

Mississauga Long-Range Growth Forecasts Housing Units, 2011-2041

The City of Mississauga has released long-range growth forecasts of population, housing and employment to the year 2041. These forecasts were prepared by Hemson Consulting Ltd. in September 2013 and are based on the 2011 Census and other relevant information, including the recently released Amendment 2 to the Growth Plan, which updates the Schedule 3 forecasts and extends them to a 2041 horizon. Three growth forecast scenarios have been prepared for the City of Mississauga which incorporate Growth Plan policy direction and reflect varying degrees of intensification and redevelopment in the City. This bulletin summarizes the results of the “Steady Growth” scenario which was adopted by City of Mississauga Council in November 2013.

The City of Mississauga has Entered a New Planning Era

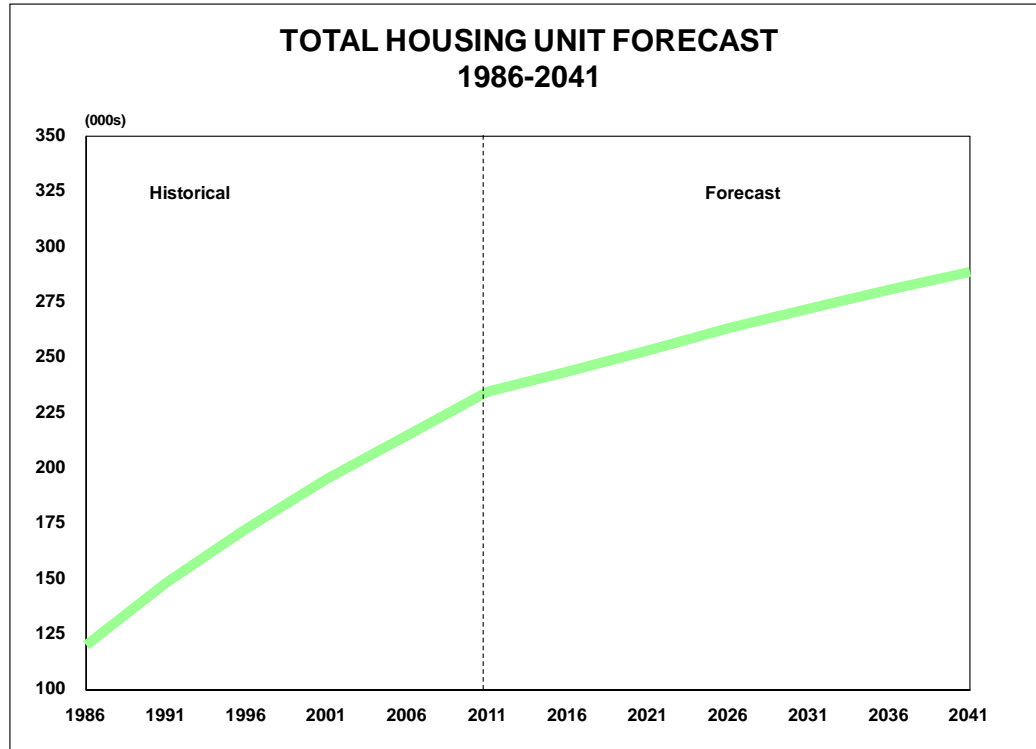
The City of Mississauga has entered a new post-greenfield planning era in which growth will be accommodated through intensification. The City has taken a major key step in planning for its more mature urban state with a new official plan, adopted by Council in 2010. The updated official plan includes a number of new directions for the City including:

- Recognition that Mississauga has evolved from a largely suburban community into an urban centre in its own right, with an emphasis on intensification, redevelopment and transit;
- The introduction of a new urban hierarchy including: Downtown, Major Nodes, Community Nodes, Corporate Centres, Neighbourhoods and Employment Areas. The City’s former planning areas have been re-defined, with Planning Districts now re-organized into 52 ‘Character Areas’; and
- The direction of growth to the nodes, intensification corridors and major transit station areas, while minimizing change in stable residential areas.

HOUSING UNITS, 2011-2041

Housing Units will grow to 289,000 by 2041

In 2013, Mississauga had 243,000 housing units. The City is forecast to grow to 289,000 total housing units by 2041. This growth of 46,000 units represents a 19% increase over the 2013 housing unit supply, with over three-quarters of the forecast increase anticipated to be in the form of apartments.



Source: Hemson Consulting Ltd. based on Statistics Canada data.

Mississauga will accommodate a greater share of high density housing

The City of Mississauga, now being a more urban community, will accommodate a greater share of non-family households and higher density housing forms than other municipalities in the 905 region over the forecast horizon. The City will continue to accommodate the largest share of apartment growth in the GTAH outside of the City of Toronto. Forecast total unit growth will be comparatively lower in the coming years than in the 2001 to 2011 period as the City becomes more reliant on intensification for future growth. Mississauga's forecast housing unit growth by type is shown on the next page.

Given that the supply of sites for lower density housing units in Mississauga is effectively depleted, the forecast assumes various different types of intensification, including: infill, redevelopment and higher density development on existing designated sites.

