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# Focus on Downtown Mississauga Fairview Precinct

## Existing and Future Development

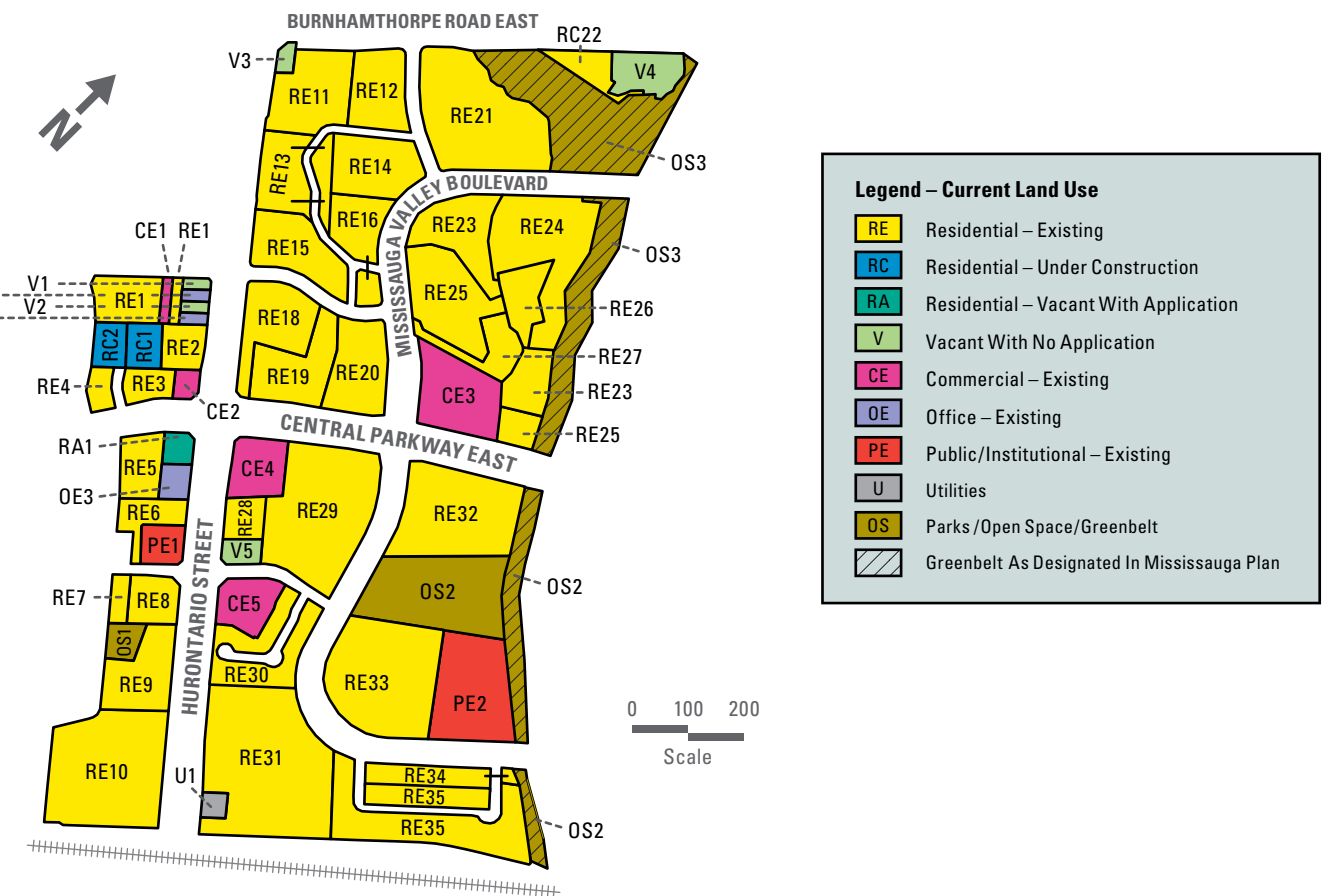
| Fast Facts  |  |
|---|--|
| Size (Gross Land Area)                            | 108 ha (267 acres)                                   |
| Net Site Area <sup>(1)</sup>                      | 88 ha (218 acres)                                    |
| Net Developed <sup>(2)</sup>                      | 74 ha (183 acres)                                    |
| Under Development Application                     | 0.3 ha (0.7 acres)                                   |
| Vacant  | 1.5 ha (3.8 acres)                                   |
| Parkland/Open Space                               | 4 ha (10 acres)                                      |
| Greenbelt   | 8 ha (20 acres)                                      |
| Utilities   | 0.2 ha (0.5 acres)                                   |
| Estimated Existing Population                     | 15,800 residents                                     |
| Population Density <sup>(3)</sup>                 | 146 persons/ha (59 persons/acre)                     |
| Existing Employment                               | 430 jobs   |
| Employment Density <sup>(3)</sup>                 | 4 jobs/ha (2 jobs/acre)                              |
| Population Plus Employment Density <sup>(3)</sup> | 150 persons plus jobs/ha (61 persons plus jobs/acre) |

