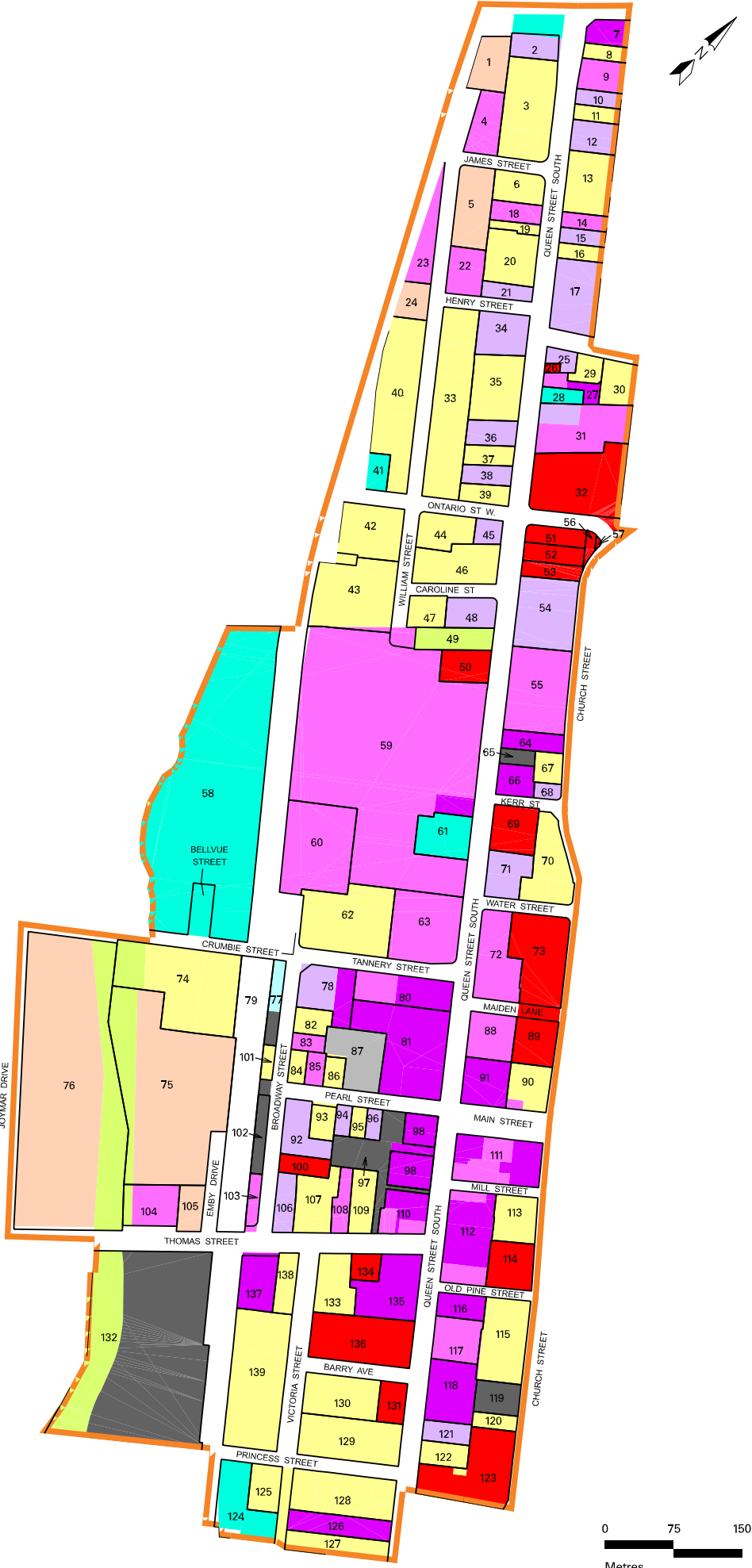
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- Vacant
- Industrial
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- Public / Institutional / Other
- Open Space
- Parking / Other
- Others
- Industrial