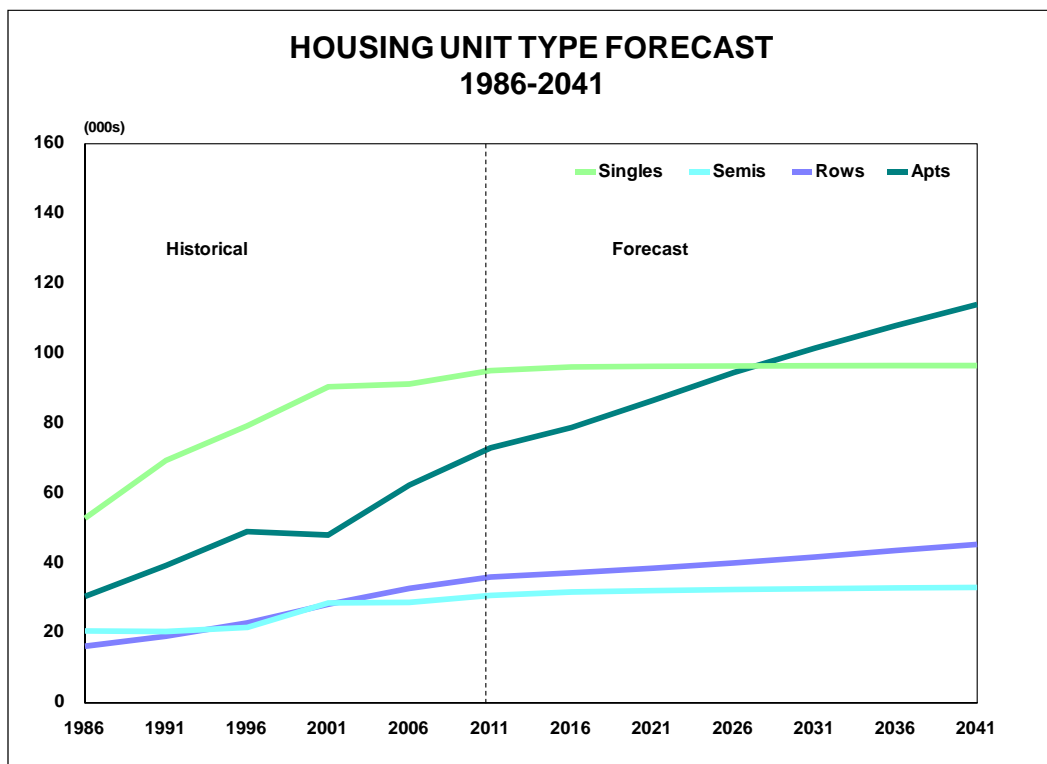
HOUSING UNITS, 2011-2041

The potential housing supply comprises the limited remaining supply of greenfield ground-related housing plus an estimated supply of intensification opportunities; including some medium density units and a large supply of high density units. The potential housing supply includes vacant land potential and the results of a detailed intensification capacity analysis.

The City's single detached housing stock will grow marginally, from 96,000 in 2011 to 97,000 by 2041, thus declining in share of the total stock from 41% to 33% over the forecast period. Similarly, semi-detached housing will grow marginally from 31,000 in 2011 to 33,000 in 2041, declining slightly in share of the total stock from 13% to 11%.

Row housing will increase from 36,000 units to 45,000, retaining their share of the total stock at 16% (a slight increase over 15% in 2011).

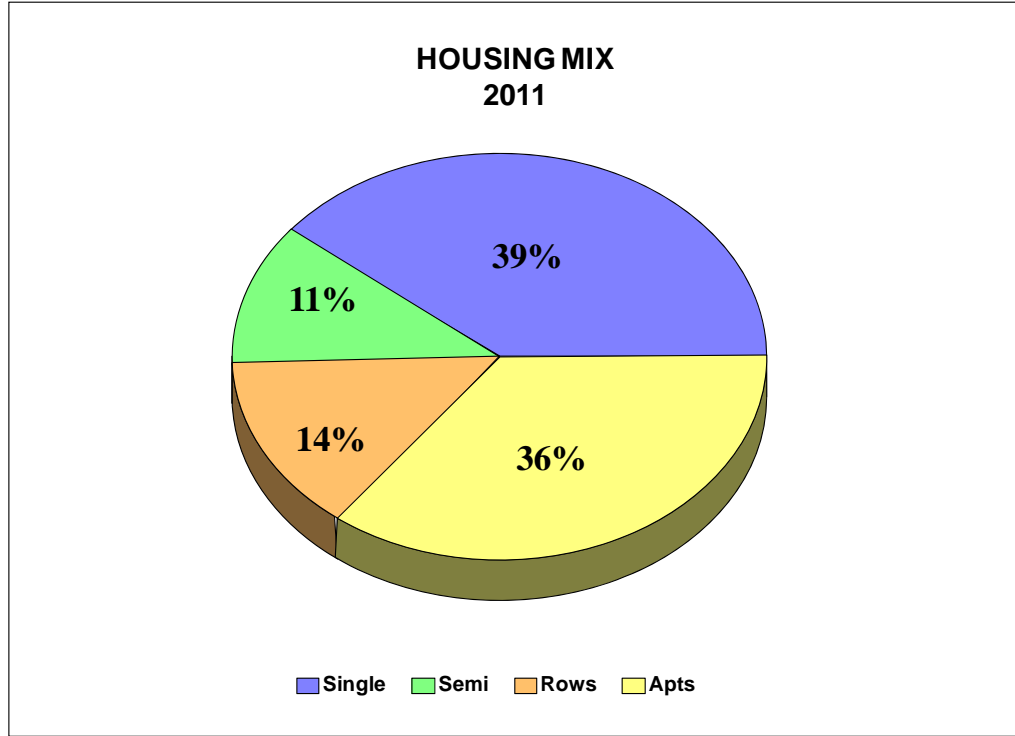
With intensification, in various forms, increasingly shaping growth throughout the forecast period, 76% of the increase in housing supply will be in the form of apartments, which are expected to grow from 73,000 units in 2011 to 114,000 units by 2041.