| Population to Employment Ratio   | Ratio |
|--|-------|
| 1. Existing Development  | 37:1  |
| 2. Existing Development, Under Construction and Development Applications (Excludes Vacant Lands) | 39:1  |

| Residential Development                    | Units        | Estimated Population |
|--|--------------|----------------------|
| Existing Residential                       | 6,450        | 15,800               |
| Residential Under Construction             | 600          | 1,500                |
| Residential Under Development Applications | 150          | 300                  |
| <b>Total Residential Development</b>       | <b>7,200</b> | <b>17,600</b>        |

| Retail/Commercial/Industrial, Office, Public/Institutional/Other Development | GFA  | Employment      |
|--|--|-----------------|
| Existing Retail/Commercial   | 9,700 m <sup>2</sup> (104,410 ft <sup>2</sup> )      | 240 jobs        |
| Existing Office  | 2,100 m <sup>2</sup> (22,600 ft <sup>2</sup> )       | 60 jobs         |
| Existing Public/Institutional/Other  | 7,200 m <sup>2</sup> (77,500 ft <sup>2</sup> )       | 130 jobs        |
| <b>Total Non-Residential Development</b>                                     | <b>19,000 m<sup>2</sup> (204,510 ft<sup>2</sup>)</b> | <b>430 jobs</b> |

Numbers may not add due to rounding. (1) Does not include highways and roads. (2) Includes Existing and Under Construction. (3) Based on Gross Land Area.



### Residential Development – Under Construction

| Map ID                          | Project/Building Name | Municipal Address or General Location | Unit Type | Units      | Site Area (ha) | Site Area (acre) | GFA (m <sup>2</sup> ) | GFA (ft <sup>2</sup> ) | # of Storeys | Total FSI <sup>(1)</sup> | Est. Pop. <sup>(2)</sup> | Comments <sup>(3)</sup> |
|---------------------------------|-----------------------|---------------------------------------|-----------|------------|----------------|------------------|-----------------------|------------------------|--------------|--------------------------|--------------------------|-------------------------|
| RC1                             |                       | 3515 Kariya Dr                        | Apartment | 276        | 0.47           | 1.16             | 22,380                | 240,896                | 32           | 4.78                     | 692                      |                         |
| RC2                             |                       | 3525 Kariya Dr                        | Apartment | 330        | 0.55           | 1.36             | 24,200                | 260,487                | 31           | 4.41                     | 827                      |                         |
| <b>Total Under Construction</b> |                       |                                       |           | <b>606</b> | <b>1.02</b>    | <b>2.51</b>      | <b>46,580</b>         | <b>501,383</b>         |              |                          | <b>1,519</b>             |                         |

### Residential Development – Under Development Application

| Map ID   | Project/Building Name | Municipal Address or General Location | Unit Type | Units        | Site Area (ha) | Site Area (acre) | GFA (m <sup>2</sup> ) | GFA (ft <sup>2</sup> ) | # of Storeys | Total FSI <sup>(1)</sup> | Est. Pop. <sup>(2)</sup> | Comments <sup>(3)</sup>                      |  |
|--|-----------------------|---------------------------------------|-----------|--------------|----------------|------------------|-----------------------|------------------------|--------------|--------------------------|--------------------------|--|--|
| RA1  |                       | 20 Central Pky W                      | Apartment | 135          | 0.31           | 0.77             | 11,580                | 124,646                | 11           | 3.73                     | 338                      | SP 07/254 W7 In Process. New Retirement Home |  |
| <b>Total Under Construction</b>  |                       |                                       |           | <b>135</b>   | <b>0.31</b>    | <b>0.77</b>      | <b>11,580</b>         | <b>124,646</b>         |              |                          | <b>338</b>               |  |  |
| <b>Total Residential Development (Existing, Under Construction and Under Development Applications)</b> |                       |                                       |           | <b>7,175</b> | <b>65.78</b>   | <b>162.56</b>    | <b>714,937</b>        | <b>7,695,518</b>       |              |                          |                          | <b>17,614</b>                                |  |

