

Mississauga Growth Forecast Housing 2008 - 2031

July 2010

The City of Mississauga Growth Forecast provides population, housing and employment forecasts for the years 2008 to 2031.

This forecast is based on the 2006 Census of Canada results, City of Mississauga land supply and development activity and was prepared by Hemson Consulting Limited in 2008¹, endorsed by

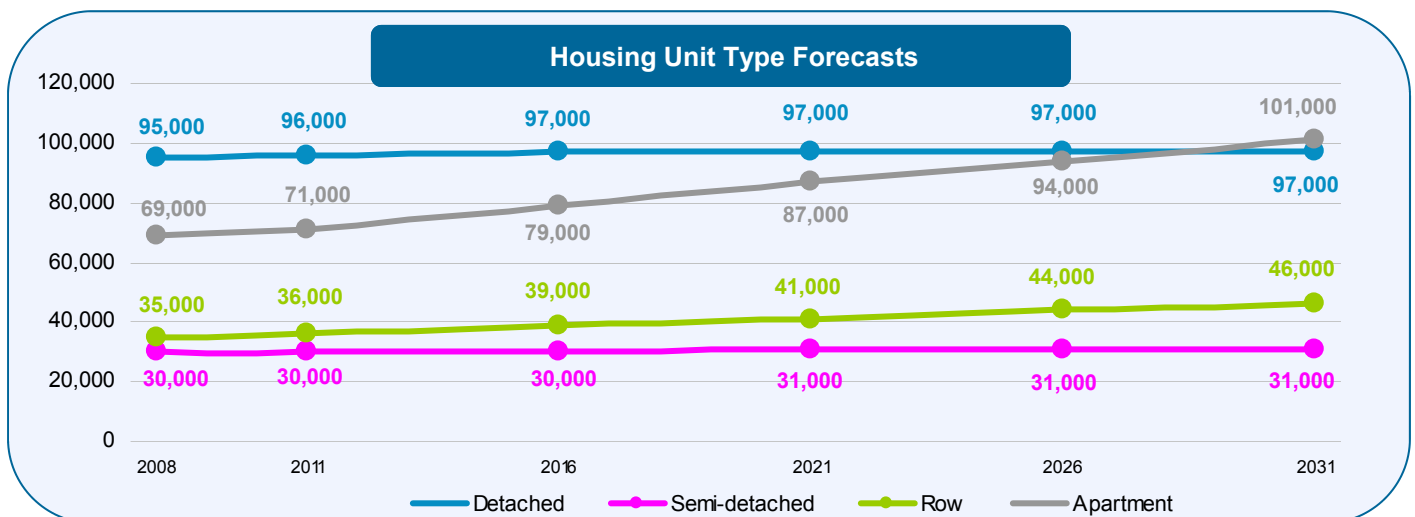
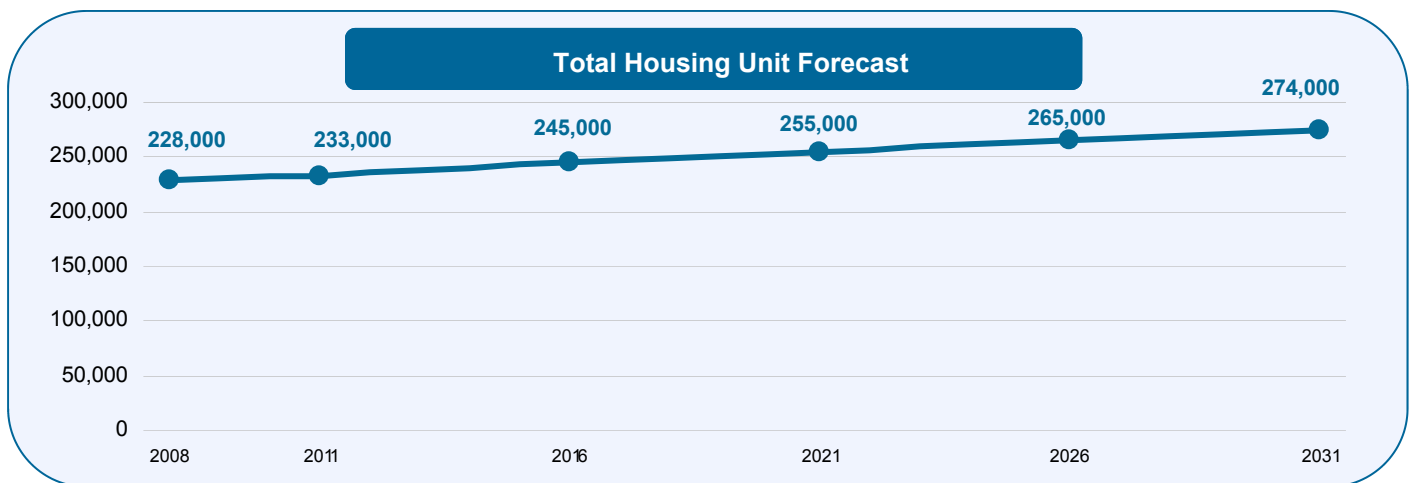
Council on April 8, 2009.