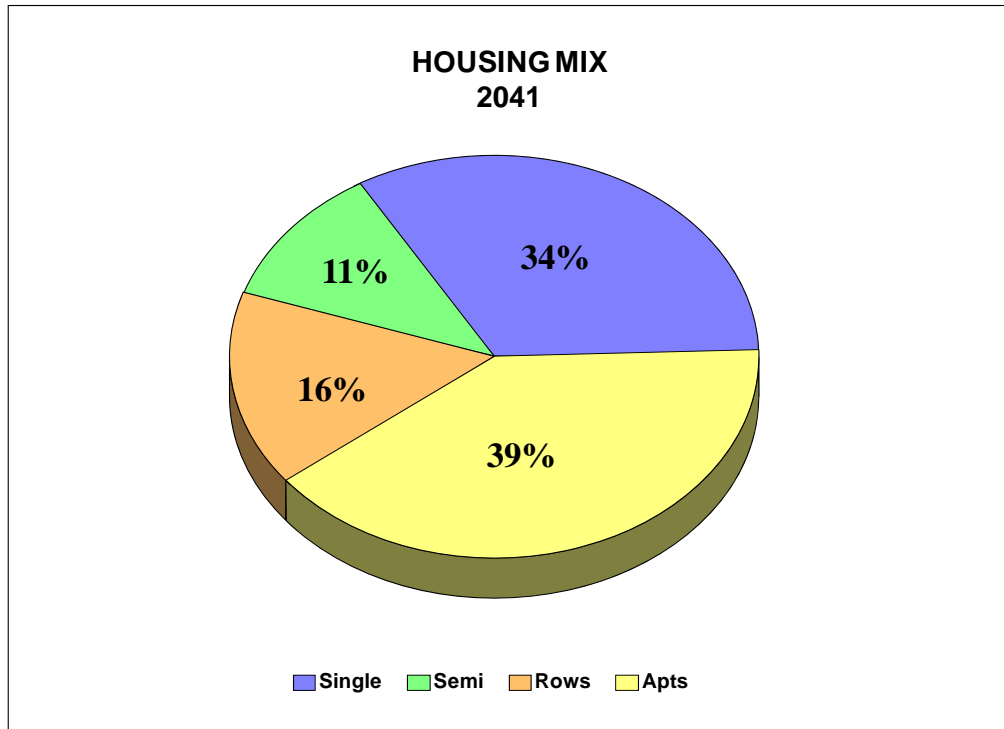
Source: Hemson Consulting Ltd. based on Statistics Canada data.

HOUSING UNITS, 2011-2041

Housing Unit Mix



Source: Hemson Consulting Ltd. based on Statistics Canada data.



Source: Hemson Consulting Ltd. based on Statistics Canada data.

Residential intensification will be focussed in Hurontario Transit Corridor and in the Downtown Character Areas

Residential intensification will be focused in the Hurontario transit corridor as densities will increase in the Downtown Core, Downtown Fairview and Downtown Cooksville Character Areas, in addition to the Uptown Major Node. The transformation of the Dixie and Lakeview Employment Areas in the latter stages of the forecast period will offer a mix of housing opportunities, but at generally higher densities than those prevailing in nearby neighbourhoods. The Central Erin Mills Major Node is another area that is anticipated to experience more significant intensification, as well as the Port Credit East and West Neighbourhoods.

The person per unit forecasts for the City of Mississauga is provided in the following Table. Throughout the forecast period, the City of Mississauga is predicted to have a higher than GTA average household size for all unit types, representing a continuation of the current patterns.

Historic & Forecast Persons Per Unit					
	Single	Semi	Rows	Apmts	Total
1991	3.55	3.73	3.16	2.28	3.10
1996	3.52	3.63	3.21	2.47	3.14
2001	3.51	3.47	3.13	2.41	3.13
2006	3.48	3.44	3.08	2.50	3.09
2011	3.40	3.44	3.06	2.45	3.02
2016	3.32	3.43	3.12	2.33	2.98
2021	3.29	3.40	3.10	2.31	2.94
2026	3.27	3.39	3.08	2.30	2.91
2031	3.30	3.39	3.09	2.30	2.90
2036	3.31	3.40	3.09	2.30	2.90
2041	3.33	3.41	3.10	2.31	2.90

