



Corporate Report

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DATE: June 3, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 23, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **2014 Annual and Special Reports – 2011 Census Results: Ward Profiles; 2011 Census Results: National Household Survey; 2014 Vacant Lands; 2014 Existing Land Use; and City of Mississauga Age Structure Forecast 2011 - 2041**

RECOMMENDATION: That the report titled "2014 Annual and Special Reports – 2011 Census Results: Ward Profiles; 2011 Census Results: National Household Survey; 2014 Vacant Lands; 2014 Existing Land Use; and City of Mississauga Age Structure Forecast 2011 - 2041" dated June 3, 2014 from the Commissioner of Planning and Building, be received for information.

**REPORT
HIGHLIGHTS:**

- Statistical reports based on Census and the National Household Survey results provide data on the demographic, social and economic characteristics of the population that are used by internal and external clients for a variety of purposes including growth forecasting and planning for transportation and social services.
- The annual Vacant Lands and Existing Land Use reports provide data on the use and availability of land in the city and are used for growth forecasting, official plan preparation and economic development initiatives.

- The age structure forecasts report on the age-sex composition of the population and is used in land use planning as well as the planning of age related services.

BACKGROUND:

The Information Planning section of the Planning and Building Policy Planning Division is responsible for collecting, maintaining and analyzing development related statistical data. Various products are delivered for use by both internal and external clients.

The purpose of this report is to present the following annual and special reports:

- 2011 Census Results: Ward Profiles;
- 2011 Census Results: National Household Survey;
- 2014 Vacant Lands Report;
- 2014 Existing Land Use Report; and
- City of Mississauga Age Structure Forecast 2011-2041.

All of the above documents, as well as supporting tables and maps, are posted on the City's website at mississauga.ca/data.

COMMENTS:

2011 Census and 2011 National Household Survey

The 2011 Census and 2011 National Household Survey (NHS) assist with understanding the changing demographic, social and economic characteristics of the people living in Mississauga.

The Census and NHS reporting assists in:

- preparations of various master plans;
- growth forecast preparation and monitoring;
- official plan development and monitoring;
- economic development initiatives;
- transportation planning;
- recreation programming;
- library materials acquisitions and programming; and
- general enquiries.

National Household Survey

The inaugural NHS was a voluntary survey which replaced the mandatory long-form census questionnaire. The NHS was conducted in June 2011 and approximately 4.5 million households received the questionnaire. The NHS collected information on the demographic, social and economic situation of people across Canada, and the dwellings they lived in. The results of the NHS were released over three dates: May 8th, June 26th and September 11th, 2013. Comparisons between 2011 Census and 2006 NHS are not possible due to incompatible methodologies.

Highlights from the NHS are as follows:

- Of Mississauga's total population, 46.0% were non-immigrants, 52.9% were immigrants and 1.2% were non-permanent residents;
- In terms of place of birth of immigrants living in Mississauga, the most common countries of birth were India (14.5%), Pakistan (8.3%) and the Philippines (8.2%);
- The dominant visible minority groups in Mississauga are those from South Asia (21.8% of total population), followed by Chinese (7.1%) and Black (6.3%);
- Mississauga has a very well educated population. Of the total population aged 25 to 64 years of age, nearly 71% had a post-secondary education. Of that 71%, 36.9% had a university degree at or above the bachelor level, 20.3% had a college education, 7.4% had a university degree below the bachelor level and 6.0% had a trades certificate or diploma;
- Of those who commuted to work, the predominant mode of transportation was driving a car, truck or van (74.3%), 5.9%, commuted to work as passengers, 15.9% used public transit, 2.3% walked and 0.4% cycled. Mississauga commuters spent an average of 25.9 minutes travelling to work in 2011; and

- The average after-tax individual income for the population 15 years and over was \$34,442 and the average after-tax household income in Mississauga was \$79,229.

2011 Census Report - Ward Profiles

Ward highlights from the 2011 Census are as follows:

- The 2011 population in Mississauga has increased to over 713,000 (excluding the undercount). Of Mississauga's eleven wards, Ward 10 had the largest population change growing 32.1% (17,000 residents) between 2006 and 2011. However, Ward 7 is the most populous of the Wards with a population of 79,905;
- The city is becoming increasingly diverse. The largest percentage of recent immigrants reside in Ward 7 (14.3%) while Ward 5 had the largest visible minority population (75.1%) of which more than half were South Asian;
- Detached houses are the dominant structure across the city. Ward 7 had the greatest percentage of apartment units (68.1%);
- Mississauga remains a family oriented city. Ward 10 had the largest proportion of the population that were married and not separated (61.9%); and
- Ward 2 had the highest average after-tax household income (\$101,171) and the highest average dwelling value (\$580,225).

2014 Vacant Lands Report

The Vacant Lands Report (summary attached as Appendix 1) assists in:

- growth forecast preparation and monitoring;
- official plan development and monitoring; and
- economic development initiatives.