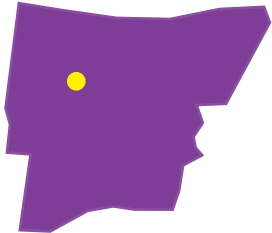


Land, Buildings, People and Jobs

| 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.) | | | | | | |
| 31 | 0.64 | 1.58 | MIX2, MIX1 | MU | C4, C4-41, C4-40 | Listed - 190 QUEEN ST S Listed - 194 QUEEN ST S Listed - 200 QUEEN ST S Listed - 204 QUEEN ST S Listed - 206 QUEEN ST S | | 206 QUEEN ST S 204 QUEEN ST S 200 QUEEN ST S 194 QUEEN ST S 190 QUEEN ST S | 190 Queen St S 194, 200 Queen St S 204, 206A, 206B, 206C, 206D, 206 E,206 F Queen St S | 5 5 2 | 3517 4093 1023 | 37854 44057 11012 | | | | Apartment Apartment Apartment | 42 40 5 | 86 82 10 | Streetsville Sports & Physiotherapy Giorgio's Ristorante Greg Guzik, Barrister, Solicitor & Notary Streetsville Chiropractic Clinic Old Fashioned Way, The Sweet Nails Yonge's Grocery Laundromat Streetsville Town Talk Bakery & Fine Pastry | 1-4 5-9 5-9 10-19 1-4 1-4 1-4 1-4 1-4 | Health Care and Social Assistance Accommodation and Food Services Professional, Scientific and Technical Services Health Care and Social Assistance Retail Trade Other Services (except Public Administration) Retail Trade Other Services (except Public Administration) Manufacturing | |
| 32 | 0.09 | 0.22 | RES5 | MU | C4-32 | Listed - 191 BROADWAY ST | | 191 BROADWAY ST | 191 Broadway St | 3 | 420 | 4521 | | | | Apartment | 10 | 21 | | | | |
| 33 | 0.05 | 0.14 | RET1 | MU | C4 | Listed - 197 BROADWAY ST | | 197 BROADWAY ST | | | | | | | | | | | Maria's Hair Care and Design Natalie's Hair Tech Sue's Hair Design | 1-4 1-4 1-4 | Other Services (except Public Administration) Other Services (except Public Administration) Other Services (except Public Administration) | |
| 34 | 0.05 | 0.14 | RES1 | MU | C4 | Listed - 34 PEARL ST | FA31/9/1 | 34 PEARL ST | | | | | | | | Detached | 1 | - | Vacant | NA | No description on record | |
| 35 | 0.06 | 0.15 | RET1 | MU | C4 | Listed - 30 PEARL ST | | 30 PEARL ST | | | | | | | | | | | Tracey's Esthetic & Electrolysis Clinic T.R.J. Therapeutic Solutions Dolly Mixtures for Hair | 1-4 1-4 10-19 | Other Services (except Public Administration) Health Care and Social Assistance Other Services (except Public Administration) | |
| 36 | 0.06 | 0.15 | RES1 | MU | C4 | Listed - 26 PEARL ST | | 26 PEARL ST | | | | | | | | Detached | 1 | - | | | | |
| 37 | 0.28 | 0.69 | UP | UT, MU | C4, U | Listed - 22 PEARL ST | | 22 PEARL ST | | | | | | | | | | | | | | |
| 38 | 0.21 | 0.51 | RET1 | MU | C4 | Listed - 187 QUEEN ST S | | 189 QUEEN ST S 187 QUEEN ST S | | | | | | | | | | | Royal Bank of Canada | 10-19 | Finance and Insurance | |
| 39 | 0.19 | 0.46 | SCH | LDI | R3 | | | | | | | | | | | | | | | | | |
| 40 | 0.18 | 0.45 | RET1, RES4 | HD | RA2-50 | Listed - 16 MAIN ST | | 16 MAIN ST | 16 Main St | 5 | 2888 | 31083 | | | | Apartment | 32 | 65 | Wandering Minstrel Music School | 5-9 | Educational Services | |
| 41 | 0.21 | 0.51 | MIX2 | MU | C4 | Listed - 10 MAIN ST Listed - 201 QUEEN ST S Listed - 205 QUEEN ST S Listed - 209 QUEEN ST S | | 209 QUEEN ST S 205 QUEEN ST S 201 QUEEN ST S 10 MAIN ST 8 MAIN ST 6 MAIN ST | 209/6,8 Queen St S/Main St 10 Main St 201,203 Queen St S 205 Queen St S | 2 2 2 2 | - 333 296 - | - 3588 3186 - | | | | Apartment Apartment Apartment Apartment | 2 1 2 2 | - - - - | Wilson Martial Arts Academy Europe's Finest Pizzeria & Sports Bar Dr. Caroline Wong Dr. P. Montgomery Express Yourself On Bisque or Glass Streetsville Custom Upholstery Versailles Hair Studio Silver Ridge Spa Streetsville Treasures Queen Spectacle | 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 | Educational Services Accommodation and Food Services Health Care and Social Assistance Health Care and Social Assistance Retail Trade Other Services (except Public Administration) Other Services (except Public Administration) Other Services (except Public Administration) Retail Trade Retail Trade | |
| 42 | 0.19 | 0.47 | OFF | MU | C4 | Listed - 33 PEARL ST Listed - 215 BROADWAY ST | | 215 BROADWAY ST 33 PEARL ST | 215 Broadway St | - | - | - | 33 Pearl St 215 Broadway St | 3 2 | 358 226 | 3853 2431 | | | Sutton Group Intuition Realty Sammy's On Broadway | 1-4 1-4 1-4 | Real Estate and Rental and Leasing Real Estate and Rental and Leasing Other Services (except Public Administration) | |
| 43 | 0.08 | 0.20 | RES1 | MU | C4 | Listed - 27 PEARL ST | | 27 PEARL ST | | | | | | | | Detached | 1 | - | Some Other Time Antiques | 1-4 | Retail Trade | |
| 44 | 0.05 | 0.12 | OFF | MU | C4 | Listed - 23 PEARL ST | | 23 PEARL ST | | | | | 23 Pearl St | 1.5 | 117 | 1262 | | | Unknown Occupant REVERIE-Spa in the Village | NA 1-4 | No description on record Other Services (except Public Administration) | |
| 45 | 0.05 | 0.11 | RES1 | MU | C4 | Listed - 19 PEARL ST | | 19 PEARL ST | | | | | | | | Detached | 1 | - | | | | |
| 46 | 0.05 | 0.11 | OFF | MU | C4 | Listed - 15 PEARL ST | | 15 PEARL ST | | | | | 15 Pearl St | 1.5 | 106 | 1138 | | | | | | |
| 47 | 0.35 | 0.86 | MIX2, PKG | MU | C4 | Listed - 220 QUEEN ST S Listed - 13 PEARL ST | | 220 QUEEN ST S 13 PEARL ST | | | | | | | | | | | Gamble Walker Insurance Consultants Inc. Ladner's Clothiers | 5-9 1-4 | Finance and Insurance Retail Trade | |
| 48 | 0.24 | 0.59 | MIX2 | MU | C4 | Designated - 208 QUEEN ST S Designated - 210 QUEEN ST S Designated - 228 QUEEN ST S Listed - 212 QUEEN ST S Listed - 214 QUEEN ST S Listed - 222 QUEEN ST S Listed - 224 QUEEN ST S | | 228 QUEEN ST S 226 QUEEN ST S 224 QUEEN ST S 222 QUEEN ST S 216 QUEEN ST S 214 QUEEN ST S 212 QUEEN ST S 210 QUEEN ST S 208 QUEEN ST S 11 PEARL ST 9 PEARL ST 7 PEARL ST 5 PEARL ST | 228, 230 Queen St S 208, 210 Queen St S 212 Queen St S 214, 216 Queen St S 220, 222, 224, 226 Queen St S | 3 2 3 2 2 | 712 508 530 595 1784 | 7659 5472 5702 6407 19203 | | | | Apartment Apartment Apartment Apartment Apartment | 5 8 2 6 5 | 10 16 - 12 10 | Re-My Sports Inc. Care Optometrists- dr Diane Shin & Associates Joe Lad Urban Wear Kittiya Thai Cuisine Shop For All Reasons, The Body & Soul Joie De Vivre Esthetics Salon Bardot Spa Toepia Beaucoup de Beads Aldo's Classical Barber Shop | 5-9 1-4 1-4 1-4 1-4 5-9 5-9 5-9 1-4 1-4 | Retail Trade Health Care and Social Assistance Retail Trade Accommodation and Food Services Retail Trade Arts, Entertainment and Recreation Other Services (except Public Administration) Other Services (except Public Administration) Other Services (except Public Administration) Retail Trade Other Services (except Public Administration) | |