This summary brochure presents housing forecasts for the City of Mississauga and Mississauga's planning districts for the period 2008 to 2031.

One of the main factors affecting Mississauga's housing stock is the constrained land supply. New units

will increasingly be the result of redevelopment and infill development as opposed to greenfield development as has been in the past.

In 2008 Mississauga had 228,000 housing units and the total number of housing units is forecasted to grow by 46,000 to 274,000 units by 2031, an increase of 20.2 percent.



¹ Work on the growth forecast commenced before the economic downturn in late 2008. Adjustments to the model were made in late 2008 to account for some of the market changes that were witnessed during 2008.

Table 1 - Total Housing Units

Planning District	2008	2009	2010	2011	2016	2021	2026	2031
Applewood	13,780	13,780	13,780	13,780	14,020	14,400	14,860	15,330
Central Erin Mills	10,420	10,510	10,650	10,740	11,730	12,750	13,630	14,370
Churchill Meadows	10,490	10,860	11,350	11,620	12,710	13,150	13,480	13,740
City Centre	9,380	9,720	10,270	10,440	13,820	16,520	18,090	18,980
Clarkson-Lorne Park	13,690	13,710	13,740	13,760	14,150	14,500	14,820	15,110
Cooksville	17,640	17,660	17,670	17,680	18,320	19,630	21,860	24,310
Creditview	3,070	3,080	3,090	3,100	3,230	3,340	3,410	3,460
East Credit	16,720	16,810	16,930	17,000	17,810	18,510	19,140	19,680
Erin Mills	15,030	15,040	15,050	15,050	15,340	15,830	16,400	16,970
Erindale	7,220	7,230	7,250	7,260	7,280	7,370	7,490	7,610
Fairview	4,760	4,810	4,840	4,890	5,200	5,300	5,600	5,860
Hurontario	18,390	18,550	18,770	18,910	20,180	20,990	21,550	21,940
Lakeview	8,720	8,760	8,820	8,850	9,200	9,620	10,000	10,340
Lisgar	8,730	8,820	8,930	8,970	9,130	9,180	9,230	9,270
Malton	9,870	9,880	9,880	9,880	9,890	9,930	10,000	10,070
Meadowvale	13,870	13,880	13,880	13,880	13,980	14,170	14,390	14,610
Meadowvale Village	7,320	7,570	7,860	8,070	8,510	8,850	9,130	9,380
Mineola	3,330	3,340	3,350	3,350	3,390	3,460	3,560	3,660
Mississauga Valleys	9,590	9,590	9,700	9,820	10,060	10,200	10,350	10,500
Port Credit	5,690	5,700	5,700	5,700	5,870	6,110	6,370	6,610
Rathwood	10,170	10,170	10,180	10,180	10,270	10,460	10,670	10,900
Sheridan	5,640	5,640	5,650	5,650	5,660	5,770	5,920	6,060
Streetsville	4,480	4,490	4,510	4,520	4,720	4,950	5,180	5,380
Employment Districts	290	290	290	290	290	290	290	290
City of Mississauga	228,000	230,000	232,000	233,000	245,000	255,000	265,000	274,000

The housing unit forecast is broken into four housing types: detached, semi-detached, rowhouse and apartment units.

In 2008, there were 95,000 detached housing units in Mississauga. Only a slight increase in the number of detached housing units is projected by 2031; an increase of 2,000 units. The majority of these units are accounted for in current

development applications. Mississauga's constrained land supply will affect new detached unit development to the greatest extent as greenfield lands diminish.

The second greatest number of housing units are in the form of apartments. They formed 30.4 percent of the City's housing stock in 2008 (69,000 units) and are forecasted to have the greatest increase, 31,000 units or 44.9

