



# Mississauga Existing Land Use Study

# 2010

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## **ABOUT THE EXISTING LAND USE STUDY**

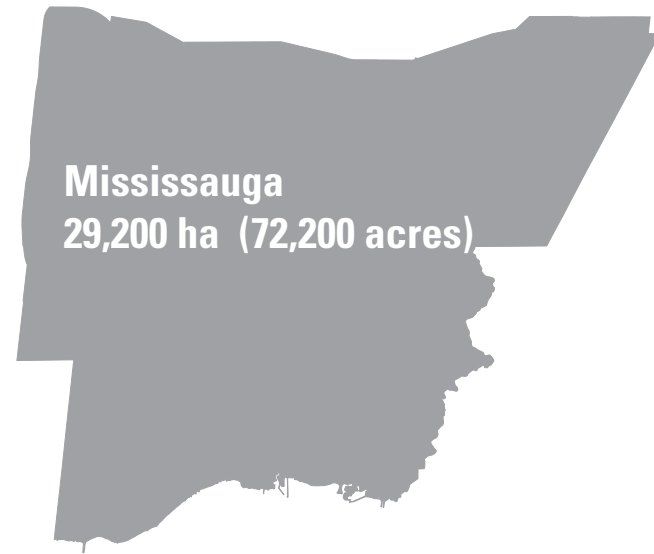
It is an annual publication summarizing the results of the Existing Land Use Survey, which examines principle land uses occurring on lands throughout the City of Mississauga.

## **HOW IS THE DATA COLLECTED**

The data is compiled through a combination of building permit issuances, Mississauga Plan designations, zoning, development applications, aerial photos and site checks that occurred in the Fall of 2010.

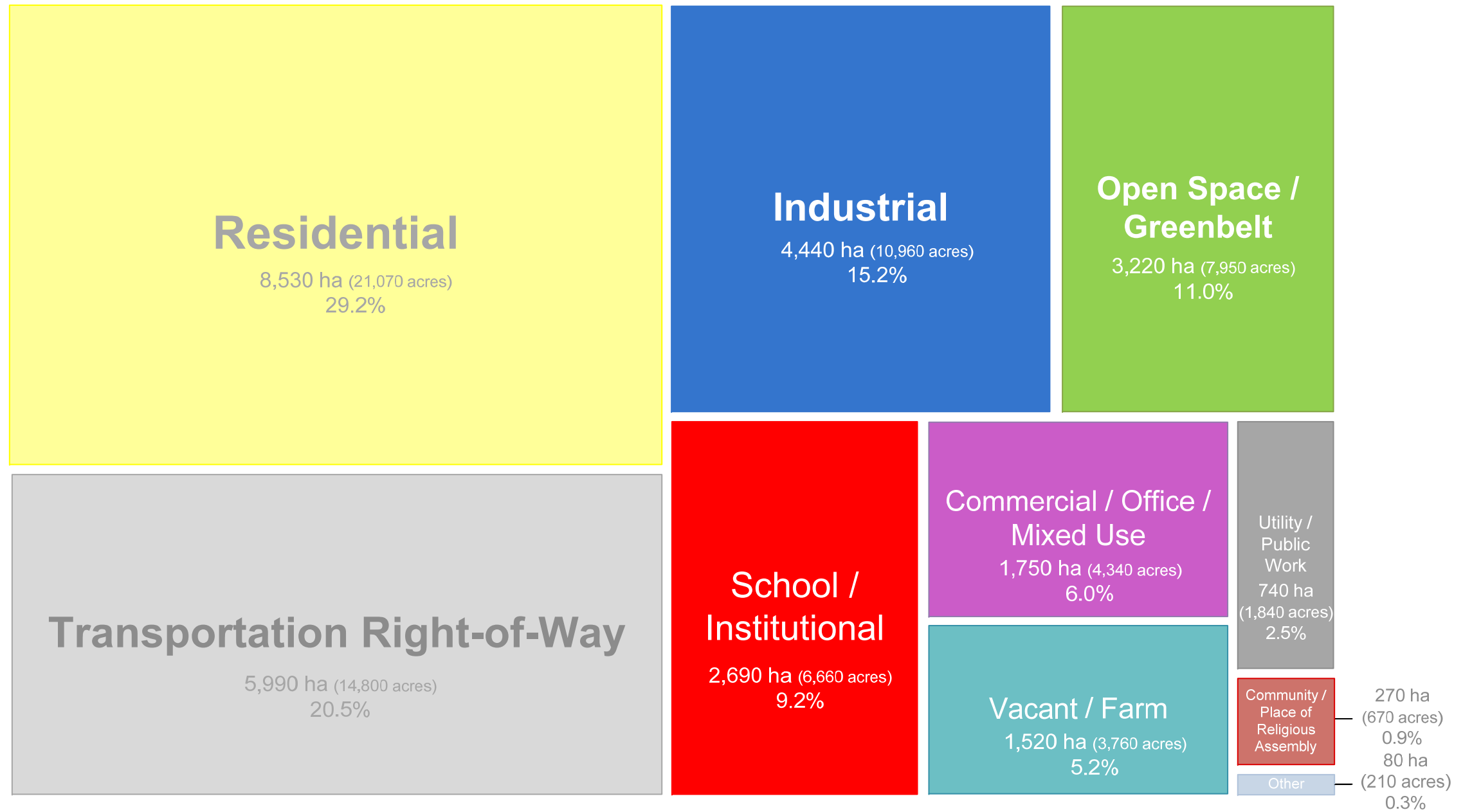
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# 2010 Existing Land Use Summary



**Did you know...**

Land use is different from land cover. Land use defines what the land is used for, while land cover defines the composition of the lands. Take transportation for example, the entire corridor is comprised of an asphalt road, concrete sidewalk, and grass boulevard, which makes-up the designated right-of-way width.

