

The City conducts an annual update of existing land uses. The data were collected at the end of 2009 and were compiled from a combination of building permit issuances, City Plan designations, zoning, development applications, aerial photos and site checks.

Existing land use codes have been applied based on the principle land use activity occurring on the site. Land use definitions have been included on page 7 and 8. A concerted effort has been made to ensure that the information herein is accurate, however, if an inaccuracy is detected please advise us using the contact information on the last page of this brochure.

The City of Mississauga covers approximately 29,210 ha (72,200

acres); 94.9% of the land developed.

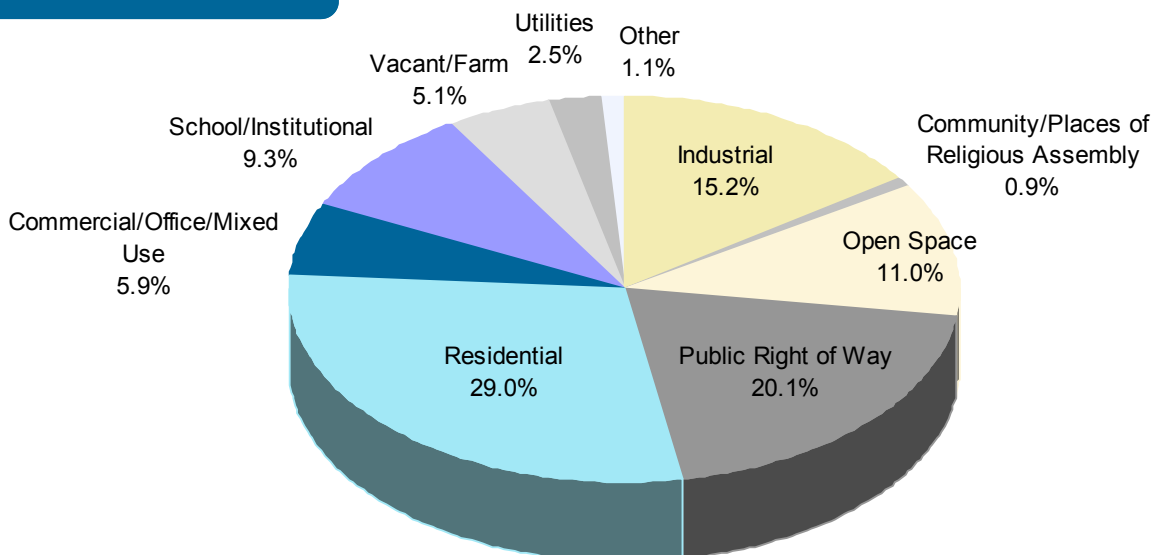
Residential land is the largest component of land use in the City. It represents almost one-third of all lands. Low density detached housing is the dominant housing type in the residential land category and it occupies 20.8% of land in the City. Following detached housing, semi-detached (3.5%), row dwellings (3.1%), apartments (1.5%), and other residential (0.2%) complete the residential category.

Lands for public right-of-ways are the second largest consumer of land and represent approximately one-fifth of all land area. These lands are dedicated to servicing communities and play an important role in the City's accessibility.

The third largest land use is industrial uses and accounts for 15.2% of City lands. Industrial general land uses comprises the greatest percentage of land within the industrial category at 12.0%. This is followed by industrial heavy uses (2.4%) and industrial and commercial multiples (0.8%).

Commercial, office and mixed uses accounts for 5.9% of land, the largest portion of this land used for general commercial uses (3.6%). Offices currently comprise of 1.7% of land but as a higher density employment use, office lands are used intensively. Mixed residential and commercial uses form a small percentage of the City (0.1%) with the majority of mixed uses above 5 storeys concentrated in Mississauga's downtown (City Centre district).

