

Mississauga Long-Range Growth Forecasts Population, 2011-2041

The City of Mississauga has released long-range growth forecasts of population, housing and employment to the year 2041. These forecasts were prepared by Hemson Consulting Ltd. in September 2013 and are based on the 2011 Census and other relevant information, including the recently released Amendment 2 to the Growth Plan, which updates the Schedule 3 forecasts and extends them to a 2041 horizon. Three growth forecast scenarios have been prepared for the City of Mississauga which incorporate Growth Plan policy direction and reflect varying degrees of intensification and redevelopment in the City. This bulletin summarizes the results of the “Steady Growth” scenario which was adopted by City of Mississauga Council in November 2013.

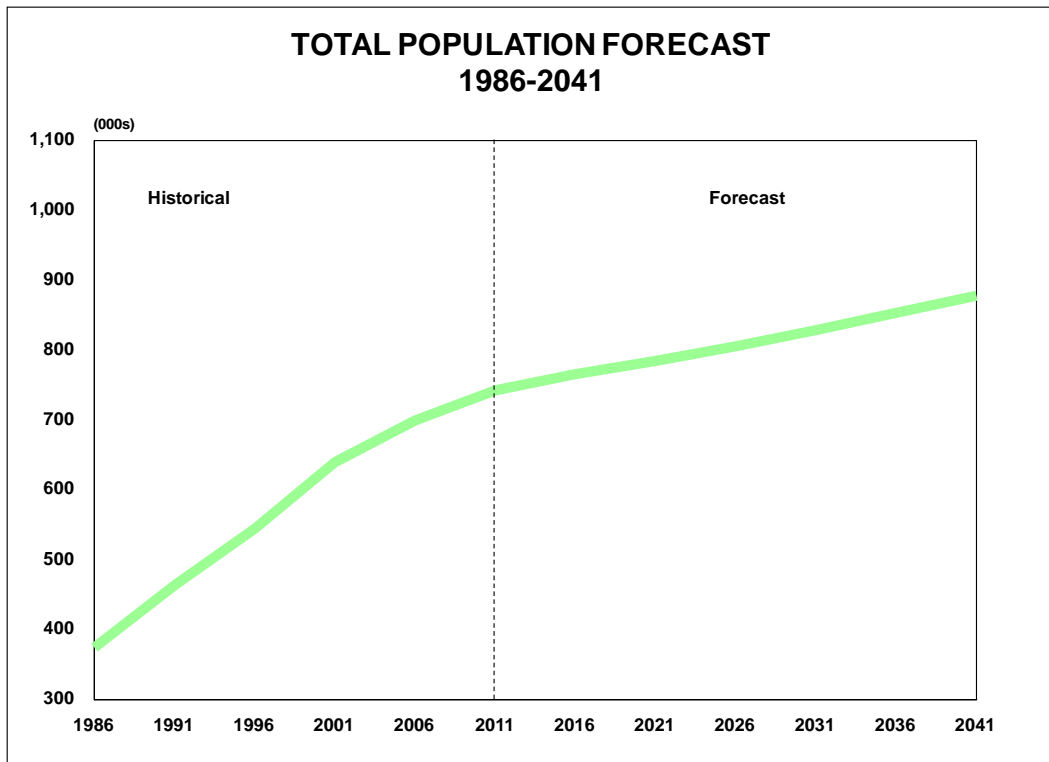
The City of Mississauga has Entered a New Planning Era

The City of Mississauga has entered a new post-greenfield planning era in which growth will be accommodated through intensification. The City has taken a major key step in planning for its more mature urban state with a new official plan, adopted by Council in 2010. The updated official plan includes a number of new directions for the City including:

- Recognition that Mississauga has evolved from a largely suburban community into an urban centre in its own right, with an emphasis on intensification, redevelopment and transit;
- The introduction of a new urban hierarchy including: Downtown, Major Nodes, Community Nodes, Corporate Centres, Neighbourhoods and Employment Areas. The City’s former planning areas have been re-defined, with Planning Districts now re-organized into 52 ‘Character Areas’; and
- The direction of growth to the nodes, intensification corridors and major transit station areas, while minimizing change in stable residential areas.

Population will grow to 864,000 by 2041

In 2011 Mississauga had a population of 743,000, including a net undercoverage estimated at 4%¹. The current long-range forecast anticipates growth to 864,000 by 2041, an increase of 16%. The annual average rate of growth will continue to decline to about 0.7% in 2016 before levelling off at around 0.5% into the future in recognition that remaining greenfields will be developed and Mississauga will continue to become a more mature urban community.