Employment Districts

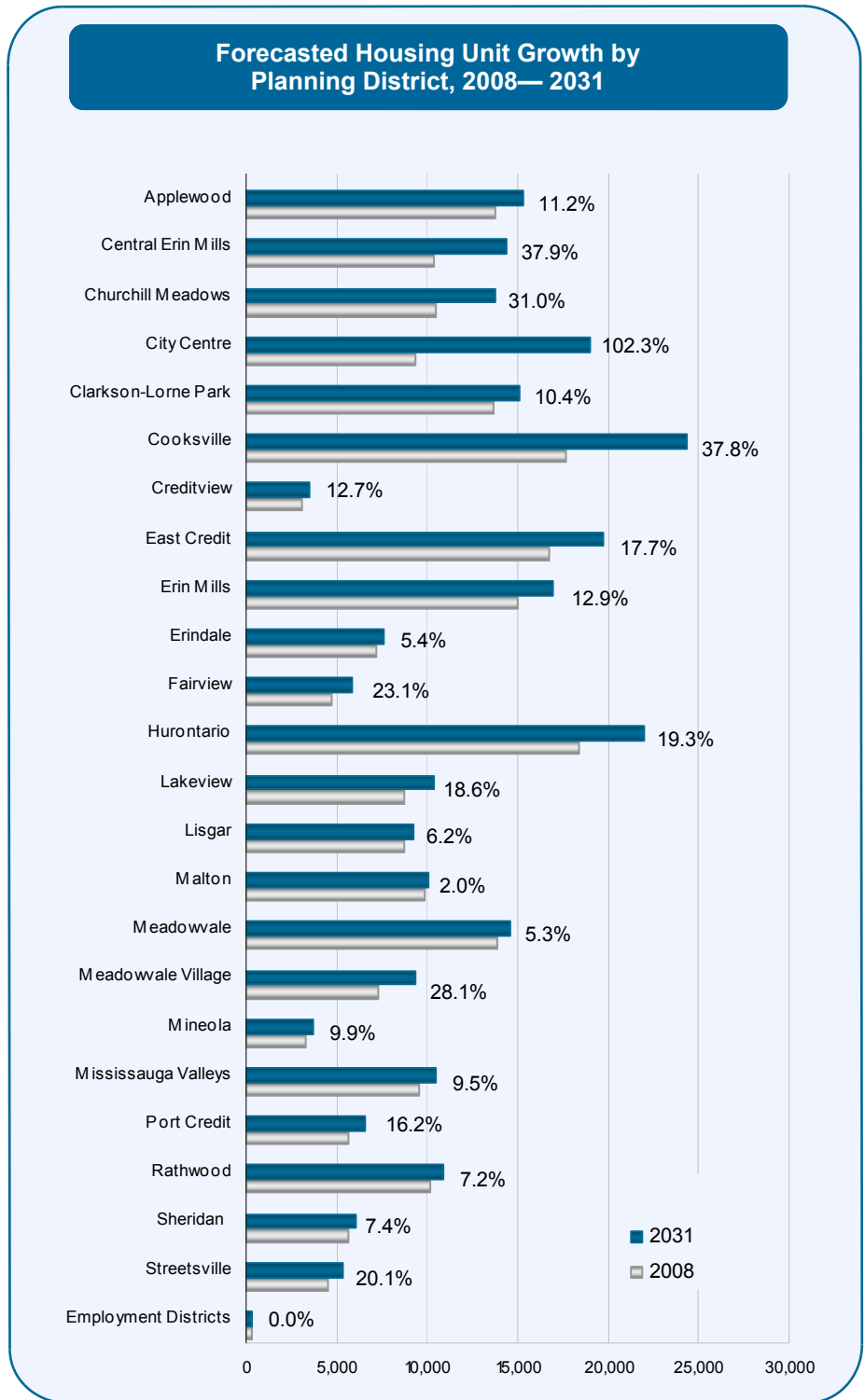
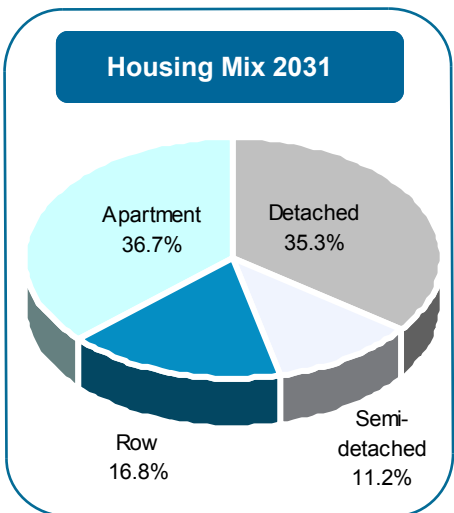
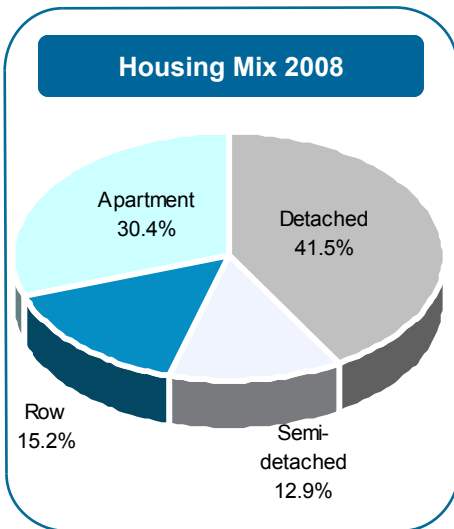
Airport Corporate
Dixie
Gateway
Mavis-Erindale
Meadowvale Business Park
Northeast
Sheridan Park
Southdown
Western Business Park

percent between 2008 and 2031.

The third largest proportion of units are rowhouses. There were 35,000 rowhouses in 2008 and the number is forecasted to grow by 11,000 units by 2031, an increase of 31.4 percent.

Semi-detached units comprise the smallest percentage of housing units in the City. In 2008 there were 30,000 semi-detached units and the number are forecasted to increase by 1,000 units by 2031.