**City of Mississauga
Existing Land Use (2009)**



Existing Land Use

	Area (ha)	Percentage
Open Space / Greenbelt	3,204	11.0%
School / Institutional	2,714	9.3%
Public / Institutional	2,041	7.0%
School	673	2.3%
Community / Place of Religious Assembly	264	0.9%
Community / Cultural	133	0.5%
Places of Religious Assembly	131	0.4%
Residential	8,470	29.0%
Residential Detached	6,064	20.8%
Residential Semi-Detached	1,013	3.5%
Residential Row Dwellings	894	3.1%
Residential Apartments	435	1.5%
Residential Other Multiples	64	0.2%
Vacant / Farm	1,477	5.1%
Vacant	1,379	4.7%
Farm	97	0.3%
Public Road Right-of-Way	5,869	20.1%
Commercial / Office / Mixed Use	1,731	5.9%
Mixed Residential Commercial > 5 Storeys	11	0.0%
Mixed Residential Commercial < 5 Storeys	24	0.1%
General Retail Commercial	1,055	3.6%
Automotive Service Commercial	145	0.5%
Other Retail	6	0.0%
Office	490	1.7%
Industrial	4,442	15.2%
Industrial General	3,512	12.0%
Industrial and Commercial Multiples	231	0.8%
Industrial Heavy	699	2.4%
Utilities / Public Works	723	2.5%
Other	312	1.1%
Unknown	235	0.8%
Walkways	9	0.0%
Other	34	0.1%
Parking	34	0.1%

hospitals and the University of Toronto Mississauga campus.

Community Cultural (i.e. community centres, public art galleries, performing arts centres) and Place of Religious Assembly occupy less than 1% of the land area in the City.

Power and services provided by utilities are the City's essential infrastructure uses and represent 2.5% of the land area in the City.

The other category which forms 1.1% of the City includes land uses classified as walkways, parking, unknown and other. Unknown lands (0.8%) are the recently acquired 9th line lands which have yet to be surveyed. These lands are approximately located to the west of 9th Line and to the east of Highway 407.

As 94.9% of the City of Mississauga is developed there are only 1,379 ha (4.7%) of vacant and 97 ha (0.3%) of farm land available in the City for development. Further growth will be in the form of redevelopment and intensification as opposed to greenfield development which has propelled growth over the past couple of decades.

The City of Mississauga has 32 planning districts broadly classified into residential districts, employment districts and City Centre. Residential and employment districts are a function of the overall structure of the City which physically separates residential and non-residential uses while the City Centre district encourages a mix of uses. The location of residential and employment districts in Mississauga and much of the planning of the northeast area of the City is largely based on the location of Pearson Airport and the attempt to distance residential uses from the higher noise levels in this area. Existing land uses in these three districts are summarized in the following pages.

Mixed residential and commercial uses less than 5 storeys are distributed throughout the City.

Industrial uses along with commercial and office lands make up the City's employment uses and these land categories represent a little over one fifth of land in the City.

There are three significant major open space systems within the City:

Credit River Valley, Etobicoke Creek and Lake Ontario Waterfront. These open space systems and various other open space lands cover 11.0% of the land area in Mississauga.

School and institutional uses form 9.3% of city land. A large portion of these lands include public lands associated with Lester B. Pearson International Airport as well as two

RESIDENTIAL DISTRICTS

Lands in residential districts total 18,120 ha (44,800 acres) or approximately 62% of the City of Mississauga. Residential districts were developed not only to contain residential units but also to include related residential activities such as schools, places of religious assembly, parks, retail commercial and some lower density employment uses.

Just under half of all lands in residential areas feature residential dwellings with the predominant type being detached homes (33.4%), followed by semi-detached (5.6%), row (4.9%), apartments (2.3%) and other residential multiples (0.3%).

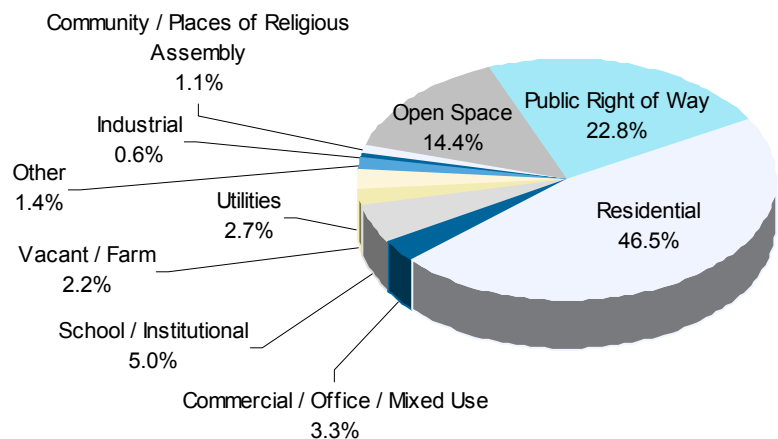
After residential uses, the second largest consumer of land in residential districts is public right-of-ways (22.8%). This is followed by open space and greenbelt land which comprises 14.4% of land.