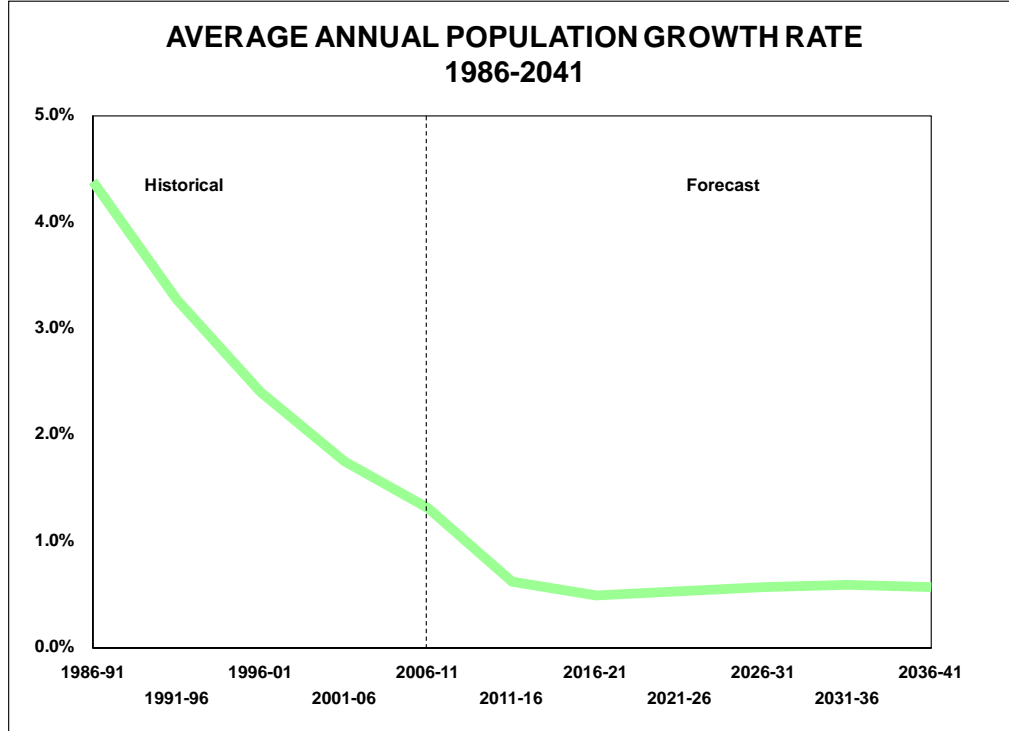
Source: Hemson Consulting Ltd. based on Statistics Canada data.

Outlook is for gradual population growth and shift to higher density housing

The outlook is one of a gradual slowing of population growth as a result of the depletion of the ground-related supply for housing and a shift to smaller households in higher density units. The population will also become more diverse over time as new housing attracts more single person and non-family households in a wider age range than new housing did in the past, when new housing was primarily ground-related family-oriented housing.

¹ The forecasts are based on data collected every 5 years by Statistics Canada as part of the national Census. Though a 100% survey, some people are missed in the Census and some people are counted twice (or otherwise should not have been counted). Based on studies conducted after the Census, in Canada about 4% of persons were missed (under-coverage) and 1% over covered, yielding a net under-coverage of about 3%. In Ontario, the net under-coverage is higher at about 4%.

POPULATION, 2011-2041

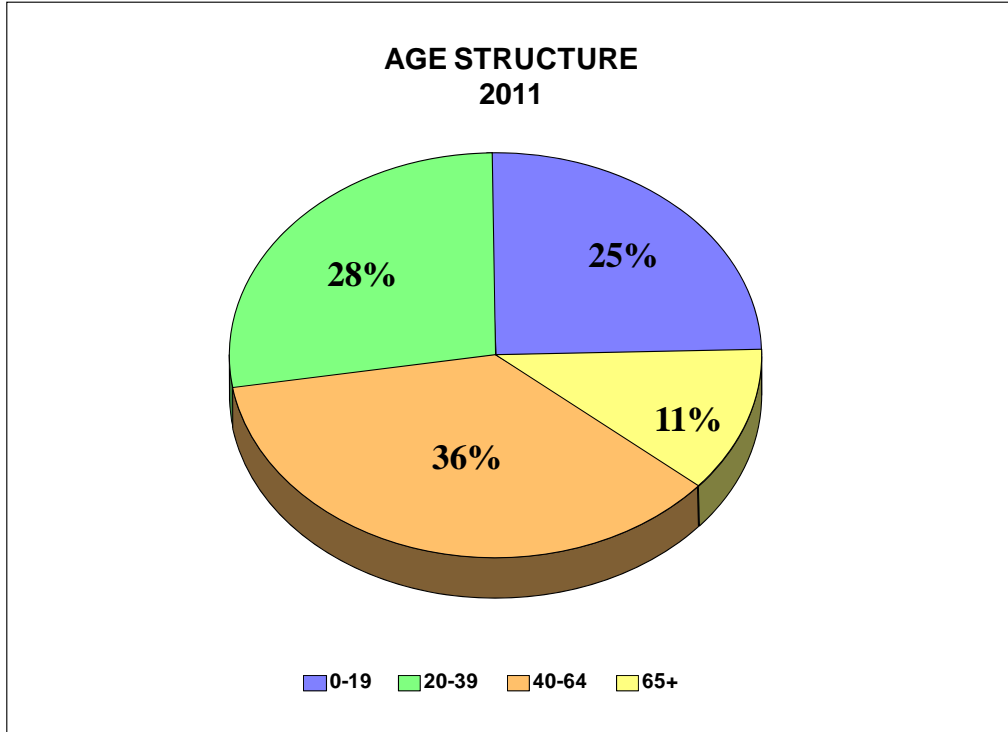


Source: Hemson Consulting Ltd. based on Statistics Canada data.