HOUSING UNITS, 2011-2041

Housing Units Forecast by Character Area - All Unit Types								
Character Area	2011	2016	2021	2026	2031	2036	2041	2011 - 41
DT Cooksville	4,100	4,300	4,700	5,300	6,800	7,700	8,000	3,900
DT Core	12,300	15,500	19,800	24,000	26,500	28,100	30,100	17,800
DT Fairview	6,600	6,900	7,200	7,700	7,900	8,000	8,200	1,600
DT Hospital	5,000	5,200	5,300	5,500	5,700	5,700	5,700	700
Downtown Subtotal	28,000	31,900	37,000	42,500	46,900	49,500	52,000	24,000
MN Central Erin Mills	1,700	2,100	2,600	3,100	3,600	4,200	4,600	2,900
MN Uptown	3,900	4,500	5,500	6,600	7,300	8,100	8,800	4,900
Major Nodes Subtotal	5,600	6,600	8,100	9,700	10,900	12,300	13,400	7,800
CN Clarkson Village	1,200	1,400	1,400	1,500	1,500	1,600	1,600	400
CN Malton	900	1,000	1,000	1,000	1,000	1,000	1,100	200
CN Meadowvale	1,200	1,200	1,200	1,200	1,200	1,200	1,400	200
CN Port Credit	3,400	3,500	3,600	3,800	3,900	4,200	4,600	1,200
CN Rathwood-Applewood	1,400	1,500	1,500	1,500	1,600	1,700	1,800	400
CN Sheridan	1,100	1,100	1,100	1,100	1,200	1,200	1,400	300
CN South Common	1,900	1,900	1,900	2,000	2,000	2,000	2,100	200
CN Streetsville	700	800	800	900	1,000	1,200	1,300	600
Community Nodes Subtotal	11,800	12,400	12,500	13,000	13,400	14,100	15,300	3,500
NHD Applewood	13,100	13,800	13,900	13,900	14,000	14,100	14,300	1,200
NHD Central Erin Mills	8,700	8,900	8,900	9,000	9,000	9,000	9,000	300
NHD Churchill Meadows	12,400	13,000	13,300	13,400	13,500	13,500	13,500	1,100
NHD Clarkson-Lorne Park	12,700	12,900	13,100	13,200	13,300	13,400	13,400	700
NHD Cooksville	8,200	8,300	8,400	8,400	8,400	8,400	8,600	400
NHD Creditview	3,200	3,200	3,200	3,300	3,400	3,400	3,400	200
NHD East Credit	17,300	18,000	18,300	18,500	18,600	18,700	18,700	1,400
NHD Erin Mills	13,000	13,200	13,300	13,400	13,400	13,400	13,400	400
NHD Erindale	7,200	7,300	7,400	7,400	7,400	7,400	7,400	200
NHD Fairview	2,200	2,300	2,300	2,400	2,400	2,300	2,300	100
NHD Hurontario	15,200	15,300	15,300	15,300	15,300	15,400	15,400	200
NHD Lakeview	8,800	9,200	9,800	10,100	10,500	10,800	10,900	2,100
NHD Lisgar	8,800	9,000	9,000	9,100	9,100	9,100	9,100	300
NHD Malton	9,400	9,500	9,500	9,600	9,700	9,900	9,900	500
NHD Meadowvale	12,600	12,800	12,800	12,800	12,800	12,800	12,800	200
NHD Meadowvale Village	8,100	8,600	8,700	8,800	8,800	8,800	8,900	800
NHD Mineola	3,400	3,400	3,600	3,600	3,600	3,700	3,700	300
NHD Mississauga Valleys	4,300	4,600	4,800	4,900	5,000	5,000	5,100	800
NHD Port Credit	2,600	2,700	2,700	2,900	3,100	3,500	4,100	1,500
NHD Rathwood	9,200	9,400	9,500	9,600	9,700	9,800	9,800	600
NHD Sheridan	4,500	4,500	4,500	4,500	4,500	4,600	4,600	100
NHD Streetsville	3,800	3,900	4,100	4,200	4,200	4,200	4,200	400
Neighbourhood Subtotal	188,700	193,800	196,400	198,300	199,700	201,200	202,500	13,800
EA Dixie	100	100	100	100	100	300	700	600
EA Lakeview	-	-	-	100	400	2,300	3,700	3,700
All Other Employment Areas	400	500	700	900	700	600	1,000	600
Employment Area Subtotal	500	600	800	1,100	1,200	3,200	5,400	4,900
Ninth Line SSA	-	100	300	500	700	800	800	800
City of Mississauga Grand Total	235,000	245,000	255,000	265,000	272,000	281,000	289,000	54,000

HOUSING UNITS, 2011-2041

Housing Units Forecast by Character Area - Single Detached								
Character Area	2011	2016	2021	2026	2031	2036	2041	2011 - 41
DT Cooksville	-	-	-	-	-	-	-	-
DT Core	-	-	-	-	-	-	-	-
DT Fairview	-	-	-	-	-	-	-	-
DT Hospital	100	100	100	100	100	100	100	-
Downtown Subtotal	100	100	100	100	100	100	100	-
MN Central Erin Mills	-	-	-	-	-	-	-	-
MN Uptown	-	-	-	-	-	-	-	-
Major Nodes Subtotal	-	-	-	-	-	-	-	-
CN Clarkson Village	-	-	-	-	-	-	-	-
CN Malton	-	-	-	-	-	-	-	-
CN Meadowvale	-	-	-	-	-	-	-	-
CN Port Credit	-	-	-	-	-	-	-	-
CN Rathwood-Applewood	-	-	-	-	-	-	-	-
CN Sheridan	-	-	-	-	-	-	-	-
CN South Common	-	-	-	-	-	-	-	-
CN Streetsville	100	100	100	100	100	100	100	-
Community Nodes Subtotal	100	100	100	100	100	100	100	-
NHD Applewood	3,100	3,400	3,400	3,400	3,400	3,400	3,400	300
NHD Central Erin Mills	5,500	5,500	5,500	5,500	5,500	5,500	5,500	-
NHD Churchill Meadows	5,200	5,400	5,400	5,400	5,400	5,400	5,400	200
NHD Clarkson-Lorne Park	7,300	7,400	7,400	7,400	7,400	7,400	7,400	100
NHD Cooksville	3,400	3,400	3,500	3,500	3,500	3,500	3,500	100
NHD Creditview	2,600	2,700	2,700	2,700	2,700	2,700	2,700	100
NHD East Credit	10,700	10,900	10,900	10,900	10,900	10,900	10,900	200
NHD Erin Mills	7,100	7,200	7,200	7,200	7,200	7,200	7,200	100
NHD Erindale	2,700	2,700	2,700	2,700	2,700	2,700	2,700	-
NHD Fairview	1,700	1,700	1,700	1,700	1,700	1,700	1,700	-
NHD Hurontario	7,600	7,600	7,600	7,600	7,600	7,600	7,600	-
NHD Lakeview	4,800	4,900	4,900	4,900	4,900	4,900	4,900	100
NHD Lisgar	5,600	5,700	5,700	5,700	5,800	5,800	5,800	200
NHD Malton	3,300	3,300	3,300	3,300	3,300	3,300	3,300	-
NHD Meadowvale	5,300	5,400	5,400	5,400	5,400	5,400	5,400	100
NHD Meadowvale Village	4,000	4,100	4,200	4,200	4,200	4,200	4,200	200
NHD Mineola	2,900	2,900	2,900	2,900	2,900	3,000	3,000	100
NHD Mississauga Valleys	1,100	1,100	1,100	1,100	1,100	1,100	1,100	-
NHD Port Credit	900	1,000	1,000	1,000	1,000	1,000	1,000	100
NHD Rathwood	4,700	4,800	4,800	4,800	4,800	4,800	4,800	100
NHD Sheridan	3,000	3,000	3,000	3,000	3,000	3,000	3,000	-
NHD Streetsville	2,100	2,100	2,100	2,100	2,100	2,100	2,100	-
Neighbourhood Subtotal	94,600	96,200	96,400	96,400	96,500	96,600	96,600	2,000
EA Dixie	-	-	-	-	-	-	-	-
EA Lakeview	-	-	-	-	-	-	-	-
All Other Employment Areas	100	100	100	100	100	100	100	-
Employment Area Subtotal	100	100	100	100	100	100	100	-
Ninth Line SSA	-	-	-	-	-	-	-	-
City of Mississauga Grand Total	95,000	97,000	97,000	97,000	97,000	97,000	97,000	2,000