Currently, the predominate housing type is detached units, which represents 41.5 percent of all housing units. By 2031, it is forecasted that apartment units will



Note to readers

- City totals have been rounded to the nearest thousand and planning district values have been rounded to the nearest ten
- All forecasts represent mid-year values
- Totals may not sum due to rounding

Housing Unit Forecast

Planning Districts	Detached		Semi		Row		Apartment	
	2008	2031	2008	2031	2008	2031	2008	2031
Employment Districts	80	80	70	70	0	0	140	140
Streetsville	2,190	2,200	390	390	1,040	1,300	860	1,500
Sheridan	3,030	3,040	380	380	500	540	1,730	2,100
Rathwood	4,770	4,780	970	970	1,590	2,060	2,840	3,090
Port Credit	950	950	20	20	610	970	4,120	4,670
Mississauga Valleys	1,140	1,140	1,020	1,020	1,750	2,120	5,680	6,220
Mineola	2,940	2,970	140	140	200	320	50	230
Meadowvale Village	3,650	4,390	2,550	3,030	1,110	1,920	0	40
Meadowvale	5,350	5,360	1,820	1,820	2,820	3,330	3,880	4,100
Malton	3,320	3,320	3,230	3,230	1,270	1,280	2,060	2,230
Lisgar	5,610	5,910	2,200	2,200	930	1,080	0	80
Lakeview	4,840	4,900	290	290	470	660	3,120	4,480
Hurontario	7,570	7,700	1,270	1,280	4,320	4,970	5,220	7,980
Fairview	1,730	1,810	300	300	190	190	2,530	3,550
Erindale	2,700	2,720	1,770	1,770	1,060	1,160	1,690	1,950
Erin Mills	7,160	7,190	1,870	1,870	3,640	5,100	2,360	2,820
East Credit	10,740	10,860	2,020	2,350	3,050	4,470	920	2,010
Creditview	2,670	2,670	240	250	10	10	140	530
Cooksville	3,560	3,610	1,600	1,610	1,630	2,010	10,860	17,090
Clarkson-Lorne Park	7,390	7,420	1,960	1,960	1,620	2,240	2,720	3,490
City Centre	0	0	0	0	90	640	9,290	18,330
Churchill Meadows	4,820	5,240	3,400	3,620	2,270	3,670	0	1,210
Central Erin Mills	5,420	5,600	430	460	2,760	3,520	1,810	4,790
Applewood	3,110	3,120	1,570	1,570	1,830	2,560	7,270	8,070
City of Mississauga	95,000	97,000	30,000	31,000	35,000	46,000	69,000	101,000

form the largest share of housing units at 36.7 percent of the housing stock. Detached units will decrease to 35.3 percent of Mississauga's housing stock, as a greater share of new housing units in the market will be in the form of apartment units.

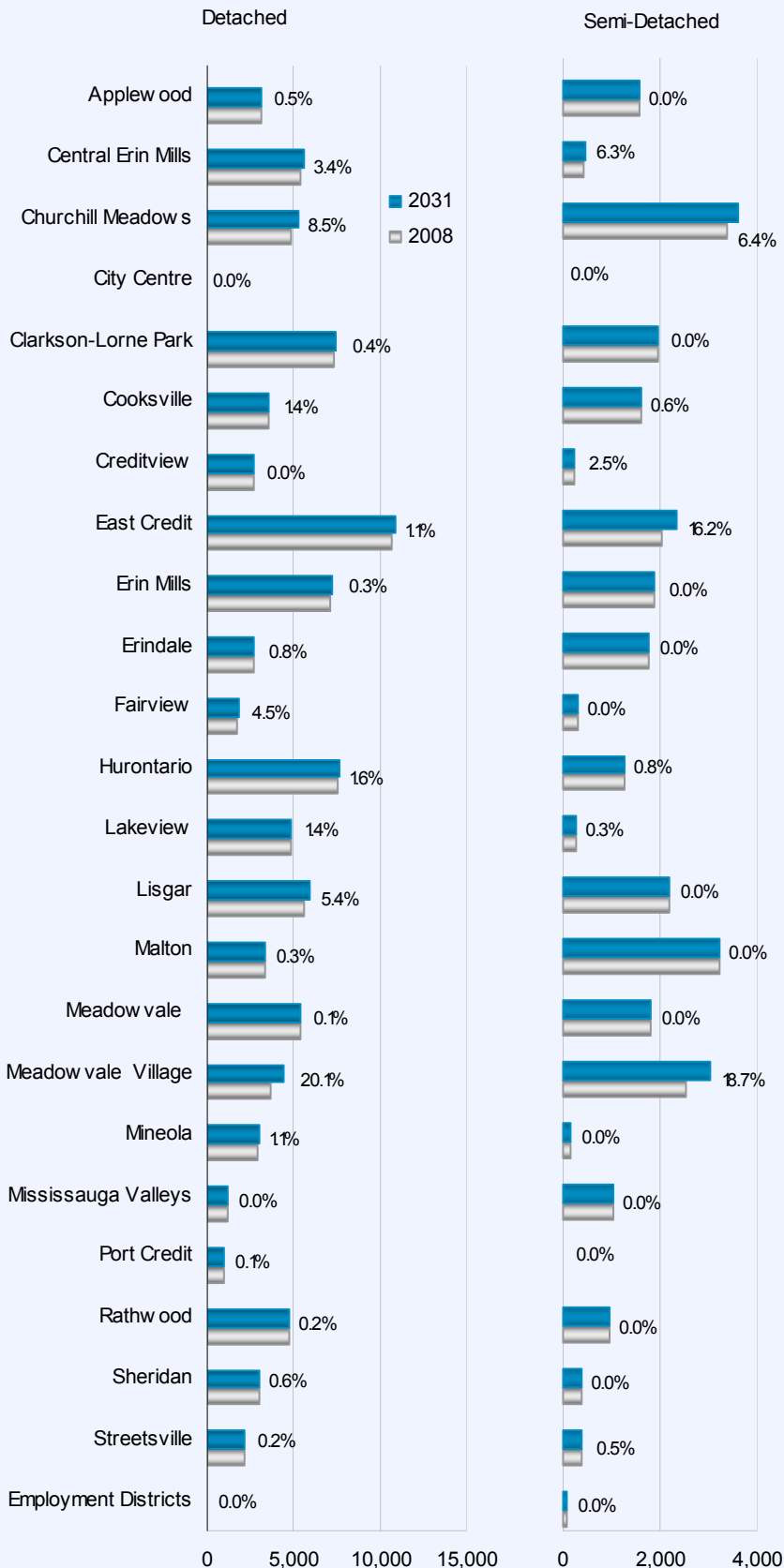
The market proportion of semi-detached units is forecasted to decrease between 2008 and 2031 from 12.9 percent to 11.2 percent.