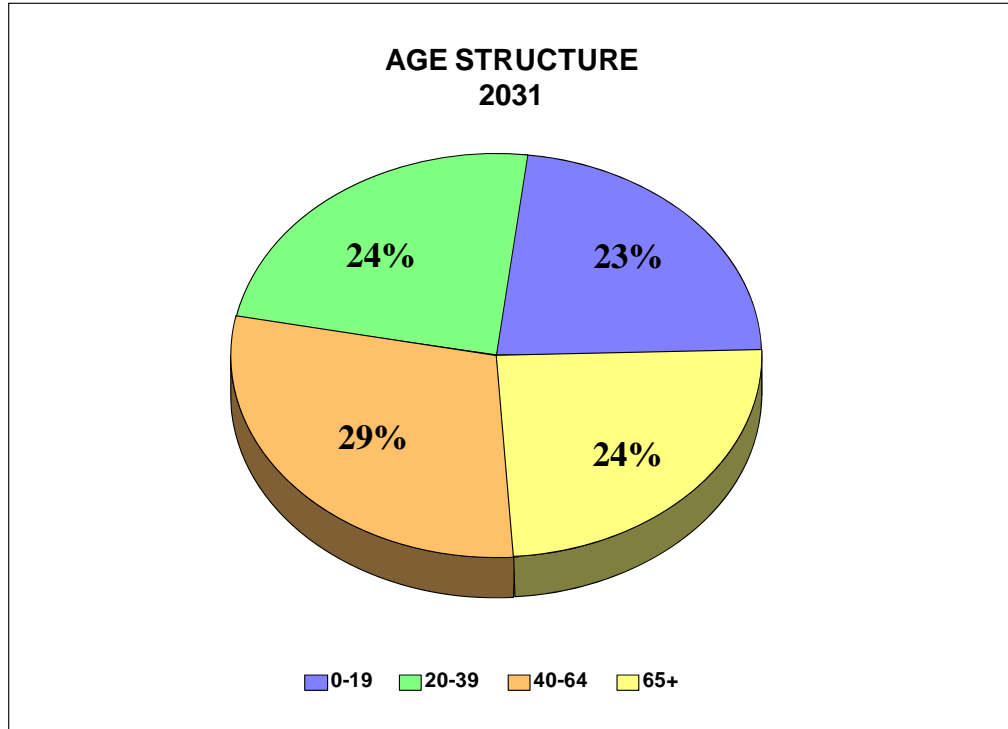
Mississauga's Population is Aging

Indicative of a maturing urban community, Mississauga's age structure is anticipated to shift considerably over the forecast period. The senior population (those 65 years and over) will increase significantly from 11% of the population to 29%, while those from 40 to 64 years will decline from 36% to 28%. This is likely a result of more established residents in the 40 to 64 year age group continuing to age in place. Still, Mississauga will remain attractive to younger households as the children and youth population (19 years and under) will increase from 25% to 31%, and the younger cohorts of those of working age grow from 28% to 36%.

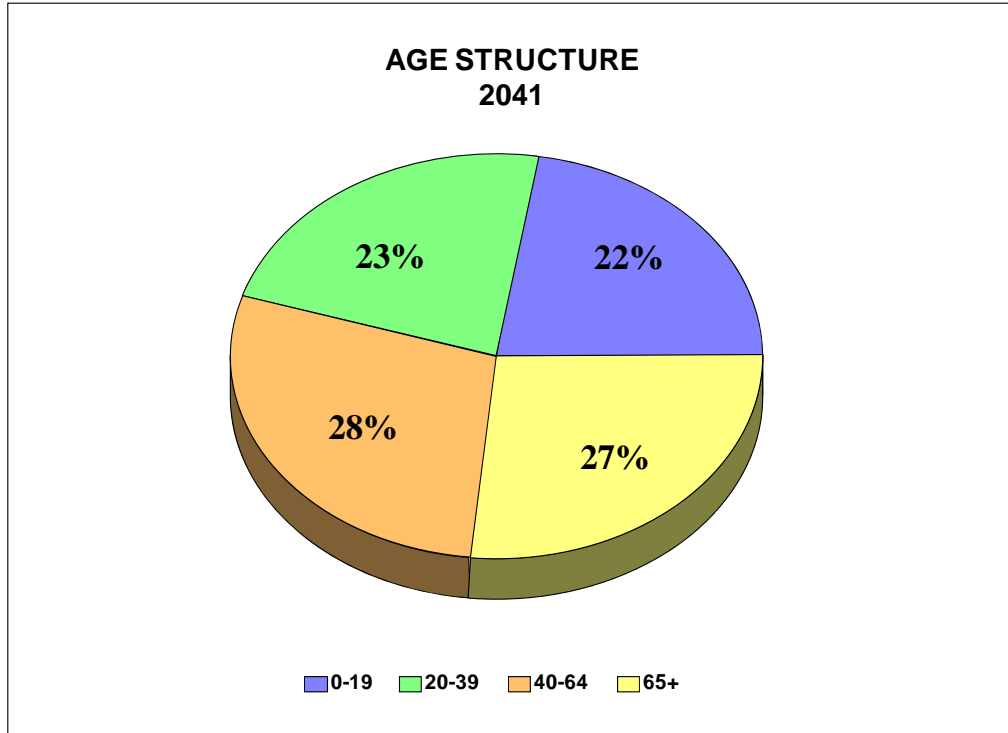
City of Mississauga Age Structure



Source: Hemson Consulting Ltd. based on Statistics Canada data.