HOUSING UNITS, 2011-2041

Housing Units Forecast by Character Area - Semi Detached								
Character Area	2011	2016	2021	2026	2031	2036	2041	2011 - 41
DT Cooksville	-	-	-	-	-	-	-	-
DT Core	-	-	-	-	-	-	-	-
DT Fairview	100	100	100	100	100	100	100	-
DT Hospital	-	-	-	-	-	-	-	-
Downtown Subtotal	100	100	100	100	100	100	100	-
MN Central Erin Mills	-	-	-	-	-	-	-	-
MN Uptown	-	-	-	-	-	-	-	-
Major Nodes Subtotal	-	-	-	-	-	-	-	-
CN Clarkson Village	-	-	-	-	-	-	-	-
CN Malton	-	-	-	-	-	-	-	-
CN Meadowvale	-	-	-	-	-	-	-	-
CN Port Credit	-	-	-	-	-	-	-	-
CN Rathwood-Applewood	-	-	-	-	-	-	-	-
CN Sheridan	-	-	-	-	-	-	-	-
CN South Common	-	-	-	-	-	-	-	-
CN Streetsville	-	-	-	-	-	-	-	-
Community Nodes Subtotal	-	-	-	-	-	-	-	-
NHD Applewood	1,600	1,600	1,600	1,600	1,600	1,600	1,600	-
NHD Central Erin Mills	400	400	400	400	400	400	400	-
NHD Churchill Meadows	3,800	3,900	4,000	4,000	4,000	4,100	4,100	300
NHD Clarkson-Lorne Park	1,900	2,000	2,000	2,000	2,000	2,000	2,000	100
NHD Cooksville	1,600	1,600	1,600	1,600	1,600	1,600	1,600	-
NHD Creditview	200	200	200	200	200	200	200	-
NHD East Credit	2,100	2,400	2,400	2,500	2,500	2,500	2,500	400
NHD Erin Mills	1,900	1,900	1,900	2,000	2,000	2,000	2,000	100
NHD Erindale	1,800	1,800	1,800	1,800	1,800	1,800	1,800	-
NHD Fairview	300	300	300	300	300	300	300	-
NHD Hurontario	1,500	1,500	1,500	1,500	1,500	1,500	1,500	-
NHD Lakeview	300	300	300	300	300	300	300	-
NHD Lisgar	2,200	2,200	2,200	2,200	2,200	2,200	2,200	-
NHD Malton	3,200	3,200	3,200	3,200	3,200	3,200	3,200	-
NHD Meadowvale	1,800	1,800	1,800	1,800	1,800	1,800	1,800	-
NHD Meadowvale Village	2,800	3,100	3,200	3,200	3,200	3,200	3,200	400
NHD Mineola	100	100	100	100	100	100	100	-
NHD Mississauga Valleys	900	900	900	900	900	900	900	-
NHD Port Credit	-	-	-	100	100	200	200	200
NHD Rathwood	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-
NHD Sheridan	400	500	500	500	500	500	500	100
NHD Streetsville	400	400	400	400	400	400	400	-
Neighbourhood Subtotal	30,200	31,100	31,300	31,600	31,600	31,800	31,800	1,600
EA Dixie	100	100	100	100	100	100	100	-
EA Lakeview	-	-	-	-	100	200	200	200
All Other Employment Areas	-	-	100	200	200	100	200	200
Employment Area Subtotal	100	100	200	300	400	400	500	400
Ninth Line SSA	-	100	200	200	300	300	400	400
City of Mississauga Grand Total	31,000	32,000	32,000	32,000	32,000	33,000	33,000	2,000