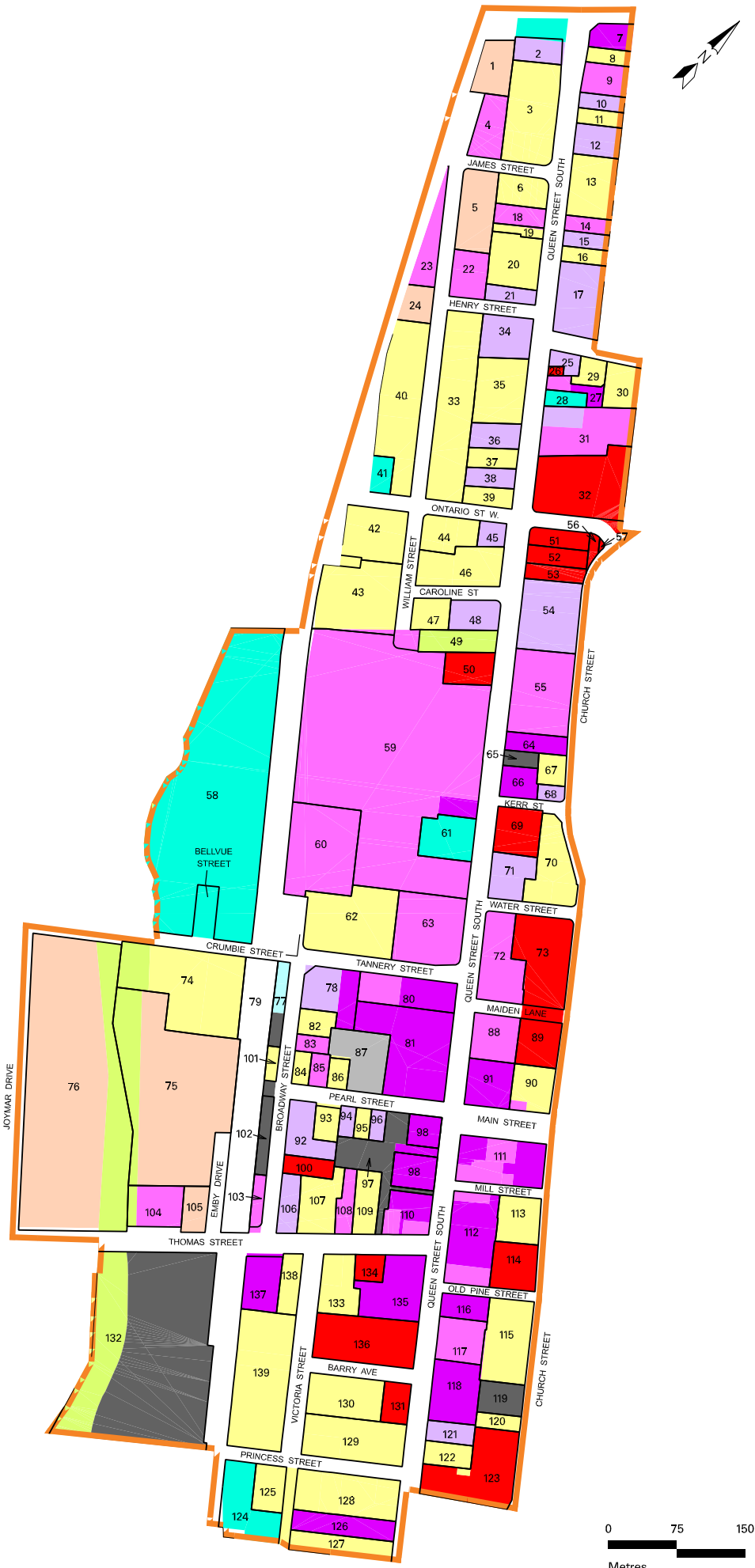
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- Residential
- Mixed Residential / Retail
- Retail / Commercial
- Office
- Vacant
- Industrial
- Transportation Right-of-Way / Walkway
- Public / Institutional / Other
- Open Space
- Parking / Other
- Others
- Industrial

