

Focus on Downtown Mississauga Cooksville Precinct

Existing and Future Development

Fast Facts	
Size (Land Area)	91 ha (225 acres)
Net Site Area ⁽¹⁾	72 ha (178 acres)
Net Developed ⁽²⁾	62 ha (153 acres)
Under Development Application	0.6 ha (1.5 acres)
Vacant	4.0 ha (10 ³ acres)
Parkland/Open Space	4.1 ha (10 acres)
Greenbelt ⁽³⁾	1.2 ha (3 acres)
Utilities	0.4 ha (1 acre)
Estimated Existing Population	9,600 residents
Population Density ⁽⁴⁾	105 persons/ha (43 persons/acre)
Existing Employment	2,150 jobs
Employment Density ⁽⁴⁾	24 jobs/ha (9 jobs/acre)
Population Plus Employment Density ⁽⁴⁾	129 persons plus jobs/ha (52 persons plus jobs/acre)

Population to Employment Ratio	Ratio
1. Existing Development	4.5:1
2. Existing Development, Under Construction and Development Applications (Excludes Vacant Lands)	4.6:1

Residential Development	Units	Estimated Population
Existing Residential	4,230	9,600
Residential Under Construction	120	300
Total Residential Development	4,350	9,900

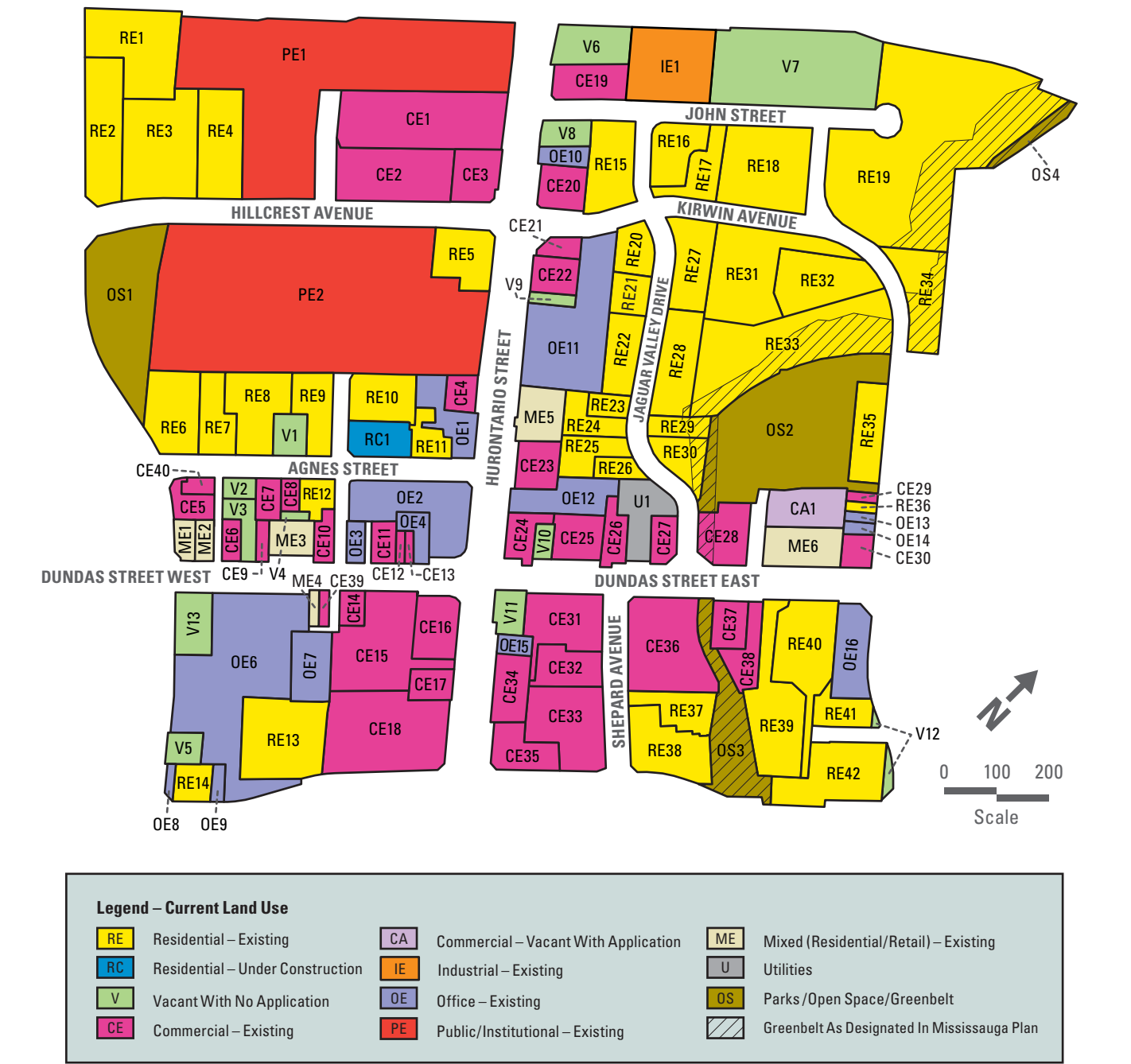
Retail/Commercial/Industrial, Office, Public/Institutional/Other Development	GFA	Employment
Existing Retail/Commercial/Industrial	57,700 m ² (621,080 ft ²)	1,130 jobs
Retail/Commercial Under Development Application	55,500 m ² (597,400 ft ²)	0
Existing Office	44,400 m ² (477,900 ft ²)	940 jobs
Existing Public/Institutional/Other	15,800 m ² (170,070 ft ²)	80 jobs
Total Non-Residential Development	173,400 m² (1,866,460 ft²)	2,150 jobs

