

Scanned Document Notice

This report is a scanned image of the original report. We have included the table of contents only for reference.



You may obtain this report by contacting us directly, however there may be charges associated with the scanning of the original document. Contact us for more details. This report and other related documents can be found at www.mississauga.ca/data

Phone: (905) 615-3200 ext. 5556

Email: eplanbuild.info@mississauga.ca

RSS: <http://feeds.feedburner.com/MississaugaData>

Twitter: www.twitter.com/mississaugadata

Website: www.mississauga.ca/data



Demographics & Housing

THE IMPLICATIONS OF DEMOGRAPHIC CHANGE ON HOUSING

May, 1999

Policy Planning Division
Planning and Building Department



TABLE OF CONTENTS

	page
1.0 INTRODUCTION	1
2.0 DEMOGRAPHICS	3
2.1 Historic Population Growth	3
2.2 Projected Population Growth	4
2.2.1 Share of Population Growth/Total Population	5
2.3 Population Composition	7
2.4 Household Size	10
3.0 HOUSING	11
3.1 Existing Housing Supply	11
3.2 Existing Housing Distribution	11
3.2.1 Districts with Largest Concentrations of Single Detached Units	12
3.2.2 Districts with Largest Concentrations of Semi-Detached Units	12
3.2.3 Districts with Largest Concentrations of Rowhouse Units	13
3.2.4 Districts with Largest Concentrations of Apartment Units	13
3.3 Proposed New Housing Units	14
3.4 Housing Occupancy by Age	15
3.5 Mobility	16
3.6 The Cost of Housing and Affordability	17
3.6.1 Income Levels	18
3.6.2 Measures of Affordability	19
3.6.3 The Affordability of Ownership Housing	21
3.6.4 The Affordability of Rental Housing	23
3.6.5 Non-Profit Housing	25
3.7 Future Housing Needs	26
4.0 CONCLUSIONS	28

APPENDICES

TABLES

	page
Table 1	Share of Population Growth 7
Table 2	Share of Total Population 7
Table 3	Average Household Size 10
Table 4	Average 1995 Income 18
Table 5	1995 Income Levels 19
Table 6	Housing Affordability 20
Table 7	House Price Comparisons (Winter 1999) 22
Table 8	Rental Vacancy Rates and Average Rents, October 1998 24
Table 9	Non-Profit Housing Units 26

FIGURES

	page
Figure 1	City of Mississauga Planning Districts 2
Figure 2	Historic Population, 1976-1996 3
Figure 3	Total Population and Population Growth, 1998-2021 4
Figure 4	Population Growth by Planning District, 1996-2021 5
Figure 5	Projected Population by Municipality in Peel, 1998-2021 6
Figure 6	1996 Population Pyramid 8
Figure 7	2001 Population Pyramid 9
Figure 8	2011 Population Pyramid 9
Figure 9	2021 Population Pyramid 9
Figure 10	Distribution of Dwelling Units by Type - 1996 12
Figure 11	Distribution of Dwelling Units by Type - 2021 14
Figure 12	Housing Occupancy Patterns by Age - 1996 15
Figure 13	Comparison of Movers by Planning District, 1986-1991 & 1991-1996 16
Figure 14	House Prices in Mississauga, 1990-1999 21

APPENDICES

Appendix A	Population Projections by Planning District, 1998-2021
Appendix B	Population Projections by Age and Planning District, 1998-2021
Appendix C	Unit Projections by Planning District, 1998-2021
Appendix D	Households with Affordability Problems, Toronto CMA, 1996