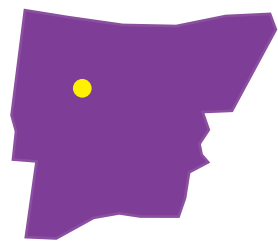


Land, Buildings, People and Jobs

| 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.) | | | | | | |
| 100 | 0.09 | 0.23 | SCH | MU | C4 | Listed - 225 BROADWAY ST | | 225 BROADWAY ST | | | | | | | | | | Credit Valley Montessori School | 1-4 | Educational Services | | |
| 101 | 0.04 | 0.10 | RES5 | MU | C4 | Listed - 200 BROADWAY ST | | 200 BROADWAY ST | | | | | | | | | | | | | | |
| 102 | 0.09 | 0.23 | PKG | MU | C4 | Listed | | 220 BROADWAY ST | | | | | | | | | | | | | | |
| 103 | 0.06 | 0.15 | RET2 | MVC | C5 | Listed - 38 THOMAS ST | | 38 THOMAS ST | | | | | | | | | | A1 4U Auto Service Inc. | 1-4 | Other Services (except Public Administration) | | |
| 104 | 0.22 | 0.54 | OS, RET2 | G, HD | G1, D | | | 56 THOMAS ST | | | | | | | | | | Paul Ursini Inv. Ltd. O/A Streetsville Coin-Op Car Wash | 1-4 | Other Services (except Public Administration) | | |
| 105 | 0.11 | 0.28 | IND1 | HD | D | | | 44 THOMAS ST | | | | | | | | | | Marjoh Auto Sales & Leasing | 1-4 | Retail Trade | | |
| 106 | 0.12 | 0.28 | OFF | MU | C4 | Designated - 34 THOMAS ST | | 34 THOMAS ST | | 34 Thomas St | 2 | 224 | 2411 | | | | | John D. Rogers & Associates | 5-9 | Professional, Scientific and Technical Services | | |
| 107 | 0.23 | 0.56 | RES1 | MU | C4 | Listed - 30 THOMAS ST | | 30 THOMAS ST | | | | | | Detached | 1 | - | | | | | | |
| 108 | 0.10 | 0.24 | RET1 | MU | C4 | Listed - 20 THOMAS ST | | 20 THOMAS ST | | | | | | | | | | Mississauga Sculpture Studio, The Simply Delightful | NA | Educational Services | | |
| | | | | | | | | | | | | | | | | | | NA | Real Estate and Rental and Leasing | | | |
| 109 | 0.15 | 0.37 | RES1 | MU | C4 | Listed - 18 THOMAS ST | | 18 THOMAS ST | | | | | | Detached | 1 | - | | | | | | |
| 110 | 0.19 | 0.47 | RET1, MIX2 | MU | C4 | Listed - 236 QUEEN ST S | | 242 QUEEN ST S | 232, 234, 236, 238 Queen St S | 3 | - | - | | Apartment | 3 | - | Crafted Décor | NA | Retail Trade | | | |
| | | | | | | Listed - 238 QUEEN ST S | | 238 QUEEN ST S | | | | | | | | | Alter Ego Martini Lounge | NA | Accommodation and Food Services | | | |
| | | | | | | Listed - 242 QUEEN ST S | | 236 QUEEN ST S | | | | | | | | | Whole Health Naturally | 10-19 | Real Estate and Rental and Leasing | | | |
| | | | | | | Listed - 8 THOMAS ST | | 234 QUEEN ST S | | | | | | | | | Streetsville Sports | 1-4 | Retail Trade | | | |
| | | | | | | Listed - 10 THOMAS ST | | 232 QUEEN ST S | | | | | | | | | De La Crepe | 1-4 | Accommodation and Food Services | | | |
| | | | | | | Listed - 12 THOMAS ST | | 12 THOMAS ST | | | | | | | | | Creditview Rehabilitation Clinic | 1-4 | Health Care and Social Assistance | | | |
| | | | | | | | | 10 THOMAS ST | | | | | | | | | Crafted Décor | 1-4 | Retail Trade | | | |
| | | | | | | | | 8 THOMAS ST | | | | | | | | | Ruti's Needlebed | 1-4 | Retail Trade | | | |
| | | | | | | | | | | | | | | | | | Law Office of Andrew Stabins | 5-9 | Professional, Scientific and Technical Services | | | |
| | | | | | | | | | | | | | | | | | International News | 10-19 | Wholesale Trade | | | |
| | | | | | | | | | | | | | | | | | Starbucks Coffee | 5-9 | Accommodation and Food Services | | | |
| 111 | 0.38 | 0.95 | MIX2, RET1 | MU | C4 | Designated - 223 QUEEN ST S | | 223 QUEEN ST S | 13 Main St | 2 | - | - | | Apartment | 1 | - | Jade Tree Healing Arts Centre | 1-4 | Other Services (except Public Administration) | | | |
| | | | | | | Listed - 213 QUEEN ST S | | 221 QUEEN ST S | 15, 17 Main St | 2 | - | - | | Apartment | 1 | - | Silvano's Salon Inc. | 1-4 | Other Services (except Public Administration) | | | |
| | | | | | | Listed - 221 QUEEN ST S | | 219 QUEEN ST S | 11 Main St | 1 | 74 | 797 | | Apartment | 1 | - | Mississauga Physical Rehabilitation Centre | 1-4 | Arts, Entertainment and Recreation | | | |
| | | | | | | Listed - 9 MAIN ST | | 217 QUEEN ST S | | | | | | | | | Urselina's Concepts | 1-4 | Other Services (except Public Administration) | | | |