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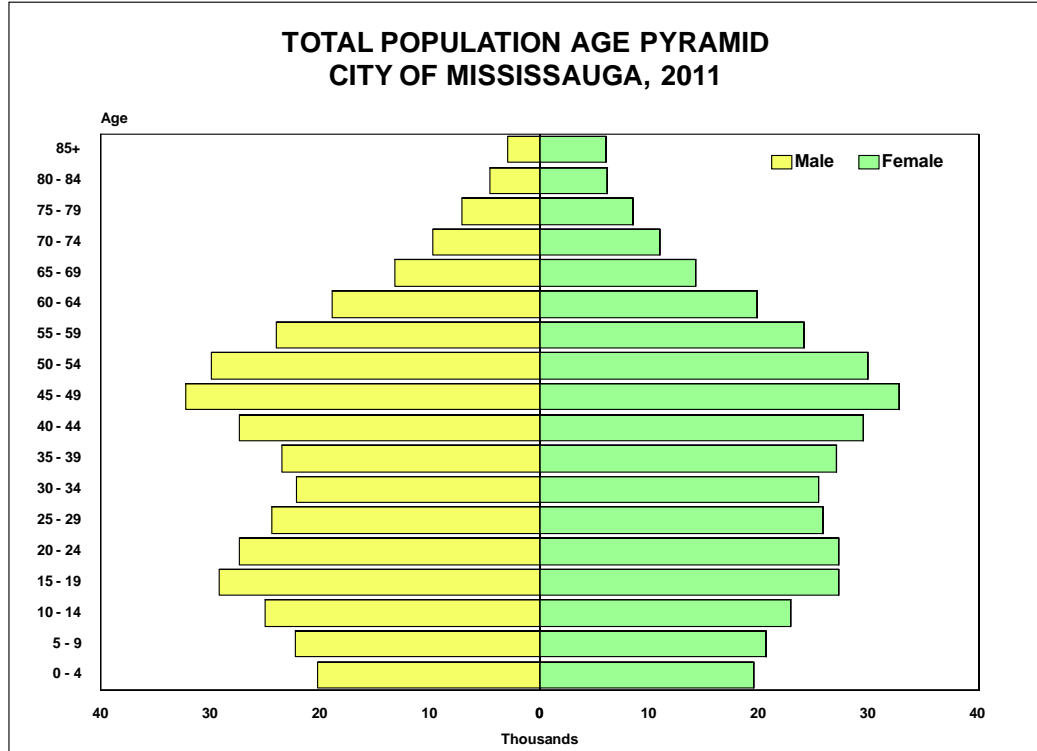
Demographic Change has Important Implications for Planning

The aging population will also affect a decrease in average household sizes in existing communities. Older residential neighbourhoods will experience declines in population as children leave home to form their own households and those remaining age in place.

The transition from a fast growing and relatively young population to a more stable and older population has important implications for planning and growth management. The aging population will affect all services delivered by the city including, for example, parks and recreation, transit, and community planning.