Numbers may not add due to rounding. (1) Does not include highways and roads. (2) Includes Existing and Under Construction. (3) Does not include privately owned Greenbelt. (4) 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	Emerald Gate	135 Hillcrest Ave	Apartment	341	0.96	2.36	28,881	311,949	22	3.03	774	PCP 485
RE2	Cariyle 3	155 Hillcrest Ave	Apartment	342	0.84	2.08	28,381	311,949	22	3.45	776	PCP 449
RE3	Cariyle 3	145 Hillcrest Ave	Apartment	342	1.14	2.82	28,381	311,949	22	2.54	776	PCP 388
RE4	Cariyle Residences	115 Hillcrest Ave	Apartment	342	0.73	1.80	28,381	311,949	22	3.97	776	PCP 420
RE5		3122 Hurontario St	Apartment	89	0.49	1.21	7,315	78,738	12	1.49	202	Rental
RE6	Royal Towers	121 Agnes St	Apartment	128	0.63	1.56	9,385	101,019	10	1.48	290	Rental
RE7	Surveyor's Point	111 Agnes St	Apartment	158	0.37	0.91	11,105	119,533	12	3.03	359	Rental
RE8	The Embassy	99 Agnes St	Apartment	119	0.63	1.57	10,107	108,791	10	1.59	270	Rental
RE9	65-71 Agnes St/3060-3072 Cook St		Detached	5	0.41	1.01	640	6,889	1	0.16	16	Five detached dwellings. GFA is an estimate
RE10	BOCA Square	43 Agnes St/3057-3073 Cook St	Townhouse	27	0.44	1.09	4,765	51,290	3	1.08	76	PCP 615
RE11	Waterford Condominiums	25 Agnes St	Apartment	97	0.21	0.52	11,096	119,436	13	5.28	220	PCP 395
RE12		60-70 Agnes St	Detached	3	0.19	0.48	350	3,767	1	0.18	10	Three detached dwellings. GFA is an estimate
RE13	Heritage House	73 King St W	Apartment	80	0.97	2.41	4,058	43,680	3	0.42	182	Retirement Home. Rental. Parking about 46% of the site.
RE14		101-107 King St W	Detached	3	0.21	0.52	340	3,660	1	0.16	10	Three detached dwellings. GFA is an estimate
RE15	Westminster Court	3160 Jaguar Valley Dr	Apartment	61	0.61	1.51	5,060	54,465	6	0.83	138	Rental
RE16	Whitesands Apartments	3151 Jaguar Valley Dr	Apartment	41	0.42	1.05	3,276	35,263	5	0.77	93	Rental
RE17	Whitecliffe Apartments	3141 Jaguar Valley Dr	Apartment	41	0.35	0.87	3,636	39,138	5	1.03	93	Rental
RE18	Ashworth Square Co-op	3180 Kirwin Ave	Apartment	81	0.27	0.66	7,038	75,756	11	2.62	184	Three four storey and one 11 storey buildings on the site. Co-operative under a Federal Jurisdiction
RE18	Ashworth Square Co-op	3180 Kirwin Ave	Apartment	72	0.81	1.99	6,564	70,654	4	0.81	163	Three four storey and one 11 storey buildings on the site. Co-operative under a Federal Jurisdiction