| | | | | | | Listed - 12 MILL ST | | 213 QUEEN ST S | | | | | | | | | Makai Salon | 1-4 | Other Services (except Public Administration) | | | |
| | | | | | | Listed - 11 MAIN ST | | 17 MAIN ST | | | | | | | | | Anna Pilon - Skin Therapy | 1-4 | Other Services (except Public Administration) | | | |
| | | | | | | Listed - 13 MAIN ST | | 15 MAIN ST | | | | | | | | | Carlos Hair Studio | 1-4 | Other Services (except Public Administration) | | | |
| | | | | | | Listed - 15 MAIN ST | | 13 MAIN ST | | | | | | | | | Millstreet Kitchen & bath | 1-4 | Professional, Scientific and Technical Services | | | |
| | | | | | | | | 12 MILL ST | | | | | | | | | Ada's Corner | 1-4 | Retail Trade | | | |
| | | | | | | | | 11 MAIN ST | | | | | | | | | Alexander Jewellers | 1-4 | Retail Trade | | | |
| | | | | | | | | 9 MAIN ST | | | | | | | | | Streetsville Strings Attached Music Shop | 1-4 | Retail Trade | | | |
| | | | | | | | | 3 MAIN ST | | | | | | | | | Gallery Streetsville | 1-4 | Arts, Entertainment and Recreation | | | |
| | | | | | | | | 1 MAIN ST | | | | | | | | | Dr. S. Fowler | 1-4 | Health Care and Social Assistance | | | |
| | | | | | | | | | | | | | | | | | Skinflex | 1-4 | Other Services (except Public Administration) | | | |
| | | | | | | | | | | | | | | | | | Gregory Tucci, Barrister and Solicitor | 1-4 | Professional, Scientific and Technical Services | | | |
| | | | | | | | | | | | | | | | | | Concepts Salon | 1-4 | Other Services (except Public Administration) | | | |
| | | | | | | | | | | | | | | | | | Streetsville Strings Attached Music Shop | NA | Retail Trade | | | |
| | | | | | | | | | | | | | | | | | Vacant | NA | No description on record | | | |
| | | | | | | | | | | | | | | | | | Second Cup Coffee Co. | NA | Accommodation and Food Services | | | |
| | | | | | | | | | | | | | | | | | Second Cup Coffee Co. | 5-9 | Accommodation and Food Services | | | |
| | | | | | | | | | | | | | | | | | Tea Room, The | 5-9 | Accommodation and Food Services | | | |
| | | | | | | | | | | | | | | | | | Joanne Lipp European Skin Care & | 5-9 | Other Services (except Public Administration) | | | |
| | | | | | | | | | | | | | | | | | Murphy's Ice Cream Parlour | 5-9 | Accommodation and Food Services | | | |
| | | | | | | | | | | | | | | | | | Hot Tips Nails & Esthetics | 5-9 | Other Services (except Public Administration) | | | |
| | | | | | | | | | | | | | | | | | Vacant | NA | No description on record | | | |
| | | | | | | | | | | | | | | | | | Min Com Solutions Realty Inc. | 5-9 | Real Estate and Rental and Leasing | | | |
| 112 | 0.42 | 1.03 | RET2, RET1, MIX2 | MU | C4-12, C4 | Designated - 233 QUEEN ST S | | 251 QUEEN ST S | 241-247 Queen St S | 3 | 1849 | 19903 | | Apartment | 8 | 16 | Keerin Convenience | 1-4 | Retail Trade | | | |
| | | | | | | Listed - 229 QUEEN ST S | | 249 QUEEN ST S | 235 Queen St S | 3 | 461 | 4957 | | Apartment | 4 | - | Streetsville Travel Service | 1-4 | Administrative and Support, Waste Management and Remediation Services | | | |
| | | | | | | Listed - 237 QUEEN ST S | | 247 QUEEN ST S | 237, 239 Queen St S | 2 | - | - | | Apartment | 1 | - | Gentle Touch Dental Hygene Services | 1-4 | Health Care and Social Assistance | | | |
| | | | | | | Listed - 249 QUEEN ST S | | 245 QUEEN ST S | | | | | | | | | Irene's Hair Studio | 1-4 | Other Services (except Public Administration) | | | |
| | | | | | | Listed - 241 QUEEN ST S | | 243 QUEEN ST S | | | | | | | | | | | | | | |
| | | | | | | Listed - 251 QUEEN ST S | | 241 QUEEN ST S | | | | | | | | | Louc's Milk | 1-4 | Retail Trade | | | |
| | | | | | | Listed - MILL ST | | 239 QUEEN ST S | | | | | | | | | Streetsville Tire 2009 Inc. | 1-4 | Other Services (except Public Administration) | | | |
| | | | | | | | | 237 QUEEN ST S | | | | | | | | | HQ Collections (by Suits U Fine Womens | 1-4 | Retail Trade | | | |

