

Focus on Downtown Mississauga City Centre Precinct

Existing and Future Development

Fast Facts		
Size (Gross Land Area)	254 ha (628 acres)	
Net Site Area ⁽¹⁾	174 ha (430 acres)	
Net Developed ⁽²⁾	125 ha (309 acres)	
Under Development Application	17 ha (42 acres)	
Vacant	22 ha (54 acres)	
Parkland/Open Space	5 ha (12 acres)	
Greenbelt	4 ha (10 acres)	
Utilities	1 ha (2 acres)	
Estimated Existing Population	23,400 residents	
Population Density ⁽³⁾	92 persons/ha (37 persons/acre)	
Existing Employment	19,000 jobs	
Employment Density ⁽³⁾	75 jobs/ha (30 jobs/acre)	
Population Plus Employment Density ⁽³⁾	167 persons plus jobs/ha (67 persons plus jobs/acre)	
Population to Employment Ratio		Ratio
1. Existing Development		1:2.1
2. Existing Development, Under Construction and Development Applications (Excludes Vacant Lands)		2:8.1
Residential Development	Units	Estimated Population
Existing Residential	10,300	23,400
Residential Under Construction	2,500	5,600
Residential Under Development Applications	9,200	20,700
Total Residential Development	22,000	49,700
Retail/Commercial/Industrial, Office, Public/Institutional/Other Development	GFA	Employment
Existing Retail/Commercial	190,000 m ² (2,045,140 ft ²)	4,500 jobs
Retail/Commercial Under Construction	3,000 m ² (32,290 ft ²)	Not available
Existing Office	332,000 m ² (3,573,620 ft ²)	12,800 jobs
Existing Public/Institutional/Other	82,000 m ² (882,640 ft ²)	1,700 jobs
Total Non-Residential Development	607,000 m² (6,533,690 ft²)	19,000 jobs

Numbers may not add due to rounding. (1) Does not include highways and roads. (2) Includes Existing and Under Construction. (3) Based on Gross Land Area.