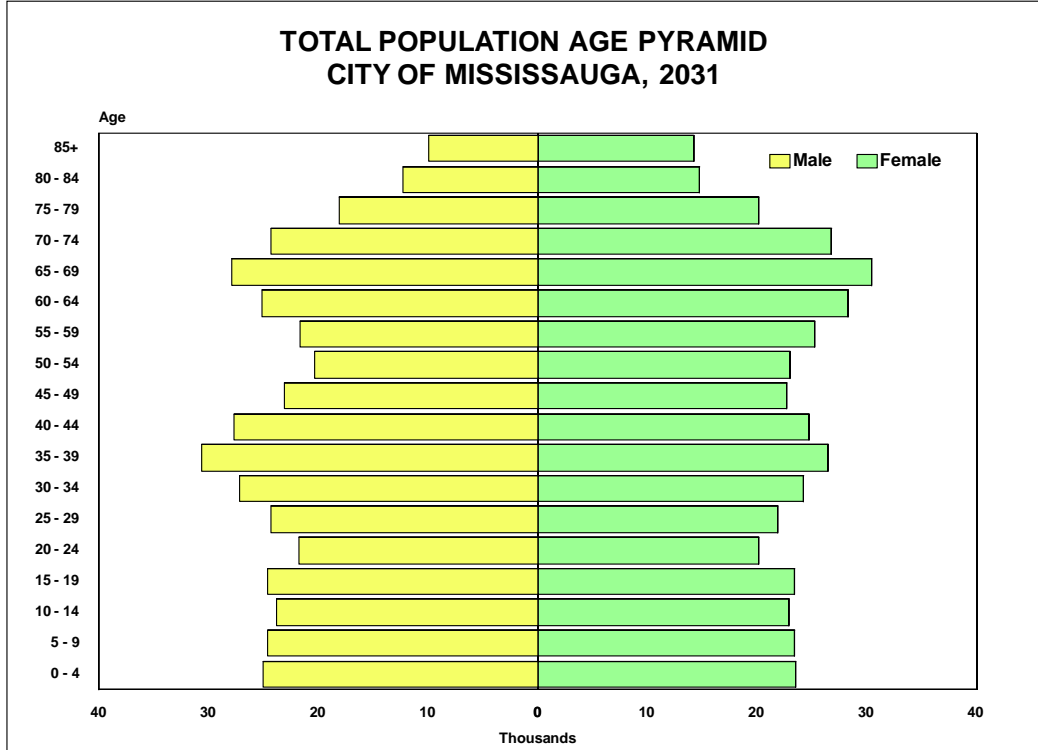
POPULATION, 2011-2041

Age Structure Pyramids

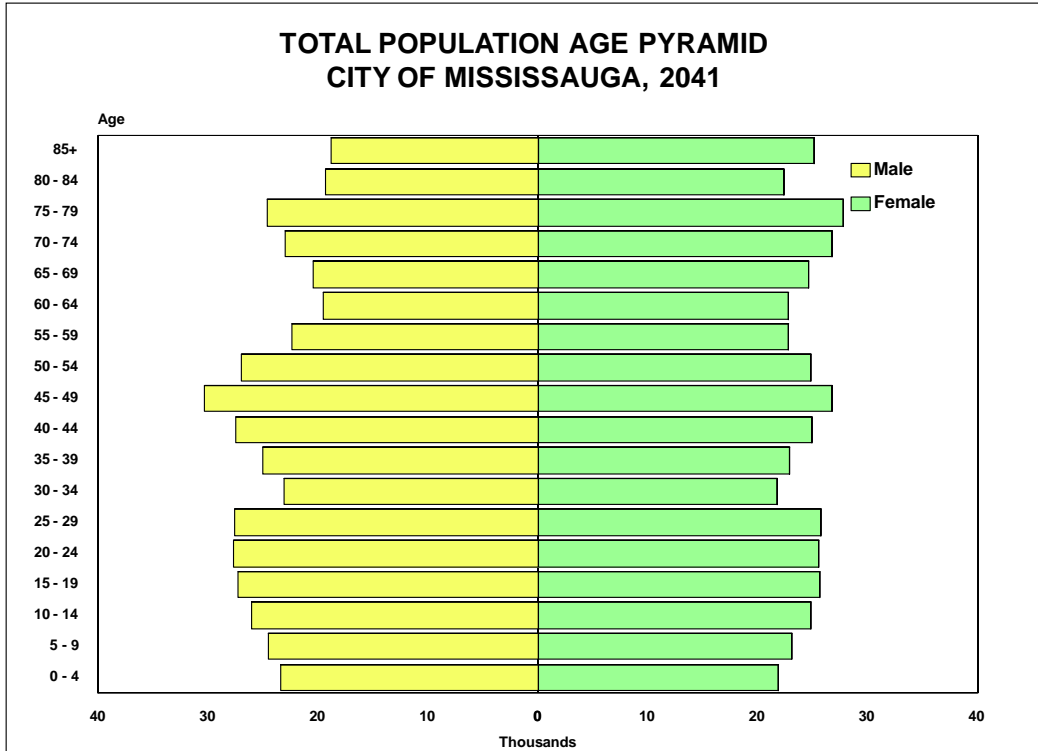


Source: Hemson Consulting Ltd. based on Statistics Canada data.

POPULATION, 2011-2041



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Urban Growth Centre to Accommodate Significant Population Growth

Significant growth is forecast for the Downtown Core and surrounding Character Areas that make up the Urban Growth Centre. Other areas that are anticipated to accommodate considerable increased population include the Uptown Major Node, and the Lakeview and Dixie Employment Areas as they undergo re-urbanization later in the forecast period.

Population Forecast by Character Area								
Character Area	2011	2016	2021	2026	2031	2036	2041	2011 - 41
DT Cooksville	10,800	11,100	11,900	13,500	17,500	19,800	20,600	9,800
DT Core	27,500	34,000	44,800	55,100	61,200	65,200	70,500	43,000
DT Fairview	17,600	17,800	18,400	19,400	19,900	20,200	20,600	3,000
DT Hospital	14,500	14,700	14,800	15,100	15,500	15,700	15,700	1,200
Downtown Subtotal	70,400	77,600	89,900	103,100	114,100	120,900	127,400	57,000
MN Central Erin Mills	3,400	4,400	5,600	7,200	8,400	9,800	10,900	7,500
MN Uptown	7,700	8,800	11,300	14,100	15,900	18,000	19,700	12,000
Major Nodes Subtotal	11,100	13,200	16,900	21,300	24,300	27,800	30,600	19,500
CN Clarkson Village	2,400	2,700	2,800	2,900	3,000	3,100	3,200	800
CN Malton	3,200	3,200	3,200	3,100	3,100	3,200	3,400	200
CN Meadowvale	2,700	2,700	2,700	2,700	2,600	2,700	3,100	400
CN Port Credit	6,700	6,800	7,100	7,400	7,700	8,300	9,600	2,900
CN Rathwood-Applewood	3,800	3,800	3,800	3,900	4,200	4,400	4,700	900
CN Sheridan	4,200	4,200	4,200	4,100	4,200	4,300	4,800	600
CN South Common	5,000	5,100	5,100	5,200	5,200	5,200	5,500	500
CN Streetsville	1,400	1,400	1,600	1,700	2,200	2,500	2,800	1,400
Community Nodes Subtotal	29,400	29,900	30,500	31,000	32,200	33,700	37,100	7,700
NHD Applewood	39,500	40,900	40,600	40,400	40,600	41,000	41,800	2,300