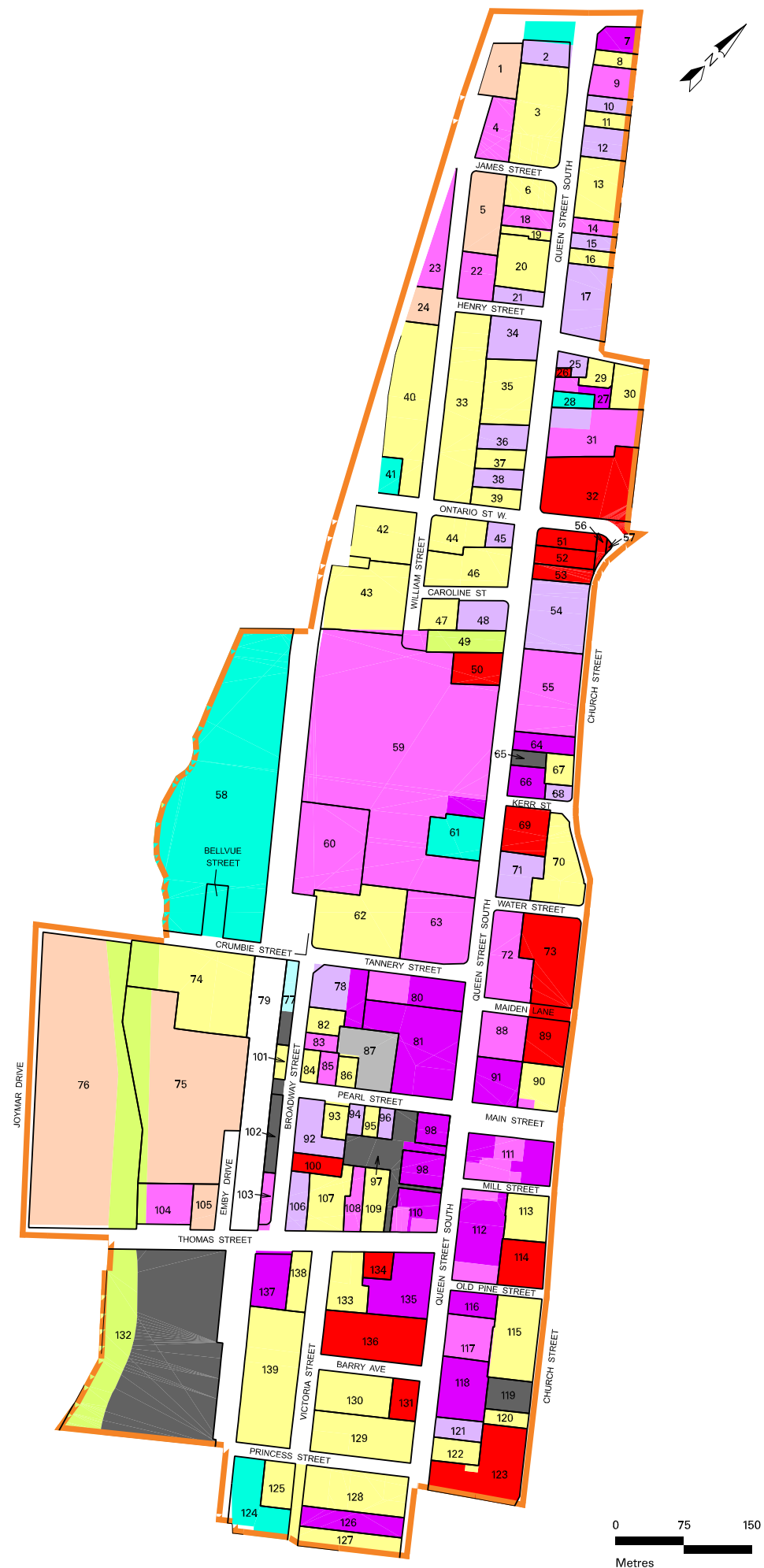
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- Open Space
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- Others
- Industrial