Residential Development – Existing

Map ID	Project/Building Name	Municipal Address or General Location	Unit Type	Units	Site Area (ha)	Site Area (acre)	GFA (m ²)	GFA (ft ²)	# of Storeys	Total FSI ⁽¹⁾	Est. Pop. ⁽²⁾	Comments ⁽³⁾
RE1	Absolute Condominiums	70 Absolute Ave	Apartment	311	0.34	0.85	25,374	273,123	31	7.36	695	PSCP 809
RE2	Absolute Condominiums	90 Absolute Ave	Apartment	286	0.42	1.05	22,734	244,707	27	5.38	639	PSCP 807
RE3	Absolute Condominiums	80 Absolute Ave	Apartment	372	0.51	1.27	34,489	371,237	35	6.73	832	CDM-M08007
RE4	AMICA at City Centre	350 Princess Royal Dr	Apartment	146	0.20	0.50	15,135	162,912	17	7.44	326	PSCP 768
RE4	AMICA at City Centre	380 Princess Royal Dr	Apartment	113	0.41	1.01	11,220	120,771	7	2.75	253	Rental Retirement Facility. 25 beds in addition to 113 units
RE5	Anaheim Condominiums	4185 Shipp Dr	Apartment	175	0.82	2.03	20,986	225,891	21	2.56	391	PCP 341
RE5	Anaheim Condominiums	4205 Shipp Dr	Apartment	230	0.82	2.03	20,986	225,891	27	2.56	514	PCP 341
RE6	City Gate 1	3939 Duke of York Blvd	Apartment	326	0.35	0.86	30,840	331,959	34	8.90	729	PSCP 731. Retail units with GFA 190 m ² (2,045 ft ²)
RE7	City Gate 2	220 Burnhamthorpe Rd W	Apartment	343	0.36	0.90	31,211	335,952	34	8.60	767	PSCP 766. Retail units with GFA 110 m ² (1,184 ft ²)
RE8	Conservatory Condominiums	330 Rathburn Rd W	Apartment	224	0.81	2.01	27,140	292,133	23	3.34	501	PCP 417
RE8	Conservatory Condominiums	350 Rathburn Rd W	Apartment	184	0.81	2.01	22,420	241,327	19	2.76	411	PCP 417
RE9	Conservatory Condominiums	335 Rathburn Rd W	Apartment	296	0.77	1.90	26,326	283,371	22	3.42	662	CDM-M07010
RE10	Enfield Place	265, 285 Enfield Pl	Apartment	500	1.78	4.41	51,476	554,083	22	2.89	1118	PCP 389. Retail units with GFA 3,000 m ² (32,293 ft ²)
RE11	No. 1 City Centre	1 Elm Dr W	Apartment	356	0.45	1.11	29,888	321,496	31	6.64	796	PSCP 717. Ground floor retail with GFA 102 m ² (1,098 ft ²)
RE12	No. 1 City Centre	33 Elm Dr W	Apartment	361	0.85	1.61	27,969	301,056	29	4.30	807	PSCP 720
RE13	Ovation at City Centre	3880 Duke of York Blvd	Apartment	468	0.84	2.07	48,571	522,814	31	5.81	1046	PSCP 712
RE14	Ovation at City Centre	3888 Duke of York Blvd	Apartment	472	0.66	1.63	48,044	517,141	31	7.27	1055	PSCP 754
RE15	Ovation at City Centre -Phase III	310 Burnhamthorpe Rd W	Apartment	459	0.45	1.11	41,185	443,312	34	9.21	1026	PSCP 826
RE16	Shergate Tower	200 Robert Speck Pky	Apartment	161	0.65	1.61	20,188	217,302	21	3.09	360	PCP 240
RE17	Sherwood Place	4235 Sherwoodtowne Blvd	Apartment	170	0.69	1.71	20,400	219,584	18	2.94	380	PCP 253
RE18	The Capital	4080 Living Arts Dr	Apartment	371	0.49	1.21	32,208	346,684	30	6.57	830	PSCP 776. Ground floor retail with GFA 544 m ² (5,856 ft ²)
RE19	The Capital	4080 Living Arts Dr	Apartment	368	0.70	1.72	37,718	405,993	30	5.42	823	PSCP 771. Ground floor retail with GFA 544 m ² (5,856 ft ²)
RE20	The Monarchy (West Tower)	325 Webb Dr	Apartment	254	0.58	1.44	28,764	309,613	23	4.95	568	PCP 452
RE20	The Monarchy (East Tower)	325 Webb Dr	Apartment	260	0.58	1.44	28,764	309,613	23	4.95	581	PCP 452
RE21	The Tiara	156 Enfield Pl	Apartment	285	0.83	2.05	37,300	401,494	25	4.50	637	PSCP 688
RE22	The Towne	3605 Kariya Dr	Apartment	288	0.83	2.05	31,633	340,495	23	3.81	644	PCP 319
RE22	The Towne Townhouses	3567-3597 Kariya Dr	Townhouse	12	0.44	1.09	2,288	24,628	3	0.52	27	PCP 319
RE23	Towne 2	55 Elm Dr W	Apartment	322	0.77	1.91	32,350	348,213	23	4.18	720	PCP 386
RE23	Towne 2 Townhouses	57-67 Elm Dr W	Townhouse	6	0.23	0.57	1,345	14,477	2	0.58	19	PCP 386
RE24	The Phoenix	550 Webb Dr	Apartment	344	1.82	4.49	32,668	351,635	27	1.80	862	PCP 409
RE25	The Redmond	3655 Redmond Rd	Apartment	125	0.68	1.68	11,638	125,270	13	1.72	313	Rental-Peel Non-Profit
RE26	The Centre IV	400 Webb Dr	Apartment	224	1.08	2.67	25,800	277,709	23	2.39	562	PCP 446
RE27	The Platinum	350 Webb Dr	Apartment	256	1.40	3.45	29,821	320,991	22	2.13	642	PCP 419
RE28	Club One Condominiums	300 Webb Dr	Apartment	197	1.06	2.61	14,642	157,605	15	1.39	494	PCP 327
RE29	Odyssey	250 Webb Dr	Apartment	265	1.44	3.55	28,700	308,924	15	2.00	664	PCP 412
RE30	One Park Tower	388 Prince of Wales Dr	Apartment	405	0.63	1.56	39,308	423,108	38	6.23	906	PSCP 834. Retail units with GFA 123 m ² (1,324 ft ²)
RE31	Solstice I	225 Webb Dr	Apartment	375	0.41	1.01	34,064	366,662	37	8.36	839	CDM-M07004. Retail and office units with GFA 995 m ² (10,710 ft ²)
Total Existing				10,310	26.76	66.13	1,025,573	11,039,176	23,441			