Highlights of the 2014 Vacant Lands Report are as follows:

- The total area of vacant lands is 1,132 ha (2,798 acres), a decrease of 6% when compared with the previous year;
- Vacant lands as a percentage of the city land area is now 3.9% compared to 4.1% in 2013;
- Number of vacant sites is 529, a decrease of 4.7% when compared with the previous year of 555 sites;
- The number of vacant sites greater than 20 hectares (50 acres) totals 10;
- The total vacant land area with development applications is 314 ha (776 acres), 27.7% of the total vacant area;
- Vacant lands designated Business Employment or Industrial is 847 ha (2,093 acres), a decrease of 5.5 % when compared with the previous year;
- Vacant sites located in Employment Areas, Corporate Centres and Downtown total 909 ha (2,245 acres), 80% of the total vacant lands area. Other Character Areas contain 223 ha (551 acres);
- Vacant land area constrained by Natural Areas Sites totals 69 ha (170 acres);
- Vacant land area in Ward 5 is 34% of the city-wide vacant area; and
- Vacant lands within Intensification Areas totals 479 ha (1,183 acres), 42% of the city-wide vacant lands area.

2014 Existing Land Use Report

The 2014 Existing Land Use Report (summary attached as Appendix 2) indicates how lands within the city are used. The existing land use was updated through site checks conducted in the fall of 2013. The existing land use reporting assists in:

- growth forecast preparation and monitoring; and
- official plan development and monitoring.

Highlights of the 2014 Existing Land Use Report are as follows:

- The total area of Mississauga is 29,214 ha (72,188 ac);
- Nearly a third of the city, 29.2% (8,540 ha/21,090 ac) is residential land;
- Transportation rights-of-way account for 20.4% (5,970 ha/14,760 ac) of land in the city;
- Business employment and industrial lands represent 15.2% (4,450 ha/11,010 ac);
- Open space and greenbelt land account for 11.4% (3,340 ha/8,250 ac); and
- School, public and institutional lands represent 9.2% (2,690 ha/6,650 ac).

City of Mississauga Age Structure Forecast 2011-2041

Age structure forecasts (attached as Appendix 3) assist in:

- planning of age related services in Mississauga, such as recreation programs, library programs; and
- land use planning.

Key trends in Mississauga's age structure forecasts are as follows:

- The most significant trend in Mississauga's age structure forecast is the aging of the Baby Boomer generation, who are currently between the ages of 49 and 68;
- Mississauga's population is forecasted to reach 878,000 by 2041, with an approximately equal distribution between males and females;
- In 2011, the age group 65 and older represented 11.2% of the population. Those 65 and older are forecasted to account for 26.4% of Mississauga's population by 2041;
- In the near term, to the year 2021, age groups that are forecasted to see an increase in population include: 0 to 9 years, 25 to 34 years and those 55 and older; and
- To the year 2021, age groups that are forecast to see declines in population include: 10 to 24 years and 35 to 54 years.

Additional information regarding the City of Mississauga age structure can be found on the website at mississauga.ca/data.

STRATEGIC PLAN: These annual reports assist with the monitoring of the Strategic Plan action plans, Mississauga Official Plan and Focus on Mississauga report.

FINANCIAL IMPACT: Not Applicable.

CONCLUSION: Collection, analysis, annual reporting and providing access to statistical information regarding the demographic characteristics of the population and the use and supply of land in the city is important to meet the needs of internal and external clients.

ATTACHMENTS:

- Appendix 1: 2014 Vacant Lands
- Appendix 2: 2014 Existing Land Use
- Appendix 3: City of Mississauga Age Structure Forecast 2011-2041

Available at *mississauga.ca/data*

- 2011 Census Results: National Household Survey
- 2011 Census Results: Ward Highlights
- 2011 Census Results: Ward 1 Profile
- 2011 Census Results: Ward 2 Profile
- 2011 Census Results: Ward 3 Profile
- 2011 Census Results: Ward 4 Profile
- 2011 Census Results: Ward 5 Profile
- 2011 Census Results: Ward 6 Profile
- 2011 Census Results: Ward 7 Profile
- 2011 Census Results: Ward 8 Profile
- 2011 Census Results: Ward 9 Profile
- 2011 Census Results: Ward 10 Profile
- 2011 Census Results: Ward 11 Profile

Edward R. Sajecki
Commissioner of Planning and Building

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OLIP

2014 VACANT LANDS

VACANT LANDS OVERVIEW

AREA OF VACANT SITES
(HECTARES/ACRES)

▼ 5.9%

1,132 ha/2,798 acres

PERCENTAGE OF CITY LAND
AREA THAT IS VACANT

3.9%

NUMBER OF VACANT SITES

529 ▼ 4.7%

VACANT SITES LARGER
THAN 20 HECTARES (50 ACRES)