Numbers may not add due to rounding. (1) FSI-Floor Space Index is the ratio of the gross floor area (GFA) of all buildings on a site to the net developable area of that site (e.g. excludes roads, Open Space, Greenbelt), unless otherwise specified. (2) To calculate population "Person per Unit" factors were used. Source: Forecast Population by District for Mid-Year 2008. (3) Comments Abbreviations note: PSCP-Peel Standard Condominium Plan, PCP-Peel Condominium Plan, GFA-Gross Floor Area, CDM-Condominium Application, SP-Site Plan Application.

### Non-Residential Development – Retail/Commercial

| Map ID                         | Project/Building Name | Municipal Address or General Location | Type of Use | Site Area (ha) | Site Area (acre) | GFA (m <sup>2</sup> ) | GFA (ft <sup>2</sup> ) | # of Storeys | Total FSI <sup>(1)</sup> | Employment Range <sup>(2)</sup> | Comments                        |  |
|--------------------------------|-----------------------|---------------------------------------|-------------|----------------|------------------|-----------------------|------------------------|--------------|--------------------------|---------------------------------|---------------------------------|--|
| CE1                            |                       | 28 Elm Dr W                           | Commercial  | 0.15           | 0.38             | 446                   | 4,801                  | 2            | 0.29                     | 5-9                             | Retail Use Converted from House |  |
| CE2                            | Wally's Restaurant    | 3480 Hurontario St                    | Commercial  | 0.25           | 0.61             | 271                   | 2,917                  | 1            | 0.11                     | 1-4                             | Restaurant-Fast Food            |  |
| CE3                            |                       | 1585 Mississauga Valley Blvd          | Commercial  | 1.99           | 4.93             | 5,295                 | 56,995                 | 1            | 0.27                     | 100-200                         | Neighbourhood Shopping Centre   |  |
| CE4                            |                       | 3445 Hurontario St                    | Commercial  | 1.06           | 2.62             | 913                   | 9,827                  | 1            | 0.09                     | 20-49                           | Auto Fuel Station               |  |
| CE5                            |                       | 3355 Hurontario St                    | Commercial  | 0.79           | 1.95             | 2,442                 | 26,285                 | 1            | 0.31                     | 50-99                           | Shopping Centre                 |  |
| CE5                            |                       | 22 Fairview Rd E                      | Commercial  | 0.18           | 0.43             | 380                   | 4,090                  | 1            | 0.22                     | 1-4                             | Auto Fuel Station               |  |
| <b>Total Retail/Commercial</b> |                       |                                       |             | <b>4.42</b>    | <b>10.92</b>     | <b>9,747</b>          | <b>104,916</b>         |              |                          |                                 | <b>244</b>                      |  |

### Non-Residential Development – Office

| Map ID              | Project/Building Name                  | Municipal Address or General Location | Type of Use | Site Area (ha) | Site Area (acre) | GFA (m <sup>2</sup> ) | GFA (ft <sup>2</sup> ) | # of Storeys | Total FSI <sup>(1)</sup> | Employment Range <sup>(2)</sup> | Comments                        |  |
|---------------------|--|---------------------------------------|-------------|----------------|------------------|-----------------------|------------------------|--------------|--------------------------|---------------------------------|---------------------------------|--|
| OE1                 |  | 3528 Hurontario St                    | Office      | 0.11           | 0.26             | 116                   | 1,252                  | 1            | 0.11                     | 1-4                             | Office Use Converted from House |  |
| OE2                 |  | 3514 Hurontario St                    | Office      | 0.11           | 0.27             | 129                   | 1,389                  | 1            | 0.12                     | 1-4                             | Office Use Converted from House |  |
| OE3                 | City Centre Medical Clinic (Rainwater) | 3420 Hurontario St                    | Office      | 0.33           | 0.83             | 1,865                 | 20,075                 | 3            | 0.56                     | 20-49                           |                                 |  |
| <b>Total Office</b> |  |                                       |             | <b>0.55</b>    | <b>1.36</b>      | <b>2,110</b>          | <b>22,715</b>          |              |                          |                                 | <b>58</b>                       |  |