RE19		3175 Kirwin Ave	Townhouse	169	4.01	9.91	20,013	215,418	3	0.50	383	PCP 53. About 1.25 ha (3.09 acres) of the total site area contains legal non-conforming development on lands designated Greenbelt.
RE20	The Sportman	3130 Jaguar Valley Dr	Apartment	29	0.28	0.69	2,331	25,091	5	0.84	66	Rental
RE21	Belmar Terrace	3112 Jaguar Valley Dr	Apartment	20	0.20	0.51	1,620	17,438	5	0.79	45	Rental
RE22	Jaguar Court	3094 Jaguar Valley Dr	Apartment	50	0.42	1.04	3,614	38,901	4	0.86	113	Rental
RE23	Orchard Apartments	3070 Jaguar Valley Dr	Apartment	14	0.13	0.32	829	8,923	3	0.64	32	Rental
RE24		3064 Jaguar Valley Dr	Apartment	24	0.29	0.71	1,835	19,752	3	0.64	54	Rental
RE25	Park Lane Apartments	3052 Jaguar Valley Dr	Apartment	23	0.30	0.74	1,896	20,408	3	0.63	52	Rental
RE26	Pinecrest	3046 Jaguar Valley Dr	Apartment	18	0.17	0.41	1,440	15,500	4	0.87	41	Rental
RE27	Windsor Court	3131 Jaguar Valley Dr	Apartment	58	0.53	1.31	4,595	49,460	5	0.86	132	Rental
RE28	Jaguar Valley	3089 Jaguar Valley Dr	Apartment	65	0.61	1.51	5,103	54,928	5	0.84	147	Rental. About 0.012 ha (0.03 acres) of the total site area contains legal non-conforming development on lands designated Greenbelt.
RE29	Riverview Apartments	3055 Jaguar Valley Dr	Apartment	21	0.20	0.49	1,781	19,171	3	0.90	48	Rental. About 0.09 ha (0.22 acres) of the total site area contains legal non-conforming development on lands designated Greenbelt.
RE30	Flamingo	3041 Jaguar Valley Dr	Apartment	45	0.32	0.78	3,613	38,890	5	1.14	102	Rental. About 0.14 ha (0.35 acres) of the total site area contains legal non-conforming development on lands designated Greenbelt.
RE31	Kingsford	3170 Kirwin Ave	Apartment	147	1.15	2.84	18,288	196,850	16	1.59	334	PCP 092
RE32		3120 Kirwin Ave	Apartment	114	0.73	1.80	10,572	113,796	12	1.45	259	PCP 077
RE33	Lynwood Lane in the Park	3100 Kirwin Ave	Apartment	228	1.87	4.62	27,900	300,313	29	1.49	517	PCP 115. About 0.92 ha (2.27 acres) of the total site area is designated Greenbelt.
RE34	Kirwin Towers	3121 Kirwin Ave	Apartment	80	0.61	1.50	6,069	65,326	9	0.99	182	Rental. About 0.32 ha (0.79 acres) of the total site area contains legal non-conforming development on lands designated Greenbelt.
RE35		3044-3080 Kirwin Ave	Detached	6	0.46	1.13	710	7,642	1	0.16	19	Six detached dwellings. GFA is an estimate
RE36		3026 Kirwin Ave	Detached	1	0.05	0.11	110	1,184	1	0.24	0	One detached dwelling. GFA is an estimate. Vacant building since 2005. SP 03/239 for a new hotel in process