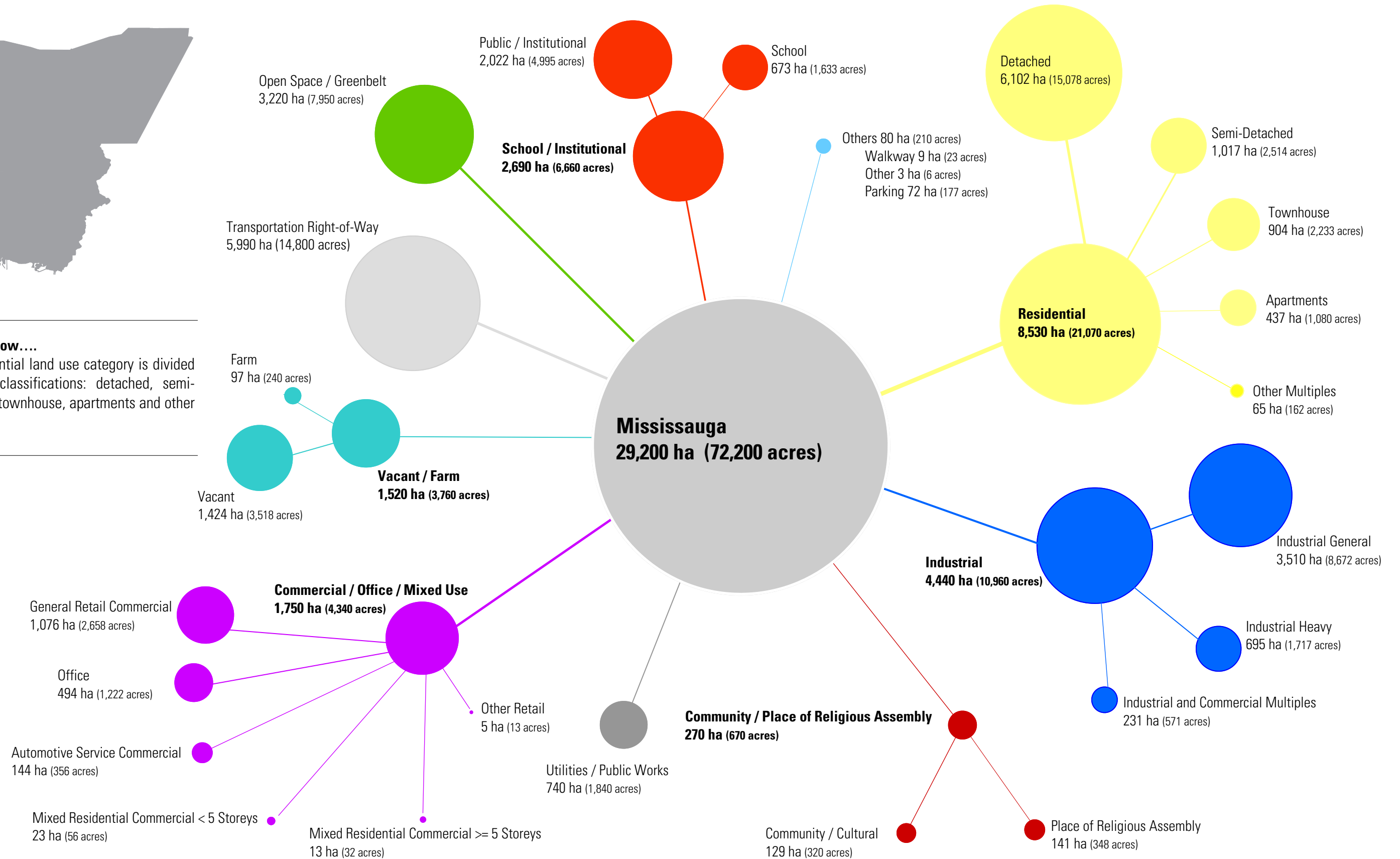


# 2010 Existing Land Use Summary



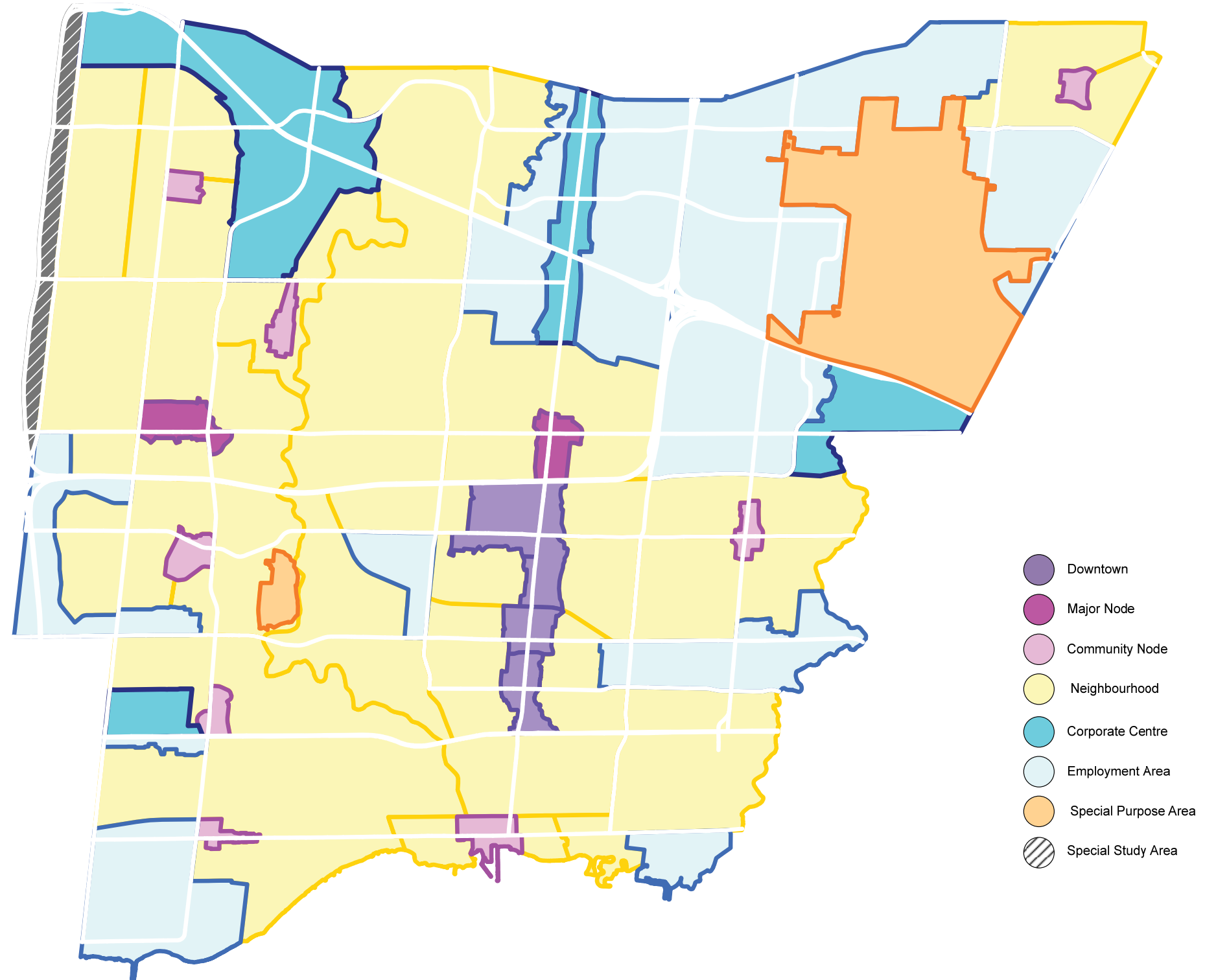
**Did you know....**

The residential land use category is divided into five classifications: detached, semi-detached, townhouse, apartments and other multiples