HOUSING UNITS, 2011-2041

Housing Units Forecast by Character Area - Row House								
Character Area	2011	2016	2021	2026	2031	2036	2041	2011 - 41
DT Cooksville	200	200	300	400	600	600	600	400
DT Core	100	100	200	200	200	200	200	100
DT Fairview	700	700	700	700	700	700	700	-
DT Hospital	100	100	100	100	200	200	200	100
Downtown Subtotal	1,100	1,100	1,300	1,400	1,700	1,700	1,700	600
MN Central Erin Mills	200	400	500	600	700	700	700	500
MN Uptown	500	500	600	800	900	900	900	400
Major Nodes Subtotal	700	900	1,100	1,400	1,600	1,600	1,600	900
CN Clarkson Village	200	200	200	200	200	200	200	-
CN Malton	100	100	100	100	100	100	100	-
CN Meadowvale	100	100	100	100	100	200	200	100
CN Port Credit	200	200	200	200	200	200	200	-
CN Rathwood-Applewood	100	100	100	200	300	300	300	200
CN Sheridan	-	-	-	-	-	-	100	100
CN South Common	600	600	600	600	700	700	700	100
CN Streetsville	-	-	-	-	100	100	100	100
Community Nodes Subtotal	1,300	1,300	1,300	1,400	1,700	1,800	1,900	600
NHD Applewood	1,900	2,000	2,000	2,000	2,000	2,100	2,200	300
NHD Central Erin Mills	2,500	2,600	2,600	2,700	2,700	2,700	2,700	200
NHD Churchill Meadows	3,000	3,200	3,300	3,300	3,300	3,300	3,300	300
NHD Clarkson-Lorne Park	1,500	1,500	1,500	1,600	1,600	1,700	1,700	200
NHD Cooksville	1,300	1,300	1,400	1,400	1,400	1,400	1,600	300
NHD Creditview	-	-	-	-	-	100	100	100
NHD East Credit	3,100	3,100	3,200	3,200	3,200	3,200	3,200	100
NHD Erin Mills	2,800	2,800	2,800	2,800	2,800	2,800	2,800	-
NHD Erindale	1,100	1,100	1,100	1,100	1,100	1,100	1,100	-
NHD Fairview	-	-	100	100	100	100	100	100
NHD Hurontario	3,800	3,800	3,800	3,800	3,800	3,900	3,900	100
NHD Lakeview	500	600	900	1,000	1,300	1,600	1,600	1,100
NHD Lisgar	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-
NHD Malton	1,200	1,200	1,200	1,200	1,400	1,500	1,500	300
NHD Meadowvale	2,700	2,700	2,700	2,700	2,700	2,700	2,700	-
NHD Meadowvale Village	1,200	1,200	1,300	1,300	1,300	1,300	1,300	100
NHD Mineola	200	200	300	300	300	300	300	100
NHD Mississauga Valleys	1,300	1,300	1,300	1,300	1,300	1,300	1,300	-
NHD Port Credit	400	400	400	500	700	1,000	1,500	1,100
NHD Rathwood	1,600	1,600	1,600	1,600	1,600	1,700	1,700	100
NHD Sheridan	500	500	500	500	500	500	500	-
NHD Streetsville	1,000	1,100	1,300	1,400	1,400	1,400	1,400	400
Neighbourhood Subtotal	32,600	33,200	34,300	34,800	35,500	36,700	37,500	4,900
EA Dixie	-	-	-	-	-	-	200	200
EA Lakeview	-	-	-	100	300	1,000	1,500	1,500
All Other Employment Areas	200	300	400	500	400	300	200	-
Employment Area Subtotal	200	300	400	600	700	1,300	1,900	1,700
Ninth Line SSA	-	-	100	300	400	400	400	400
City of Mississauga Grand Total	36,000	37,000	38,000	40,000	41,000	43,000	45,000	9,000