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⁾
RE37	King Gardens Retirement	85 King St E	Apartment	153	0.38	0.93	8,621	92,796	10	2.28	347	Rental
RE38	King Gardens	75 King St E	Apartment	209	0.66	1.63	20,780	223,674	18	3.16	474	PCP 423
RE39	Tiffany	100 Dundas St E	Apartment	169	0.92	2.27	13,792	148,456	13	1.50	383	Rental
RE40	Sandhurst Apartments	120 Dundas St E	Apartment	155	0.86	2.13	12,876	138,596	12	1.50	352	Rental
RE41		133-149 McGill St	Detached	3	0.29	0.71	510	5,490	1	0.18	10	Three detached dwellings. GFA is an estimate
RE42		125-157 King St E/134-158 McGill St	Detached	10	0.82	2.03	3,100	33,368	1-2	0.38	32	Ten detached dwellings. GFA is an estimate
Total Existing					4.183	26.93	66,53	372,657	4,011,247		9,534	

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	45 Agnes Street Residences	45 Agnes St	Apartment	121	0.32	0.79	11,101	119,490	14	3.48	275	CDM Declaration Signed
Total Under Construction					121	0.32	0.79	11,101	119,490		275	
Total Residential Development (Existing and Under Construction)					4,304	27.24	67,32	383,758	4,130,737		9,809	