NHD Central Erin Mills	31,300	31,700	31,700	31,600	31,800	31,900	32,100	800
NHD Churchill Meadows	45,700	47,800	48,400	48,600	48,800	49,100	49,300	3,600
NHD Clarkson-Lorne Park	38,800	39,100	39,300	39,300	39,800	40,300	40,500	1,700
NHD Cooksville	24,700	24,900	24,800	24,700	24,800	25,100	25,700	1,000
NHD Creditview	11,400	11,300	11,300	11,300	11,600	11,900	11,900	500
NHD East Credit	67,400	69,700	70,000	70,300	70,800	71,300	71,600	4,200
NHD Erin Mills	41,800	42,200	42,100	42,100	42,300	42,500	42,700	900
NHD Erindale	22,800	23,000	22,800	22,700	22,800	22,800	22,900	100
NHD Fairview	8,100	8,100	8,200	8,200	8,300	8,300	8,300	200
NHD Hurontario	54,700	55,000	54,500	54,200	54,500	54,800	55,000	300
NHD Lakeview	22,600	23,300	24,600	25,400	26,600	27,800	28,000	5,400
NHD Lisgar	32,800	33,100	33,000	33,000	33,200	33,400	33,500	700
NHD Malton	37,200	37,500	37,200	37,100	37,700	38,300	38,500	1,300
NHD Meadowvale	38,900	39,300	38,900	38,700	38,800	39,000	39,100	200
NHD Meadowvale Village	31,000	32,700	33,000	33,200	33,300	33,500	33,700	2,700
NHD Mineola	9,900	10,000	10,300	10,500	10,600	10,600	10,700	800
NHD Mississauga Valleys	13,500	14,200	14,500	14,700	14,900	15,000	15,300	1,800
NHD Port Credit	5,800	6,000	5,900	6,400	7,200	8,300	10,300	4,500
NHD Rathwood	28,600	28,900	29,000	29,000	29,300	29,700	29,800	1,200
NHD Sheridan	13,400	13,400	13,300	13,300	13,400	13,500	13,600	200
NHD Streetsville	10,700	11,100	11,600	12,000	12,000	12,000	12,100	1,400
Neighbourhood Subtotal	630,600	643,200	645,000	646,700	653,100	660,100	666,400	35,800
EA Dixie	400	400	400	400	400	700	2,100	1,700
EA Lakeview	-	-	-	500	1,200	6,900	11,000	11,000
All Other Employment Areas	1,300	1,600	2,400	2,600	2,600	2,200	2,900	1,600
Employment Area Subtotal	1,700	2,000	2,800	3,500	4,200	9,800	16,000	14,300
Ninth Line SSA	-	300	1,100	1,900	2,500	2,600	2,700	2,700
City of Mississauga Grand Total	743,000	766,000	785,000	806,000	829,000	854,000	878,000	135,000