The percentage of rowhouses will increase from 15.2 percent to 16.8 percent. With limited greenfield land

supply overall increases in higher density housing will be seen in the coming years.

Of the 228,000 housing units in Mississauga in 2008, almost 30 percent of the units are located in four planning districts, Hurontario,

Forecasted Housing Unit Change by Type 2008 - 2031



Cooksville, East Credit and Erin Mills.

The Hurontario planning district which currently has the greatest number of housing units will be surpassed by Cooksville planning district by 2031 for the greatest number of units. Much of the growth forecasted for the Cooksville planning district is expected in the form of apartment units.

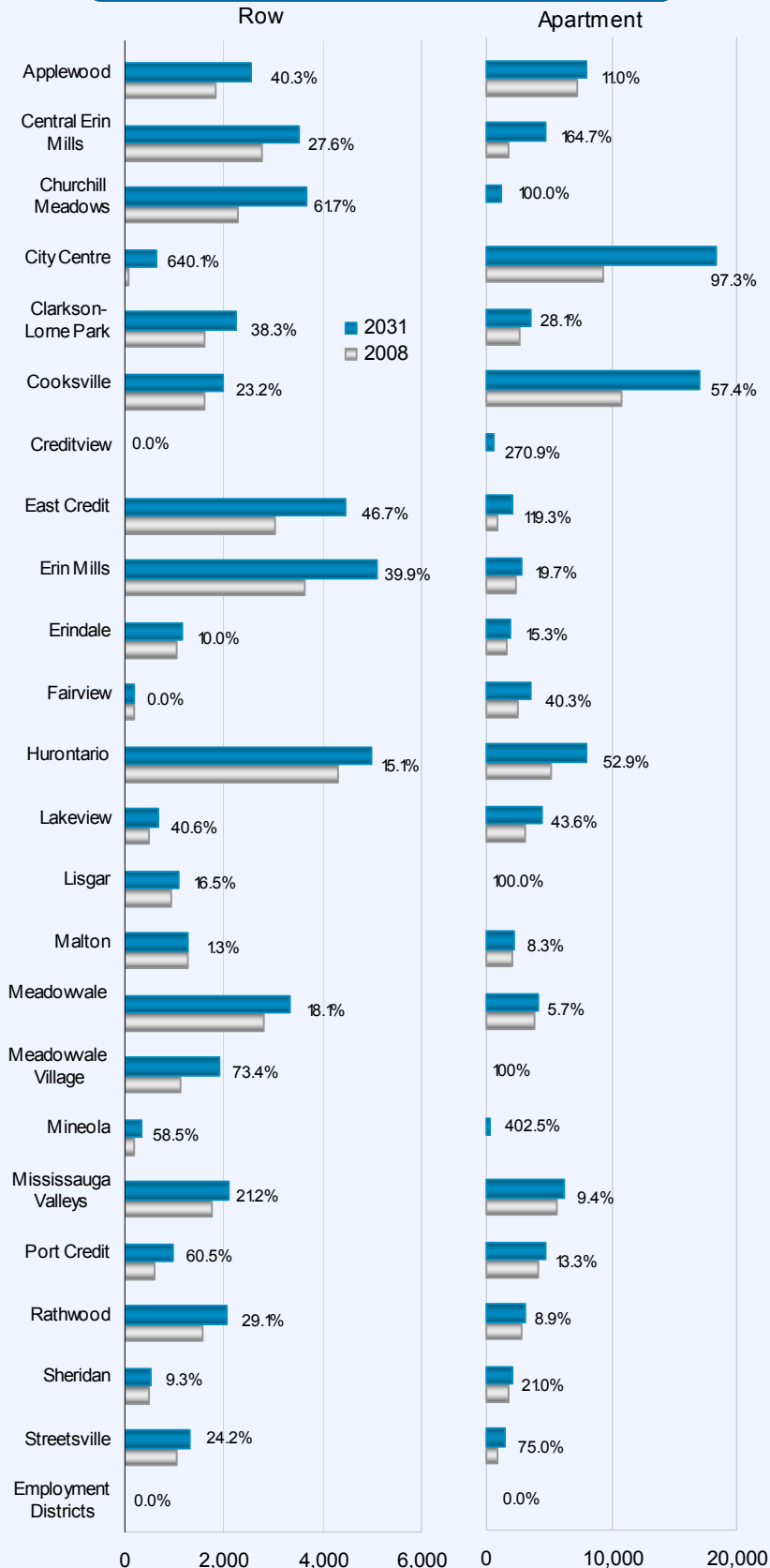
Planning districts have a variety of housing type mixes. For example the Hurontario planning district has a similar percentage of detached and apartment units as the city. However, not all districts mimic the city proportions. Cooksville for example has double the proportion of apartment units as compared to city wide.