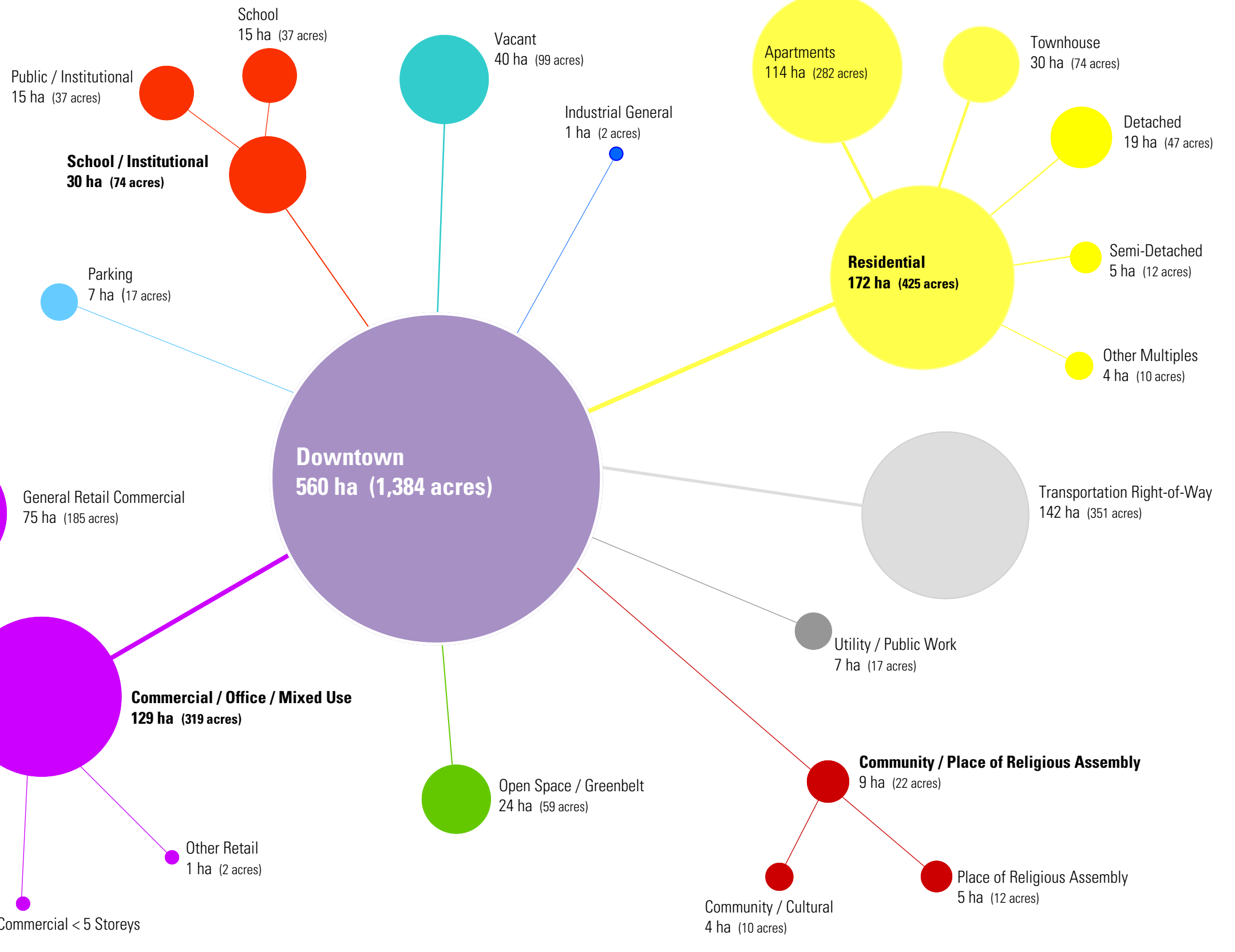
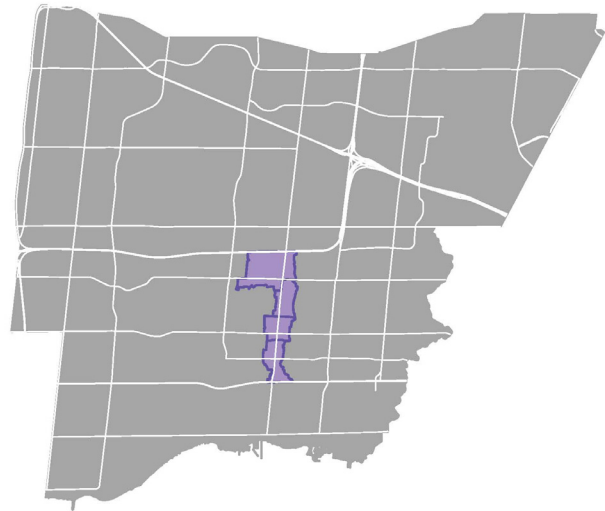


# City Structure

The Existing land use survey data has been summarized by the new City Structure, as outlined in the proposed new Mississauga Official Plan adopted by City Council on September 29, 2010.