10

VACANT LAND WITHIN
INTENSIFICATION AREAS
AS A PERCENTAGE OF
TOTAL VACANT LAND AREA

42.3%

VACANT LAND IN WARDS 5
AS A PERCENTAGE OF TOTAL
VACANT LAND AREA

34.3%

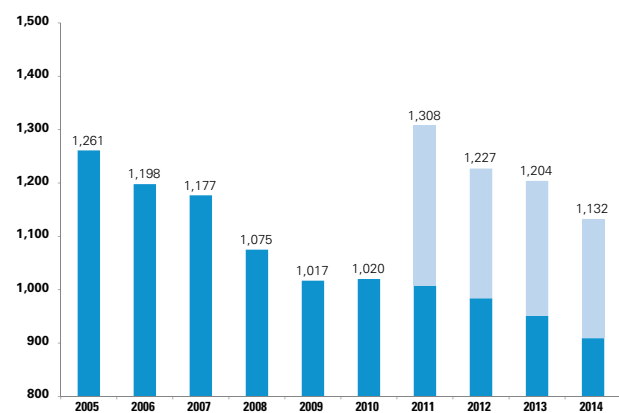
VACANT LAND DESIGNATED
BUSINESS EMPLOYMENT AND
INDUSTRIAL (HECTARES/ACRES)

847 ha/2,093 acres

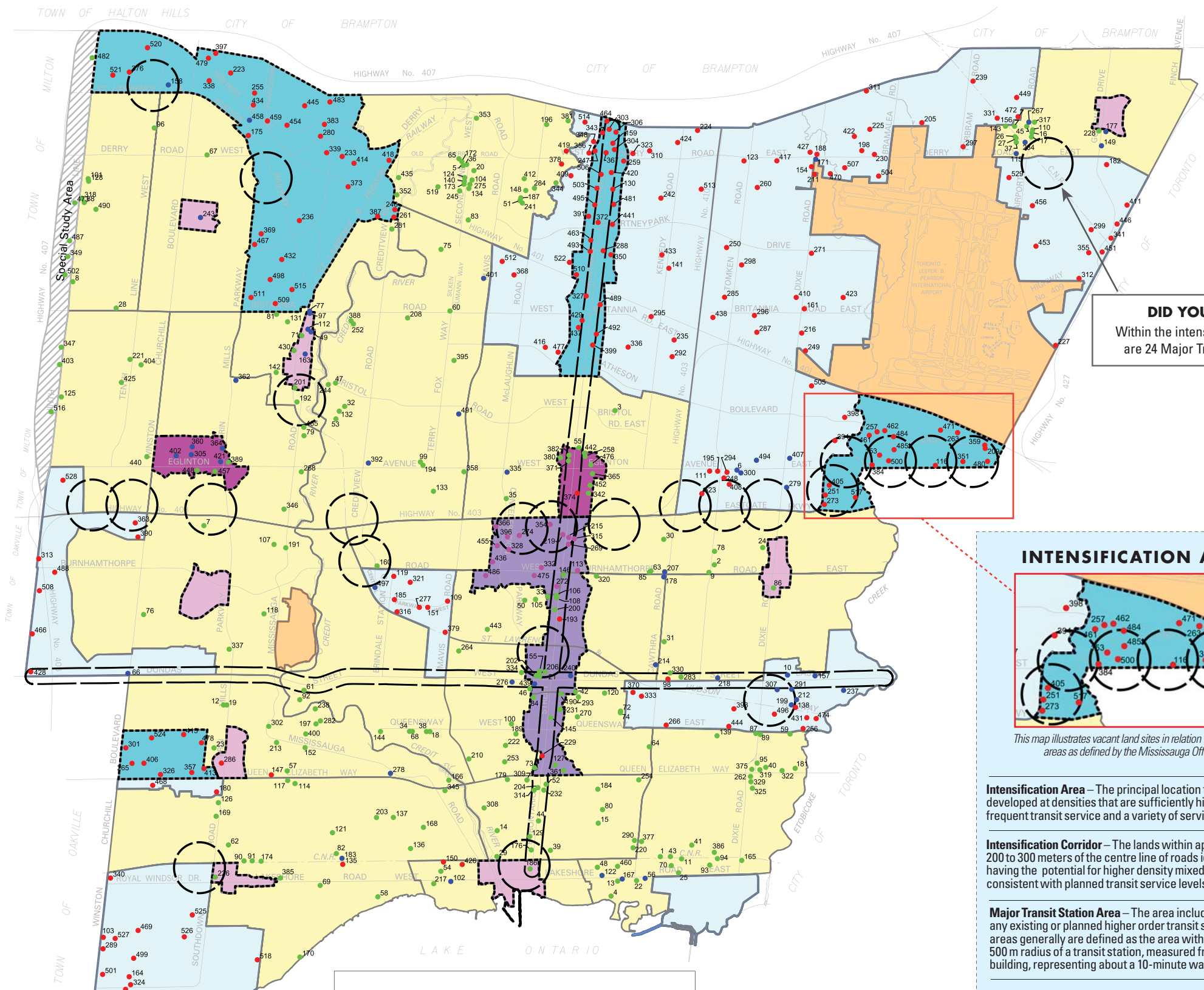
VACANT LAND AREA WITHIN
NATURAL AREAS SYSTEM
(HECTARES/ACRES)

69 ha/170 acres

VACANT LANDS TREND (HECTARES)
(2005-2014)



■ Vacant Land area within Corporate Centres, Employment Areas and DT Core
■ Vacant Land area within other Character Areas



2014 Vacant Lands

- Residential-Other
- Commercial-Retail
- Employment Land
- Downtown - Mixed Use - Core Commercial

DID YOU KNOW?
Within the intensification areas there are 24 Major Transit Station Areas.