These top three land use categories form over 80% of all lands in residential districts. Employment uses (industrial, commercial, office and mixed use) account for another 3.9% of lands. The other land uses includes school and institutional uses (5.0%), utilities (2.7%), vacant and farm land (2.2%), community and place of religious assembly (1.1%) and other land uses (1.4%).

Comparing the existing land uses in residential districts to the city as a whole, as expected, residential uses represent a higher percentage of land in residential districts than in the city as a whole. Other land use categories that have a greater percentage of lands in residential districts as opposed to city-wide include open space, public right of way, utilities, community/place of religious assembly and the other category.

Existing Land Use

	Area (ha)	Percentage
Open Space / Greenbelt	2,611	14.4%
School / Institutional	908	5.0%
Public / Institutional	255	1.4%
School	653	3.6%
Community / Places of Religious Assembly	200	1.1%
Community / Cultural	106	0.6%
Places of Religious Assembly	95	0.5%
Residential	8,428	46.5%
Residential Detached	6,047	33.4%
Residential Semi-Detached	1,010	5.6%
Residential Row Dwellings	892	4.9%
Residential Apartments	421	2.3%
Residential Other Multiples	58	0.3%
Vacant / Farm	400	2.2%
Vacant	320	1.8%
Farm	80	0.4%
Public Road Right-of-Way	4,140	22.8%
Commercial / Office / Mixed Use	597	3.3%
Mixed Residential Commercial > 5 Storeys	5	0.0%
Mixed Residential Commercial < 5 Storeys	20	0.1%
General Retail Commercial	475	2.6%
Automotive Service Commercial	46	0.3%
Other Retail	4	0.0%
Office	47	0.3%
Industrial	106	0.6%
Industrial General	85	0.5%
Industrial and Commercial Multiples	15	0.1%
Industrial Heavy	6	0.0%
Utilities / Public Works	485	2.7%
Other	248	1.4%
Unknown	199	1.1%
Walkways	9	0.1%
Other	34	0.2%
Parking	6	0.0%



EMPLOYMENT DISTRICTS

Employment districts total 9,030 ha or 22,300 acres and include approximately 31% of land in the City. Most of the employment land is situated in northeast Mississauga around Lester B. Pearson International Airport.

Just under half of all lands in employment districts are occupied by industrial uses. The predominant industrial use is industrial general which occupies 38.8% of land, followed by industrial heavy (7.6%) and industrial and commercial multiples (2.4%).

Public road right-of-ways are the second largest land use in employment districts and the third largest share of land is comprised of commercial, office and mixed use land (11.6%). Employment uses in addition to public road right-of-ways account for 77.0% of all employment district lands.

The remaining 23.0% of land uses in employment districts are comprised of open space (6.4%), utilities (2.6%), school and institutional (0.8%), community and place of religious assembly (0.7%), other (0.7%), residential (0.3%) and vacant and farm land (11.5%).