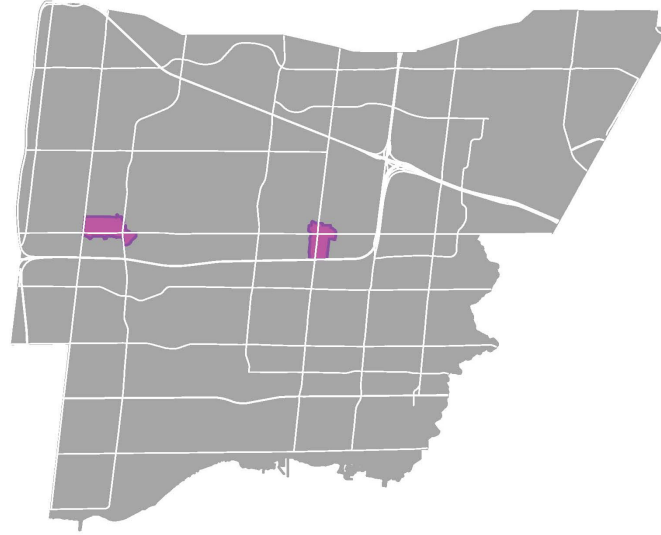
# Downtown



**Did you know....**

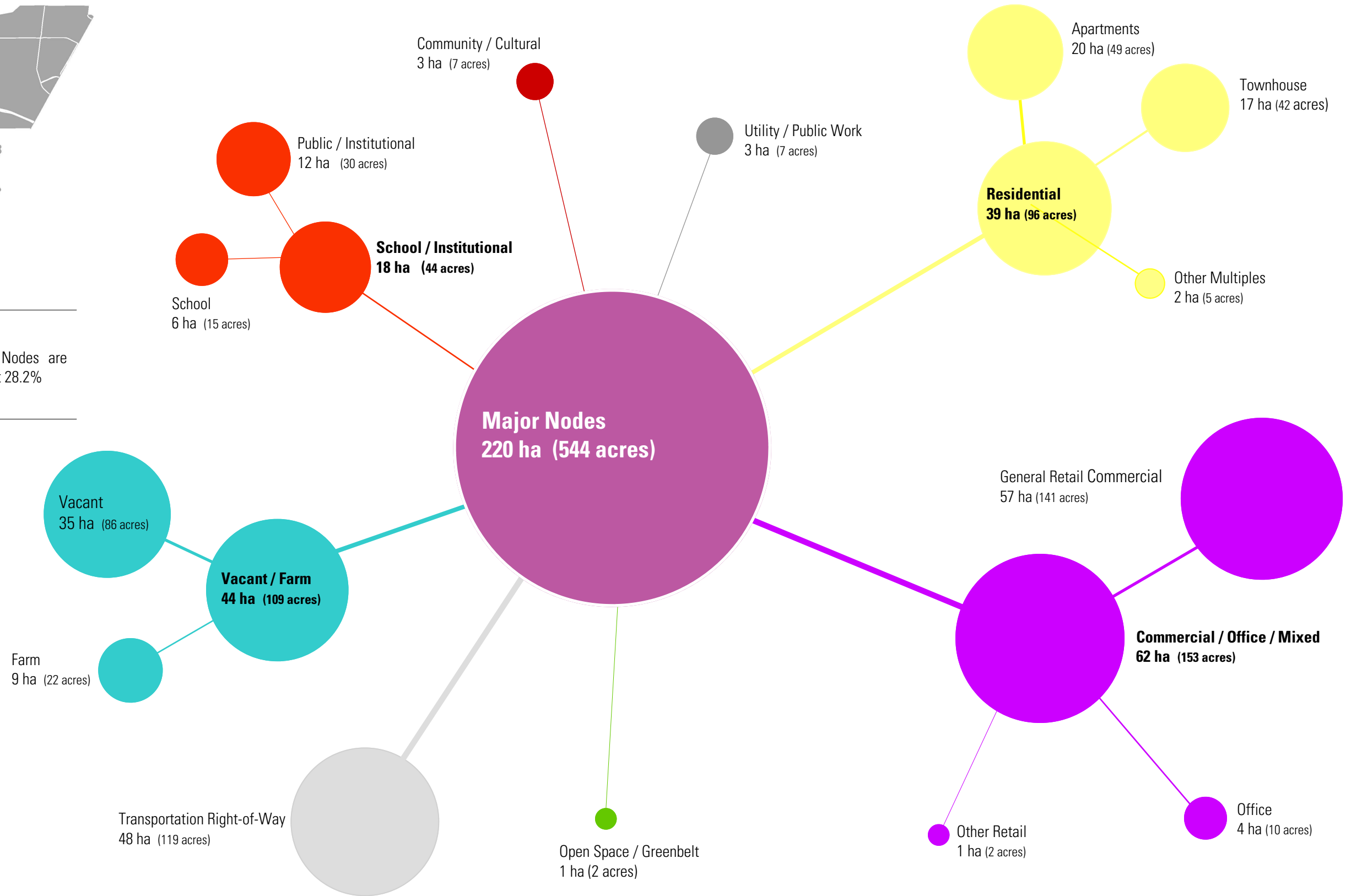
26.1% of lands occupied by apartments are located in Mississauga's Downtown