INTENSIFICATION AREAS

This map illustrates vacant land sites in relation to intensification areas as defined by the Mississauga Official Plan.

Intensification Area – The principal location for future growth, developed at densities that are sufficiently high to support frequent transit service and a variety of services and amenities.

Intensification Corridor – The lands within approximately 200 to 300 meters of the centre line of roads identified as having the potential for higher density mixed-use development consistent with planned transit service levels.

Major Transit Station Area – The area including and around any existing or planned higher order transit station. Station areas generally are defined as the area within an approximate 500 m radius of a transit station, measured from the station building, representing about a 10-minute walk.

Read more about this and download the KML map at mississauga.ca/data



Comparisons are based on the previous Vacant Lands Study.

2014 EXISTING LAND USE

EXISTING LAND USE OVERVIEW

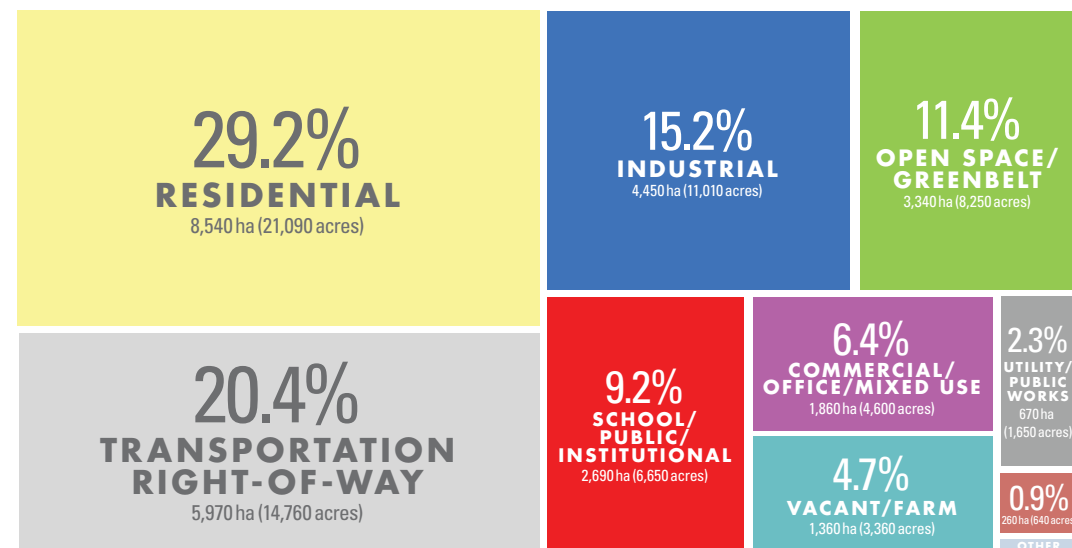
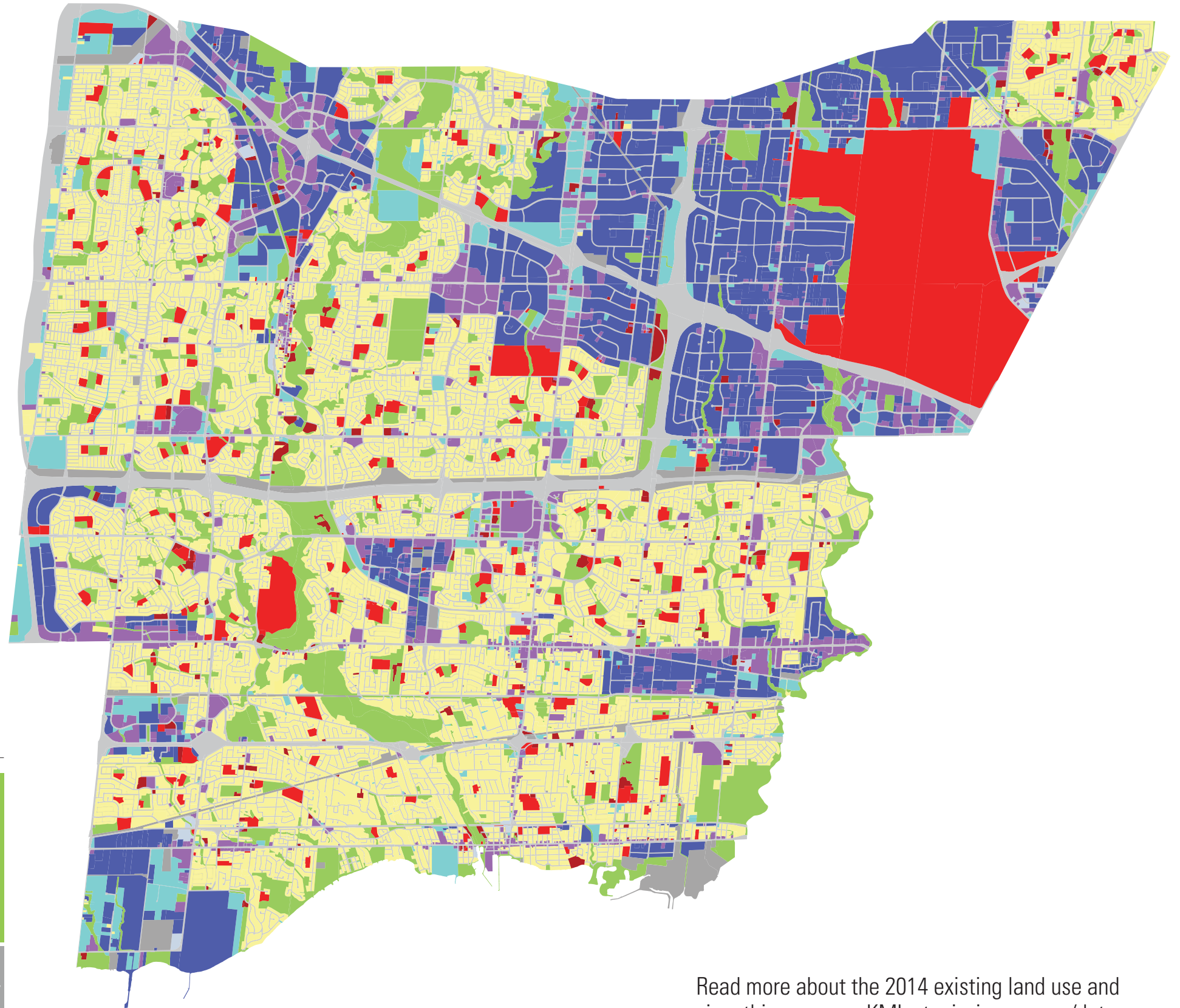
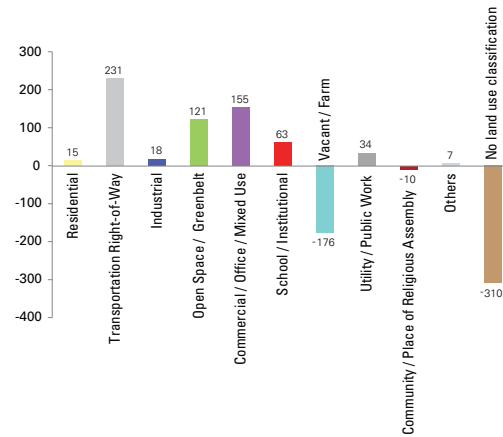
TOTAL AREA OF MISSISSAUGA
(HECTARES/ACRES) **29,214 ha**
72,188 acres