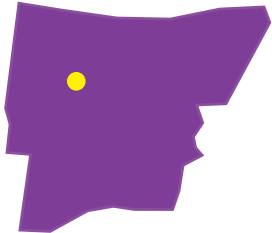


Land, Buildings, People and Jobs

| 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.) | | | | | | |
| 112 | | | | | | | | 235 QUEEN ST S 233 QUEEN ST S 229 QUEEN ST S | | | | | | | | | | | The UPS Store Floral Fashions Florist Marcelo's Bar & Grill Nail Club Streetsville Travel Service The Art of Movement Pita Nutsy (1359593 Ont. Inc, o/a Pita Osmow's Grill Swirls Cupcakes | 1-4 1-4 5-9 1-4 NA 1-4 1-4 5-9 1-4 | Transportation and Warehousing Retail Trade Accommodation and Food Services Other Services (except Public Administration) Administrative and Support, Waste Management and Remediation Services Arts, Entertainment and Recreation Accommodation and Food Services Accommodation and Food Services Retail Trade | |
| 113 | 0.19 | 0.47 | RES4 | HD | RA2-50 | | | 13 MILL ST | 13 Mill St | 6 | 2938 | 31621 | | | Apartment | 33 | 68 | | | | | |
| 114 | 0.20 | 0.50 | PRA | MU | C4 | | | 250 CHURCH ST | | | | | | | | | | Mt. Calvary Apostolic Church of Ontario | NA | Other Services (except Public Administration) | | |
| 115 | 0.37 | 0.91 | RES4 | HD | RA1-6, RA2-50 | | | 270 CHURCH ST 9 OLD PINE ST | 9 Old Pine St 270 Church St | 3 5 | 1616 2744 | 17398 29537 | | | Apartment Apartment | 33 19 | 68 39 | | | | | |
| 116 | 0.11 | 0.28 | MIX2 | MU | C4 | Listed - 257 QUEEN ST S | | 261 QUEEN ST S 257 QUEEN ST S | 257, 261 Queen St S | 2 | - | - | | | Apartment | 7 | 14 | Du Tri and Run Mississauga Finest Karate Club (Shotokan) Thrift Store - The Salvation Army | 1-4 1-4 5-9 | Retail Trade Educational Services Retail Trade | | |
| 117 | 0.20 | 0.49 | RET1 | MU | C4 | Designated - 263 QUEEN ST S Designated - 271 QUEEN ST S | | 271 QUEEN ST S 265 QUEEN ST S 263 QUEEN ST S | | | | | | | | | | The Laser Studio Vacant Injury Assessment-Dr.Ted Blackmore - Michael J. Fisher, Barrister & Solicitor Streetsville Florist Franklin Pourhouse | 1-4 NA 1-4 5-9 1-4 10-19 | Other Services (except Public Administration) No description on record Health Care and Social Assistance Professional, Scientific and Technical Services Retail Trade Accommodation and Food Services | | |
| 118 | 0.28 | 0.70 | MIX2 | MU | C4-39, C4 | Listed - 283 QUEEN ST S | | 283 QUEEN ST S 281 QUEEN ST S 279 QUEEN ST S 277 QUEEN ST S 275 QUEEN ST S | 275, 277, 277B Queen St S 279, 281 Queen St S | 2 2 | - - | - - | | | Apartment Apartment | 1 1 | - - | Vacant Vacant The Co-Operators Cantina Mexican Inc. Dirty Dogs | NA NA 5-9 1-4 NA | No description on record No description on record Finance and Insurance Accommodation and Food Services Other Services (except Public Administration) | | |
| 119 | 0.14 | 0.34 | PKG | OS | OS1 | | | 278 CHURCH ST | | | | | | | | | | | | | | |
| 120 | 0.07 | 0.17 | RES1 | MU | C4 | | | 282 CHURCH ST | | | | | | | Detached | 1 | - | | | | | |
| 121 | 0.10 | 0.24 | OFF | MU | C4-39 | Listed - 287 QUEEN ST S | | 287 QUEEN ST S | | | | | 287 Queen St S | 2 | 301 | 3240 | | | | | | |
| 122 | 0.11 | 0.27 | RES1 | MU | C4-39 | Listed - 291 QUEEN ST S | | 291 QUEEN ST S | | | | | | | Detached | 1 | - | | | | | |
| 123 | 0.48 | 1.20 | PRA | MU | C4 | Designated - 295 QUEEN ST S | | 295 QUEEN ST S | | | | | | | | | | Presbyterian Church St Andrews | 1-4 | Other Services (except Public Administration) | | |
| 124 | 0.32 | 0.79 | PROW, VAC | MD | D | | | 39 PRINCESS ST | | | | | | | | | | | | | | |
| 125 | 0.14 | 0.34 | RES5 | LDII | RM7-1 | Listed - 25 PRINCESS ST | | 25 PRINCESS ST | 25 Princess St | 2 | 271 | 2918 | | | Apartment | 4 | - | | | | | |
| 126 | 0.21 | 0.51 | MIX2 | LDI | R3 | Listed - 302 QUEEN ST S | SP/9/63, OZ/9/6 | 302 QUEEN ST S | 302 Queen St S | 2 | 217 | 2332 | | | Apartment | 1 | - | Mundi Holdings Ltd. | 1-4 | Management of Companies and Enterprises | | |
| 127 | 0.20 | 0.51 | RES1 | LDI | R3 | Listed - 306 QUEEN ST S | OZ/10/13 | 306 QUEEN ST S | | | | | | | Detached | 1 | - | | | | | |
| 128 | 0.41 | 1.02 | RES5, RES2, RES4, RES1 | HD, LDI | RA1-4, R3 | Designated - 300 QUEEN ST S Listed - 296 QUEEN ST S Listed - 15 PRINCESS ST Listed - 9 PRINCESS ST | | 300 QUEEN ST S 296 QUEEN ST S 15 PRINCESS ST 13 PRINCESS ST 11 PRINCESS ST 9 PRINCESS ST | 296 Queen St S 15 Princess St | 2 3 | 219 1091 | 2358 11746 | | | Detached Semi-Detached Detached Apartment Semi-Detached Apartment Detached | 1 1 1 11 1 2 1 | - - - 23 - - - | | | | | |
| 129 | 0.41 | 1.02 | RES4, RES1 | HD, LDII | RA1-26, R3 | Designated - 292 QUEEN ST S Listed - 20 PRINCESS ST | | 292 QUEEN ST S 288 QUEEN ST S 281 VICTORIA ST 20 PRINCESS ST 18 PRINCESS ST 16 PRINCESS ST 14 PRINCESS ST | 20 Princess St | 3 | 624 | 6714 | | | Apartment Detached Detached Detached Detached Detached | 6 1 1 1 1 1 | 12 - - - - - | | | | | |
| 130 | 0.30 | 0.74 | RES1 | LDII | R3 | Designated - 11 BARRY AVE Designated - 19 BARRY AVE Listed - 281 VICTORIA ST Listed - 15 BARRY AVE | | 287 VICTORIA ST 19 BARRY AVE 15 BARRY AVE 11 BARRY AVE | | | | | | | Detached Detached Detached Detached | 1 1 1 1 | - - - - | | | | | |
| 131 | 0.11 | 0.26 | CC | LDII | R3 | Designated - 280 QUEEN ST S | | 280 QUEEN ST S | | | | | | | | | | Vacant | NA | No description on record | | |
| 132 | 6.69 | 16.52 | OS, PKG | HD, G | D, G1 | | | 45 THOMAS ST | | | | | | | | | | Go Station Streetsville GO station | 100-299 1-4 | Transportation and Warehousing Transportation and Warehousing | | |