# Major Nodes

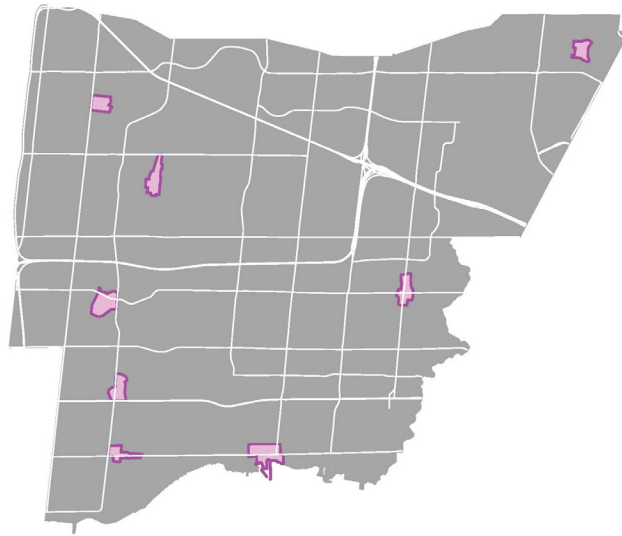


### Did you know ....

The largest land use in Major Nodes are Commercial / Office / Mixed Use at 28.2%

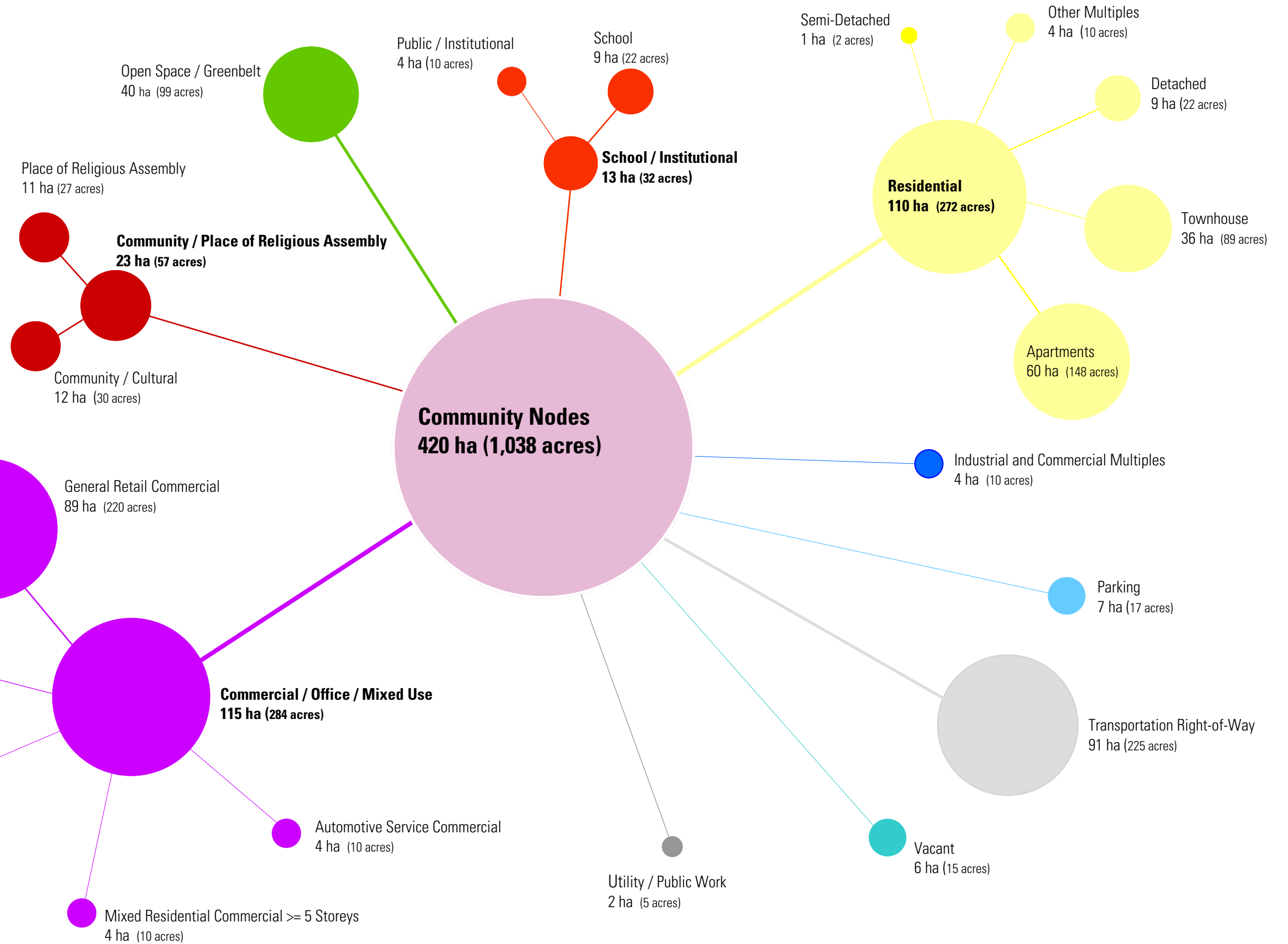


# Community Nodes



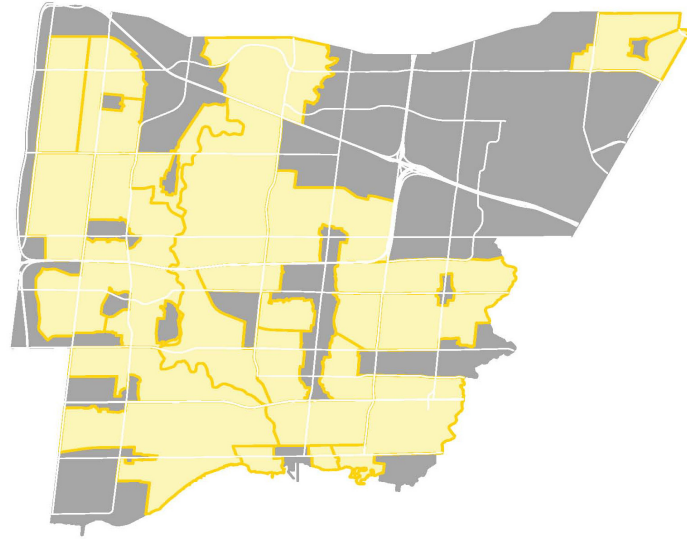
**Did you know ...**

The largest land use in Community Nodes are Commercial / Office / Mixed Use at 27.4%



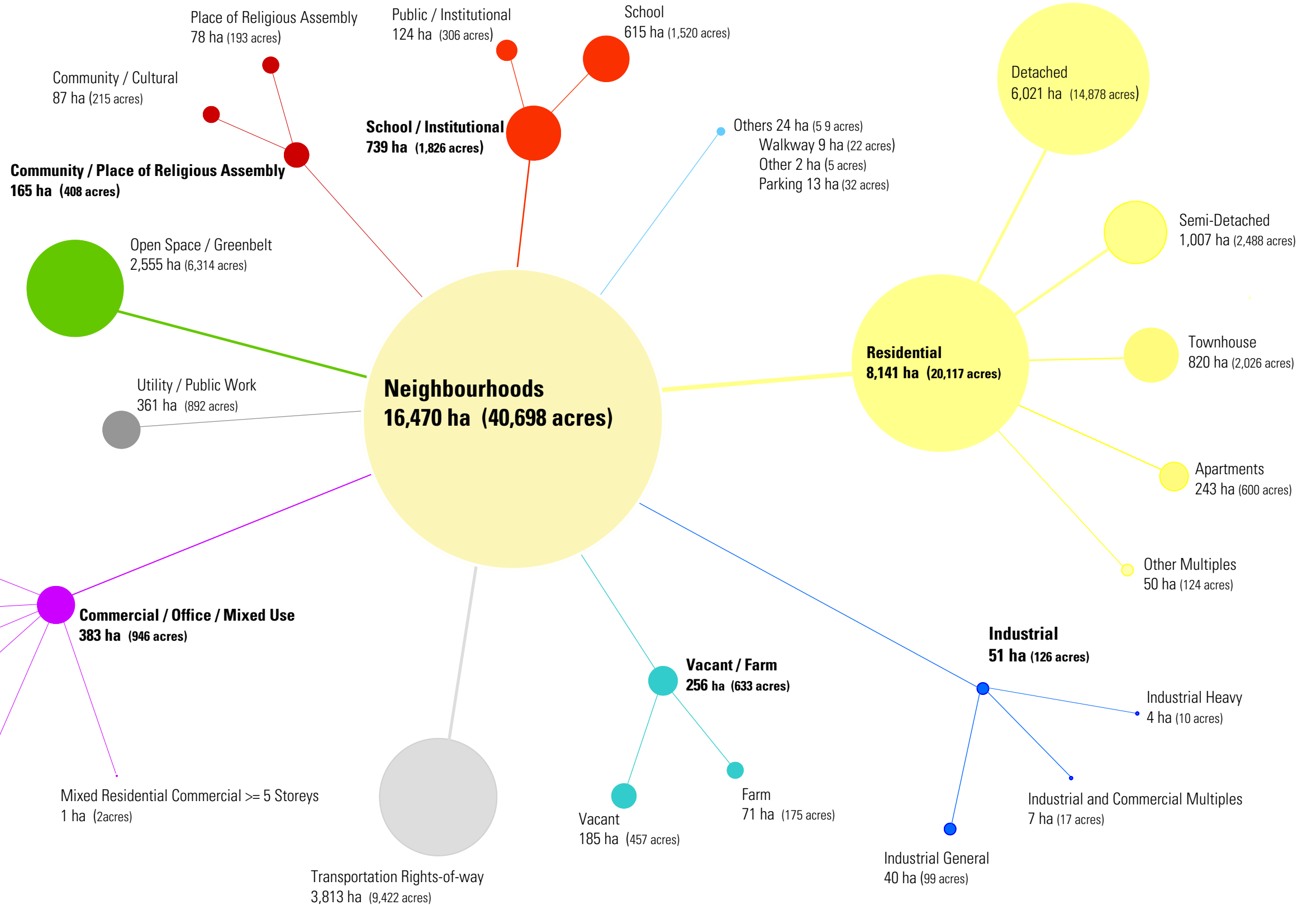


# Neighbourhoods

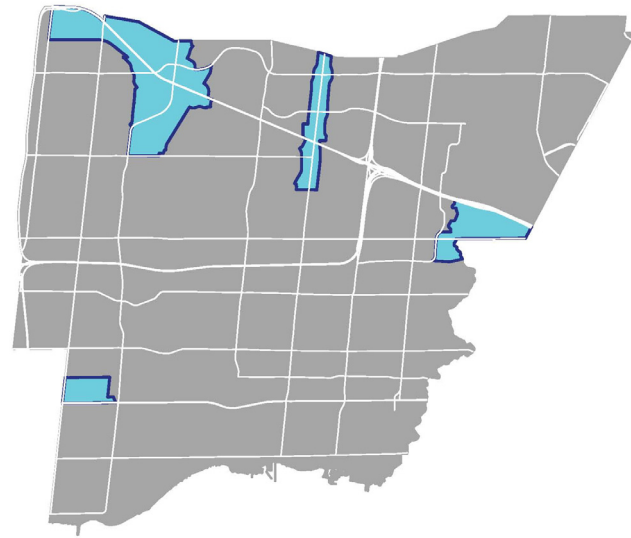


**Did you know ...**

79.4% of all Open Space / Greenbelt land in Mississauga is located in Neighbourhoods