### Non-Residential Development – Public/Institutional/Other

| Map ID                                   | Project/Building Name   | Municipal Address or General Location | Type of Use          | Site Area (ha) | Site Area (acre) | GFA (m <sup>2</sup> ) | GFA (ft <sup>2</sup> ) | # of Storeys | Total FSI <sup>(1)</sup> | Employment Range <sup>(2)</sup> | Comments                                |  |
|--|-------------------------|---------------------------------------|----------------------|----------------|------------------|-----------------------|------------------------|--------------|--------------------------|---------------------------------|---|--|
| PE1                                      | Fire Hall               | 15 Fairview Rd W                      | Public/Institutional | 0.55           | 1.35             | 2,646                 | 28,481                 | 2            | 0.45                     | 50-99                           | Station 101-Cooksville                  |  |
| PE2                                      | Thornwood Public School | 277 Mississauga Valley Blvd           | School               | 2.83           | 7.00             | 4,588                 | 49,385                 | 2            | 0.16                     | 20-49                           | Elementary School. Grade Levels KG to 5 |  |
| <b>Total Public/Institutional/Other</b>  |                         |                                       |                      | <b>3.38</b>    | <b>8.35</b>      | <b>7,234</b>          | <b>77,866</b>          |              |                          |                                 | <b>126</b>                              |  |
| <b>Total Non-Residential Development</b> |                         |                                       |                      | <b>8.35</b>    | <b>20.62</b>     | <b>19,091</b>         | <b>205,497</b>         |              |                          |                                 |   |  |

Numbers may not add due to rounding. (1) FSI-Floor Space Index is the ratio of the gross floor area (GFA) of all buildings on a site to the net developable area of that site (e.g. excludes roads, Open Space, Greenbelt), unless otherwise specified. (2) Source: "2007 Employment Survey" Planning and Building Department, City of Mississauga.

### Parks/Open Space/Greenbelt

| Map ID                                  | Project/Building Name | Municipal Address or General Location                                       | Type of Use               | Site Area (ha) | Site Area (acre) |
|---|-----------------------|---|---------------------------|----------------|------------------|
| OS1                                     | Bella Vista           | East side of Hanson Rd, South of Fairview Rd W                              | Open Space-Community Park | 0.40           | 0.99             |
| OS2                                     | Stonebrook Park       | East side of Mississauga Valley Blvd, South of Central Pky E                | Open Space-Community Park | 3.24           | 8.01             |
| OS2                                     | Stonebrook Park       | East of Mississauga Valley Blvd, South of Central Pky E                     | Greenbelt                 | 2.76           | 6.82             |
| OS3                                     | Mississauga Valley    | West side of Cooksville Creek, between Central Pky E and Burnhamthorpe Rd E | Greenbelt-Community Park  | 5.64           | 13.94            |
| <b>Total Parks/Open Space/Greenbelt</b> |                       |   |                           | <b>12.04</b>   | <b>29.75</b>     |

### Utilities

| Map ID                 | Project/Building Name        | Municipal Address or General Location                         | Type of Use | Site Area (ha) | Site Area (acre) |
|------------------------|------------------------------|---|-------------|----------------|------------------|
| U1                     | Enersource Hydro Mississauga | East side of Hurontario St, North of Canadian Pacific Railway | Utilities   | 0.21           | 0.52             |
| <b>Total Utilities</b> |                              |   |             | <b>0.21</b>    | <b>0.52</b>      |

### Vacant Lands – No Application

| Map ID                   | General Location                                     | Area (ha)   | Area (ac)   | Official Plan Designation | Zoning           | Owner/Comments           |
|--------------------------|--|-------------|-------------|---------------------------|------------------|--------------------------|
| V1                       | SW corner Hurontario St and Elm Dr W                 | 0.11        | 0.27        | High Density II           | D-1              | 479460 Ontario Ltd.      |
| V2                       | West side of Hurontario St, South of Elm Dr W,       | 0.11        | 0.27        | High Density II           | D-1              | 1077022 Ontario Ltd.     |
| V3                       | SE corner Hurontario St and Burnhamthorpe Rd E       | 0.16        | 0.40        | High Density II           | RA5-18           | City of Mississauga      |
| V4                       | South side of Burnhamthorpe Rd E, East of Arista Way | 0.93        | 2.30        | High Density II           | RA4-12, G2-4(15) | Kanefff Holdings Inc.    |
| V5                       | NE corner Hurontario St and Fairview Rd E            | 0.29        | 0.72        | Office                    | 0                | Ritamed Consultants Ltd. |
| <b>Total Vacant Land</b> |  | <b>1.60</b> | <b>3.95</b> |                           |                  |                          |