PERCENTAGE OF LAND IN
DOWNTOWN MISSISSAUGA
COMPRISING APARTMENTS **20.2%**

PERCENTAGE OF LAND
COMPRISING SEMI-DETACHED
HOMES IN NEIGHBOURHOODS **6.2%**

PERCENTAGE OF VACANT
LANDS LOCATED IN
EMPLOYMENT AREAS **45.6%**

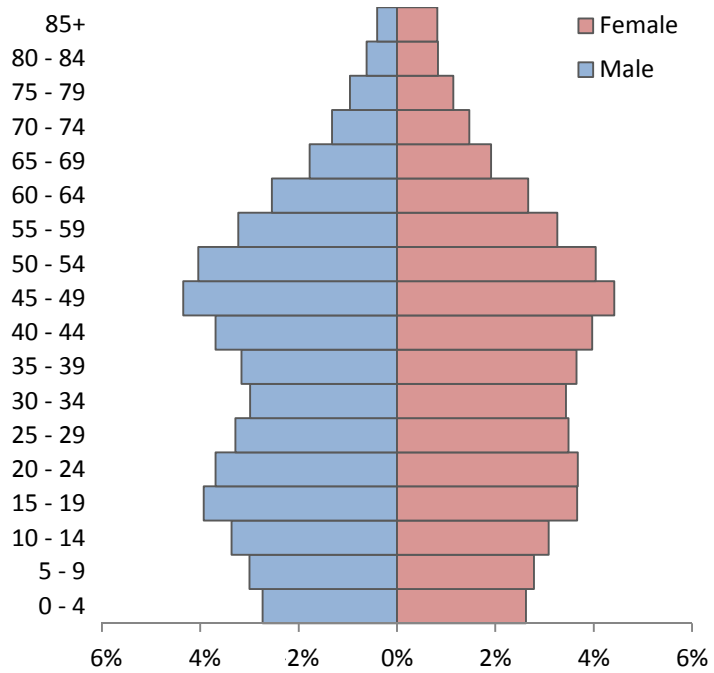
EXISTING LAND USE CHANGE IN HECTARES (2008-2014)