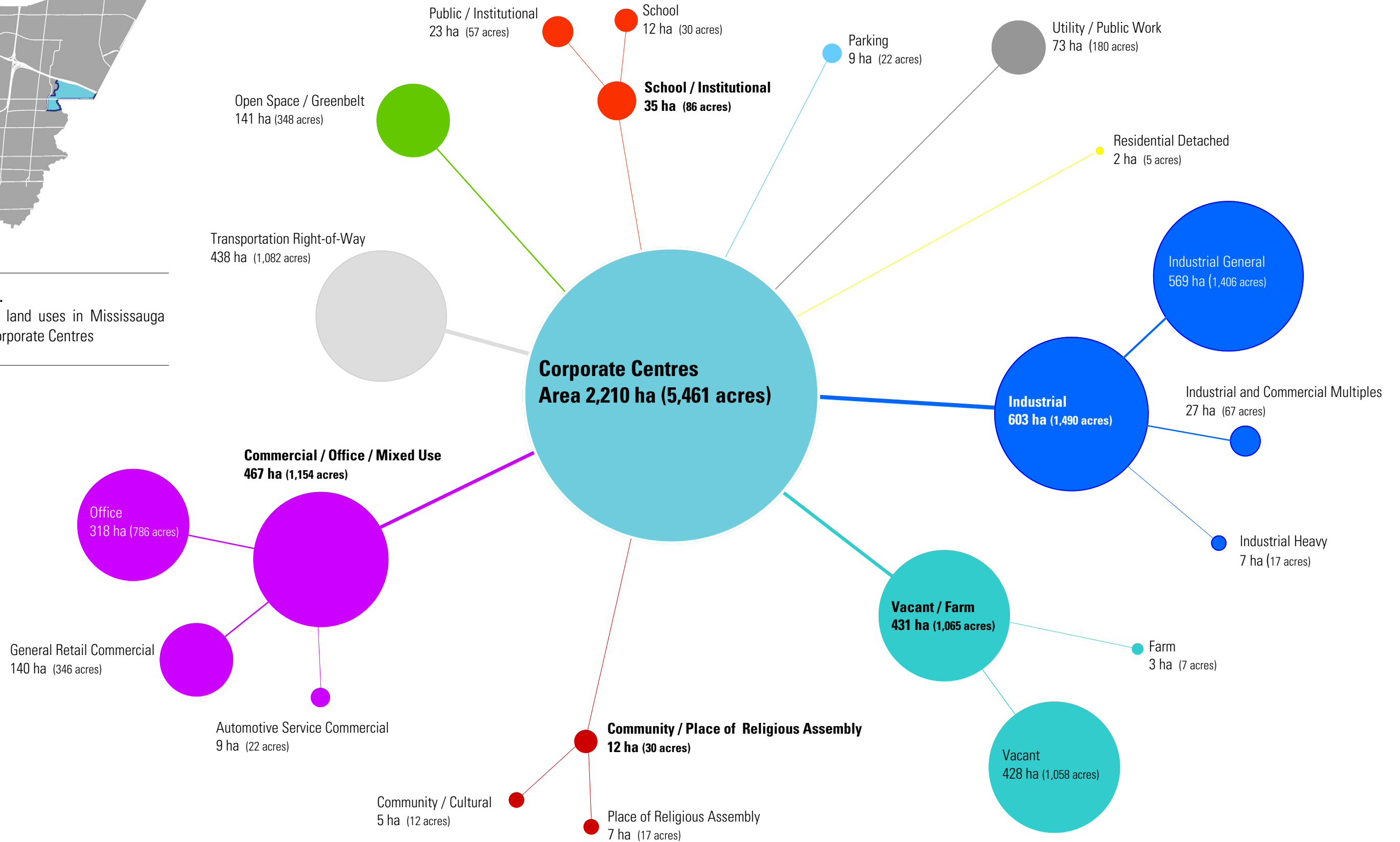


# Corporate Centres

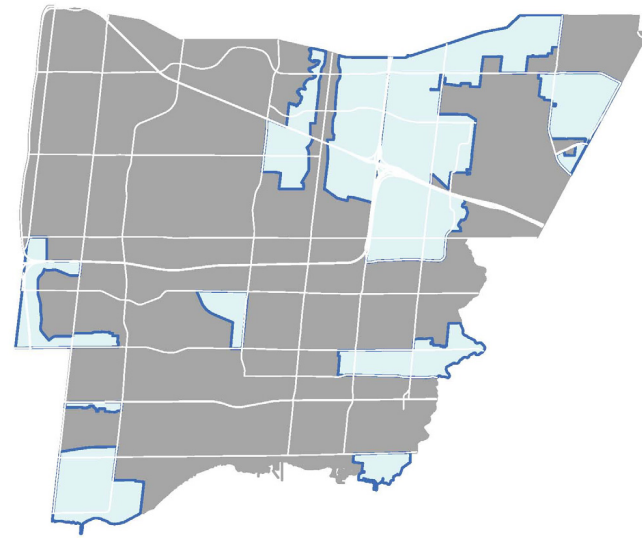


**Did you know ...**

64.4% of office land uses in Mississauga are located in Corporate Centres

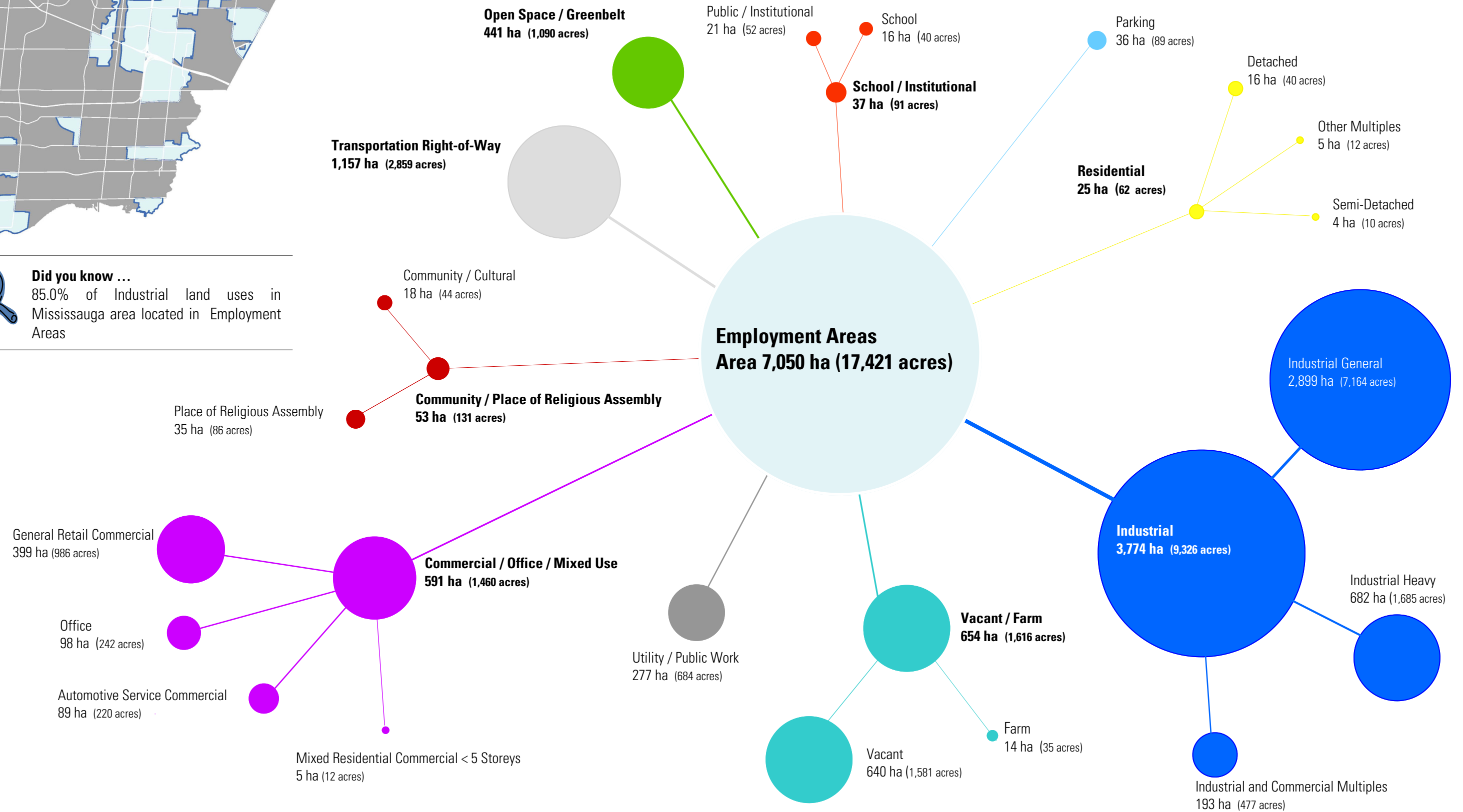


# Employment Areas

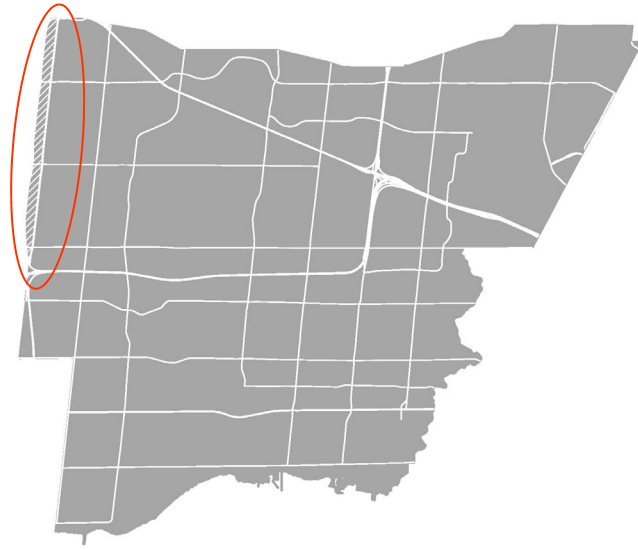


**Did you know ...**

85.0% of Industrial land uses in Mississauga area located in Employment Areas

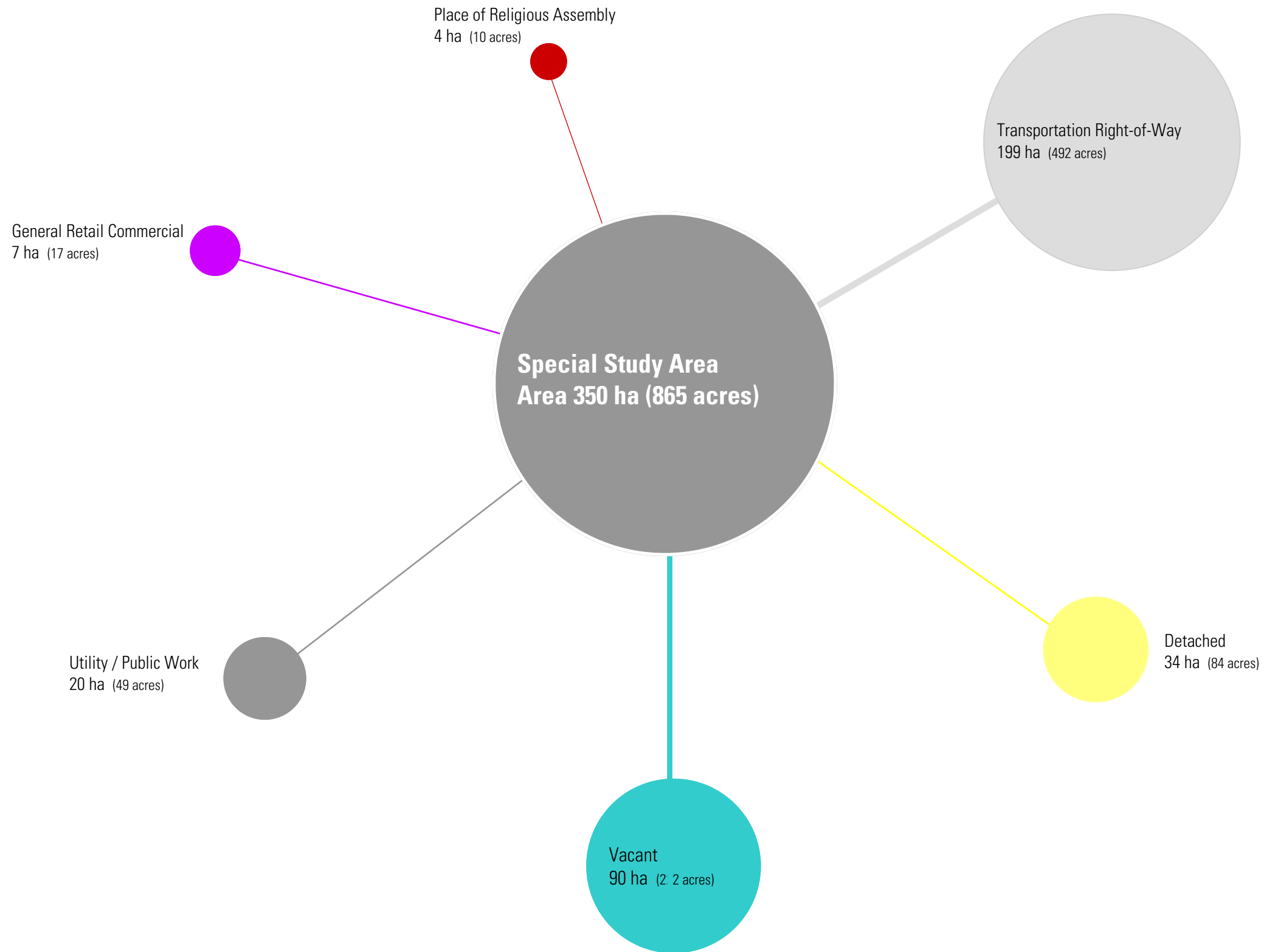


# Special Study Area

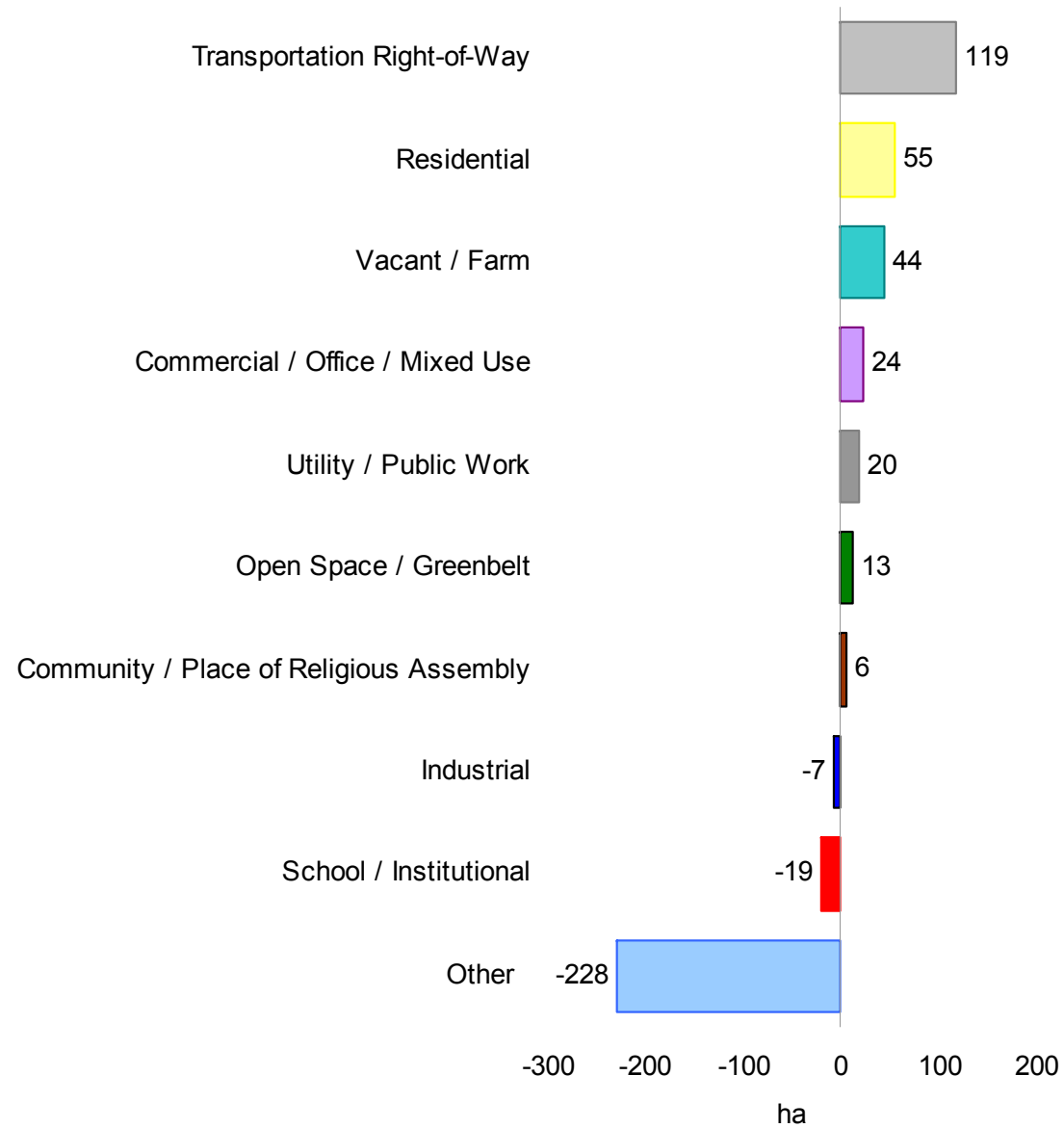


**Did you know ...**

56.9% of lands in the Special Study Area are Transportation Rights-of-Way which is primarily attributed to Parkway Belt West lands



# Existing Land Use Change 2009 - 2010



This graphic shows changes in existing land use between 2009 and 2010. Significant changes include:

There was a change to how parking at GO Station's were coded in 2010. Some GO Parking lots had previously been coded as 'Public' which is included in the 'School / Institutional' category. In 2010 these GO parking lands were changed to 'Parking' which is now included in the 'Other' category. This coding change resulted in a decline in the 'School / Institution' existing land use category between 2009 and 2010.