Residential Development – Under Construction

Map ID	Project/Building Name	Municipal Address or General Location	Unit Type	Units	Site Area (ha)	Site Area (acre)	GFA (m ²)	GFA (ft ²)	# of Storeys	Total FSI ⁽¹⁾	Est. Pop. ⁽²⁾	Comments ⁽³⁾
RC1	Absolute Condominiums	50 Absolute Ave	Apartment	434	0.36	0.90	36,521	393,109	50	10.03	970	
RC1	Absolute Condominiums	60 Absolute Ave	Apartment	438	0.36	0.90	42,038	452,493	56	11.54	979	Condominium Apartment Building with 430 apartment units and eight podium townhouse units
RC2	Ovation at City Centre Phase IV	330 Burnhamthorpe Rd W	Apartment	298	0.21	0.51	25,946	279,280	32	12.46	666	CDM-M07015
RC3	Robert Speck Retirement Residence	100 Robert Speck Pky	Apartment	113	0.89	2.21	9,941	107,004	4	1.11	253	Retirement Facility
RC4	Solstice II	223 Webb Dr	Apartment	353	0.25	0.62	30,159	324,629	34	11.93	789	
RC5	Robert Speck Townhouses	4121-4157 Shipp Dr, 97-131 Robert Speck Pky	Townhouse	69	2.54	6.27	19,961	214,858	3	0.79	214	CDM-M07017, CDM-M07018
RC6	Daniels CCW Corporation Chicago Tower	383-385 Prince of Wales	Apartment	485	0.82	2.03	43,467	467,875	36	5.32	1084	Condominium Apartment Building with 453 apartment units, 32 podium townhouse units and retail uses at grade. Retail GFA 1,041 m ² (11,205 ft ²)
RC7	Tiara II	208 Enfield Place	Apartment	278	0.32	0.78	25,426	273,663	36	8.02	622	Condominium Apartment Building. Retail units with GFA 449 m ² (4,833 ft ²)
Total Under Construction				2,468	5.76	14.23	233,459	2,512,932	5,578			