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: PCP=Pre-Construction Plan; GFA=Gross Floor Area; CDM=Condominium 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 (m²)	GFA (ft²)	# of Storeys	Total FSI ⁽¹⁾	Employment Range ⁽²⁾	Comments
CE1		3168 Hurontario St	Commercial	1.44	3.55	746	8,030	1	0.05	5-9	Specialty Auto Shop
CE2	Bairrada Bar & Grill and LCBQ	25-33 Hillcrest Ave	Commercial	0.92	2.26	756	8,138	1	0.08	10-19	Two one storey buildings
CE3	The Beer Store	3154 Hurontario St	Commercial	0.36	0.89	785	8,450	1	0.22	10-19	
CE4		3058-3070 Hurontario St	Commercial	0.15	0.37	1,260	13,563	2	0.85	20-49	Seven retail units. GFA is an estimate.
CE5		3022 Novar Rd	Commercial	0.15	0.37	295	3,175	1	0.20	10-19	Retail Use Converted from House. GFA is an estimate
CE6		95 Dundas St W	Commercial	0.10	0.25	480	5,167	2	0.47	10-19	GFA is an estimate. Commercial School
CE7		84 Agnes St	Commercial	0.16	0.38	215	2,314	1	0.14	1-4	GFA is an estimate
CE8	Learning Jungle Childcare Centre	78 Agnes St	Commercial	0.08	0.20	216	2,325	1	0.27	1-4	Day Care
CE9	Cesar Garcia Medicine Professional Corp.	79 Dundas St W	Commercial	0.08	0.20	675	7,266	1	0.84		Not available
CE10		51-55 Dundas St W	Commercial	0.12	0.31	440	4,736	2	0.35	1-4	Building Listed on the Heritage Register
CE11		35 Dundas St W	Commercial	0.15	0.38	290	3,122	1	0.19		Not available
CE12		25 Dundas St W	Commercial	0.04	0.11	135	1,453	1	0.31	1-4	Retail Use Converted from House
CE13		21 Dundas St W	Commercial	0.04	0.10	400	4,306	2	0.96	1-4	
CE14		42-48 Dundas St W	Commercial	0.13	0.32	870	9,385	1	0.67	10-19	Neighbourhood Shopping Centre
CE15	Cooksville Shopping Plaza	38-40 Dundas St W	Commercial	1.09	2.70	3,260	35,090	1	0.30	20-49	Neighbourhood Shopping Centre
CE16		2 Dundas St W	Commercial	0.40	0.99	720	7,750	1	0.18	20-49	Royal Bank of Canada
CE17		2580 Hurontario St	Commercial	0.20	0.50	820	8,826	2	0.41	20-49	TD Canada Trust
CE18		2550-2576 Hurontario St	Commercial	1.39	3.44	4,630	49,837	1	0.33	100-199	Neighbourhood Shopping Centre
CE19		25 John St	Commercial	0.39	0.95	1,662	17,890	1	0.40	20-49	Neighbourhood Shopping Centre
CE20	Scotia Bank	3295 Kirwin Ave	Commercial	0.30	0.74	577	6,211	1	0.19	20-49	
CE21		3121 Hurontario St	Commercial	0.12	0.29	165	1,776	2	0.14	1-4	Retail Use Converted from House
CE22		3115 Hurontario St	Commercial	0.25	0.62	255	2,745	2	0.10	1-4	Retail Use Converted from House.
CE23		3031-3047 Hurontario St	Commercial	0.30	0.74	1,860	20,021	2	0.62	50-99	Nine retail units
CE24		5-11 Dundas St E	Commercial	0.23	0.58	335	3,606	1	0.14	10-19	CIBC Bank and Staff Parking
CE25		19-29 Dundas St E	Commercial	0.33	0.82	1,110	11,948	1	0.33	20-49	Neighbourhood Shopping Centre
CE26		33-43 Dundas St E	Commercial	0.21	0.52	1,260	13,563	2	0.59	20-49	
CE27		55 Dundas St E	Commercial	0.18	0.44	1,120	12,056	2	0.62	20-49	
CE28		93-95 Dundas St E	Commercial	0.43	1.06	2,870	30,892	2	0.67	50-99	About 0.1ha (0.25 acres) of the total site area contains legal non-conforming development on lands designated Greenbelt.
CE29		3032 Kirwin Ave	Commercial	0.05	0.11	80	861	1	0.17	0	Vacant Bldg since 2007. SP 03/239 for a new hotel in process
CE30		135 Dundas St E	Commercial	0.15	0.38	200	2,153	1	0.13	1-4	Auto Fuel Station
CE31		14-40 Dundas St E	Commercial	0.64	1.58	3,700	39,826	1-2	0.58	50-99	Building Listed on the Heritage Register
CE32		2580 Shepard Ave	Commercial	0.38	0.94	5,660	60,924	2	1.49	50-99	Commercial Condominium with 51 units. PCP 522
CE33		2560 Shepard Ave/35 King St E	Commercial	0.43	1.07	2,670	28,740	1	0.62	20-49	Neighbourhood Shopping Centre
CE34		2541-2567 Hurontario St	Commercial	0.36	0.88	2,560	27,556	2	0.72	50-99	13 retail units
CE35		2515 Hurontario St	Commercial	0.37	0.91	2,085	22,443	2	0.56	100-199	Neighbourhood Shopping Centre
CE36		60 Dundas St E	Commercial	1.08	2.66	2,780	29,924	1	0.26	20-49	Neighbourhood Shopping Centre. GFA is an estimate
CE37		86 Dundas St E	Commercial	0.25	0.61	N/A	N/A	N/A	N/A	1-4	Auto Dealership-Used Vehicles. Sales Trailer on the Site
CE38		90 Dundas St E	Commercial	0.29	0.72	330	3,552	1	0.11	5-9	Restaurant. GFA is an estimate
CE39		56-58 Dundas St W	Commercial	0.06	0.14	150	1,615	1	0.27	5-9	
CE40		108 Agnes St	Commercial	0.08	0.20	80	861	1	0.10		Not available
											Retail Use Converted from House. GFA is an estimate
Total Retail/Commercial				13.88	34.29	48,502	522,071			1,016	