Population Density will Increase

Population density will continue to increase as the remaining supply of land for low density housing is developed. While some infill and redevelopment will be characterized by townhouse development as an affordable alternative to single family housing, higher densities are anticipated throughout the Urban Growth Centre designated in the Growth Plan, including the Downtown Core, Downtown Fairview, Downtown Cooksville and Downtown Hospital Character Areas.

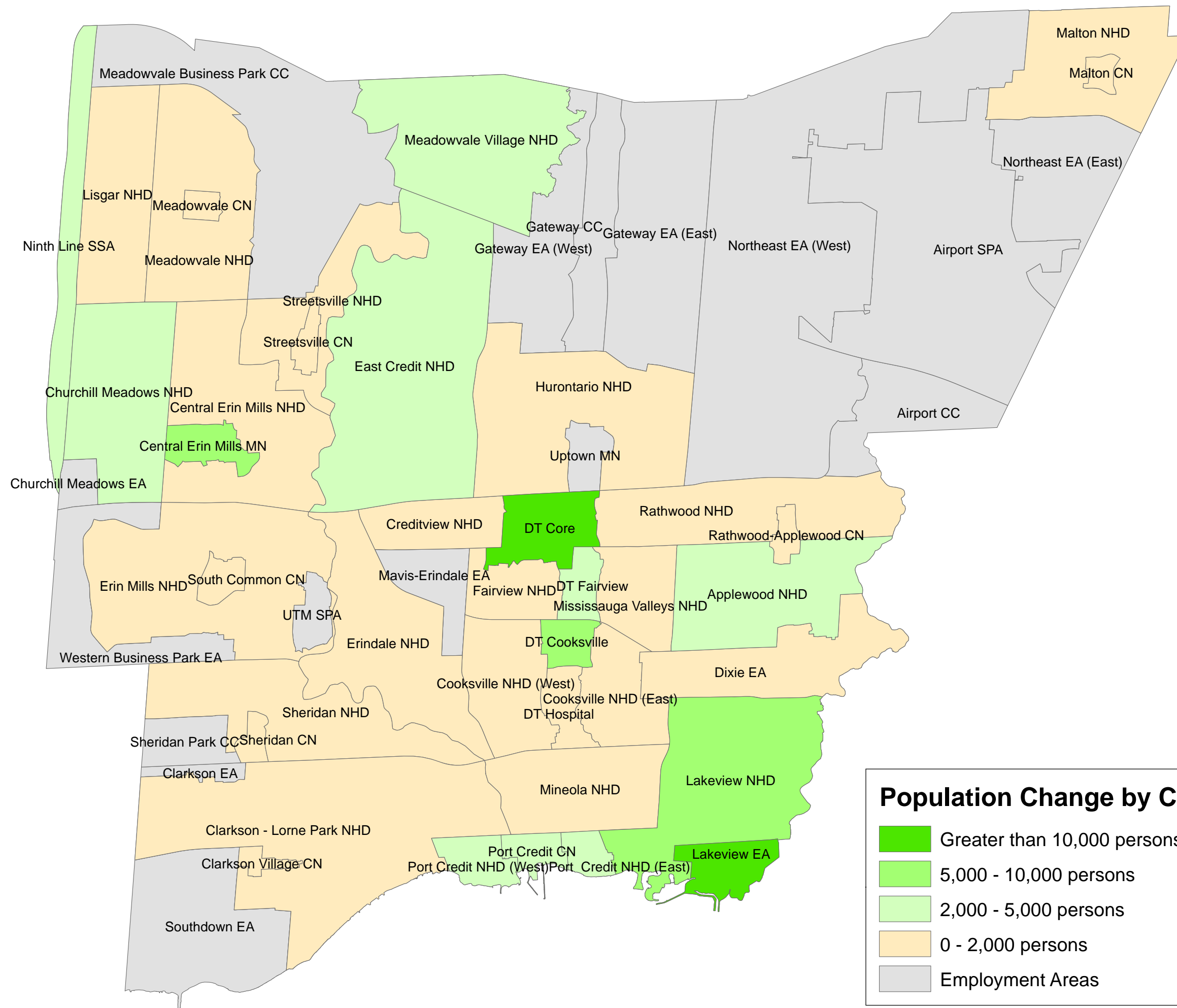
POPULATION, 2011-2041

Population Density by Character Area (persons/ha)			
Character Area	2011	2041	2011 - 41
DT Cooksville	117	223	106
DT Core	108	277	169
DT Fairview	178	209	30
DT Hospital	129	139	11
Downtown Subtotal	126	228	102
MN Central Erin Mills	28	89	61
MN Uptown	79	203	124
Major Nodes Subtotal	51	139	89
CN Clarkson Village	63	85	21
CN Malton	83	88	5
CN Meadowvale	67	77	10
CN Port Credit	83	119	36
CN Rathwood-Applewood	77	95	18
CN Sheridan	89	102	13
CN South Common	72	80	7
CN Streetsville	26	52	26
Community Nodes Subtotal	70	89	18
NHD Applewood	57	61	3
NHD Central Erin Mills	37	37	1
NHD Churchill Meadows	62	67	5
NHD Clarkson-Lorne Park	24	25	1
NHD Cooksville	35	37	1
NHD Creditview	44	46	2
NHD East Credit	42	45	3
NHD Erin Mills	37	38	1
NHD Erindale	29	29	0
NHD Fairview	37	38	1
NHD Hurontario	51	52	0
NHD Lakeview	23	29	6
NHD Lisgar	56	57	1
NHD Malton	59	61	2
NHD Meadowvale	51	51	0
NHD Meadowvale Village	33	36	3
NHD Mineola	19	20	2
NHD Mississauga Valleys	48	55	6
NHD Port Credit	29	52	23
NHD Rathwood	41	43	2
NHD Sheridan	18	18	0
NHD Streetsville	24	28	3
Neighbourhood Subtotal	38	40	2
EA Dixie	1	4	3
EA Lakeview	-	63	63
All Other Employment Areas	0	0	0
Employment Area Subtotal	2	22	20
Ninth Line SSA	-	8	8
City of Mississauga Grand Total	26	30	5

Population Change by Character Area

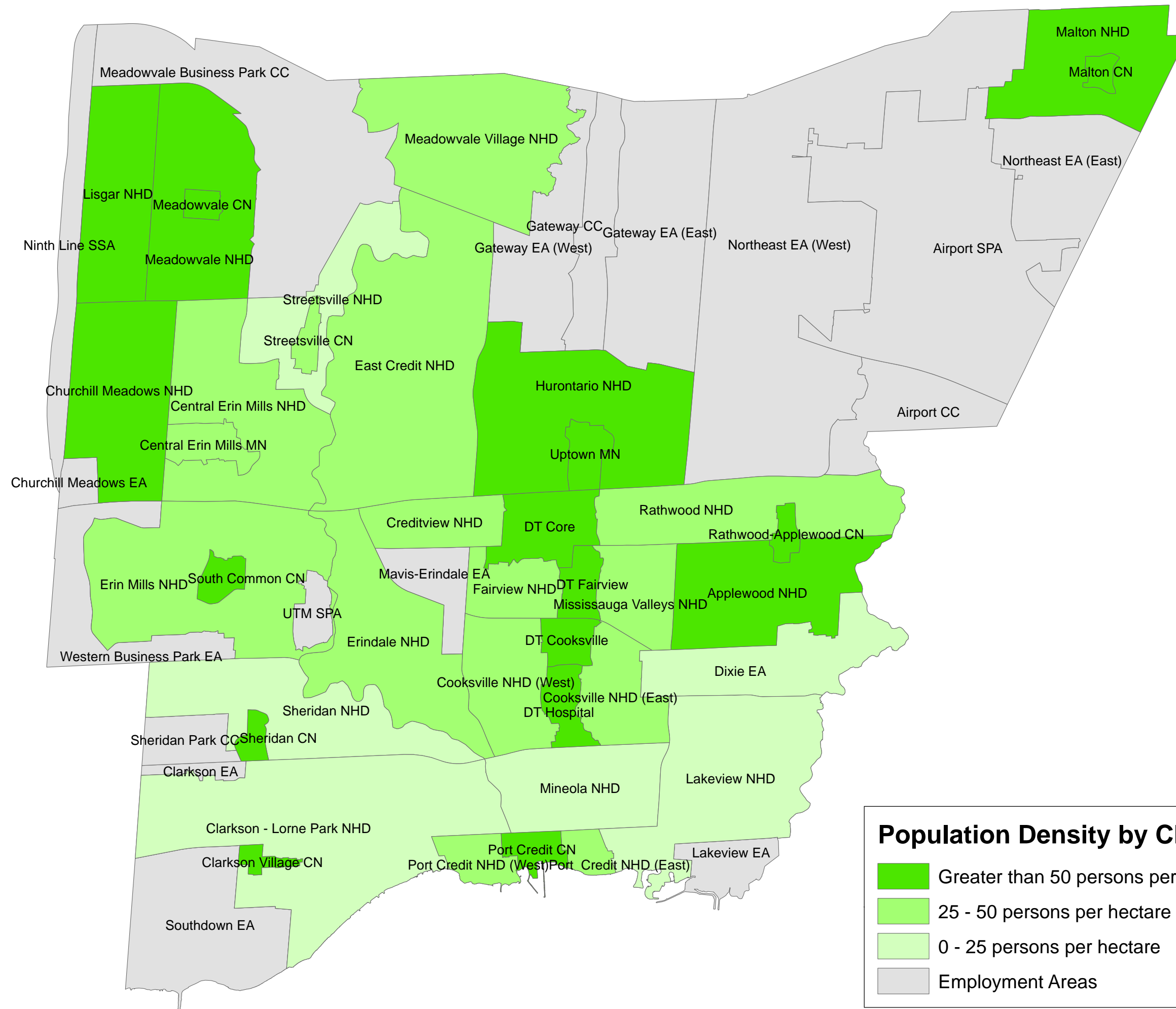
Map 1 illustrates anticipated population change by Character Area for 2011 to 2041. The areas expected to experience the most growth include the Downtown Core, Downtown Cooksville, and the Uptown Major Node, as well as the Dixie and Lakeview Employment Areas as they undergo re-urbanization.