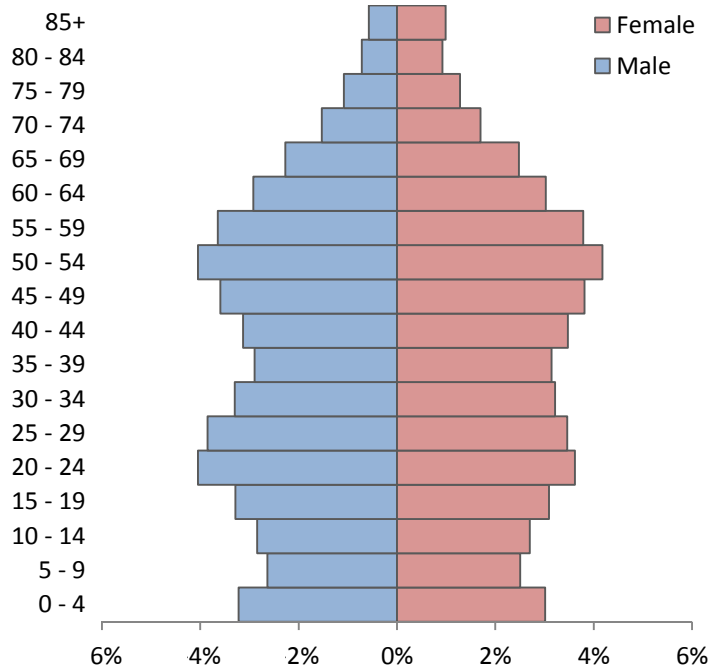
Read more about the 2014 existing land use and view this map as a KML at mississauga.ca/data

City of Mississauga Age Structure Forecast 2011-2041

2011			
	Total	Male	Female
0 - 4	39,800	20,300	19,500
5 - 9	43,000	22,300	20,700
10 - 14	47,900	25,000	22,900
15 - 19	56,400	29,200	27,200
20 - 24	54,700	27,400	27,300
25 - 29	50,300	24,400	25,900
30 - 34	47,700	22,200	25,500
35 - 39	50,600	23,500	27,100
40 - 44	56,900	27,400	29,500
45 - 49	65,100	32,300	32,800
50 - 54	60,000	30,000	30,000
55 - 59	48,200	24,000	24,200
60 - 64	38,700	18,900	19,800
65 - 69	27,400	13,200	14,200
70 - 74	20,700	9,800	10,900
75 - 79	15,600	7,100	8,500
80 - 84	10,800	4,600	6,200
85+	9,000	3,000	6,100
Total	742,700	364,600	378,100

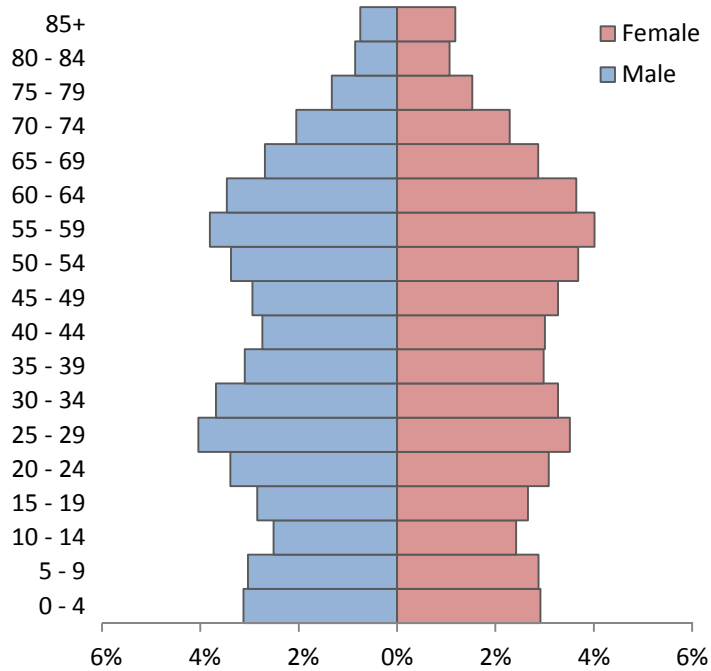


2016			
	Total	Male	Female
0 - 4	47,800	24,700	23,100
5 - 9	39,300	20,200	19,200
10 - 14	42,500	21,800	20,700
15 - 19	48,900	25,200	23,700
20 - 24	58,700	31,000	27,700
25 - 29	56,000	29,500	26,500
30 - 34	49,900	25,300	24,600
35 - 39	46,300	22,200	24,100
40 - 44	50,600	24,000	26,600
45 - 49	56,700	27,500	29,200
50 - 54	63,000	31,000	32,000
55 - 59	56,900	27,900	29,000
60 - 64	45,600	22,400	23,200
65 - 69	36,400	17,400	19,000
70 - 74	24,600	11,700	13,000
75 - 79	18,100	8,300	9,800
80 - 84	12,500	5,500	7,100
85+	12,000	4,400	7,600
Total	765,900	379,900	386,000