### Residential Development – Existing

| Map ID | Project/Building Name     | Municipal Address or General Location                        | Unit Type              | Units | Site Area (ha) | Site Area (acre) | GFA (m <sup>2</sup> ) | GFA (ft <sup>2</sup> ) | # of Storeys | Total FSI <sup>(1)</sup> | Est. Pop. <sup>(2)</sup> | Comments <sup>(3)</sup>   |
|--------|---------------------------|--|------------------------|-------|----------------|------------------|-----------------------|------------------------|--------------|--------------------------|--------------------------|---|
| RE1    |                           | 24-64 Elm Dr W   | Detached               | 7     | 1.07           | 2.66             | 810                   | 8,719                  | 1            | 0.08                     | 25                       | Seven detached dwellings. GFA is an estimate                      |
| RE2    | Eden Park                 | 3504 Hurontario St   | Apartment              | 300   | 0.60           | 1.47             | 22,800                | 245,417                | 33           | 3.83                     | 752                      | PSCP 802  |
| RE3    |                           | 33 Central Pky W   | Apartment              | 67    | 0.51           | 1.26             | 5,292                 | 56,963                 | 6            | 1.04                     | 168                      |   |
| RE4    |                           | 3470-3490 Omeath Crt   | Semi-Detached          | 8     | 0.30           | 0.75             | 870                   | 9,365                  | 1            | 0.29                     | 29                       | Eight semi-detached dwellings. GFA is an estimate                 |
| RE5    |                           | 30 Central Pky W   | Apartment              | 107   | 0.86           | 2.13             | 8,607                 | 92,645                 | 8            | 1.00                     | 268                      | Rental  |
| RE6    | The Fairmont              | 25 Fairview Rd W   | Apartment              | 171   | 0.72           | 1.78             | 20,005                | 215,332                | 16           | 2.78                     | 429                      | PCP 402   |
| RE7    | Hanson Road Townhouses    | 2-22 Hanson  | Townhouse              | 11    | 0.29           | 0.72             | 2,037                 | 21,926                 | 2            | 0.70                     | 35                       | 11 freehold townhouses  |
| RE8    | Fairfield Village         | 38 Fairview Rd W   | Townhouse              | 38    | 0.77           | 1.91             | 4,913                 | 52,883                 | 3            | 0.64                     | 121                      | PCP 617   |
| RE9    | Bella Vista Place         | 30 Hanson Rd   | Apartment              | 199   | 1.46           | 3.62             | 18,239                | 196,323                | 13           | 1.25                     | 499                      | Rental-Peel Non-Profit  |
| RE10   | Hampton Oaks              | 60 Hanson Rd   | Townhouse              | 145   | 4.16           | 10.28            | 18,580                | 199,993                | 3            | 0.45                     | 462                      | PCP 162   |
| RE11   | Place IV                  | 3650 Kanefff Cres  | Apartment              | 260   | 1.95           | 4.82             | 39,497                | 425,142                | 34           | 2.03                     | 597                      | PCP 232   |
| RE12   | Place Avant               | 3700 Kanefff Cres  | Apartment              | 279   | 1.45           | 3.58             | 27,792                | 299,151                | 24           | 1.92                     | 640                      | PCP 245   |
| RE13   | Obelisk II                | 3620 Kanefff Cres  | Apartment              | 309   | 1.54           | 3.81             | 27,056                | 291,228                | 23           | 1.76                     | 709                      | PCP 264   |
| RE14   | Place Royale              | 3695 Kanefff Cres  | Apartment              | 234   | 1.69           | 4.18             | 23,096                | 248,603                | 20           | 1.37                     | 537                      | PCP 239   |
| RE15   | Obelisk I                 | 3590 Kanefff Cres  | Apartment              | 251   | 1.66           | 4.10             | 27,870                | 299,990                | 20           | 1.68                     | 576                      | PCP 230   |
| RE16   | Obelisk III               | 3575 Kanefff Cres  | Apartment              | 282   | 1.42           | 3.51             | 22,798                | 245,396                | 24           | 1.61                     | 647                      | PCP 265   |
| RE18   | Aspen Building A          | 30 Elm Dr E  | Apartment              | 322   | 1.67           | 4.13             | 24,875                | 267,752                | 19           | 1.49                     | 739                      | Rental  |
| RE19   | The Aspenview             | 50 Elm Dr E  | Apartment              | 224   | 1.67           | 4.13             | 25,015                | 269,259                | 19           | 1.50                     | 514                      | PCP 191   |