Residential Development – Under Development Application

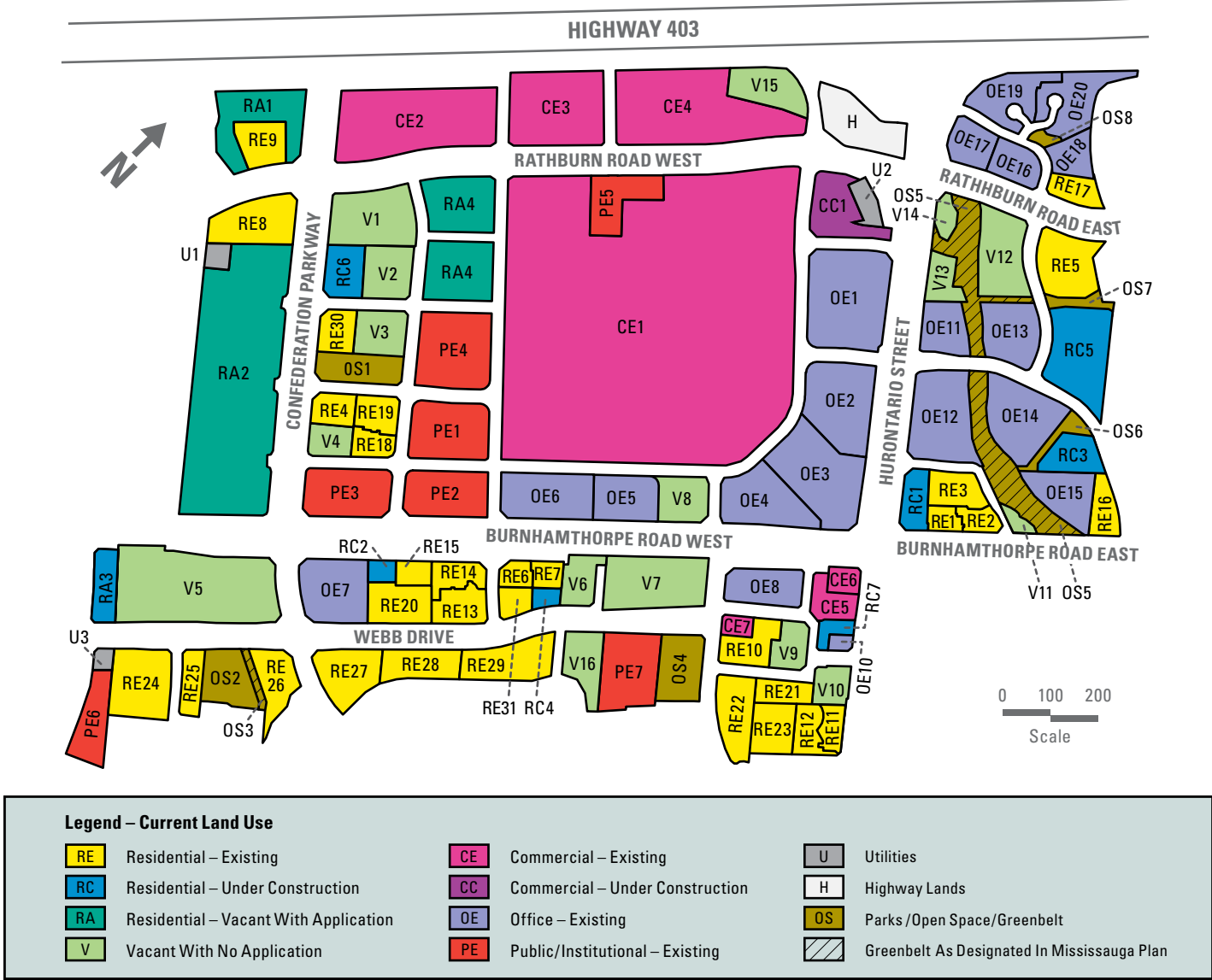
Map ID	Project/Building Name	Municipal Address or General Location	Unit Type	Units	Site Area (ha)	Site Area (acre)	GFA (m ²)	GFA (ft ²)	# of Storeys	Total FSI ⁽¹⁾	Est. Pop. ⁽²⁾	Comments ⁽³⁾
RA1	The Conservatory Group Universal	339 Rathburn Rd W	Apartment	353	0.63	1.56	31,228	336,135	25	4.96	789	Phase II. SP 06/207 W4 In Process
RA1	The Conservatory Group Universal	349 Rathburn Rd W	Apartment	296	0.53	1.31	26,326	283,371	22	4.97	662	Phase III. SP 06/207 W4 In Process
RA1	The Conservatory Group Universal	North of Rathburn Rd W, West of Confederation Pky	Townhouse	30	0.91	2.25	4,387	47,221	2	0.48	93	Phase IV. SP 06/207 W4 In Process
RA2	AMACON Developments (City Centre) Corp.	North of Burnhamthorpe Rd W, West of Confederation Pky	Apartment	5,321	10.27	25.37	480,185	5,168,668	4-50	4.68	11898	OZ/OPA 04/013 W4 Approved. T-M04001 Draft Plan Approved. Grade related retail/commercial uses proposed. Site Area includes future roads and Open Space. SP 07/050 W4 (for a part of the subject land) In Process
RA3	Pinnacle International (Ontario) Limited	5975, 5985 Grand Park Dr	Apartment	824	0.68	1.68	67,720	728,932	4-45	9.97	1842	Proposed two residential apartment buildings with some retail uses. Retail GFA 1,020 m ² (10,979 ft ²). SP 06/085 W7 In Process
RA4	World Class Developments (Hotel and Mixed Use Development-City Centre)	285 Prince of Wales Dr, 4225 Living Arts Dr, 4200 Duke of York Blvd	Apartment	2,421	3.47	8.57	262,548	2,826,043	29-50	7.94	5413	H-OZ 07/004 W4 and Master SP 07/197 W4 In Process
Total Under Construction				9,245	16.49	40.74	872,394	9,390,371	20,698			
Total Residential Development (Existing, Under Construction and Under Development Applications)				22,023	49.00	121.09	2,131,426	22,942,479	49,717			

Numbers may not add due to rounding.

(1) FSI-Floor Space Index is the ratio of the gross floor area (GFA) of all buildings on a site to the net developable area of that site (e.g. excludes roads, Open Space, Greenbelt), unless otherwise specified.

(2) To calculate population "Person per Unit" factors were used. Source: Forecast Population by District for Mid-Year 2008.

(3) Comments Abbreviations note: PSCP-Peel Standard Condominium Plan, PCP-Peel Condominium Plan, OPA-Gross Floor Area, CDM-Condominium Application, OZ-Rezoning Application, H-OZ-Removal of "H" Holding Symbol Application, OPA-Official Plan Amendment Application, SP-Size Plan Application, T-Subdivision Application.