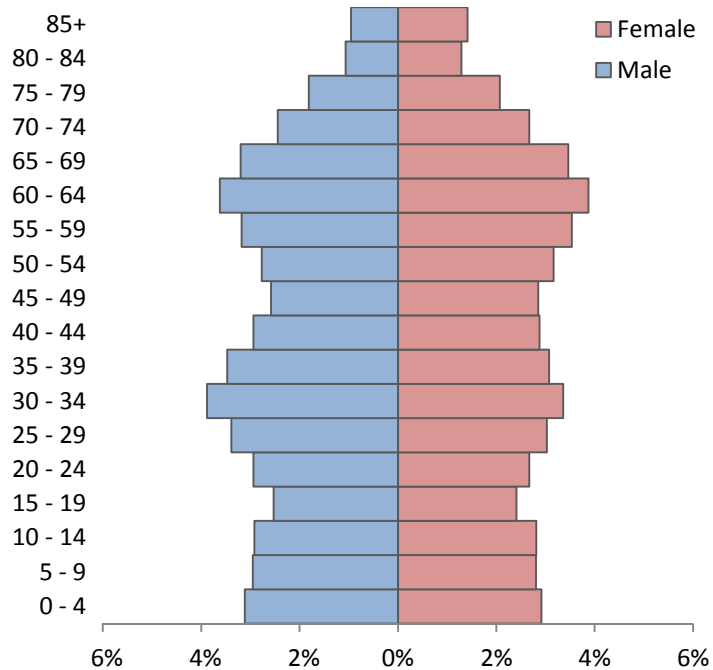


City of Mississauga Age Structure Forecast 2011-2041

2021			
	Total	Male	Female
0 - 4	47,400	24,500	22,900
5 - 9	46,400	23,800	22,600
10 - 14	38,700	19,700	19,000
15 - 19	43,200	22,300	20,900
20 - 24	50,900	26,600	24,200
25 - 29	59,300	31,700	27,600
30 - 34	54,600	28,900	25,700
35 - 39	47,700	24,300	23,400
40 - 44	45,200	21,500	23,600
45 - 49	48,700	23,100	25,700
50 - 54	55,400	26,500	28,900
55 - 59	61,300	29,900	31,500
60 - 64	55,900	27,200	28,600
65 - 69	43,600	21,100	22,500
70 - 74	34,000	16,100	18,000
75 - 79	22,400	10,400	12,000
80 - 84	15,100	6,700	8,400
85+	15,200	5,900	9,300
Total	784,800	390,000	394,800

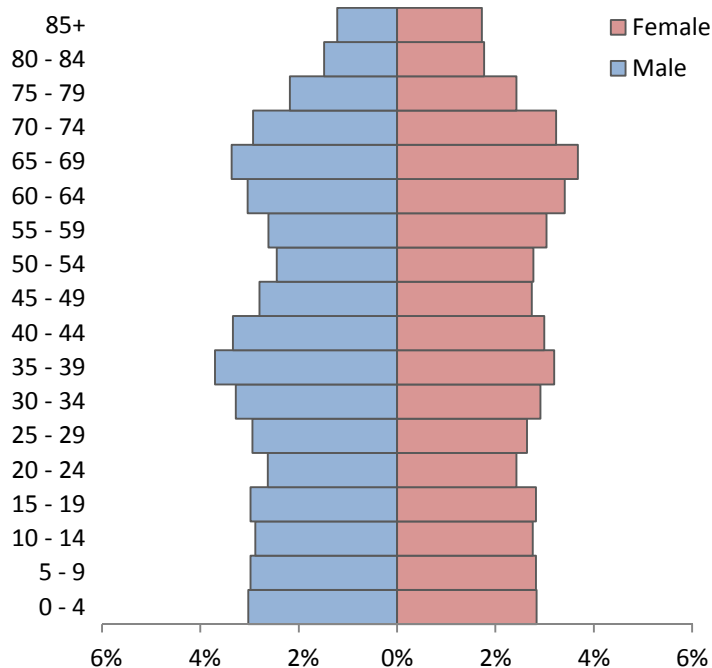


2026			
	Total	Male	Female
0 - 4	48,600	25,100	23,500
5 - 9	46,400	23,800	22,600
10 - 14	46,200	23,500	22,700
15 - 19	39,700	20,400	19,400
20 - 24	45,200	23,700	21,500
25 - 29	51,700	27,300	24,400
30 - 34	58,400	31,300	27,100
35 - 39	52,800	28,000	24,800
40 - 44	46,900	23,700	23,200
45 - 49	43,800	20,800	23,000
50 - 54	47,800	22,300	25,500
55 - 59	54,100	25,600	28,500
60 - 64	60,400	29,200	31,200
65 - 69	53,700	25,800	27,900
70 - 74	41,100	19,700	21,500
75 - 79	31,300	14,600	16,700
80 - 84	19,000	8,600	10,400
85+	19,000	7,700	11,400
Total	806,000	401,000	404,900