In 2009 the Ninth Line lands were included in the 'Other' category as they had yet to be surveyed. These lands were surveyed in 2010 and existing land uses have been updated. This resulted in a large decline in the 'Other' category between 2009 and 2010 and an increase in 'Transportation Right-of-Way', 'Residential' and 'Vacant/Farm' uses.

## Existing Land Use Descriptions

Residential 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", which are dwellings attached to the adjacent unit underground.
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", which are dwellings attached to the adjacent unit underground.
Residential Townhouse	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 Residential Commercial". 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).

School / Institutional Land Use	Description
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".

Vacant / Farm Land Use	Description
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 occupiable structures). Includes lands being cultivated until ready for development. Does NOT include properties with unoccupied structures available for lease or sale.

Open Space / Greenbelt 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 / Places of Religious Assembly Land Use	Description
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.
Place 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).

Transportation Right-of-Way Land Use	Description
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 "Utility / Public Work".

Industrial Land Use	Description
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.

Commercial / Office / Mixed Use Land Use	Description
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 >= 5 storeys	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 < 5 storeys	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".

Utility / Public Work Land Use	Description
Utility / Public Work	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.

Others Land Use	Description
Walkway	Includes all walkways through subdivisions, and may provide links to other roads, parks or school sites.
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.
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).

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The complete information package for this profile consists of this document (PDF), an associated spreadsheet containing all land use breakdown figures (XLS/CSV), and an interactive map (KML) that can be viewed inside Google Earth or any KML compatible software. This package is available on the Mississauga Data website at: [www.mississauga.ca/data](http://www.mississauga.ca/data)

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.

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