The greatest change in total housing units between 2008 and 2031 is forecasted to occur in the City Centre and Central Erin Mills planning districts. The majority of new units in City Centre will be in the form of apartment units and growth in Central Erin Mills will be in the form of rowhouse and apartment units, approximately 20 percent and 75 percent respectively.

Of the 95,000 detached housing units in the city in 2008, the East Credit planning district has the greatest number of units with 10,740 units. However it is projected that only an additional 120 detached units will be added to the East Credit planning district in the forecast period. The greatest number of new detached units is projected in the Meadowvale Village planning district, an increase of 740 units. These units will be accommodated on currently vacant land that is designated for low density housing.

Residential districts with the fewest

Forecasted Housing Unit Change by Type 2008 - 2031



detached housing units include City Centre with no detached units and Port Credit with 950 units. Neither of these districts are expected to see growth in the number of detached units.

Of the 29,500 semi-detached units currently in Mississauga, 22 percent are located in Churchill Meadows and Malton.

Forecasting to 2031, the greatest increase in the number of semi-detached units will be in Meadowdale Village, East Credit, Churchill Meadows and the Central Erin Mills planning district. Similar to detached units, both City Centre and Port Credit have few semi-detached units with limited new units projected to 2031.

Currently, Hurontario (4,320 units), Erin Mills (3,640 units) and East Credit (3,050 units) are the planning districts with the greatest number of rowhouses. Planning districts with few rowhouses include City Centre and Creditview. Looking towards 2031, it is forecasted that city wide Mississauga will see an additional 11,400 rowhouses. The greatest number of new rowhouses are projected in Erin Mills, East Credit and Churchill Meadows and City Centre is projected to experience the greatest percentage increase in the number of rowhouses.

Approximately 30 percent of the city's apartment units are located in Cooksville (10 percent) and City Centre (9.2 percent). Both of these districts are forecasted to experience the greatest gain of new apartment units by 2031. Overall, the city is forecasted to have 32,000 new apartment units by 2031.

Persons per Unit Forecast

Planning Districts	Detached		Semi-Detached		Row		Apartment	
	2008	2031	2008	2031	2008	2031	2008	2031
Applewood	3.3	3.1	3.1	3.0	3.0	2.9	2.5	2.3
Central Erin Mills	3.5	3.3	3.5	3.3	3.1	2.9	2.6	2.4
Churchill Meadows	3.5	3.3	3.4	3.2	3.1	2.9	-	2.4
City Centre	-	-	-	-	3.1	3.0	2.5	2.4
Clarkson-Lorne Park	3.1	2.9	3.0	2.8	2.7	2.7	2.2	2.1
Cooksville	3.3	3.1	3.1	3.0	2.8	2.7	2.5	2.3
Creditview	3.5	3.3	3.4	3.2	3.0	2.8	2.6	2.4
East Credit	3.9	3.7	3.8	3.6	3.4	3.1	2.9	2.6
Erin Mills	3.4	3.2	3.1	2.9	2.8	2.8	2.5	2.3
Erindale	3.2	3.1	3.5	3.3	3.0	2.8	2.6	2.4
Fairview	3.7	3.5	3.6	3.4	3.3	3.1	2.6	2.4
Hurontario	3.7	3.5	3.5	3.3	3.3	3.1	2.6	2.4
Lakeview	2.8	2.6	2.7	2.5	2.5	2.5	2.1	2.1
Lisgar	3.6	3.4	3.4	3.2	3.1	3.0	-	2.5
Malton	4.0	3.8	4.0	3.8	3.6	3.4	3.1	2.9
Meadowvale	3.3	3.1	3.1	3.0	2.8	2.7	2.4	2.3
Meadowvale Village	3.6	3.5	3.4	3.3	3.2	3.0	-	2.5
Mineola	2.9	2.7	2.8	2.6	2.4	2.5	2.1	2.3
Mississauga Valleys	3.3	3.2	3.4	3.2	3.2	3.0	2.5	2.3
Port Credit	2.5	2.4	2.4	2.3	2.2	2.4	1.9	1.8
Rathwood	3.3	3.1	3.4	3.2	2.9	2.8	2.5	2.3
Sheridan	3.2	3.1	3.0	2.8	2.6	2.5	2.8	2.6
Streetsville	2.8	2.7	2.7	2.6	2.6	2.5	2.1	2.1
City of Mississauga	3.4	3.2	3.4	3.2	3.0	2.9	2.5	2.3