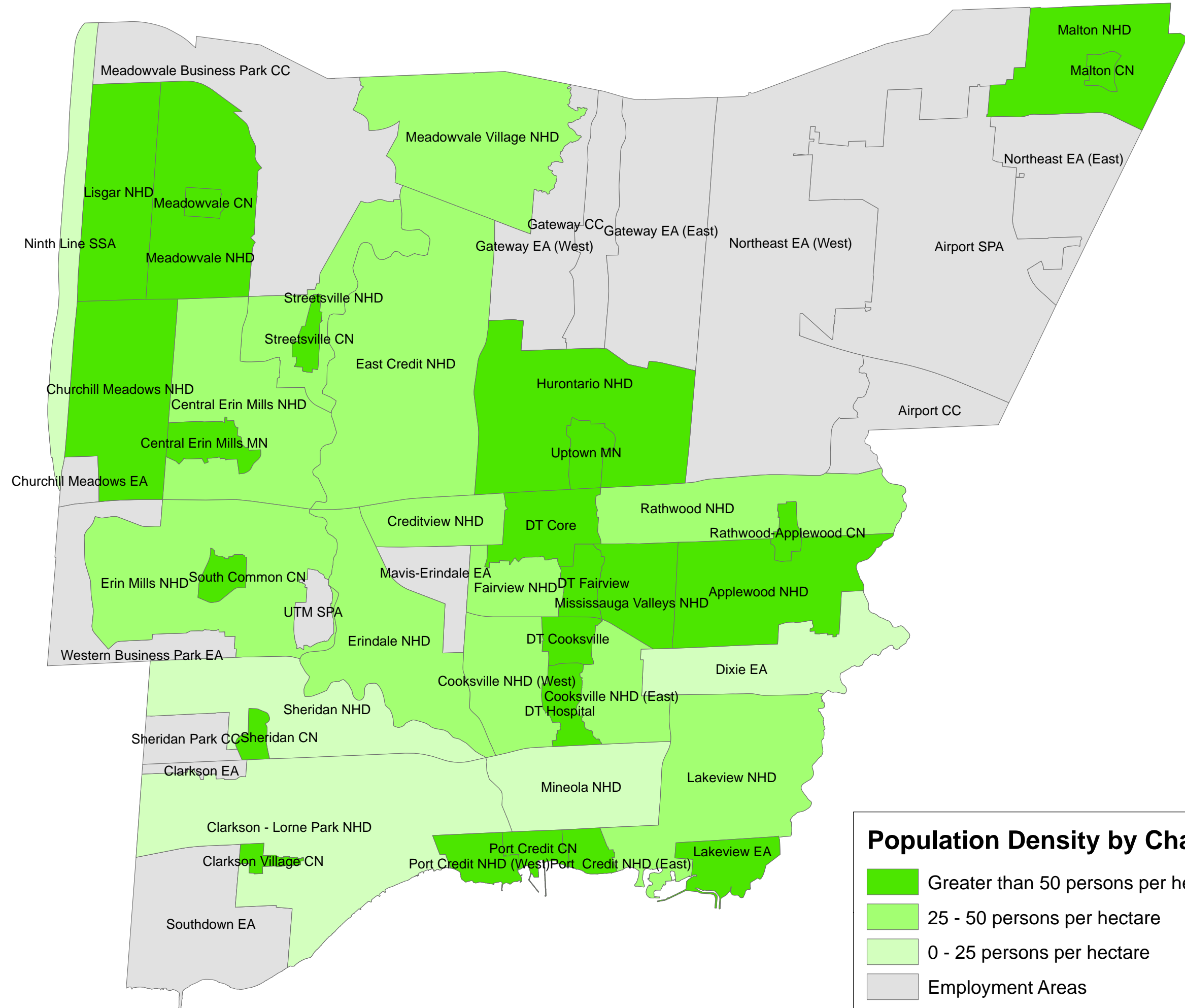
Maps 2 and 3, of population density by Character Area for 2011 and 2041, illustrated the anticipated shift



Population Change by Character Area, 2011 - 2041

- Greater than 10,000 persons
- 5,000 - 10,000 persons
- 2,000 - 5,000 persons
- 0 - 2,000 persons
- Employment Areas





Population Density by Character Area, 2041

- Greater than 50 persons per hectare
- 25 - 50 persons per hectare
- 0 - 25 persons per hectare
- Employment Areas