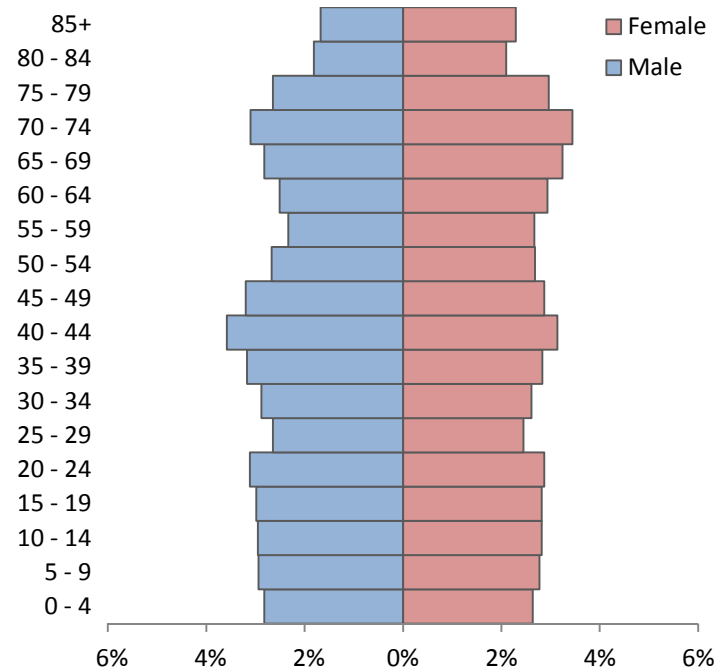


City of Mississauga Age Structure Forecast 2011-2041

2031			
	Total	Male	Female
0 - 4	48,600	25,100	23,500
5 - 9	48,100	24,700	23,400
10 - 14	46,800	23,900	22,900
15 - 19	48,100	24,700	23,400
20 - 24	41,900	21,800	20,100
25 - 29	46,300	24,400	21,900
30 - 34	51,400	27,200	24,200
35 - 39	57,100	30,700	26,500
40 - 44	52,400	27,700	24,800
45 - 49	45,900	23,200	22,700
50 - 54	43,300	20,300	23,000
55 - 59	46,900	21,700	25,200
60 - 64	53,500	25,200	28,300
65 - 69	58,300	27,900	30,500
70 - 74	51,100	24,300	26,800
75 - 79	38,200	18,100	20,100
80 - 84	27,000	12,300	14,700
85+	24,300	10,100	14,300
Total	829,100	413,000	416,200



2036			
	Total	Male	Female
0 - 4	46,600	24,100	22,500
5 - 9	48,800	25,100	23,700
10 - 14	49,300	25,200	24,100
15 - 19	49,600	25,500	24,100
20 - 24	51,100	26,600	24,500
25 - 29	43,500	22,600	20,900
30 - 34	46,900	24,600	22,300
35 - 39	51,300	27,100	24,200
40 - 44	57,400	30,600	26,800
45 - 49	51,800	27,300	24,500
50 - 54	45,700	22,800	22,900
55 - 59	42,700	19,900	22,800
60 - 64	46,500	21,400	25,100
65 - 69	51,800	24,100	27,700
70 - 74	55,900	26,500	29,400
75 - 79	47,900	22,600	25,300
80 - 84	33,300	15,500	17,900
85+	33,900	14,300	19,600
Total	853,900	425,600	428,400



City of Mississauga Age Structure Forecast 2011-2041

2041			
	Total	Male	Female
0 - 4	45,400	23,500	21,900
5 - 9	47,700	24,600	23,100
10 - 14	50,900	26,000	24,900
15 - 19	53,000	27,300	25,700
20 - 24	53,200	27,700	25,500
25 - 29	53,400	27,600	25,800
30 - 34	45,000	23,200	21,800
35 - 39	48,000	25,100	22,900
40 - 44	52,400	27,500	24,900
45 - 49	57,100	30,400	26,700
50 - 54	51,900	27,000	24,900
55 - 59	45,200	22,400	22,800
60 - 64	42,400	19,600	22,800
65 - 69	45,100	20,500	24,700
70 - 74	49,800	23,000	26,800
75 - 79	52,400	24,600	27,800
80 - 84	41,800	19,400	22,400
85+	44,000	18,900	25,200
Total	878,400	438,000	440,500