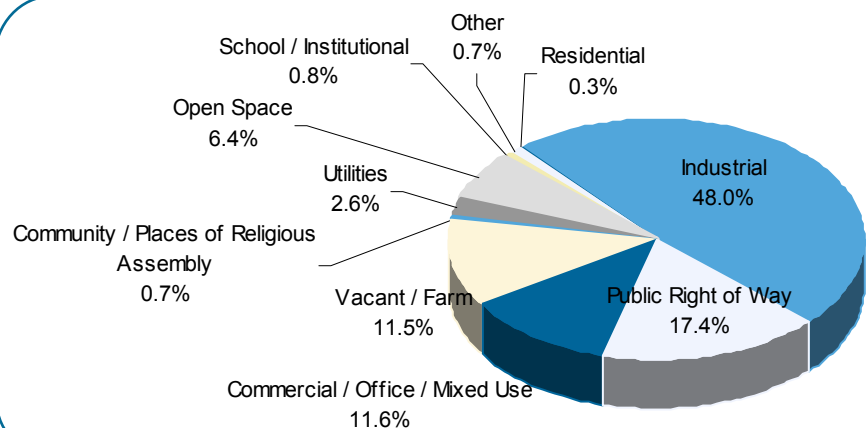
To further expand vacant land uses, of the 1,379 ha of vacant land in the City the majority of this land (1,024 ha) is located in employment districts and accounts for 11.3% of land in employment districts.

As expected there is very little residential uses (0.3%) in the employment districts, and the few parcels that are there are mostly older residential detached homes pre-dating employment districts formation.

Land uses that account for a larger portion of land in employment districts vs. city wide include: industrial, commercial/office/mixed use, vacant, and utilities.

Existing Land Uses

	Area (ha)	Percentage
Open Space / Greenbelt	578	6.4%
School / Institutional	74	0.8%
Public / Institutional	53	0.6%
School	21	0.2%
Community / Places of Religious Assembly	60	0.7%
Community / Cultural	23	0.3%
Places of Religious Assembly	36	0.4%
Residential	28	0.3%
Residential Detached	20	0.2%
Residential Semi-Detached	4	0.0%
Residential Row Dwellings	0	0.0%
Residential Apartments	0	0.0%
Residential Other Multiples	5	0.1%
Vacant / Farm	1,041	11.5%
Vacant	1,024	11.3%
Farm	17	0.2%
Public Road Right-of-Way	1,568	17.4%
Commercial / Office / Mixed Use	1,045	11.6%
Mixed Residential Commercial > 5 Storeys	0	0.0%
Mixed Residential Commercial < 5 Storeys	5	0.1%
General Retail Commercial	530	5.9%
Automotive Service Commercial	98	1.1%
Other Retail	0	0.0%
Office	413	4.6%
Industrial	4,335	48.0%
Industrial General	3,428	38.0%
Industrial and Commercial Multiples	217	2.4%
Industrial Heavy	690	7.6%
Utilities / Public Works	237	2.6%
Other	63	0.7%
Unknown	36	0.4%
Walkways	0	0.0%
Other	0	0.0%
Parking	27	0.3%



CITY CENTRE

The City Centre district encompasses 390 ha (1,000 acres) or approximately 1% of city lands. The City Centre district is the focal point for the City of Mississauga in terms of intensity of uses (density and height of density).

City Centre district contains no industrial land uses, detached or semi-detached dwellings. As well the proportion of open space, school/institutional uses and utility uses in City Centre are all lower than City-wide.

The primary land use category in City Centre is commercial, office and mixed use. Within this category general retail commercial accounts for 21.9% of land in City Centre district and the majority of this land is occupied by Square One Shopping Centre. A further 13.0% of land is occupied by offices, and mixed residential commercial > 5 storeys accounts for 2.8% of lands.

Public road right-of-ways is the second largest land use category with 31.7% of lands dedicated to that use. City Centre also has a significant portion of vacant land available, 14.8% or 35 ha.

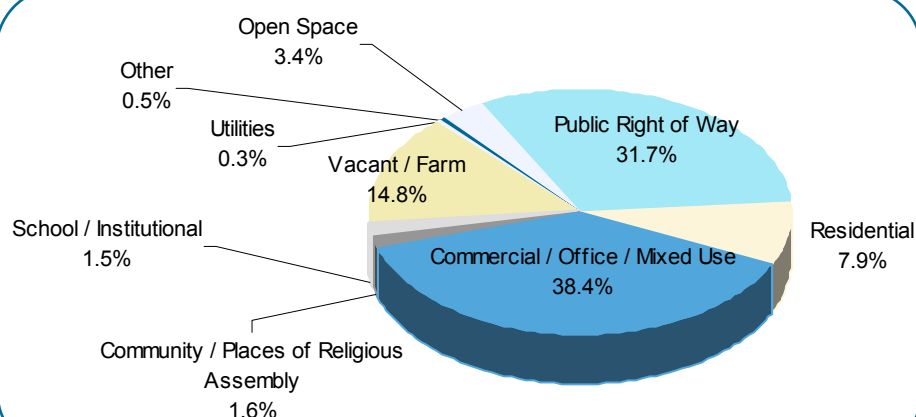
Of the 7.9% of lands that are residential, the majority of these lands are comprised of residential apartments.