HOUSING UNITS, 2011-2041

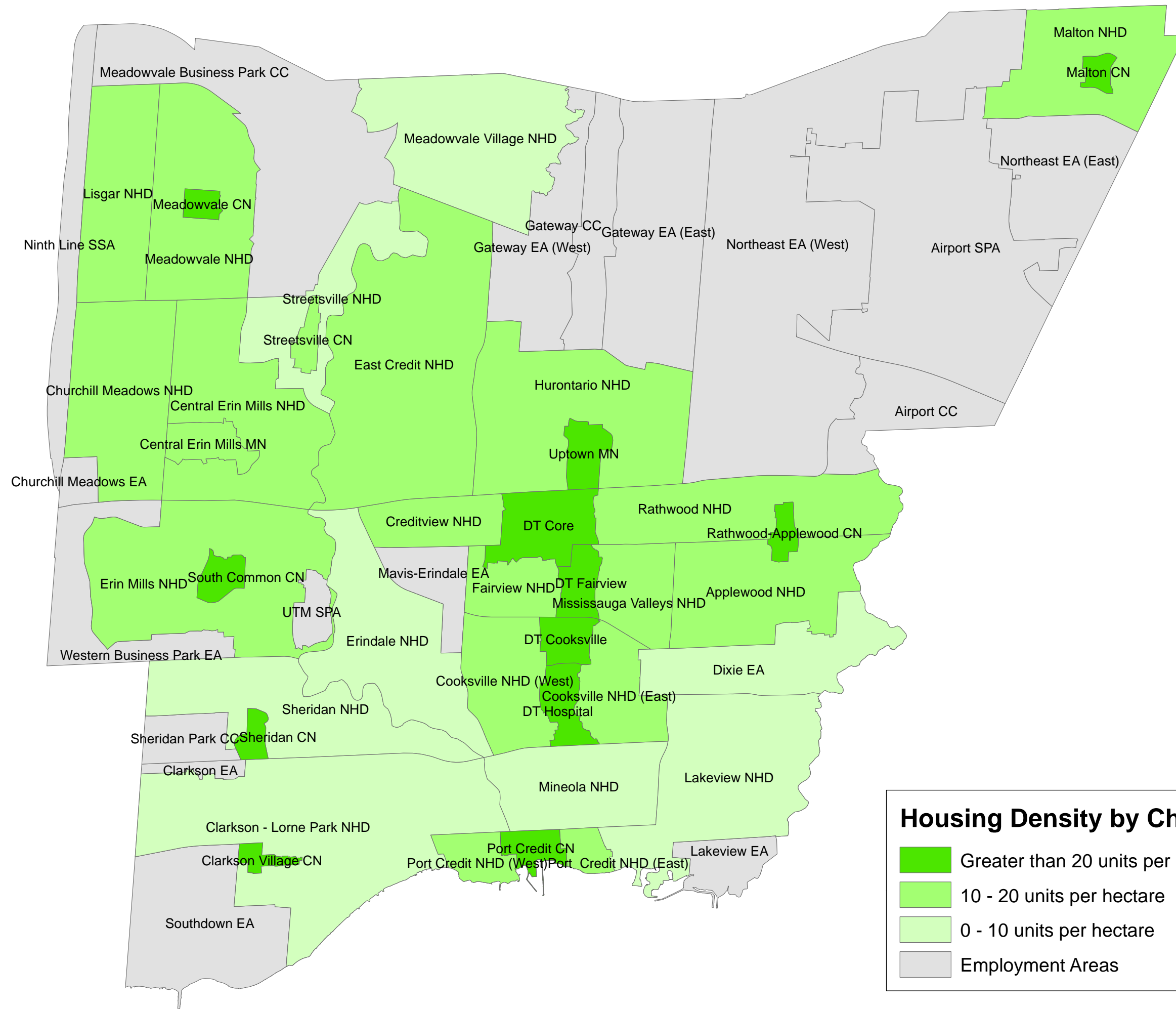
Housing Units Forecast by Character Area - Apartments								
Character Area	2011	2016	2021	2026	2031	2036	2041	2011 - 41
DT Cooksville	3,800	4,100	4,300	4,900	6,200	7,100	7,300	3,500
DT Core	12,200	15,400	19,700	23,900	26,300	27,900	29,900	17,700
DT Fairview	5,800	6,100	6,300	6,800	7,000	7,200	7,300	1,500
DT Hospital	4,800	5,000	5,100	5,300	5,300	5,400	5,400	600
Downtown Subtotal	26,600	30,600	35,400	40,900	44,800	47,600	49,900	23,300
MN Central Erin Mills	1,500	1,700	2,100	2,500	3,000	3,500	3,900	2,400
MN Uptown	3,400	4,000	4,900	5,700	6,400	7,200	7,900	4,500
Major Nodes Subtotal	4,900	5,700	7,000	8,200	9,400	10,700	11,800	6,900
CN Clarkson Village	1,000	1,200	1,200	1,300	1,300	1,400	1,400	400
CN Malton	800	900	900	900	900	900	1,000	200
CN Meadowvale	1,000	1,100	1,100	1,100	1,100	1,100	1,200	200
CN Port Credit	3,100	3,200	3,400	3,500	3,700	3,900	4,400	1,300
CN Rathwood-Applewood	1,300	1,300	1,300	1,300	1,400	1,400	1,500	200
CN Sheridan	1,100	1,100	1,100	1,100	1,200	1,200	1,400	300
CN South Common	1,300	1,300	1,300	1,300	1,300	1,300	1,400	100
CN Streetsville	600	600	700	800	900	1,000	1,100	500
Community Nodes Subtotal	10,200	10,700	11,000	11,300	11,800	12,200	13,400	3,200
NHD Applewood	6,500	6,800	6,900	6,900	6,900	7,000	7,000	500
NHD Central Erin Mills	300	400	400	400	400	400	400	100
NHD Churchill Meadows	400	500	600	600	600	700	700	300
NHD Clarkson-Lorne Park	1,900	2,000	2,200	2,200	2,300	2,300	2,300	400
NHD Cooksville	1,900	1,900	1,900	1,900	1,900	2,000	2,000	100
NHD Creditview	300	300	300	400	400	400	500	200
NHD East Credit	1,400	1,700	1,800	2,000	2,000	2,100	2,100	700
NHD Erin Mills	1,200	1,300	1,400	1,400	1,400	1,400	1,400	200
NHD Erindale	1,700	1,800	1,800	1,800	1,800	1,800	1,800	100
NHD Fairview	200	200	200	200	200	200	200	-
NHD Hurontario	2,300	2,300	2,300	2,300	2,300	2,300	2,300	-
NHD Lakeview	3,200	3,400	3,700	3,900	4,000	4,000	4,100	900
NHD Lisgar	100	100	100	100	100	100	100	-
NHD Malton	1,700	1,800	1,800	1,800	1,800	1,800	1,800	100
NHD Meadowvale	2,800	2,900	2,900	2,900	2,900	2,900	2,900	100
NHD Meadowvale Village	100	200	200	200	200	200	200	100
NHD Mineola	100	100	200	200	200	200	200	100
NHD Mississauga Valleys	1,100	1,300	1,500	1,600	1,700	1,700	1,700	600
NHD Port Credit	1,300	1,300	1,300	1,400	1,400	1,400	1,400	100
NHD Rathwood	1,900	2,100	2,200	2,200	2,300	2,300	2,300	400
NHD Sheridan	600	600	600	600	600	600	600	-
NHD Streetsville	300	300	300	300	300	300	300	-
Neighbourhood Subtotal	31,300	33,300	34,600	35,300	35,700	36,100	36,300	5,000
EA Dixie	-	-	-	-	-	100	500	500
EA Lakeview	-	-	-	-	-	1,100	2,000	2,000
All Other Employment Areas	100	100	100	100	100	200	400	300
Employment Area Subtotal	100	100	100	100	100	1,400	2,900	2,800
Ninth Line SSA	-	-	-	-	-	-	-	-
City of Mississauga Grand Total	73,000	80,000	88,000	96,000	102,000	108,000	114,000	41,000