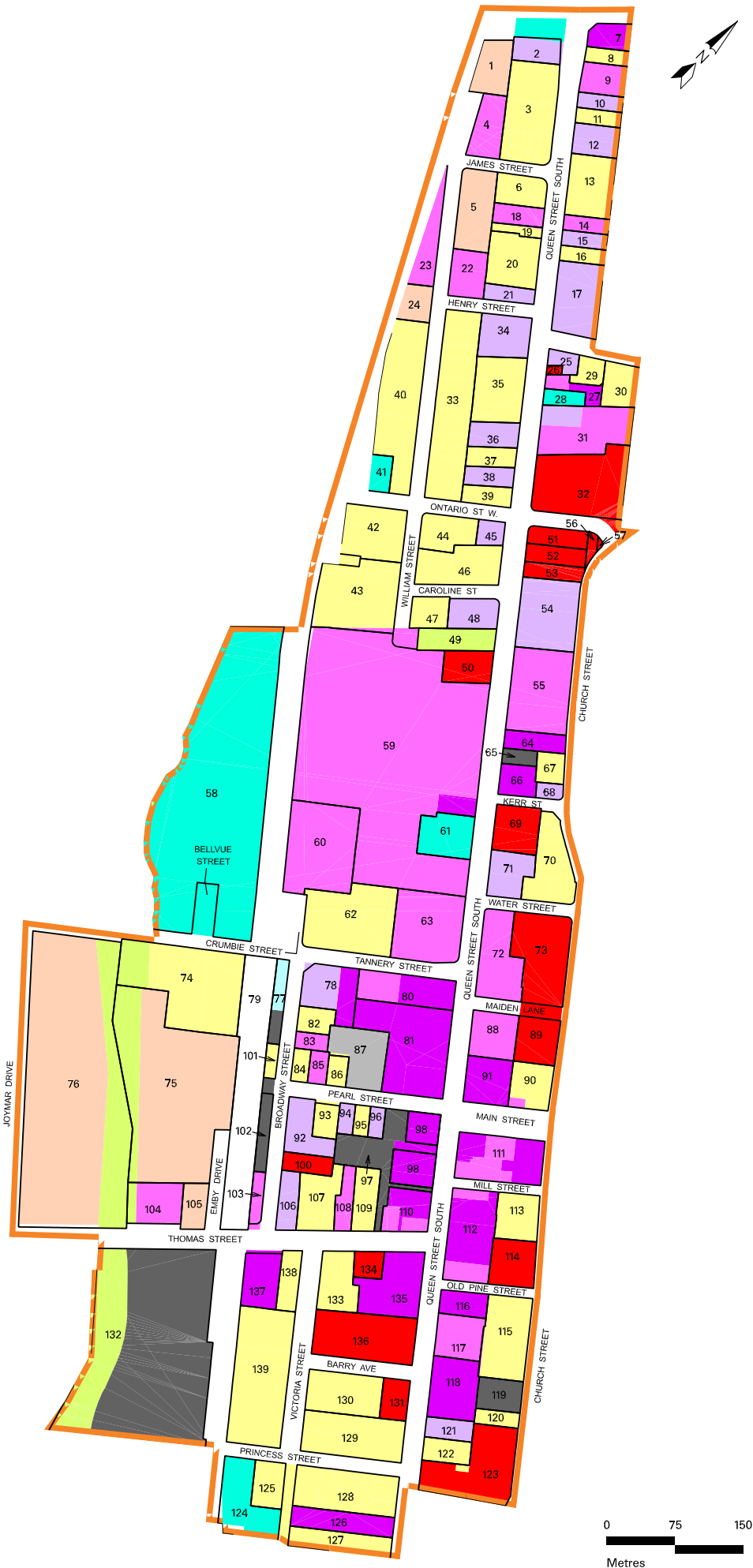
A property may have multiple OP Designations or Zoning that are not shown on this information brochure. Please consult the municipality for exact information.





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
- Industrial



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.) | | | | | | |
| 133 | 0.21 | 0.53 | RES5, RES1 | MU | C4-32, C4 | Listed - 25 THOMAS ST Listed - 263 VICTORIA ST Listed - 19 THOMAS ST | | 263 VICTORIA ST 25 THOMAS ST 19 THOMAS ST | 25 Thomas St | 2 | 283 | 3046 | | | Apartment Detached Detached | 11 1 1 | 23 - - | | | | | |
| 134 | 0.08 | 0.19 | PRA | MU | C4 | Designated - 13 THOMAS ST | | 13 THOMAS ST | | | | | | | | | | | | | | |
| 135 | 0.34 | 0.83 | MIX2 | MU | C4 | Listed - 248 QUEEN ST S Listed - 254 QUEEN ST S Listed - 256 QUEEN ST S Listed - 258 QUEEN ST S Listed - 262 QUEEN ST S Listed - 264 QUEEN ST S Listed - 11 THOMAS ST | | 264 QUEEN ST S 262 QUEEN ST S 258 QUEEN ST S 256 QUEEN ST S 254 QUEEN ST S 252 QUEEN ST S 248 QUEEN ST S 11 THOMAS ST | 248, 252, 254, 256, 258/ 11 Queen St S/Thomas St 264 Queen St S | 2 2 | - - | - - | | | Apartment Apartment | 3 2 | - - | Lee Funeral Home Ltd. Denture Clinic-Dr. K. Kulik Savannah Rowe Dina's Hair Creations Huron TV Audio & Video The Pine Guy La Vraie Beaute Tangles Hair Creation Time Vision Photography Masonic Lodge Vacant | 1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-4 NA NA | Other Services (except Public Administration) Health Care and Social Assistance Retail Trade Other Services (except Public Administration) Retail Trade Retail Trade Other Services (except Public Administration) Other Services (except Public Administration) Professional, Scientific and Technical Services Other Services (except Public Administration) No description on record | | |
| 136 | 0.46 | 1.13 | PRA | LDII | R2-7 | Designated - 274 QUEEN ST S | | 274 QUEEN ST S | | | | | | | | | | Streetsville United Church | 1-4 | Other Services (except Public Administration) | | |
| 137 | 0.19 | 0.47 | MIX2 | MU | C4 | Listed - 35 THOMAS ST | | 39 THOMAS ST 37 THOMAS ST 35 THOMAS ST | 35- 39 Thomas St | | | | 35 Thomas St | 3 | 514 | 5532 | | | Kerhoulas Dental | 10-19 | Health Care and Social Assistance | |
| 138 | 0.12 | 0.29 | RES1 | MU | C4-39 | Listed - 31 THOMAS ST Listed - 264 VICTORIA ST | | 264 VICTORIA ST 31 THOMAS ST | | | | | | | Detached Detached | 1 1 | - - | | | | | |
| 139 | 0.73 | 1.81 | RES1, RES2 | LDII | RM1 | Listed - 272 VICTORIA ST Listed - 274 VICTORIA ST Listed - 292 VICTORIA ST | | 294 VICTORIA ST 292 VICTORIA ST 290 VICTORIA ST 288 VICTORIA ST 286 VICTORIA ST 284 VICTORIA ST 282 VICTORIA ST 280 VICTORIA ST 278 VICTORIA ST 274 VICTORIA ST 272 VICTORIA ST | | | | | | Semi-Detached Semi-Detached Semi-Detached Semi-Detached Detached Semi-Detached Semi-Detached Semi-Detached Semi-Detached Semi-Detached Semi-Detached | 1 1 1 1 1 1 1 1 1 1 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.





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 |
| | 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 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

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 geo-coded 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 geo-coded 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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