| RE20   | Parkview                  | 1580 Mississauga Valley Blvd                                 | Apartment              | 224   | 1.67           | 4.13             | 26,709                | 287,493                | 19           | 1.60                     | 514                      | PCP 52, PCP 74  |
| RE21   | Aspen (Arista) Phase IV   | 3665 Arista Way  | Apartment              | 458   | 3.92           | 9.69             | 41,192                | 443,387                | 19           | 1.05                     | 1051                     | Rental  |
| RE22   | Compass Creek Condominium | 200 Burnhamthorpe Rd E                                       | Apartment              | 149   | 0.60           | 1.48             | 15,262                | 164,279                | 17           | 2.54                     | 342                      | PCP 613   |
| RE23   | Aspen Woods Apartments    | 1477 Mississauga Valley Blvd                                 | Apartment              | 300   | 2.74           | 6.77             | 27,424                | 295,189                | 22           | 1.00                     | 689                      | Rental  |
| RE24   | Aspen Valley Woods        | 1423 Mississauga Valley Blvd                                 | Apartment              | 373   | 3.41           | 8.43             | 32,523                | 350,075                | 16           | 0.95                     | 856                      | Rental  |
| RE25   | Aspen Wood Towers         | 1547 Mississauga Valley Blvd                                 | Apartment              | 300   | 2.74           | 6.77             | 27,424                | 295,189                | 22           | 1.00                     | 689                      | Rental  |
| RE26   | Aspen Grove II            | 1405 Mississauga Valley Blvd                                 | Apartment              | 168   | 0.89           | 2.20             | 8,898                 | 95,777                 | 9            | 1.00                     | 386                      | Rental  |
| RE27   | Aspen Grove               | 1563 Mississauga Valley Blvd                                 | Apartment              | 168   | 0.89           | 2.20             | 15,645                | 168,401                | 9            | 1.76                     | 386                      | Rental  |
| RE28   | Fairview Place            | 15 Fairview Rd E   | Apartment              | 96    | 0.53           | 1.32             | 9,142                 | 98,404                 | 10           | 1.72                     | 220                      | Rental-Peel Non-Profit  |
| RE29   | Parkway Terrace           | 20 Mississauga Valley Blvd                                   | Apartment              | 176   | 2.12           | 5.23             | 21,149                | 227,646                | 18           | 1.00                     | 404                      | PCP 112   |
| RE29   | Parkway Terrace           | 50 Mississauga Valley Blvd                                   | Apartment              | 176   | 2.12           | 5.23             | 21,149                | 227,646                | 18           | 1.00                     | 404                      | PCP 112   |
| RE30   |                           | 3273-3371 Burdock Pl   | Detached/Semi-Detached | 61    | 1.48           | 3.66             | 8,600                 | 92,570                 | 2            | 0.58                     | 209                      | Three detached and 58 semi-detached dwellings. GFA is an estimate |
| RE31   | The Colony                | 180 Mississauga Valley Blvd                                  | Townhouse              | 216   | 5.75           | 14.21            | 28,657                | 308,461                | 3            | 0.50                     | 698                      | PCP 45  |
| RE32   |                           | 41 Mississauga Valley Blvd                                   | Townhouse              | 110   | 3.26           | 8.06             | 13,922                | 149,855                | 2            | 0.43                     | 355                      | PCP 72  |
| RE33   |                           | 215 Mississauga Valley Blvd                                  | Townhouse              | 161   | 4.19           | 10.35            | 17,829                | 191,910                | 2            | 0.43                     | 520                      | PCP 28  |
| RE34   |                           | 69,208, 209 Voltaire Cres<br>228-284 Mississauga Valley Blvd | Detached               | 14    | 0.83           | 2.05             | 3,100                 | 33,368                 | 1-2          | 0.37                     | 48                       | 14 detached dwellings. GFA is an estimate                         |
| RE35   |                           | 64-204 Voltaire Cres   | Semi-Detached          | 70    | 3.52           | 8.70             | 18,000                | 193,750                | 2            | 0.51                     | 239                      | 70 semi-detached dwellings. GFA is an estimate                    |
| <      |                           |  |                        |       |                |                  |                       |                        |              |                          |                          |   |