HOUSING UNITS, 2011-2041

Housing Unit Density by Character Area (u/ha)			
Character Area	2011	2041	2011 - 41
DT Cooksville	44	86	42
DT Core	48	118	70
DT Fairview	67	83	16
DT Hospital	44	51	6
Downtown Subtotal	50	93	43
MN Central Erin Mills	14	38	24
MN Uptown	40	91	51
Major Nodes Subtotal	25	61	36
CN Clarkson Village	32	42	11
CN Malton	23	29	5
CN Meadowvale	30	35	5
CN Port Credit	42	57	15
CN Rathwood-Applewood	28	36	8
CN Sheridan	23	30	6
CN South Common	28	30	3
CN Streetsville	13	24	11
Community Nodes Subtotal	28	37	8
NHD Applewood	19	21	2
NHD Central Erin Mills	10	11	0
NHD Churchill Meadows	17	18	2
NHD Clarkson-Lorne Park	8	8	0
NHD Cooksville	12	12	1
NHD Creditview	12	13	1
NHD East Credit	11	12	1
NHD Erin Mills	12	12	0
NHD Erindale	9	9	0
NHD Fairview	10	11	0
NHD Hurontario	14	14	0
NHD Lakeview	9	11	2
NHD Lisgar	15	16	1
NHD Malton	15	16	1
NHD Meadowvale	16	17	0
NHD Meadowvale Village	9	9	1
NHD Mineola	6	7	1
NHD Mississauga Valleys	15	18	3
NHD Port Credit	13	21	8
NHD Rathwood	13	14	1
NHD Sheridan	6	6	0
NHD Streetsville	9	10	1
Neighbourhood Subtotal	11	12	1
EA Dixie	0	1	1
EA Lakeview	-	21	21
All Other Employment Areas	0	0	0
Employment Area Subtotal	1	8	7
Ninth Line SSA	-	2	2
City of Mississauga Grand Total	8	10	2

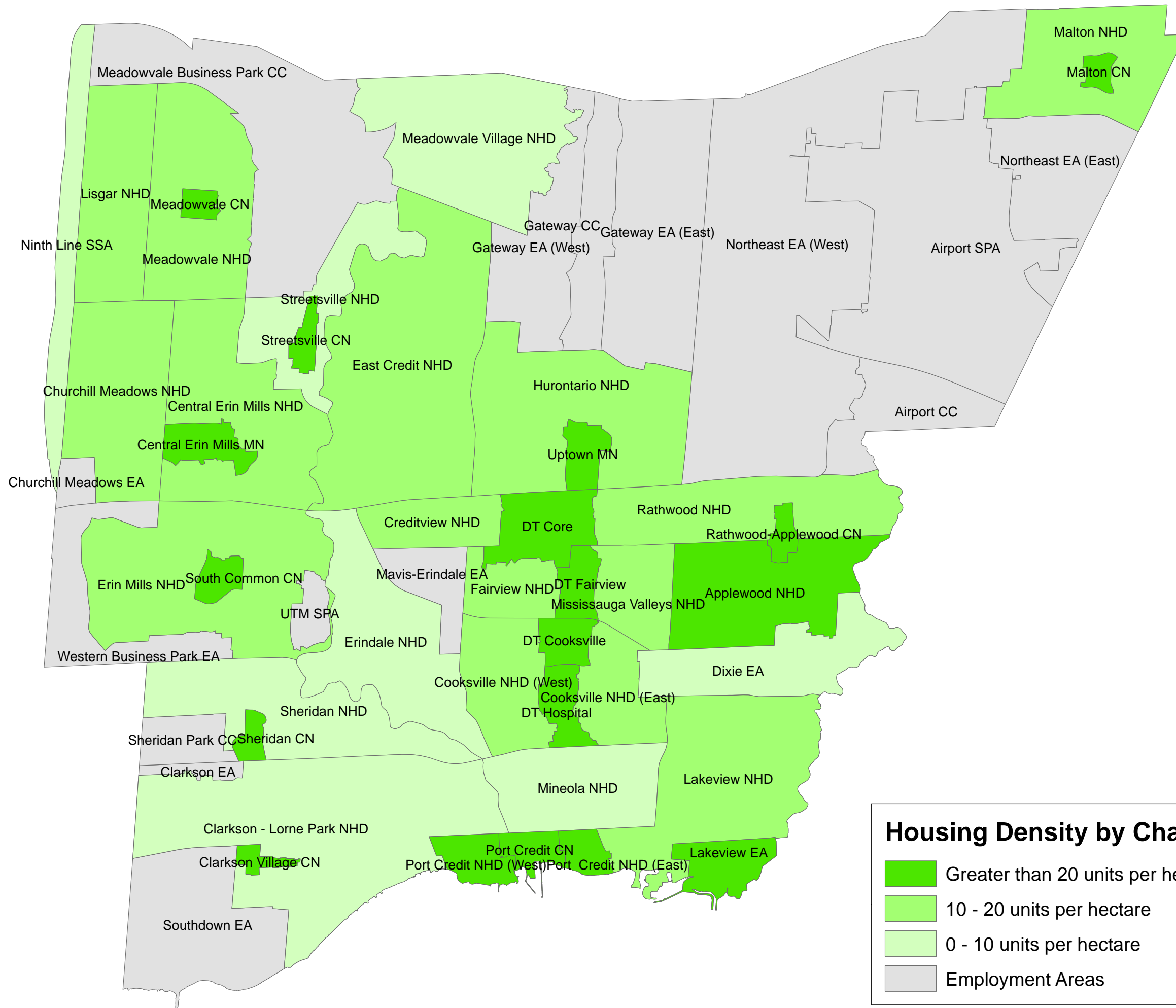
HOUSING UNITS, 2011-2041

Maps 1 and 2 illustrate how the density of housing is forecast to change by Character Area for 2011 to 2041



Housing Density by Character Area, 2011

- Greater than 20 units per hectare
- 10 - 20 units per hectare
- 0 - 10 units per hectare
- Employment Areas



Housing Density by Character Area, 2041

- Greater than 20 units per hectare
- 10 - 20 units per hectare
- 0 - 10 units per hectare
- Employment Areas