The remaining lands contain: open space (3.4%), school and institutional (1.5%), community and places of religious assembly (1.6%) and utilities (0.3%).

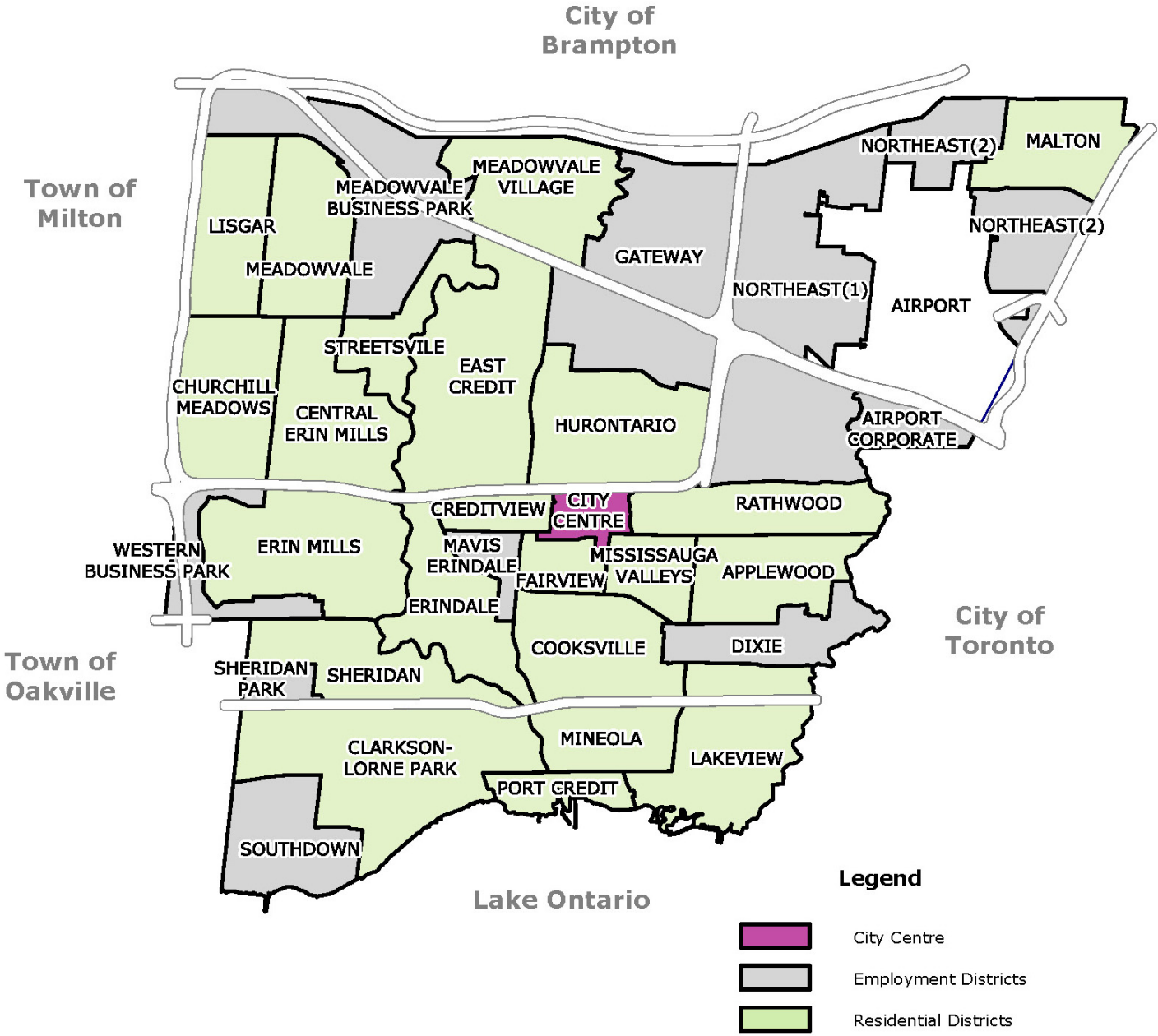
The 'other' land use category in City Centre includes parking (0.5%). These are lands used for parking that is not an accessory use to other uses such as retail, commercial or