The number of people housed in the city's residential units is the main variable in determining total population. The growth forecast projects the average number of persons per unit (PPU) for the four housing types across the forecast period (2008-2031).

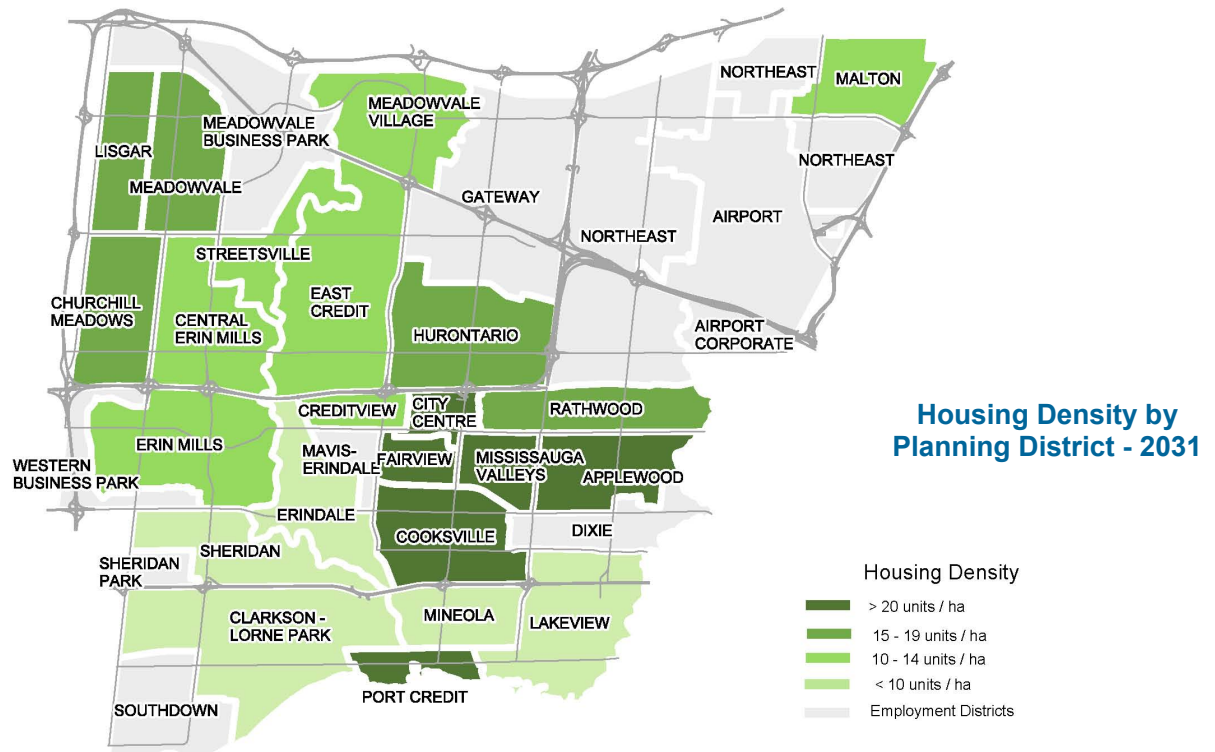
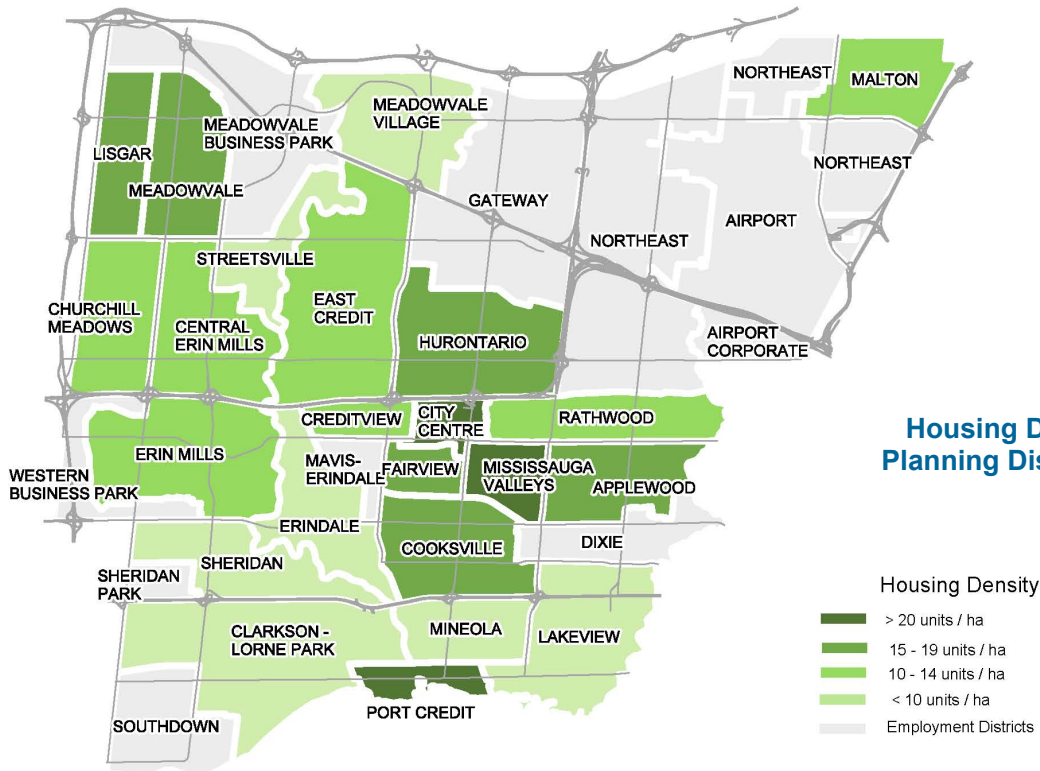
On average, detached units have the highest PPUs compared to other housing types, followed by PPUs in semi-detached, rowhouse and apartment units. In the city's planning districts, PPUs for detached dwellings range from a