Non-Residential Development – Retail/Commercial

Map ID	Project/Building Name	Municipal Address or General Location	Type of Use	Site Area (ha)	Site Area (acre)	GFA (m ²)	GFA (ft ²)	# of Storeys	Total FSI ⁽¹⁾	Employment Range ⁽²⁾	Comments
CE1	Square One Shopping Centre	100 City Centre Dr	Commercial	33.67	83.20	151,865	1,634,661	2	0.45	3,000-4,000	
CE2	Coliseum Theatre, Canyon Creek Restaurant	299, 309 Rathburn Rd W	Commercial	5.49	13.57	8,953	96,369	1	0.16	100-200	Entertainment Complex
CE3	Jack Astor and Alice Fazooli's Restaurants, Sport Check and Chapters Stores	189,199,209,219 Restaurants, Sport Check and Rathburn Rd W	Commercial	2.53	6.25	7,169	77,166	1	0.28	200-300	
CE4	Playdium Entertainment	99 Rathburn Rd W	Commercial	5.58	13.79	5,260	56,618	1	0.09	100-200	
CE5	Novotel Hotel	3670 Hurontario St	Commercial	0.62	1.53	15,244	164,085	14	2.46	100-200	
CE6	Petro Canada	3680 Hurontario St	Commercial	0.35	0.86	500	5,382	1	0.14	5-9	Gas/Service Station Uses
CE7	Guess Lounge	295 Enfield Pl	Commercial	0.15	0.37	550	5,920	1	0.37	Unknown	Restaurant
Total Retail/Commercial				48.39	119.58	189,541	2,040,202	4,512			

Non-Residential Development – Office

Map ID	Project/Building Name	Municipal Address or General Location	Type of Use	Site Area (ha)	Site Area (acre)	GFA (m²)	GFA (ft²)	# of Storeys	Total FSI ⁽¹⁾	Employment Range ⁽²⁾	Comments
OE1	City Centre Plaza	1 City Centre Dr	Office	3.46	8.55	26,514	285,394	16	0.78	1,000-2,000	
OE2	33 City Centre Drive	33 City Centre Dr	Office	2.43	6.01	23,931	257,591	6	0.98	700-800	Some Retail Uses at Ground Level
OE3	55 City Centre Drive	55 City Centre Dr	Office	2.88	7.13	16,050	172,761	11	0.56	500-600	Some Retail Uses at Ground Level
OE4	77 City Centre Drive	77 City Centre Dr	Office	1.91	4.72	18,227	196,194	8	0.95	800-900	Some Retail Uses at Ground Level.
OE5	The UCO Building	151 City Centre Dr	Office	1.31	3.23	7,618	81,999	9	0.58	200-300	
OE6	201 City Centre Drive	201 City Centre Dr	Office	1.87	4.63	21,566	232,134	11	1.15	600-700	Some Retail Uses at Ground Level
OE7	PHH Centre	350 Burnhamthorpe Rd W	Office	1.87	4.62	13,788	148,413	10	0.74	400-500	
OE8	Sussex Centre Phase I	50 Burnhamthorpe Rd W	Office	0.60	1.49	29,723	319,936	4	4.93	700-800	Some Retail Uses at Ground Level
OE8	Sussex Centre Phase II	90 Burnhamthorpe Rd W	Office	0.60	1.49	27,790	299,129	15	4.60	700-800	Some Retail Uses at Ground Level
OE10	Mississauga Corporate Centre	3660 Hurontario St	Office	0.17	0.41	5,373	57,834	10	3.23	100-200	
OE11	Mississauga Executive Centre I	1 Robert Speck Pky	Office	1.04	2.57	26,886	289,398	15	2.59	1,000-2,000	
OE12	Mississauga Executive Centre II	2 Robert Speck Pky	Office	2.42	5.98	26,427	284,458	15	1.09	1,000-2,000	
OE13	Mississauga Executive Centre III	3 Robert Speck Pky	Office	1.49	3.68	27,090	291,594	15	1.82	1,000-2,000	
OE14	Mississauga Executive Centre IV	4 Robert Speck Pky	Office	2.14	5.30	26,900	289,549	15	1.25	900-1000	
OE15	Treetops Office Complex	170, 176, 186, 190 Robert Speck Pky	Office	1.30	3.21	4,156	44,735	2	0.32	200-300	Four office buildings. Retail GFA 250 m² (2,691ft²)
OE16	Village Offices of Sherwoodtowne 4	4230, 4240, 4250 Sherwoodtowne Blvd	Office	0.81	2.01	7,125	76,693	3-4	0.88	300-400	Two three storey and one four storey office buildings
OE17	REMAX	4304 Sherwoodtowne Blvd	Office	0.83	2.05	5,597	60,246	4	0.67	300-400	
OE18	Village Offices of Sherwoodtowne 3	4255-4265 Sherwoodtowne Blvd	Office	0.76	1.88	3,716	39,999	2	0.49	100-200	Six two storey office buildings
OE19	Village Offices of Sherwoodtowne 2	28-57 Village Centre Pl	Office	1.35	3.34	7,408	79,739	3	0.55	300-400	Sixteen three storey office buildings
OE20	Village Offices of Sherwoodtowne 1	4275-4316 Village Centre Crt	Office	1.49	3.68	6,479	69,739	2	0.43	400-500	Nineteen two storey office buildings
Total Office				30.74	75.96	332,364	3,577,536			12,772	