Existing Land Uses

	Area (ha)	Percentage
Open Space / Greenbelt	8	3.4%
School / Institutional	3	1.5%
Public / Institutional	3	1.5%
School	0	0.0%
Community / Places of Religious Assembly	4	1.6%
Community / Cultural	4	1.6%
Places of Religious Assembly	0	0.0%
Residential	18	7.9%
Residential Detached	0	0.0%
Residential Semi-Detached	0	0.0%
Residential Row Dwellings	3	1.4%
Residential Apartments	14	5.9%
Residential Other Multiples	1	0.5%
Vacant / Farm	35	14.8%
Vacant	35	14.8%
Farm	0	0.0%
Public Road Right-of-Way	74	31.7%
Commercial / Office / Mixed Use	90	38.4%
Mixed Residential Commercial > 5 Storeys	7	2.8%
Mixed Residential Commercial < 5 Storeys	0	0.0%
General Retail Commercial	52	21.9%
Automotive Service Commercial	0	0.1%
Other Retail	1	0.5%
Office	31	13.0%
Industrial	0	0.0%
Industrial General	0	0.0%
Industrial and Commercial Multiples	0	0.0%
Industrial Heavy	0	0.0%
Utilities / Public Works	1	0.3%
Other	1	0.5%
Unknown	0	0.0%
Walkways	0	0.0%
Other	0	0.0%
Parking	1	0.5%



PLANNING DISTRICTS



Legend

- City Centre
- Employment Districts
- Residential Districts

Full existing land use breakdown maps are available on Mississauga Data www.mississauga.ca/data

Land Use	Description
Residential Detached	A residential unit not joined to another structure above grade. May include an accessory (e.g., basement) apartment or a home business. Includes "links".
Residential Semi-Detached	Two residential units joined by an above grade vertical wall. May include an accessory (e.g., basement) apartment or a home business. Includes "links".
Residential Row Dwellings	Three or more residential units joined by an above grade vertical wall with each unit having a private outdoor entrance (not a balcony). Includes cluster, freehold or "stacked" townhouse developments. May include a home business.
Residential Apartments	Five or more residential units usually sharing a common entrance. May include accessory retail (e.g., a tuck shop), however, apartments above commercial developments are considered "Mixed Retail and Service Commercial/Residential". Includes maisonnettes with 5+ units. May include a home business.
Residential Other Multiples	Includes duplexes (two units joined horizontally), triplexes, quadplexes, communal living arrangements (e.g., student dormitories, convents, prisons), long term care facilities (e.g., nursing homes) and mobile home parks. Does not include group homes, foster homes or other forms of living arrangements unless the built form is compatible with the residential other multiple category. (For example, a group home in a detached dwelling would be coded residential detached)
General Retail Commercial	Retail establishments either within enclosed malls or free standing buildings (Square One, Westwood Mall, power centres, retail strips, mainstreet areas, hotels, motels, public storage facilities, lumber yards, car dealerships); none of which contain any residential units. Includes convention centres and the International Centre.
Automotive Service Commercial	Includes gas bars, gas stations, lube shops, car washes, auto repair etc. Does not include car dealerships which would typically be considered general retail commercial.
Other Retail	Retail uses that do not fit any of the other retail categories. Includes new home sales pavilions and trailers. Generally, these uses are considered temporary.
Mixed Residential Commercial	Buildings of five storeys or more, with a mix of residential and commercial uses; typically the ground floor is commercial and the upper floors are residential.
Mixed Residential Commercial	Buildings with less than five storeys, comprising a mix of residential and commercial uses; typically the ground floor is commercial and the upper floor(s) is (are) residential.
Office	Includes buildings where the primary use is office. May include accessory retail which would typically be limited to the ground floor and medical buildings, including converted residential dwellings occupied by doctors and therapists in Mineola on Hurontario St and Streetsville on Queen St. Buildings with a fairly equal split of retail/service and office (eg. retail on the ground floor and office on the second floor) would be "Free Standing Retail and Service Commercial" or a "Retail and Service Commercial Centre".
Industrial General	Industrial uses within enclosed buildings (either stand alone buildings or multiple unit buildings). May include accessory office and retail uses associated with the industrial use and limited outdoor storage. Typical uses include manufacturing, assembling, processing, fabricating, repairing, warehousing and wholesaling.
Industrial and Commercial Multiples	A multiple unit building with a combination of industrial and commercial uses.
Industrial Heavy	Industrial operations that require extensive outdoor processing or storage areas. May include sites that are used exclusively for storage (e.g., transportation depots), salvage yards, extractive industries and refineries.