high of 4.0 in Malton to a low of 2.5 in Port Credit. Malton's high PPUs can be attributed to above average percentage of children living in the planning district, increasing the number of persons living in each unit. Port Credit has a below average number of children in the community and therefore has more adult households lowering the average number of persons per unit.

For apartment units, PPUs range from a high of 3.1 in Malton to a low of 1.9 in Port Credit. These trends

are similar to those seen in PPUs for detached units. By 2031, PPUs in apartment units will decline from 2.9 in Malton to 1.8 in Port Credit.

In most planning districts the average PPU will decline over the forecast period, translating into a lower population in the existing housing stock. This trend is being seen throughout Canada and not limited to the City of Mississauga. New housing units and the people who occupy them will help offset declines in population in the existing housing stock.



These maps represent changes in gross housing density by planning district. Gross area includes all lands including vacant lands and transportation right-of-ways.

Housing Density by Planning District

Planning District	Units per hectare	
	2008	2031
Applewood	19	22
Central Erin Mills	11	15
Churchill Meadows	13	17
City Centre	40	81
Clarkson - Lorne Park	8	9
Cooksville	19	27
Creditview	12	13
East Credit	10	12
Erin Mills	12	13
Erindale	9	10
Fairview	19	23
Hurontario	16	19
Lakeview	8	9
Lisgar	15	16
Malton	15	15
Meadowvale	17	18
Meadowvale Village	8	10
Mineola	6	7
Mississauga Valleys	27	29
Port Credit	20	24
Rathwood	14	15
Sheridan	7	8
Streetsville	9	11
Employment Districts	0	0
City of Mississauga*	8	10

* excluding Airport lands

The maps on the previous page compare housing unit densities in the years 2008 and 2031. Currently, City Centre has the greatest housing unit density which is explained by the large portion of apartment units. Other planning districts that have greater than 20 units per hectare include Mississauga Valleys and Port Credit. The lowest housing unit densities are currently found in Mineola, Sheridan, Meadowvale Village and Clarkson-Lorne Park.

By 2031, it is forecasted that six planning districts will have a housing unit density greater than 20 units per ha. These include the current three planning districts: City Centre, Mississauga Valleys and Port Credit and an additional three planning districts: Applewood, Cooksville and Fairview. The lowest housing unit density are still forecasted to be in Mineola, followed by Sheridan, Lakeview and Clarkson-Lorne Park.

The greatest percentage increase in housing unit density between the periods for 2008 to 2031 is forecasted in City Centre, Central Erin Mills, Cooksville and Churchill Meadows. City Centre is forecasted to experience a doubling in housing unit density and is attributed to new apartment units.



www.mississauga.ca/data

Follow us on Twitter @mississaugadata

For questions relating to information contained in this publication please contact the Information Planning Section of the Policy Planning Division in the Planning and Building Department.

905-615-3200 x 5556
eplanbuild.info@mississauga.ca