Land Use	Description
Open Space/Greenbelt	Includes lands used for outdoor recreation and conservation purposes. Includes active and passive parks (e.g., bike/walking trails, baseball diamonds, playgrounds), golf courses, driving ranges, cemeteries, protected woodlots and hazard lands associated with watercourses. Outdoor recreation areas associated with a community centre should be coded "Open Space/Greenbelt" and the portion of the property associated with the community centre should be coded as "Community/Cultural". "Open Space/Greenbelt" also includes buffer zones not adjacent to a road where the lands are zoned "G".
Community/Cultural	Sites providing social, recreational or cultural services to the community as a whole or to special interest or cultural groups. Includes community centres (e.g., Rivergrove, Cawthra Arena), legion halls, cultural centres (e.g., Hansa House, the Croatian Centre), museums, public art galleries, centres for the performing arts (e.g., the Living Arts Centre). Includes public, private and non-profit organizations.
Places of Religious Assembly	Includes buildings used primarily for religious worship. May include accessory assembly and office space and services to the community (e.g., religious school, day care).
Public/Institutional	Hospitals, post-secondary education facilities (e.g., universities and colleges), fire stations, libraries, city hall, public transportation terminals (e.g., the City Centre Bus Terminal, GO Train stations).
School	Includes all public and private schools. Does NOT include post secondary facilities such as universities and colleges which are considered "Public/Institutional".
Transportation Right-of-Way	Includes public and private roads, the right-of-way associated with roads, railway lines, 1 ft. (.3m) reserves, provincial highways and associated utilities corridors, and buffer zones adjacent to a road. Utility corridors NOT associated with a road or a highway are considered "Utilities/Public Works".
Walkways	Includes all walkways through subdivisions, and may provide links to other roads, parks or school sites.
Public or Municipal Parking	A parking lot that does not represent the required parking associated with a land use (e.g., the parking area associated with an office building) or vehicle storage for an industrial or retail operation (e.g., a truck terminal or a car dealership).
Utilities/Public Works	Lands used to provide services such as transportation yards, natural gas and oil, hydro electric power, telephone, water, storm and sanitary sewer services, communication services and waste management. Includes storm water detention ponds, communication structures, land fill sites and works yards.
Farm	A traditional farming operation. Usually represents a "hold-out" property. (Does NOT include lands under cultivation until ready for development. These would be considered "Vacant" lands.)
Vacant	Unimproved lands (ie. lands with no occupyable structures). Includes lands being cultivated until ready for development. Does NOT include properties with unoccupied structures available for lease or sale.
Other	Uses that do not fit any other categories. This category has been used in Malton to code former laneways that have been incorporated into the backyards of residential properties.
Unknown	Lands recently acquired by the City of Mississauga which have yet to be surveyed. Approximately located west of 9th line and east of Highway 407.



www.mississauga.ca/data

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For questions relating to information contained in this publication please contact the Information Planning section in the Planning and Building Department

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