

September 2009

Focus on

Downtown Mississauga

Hospital Precinct

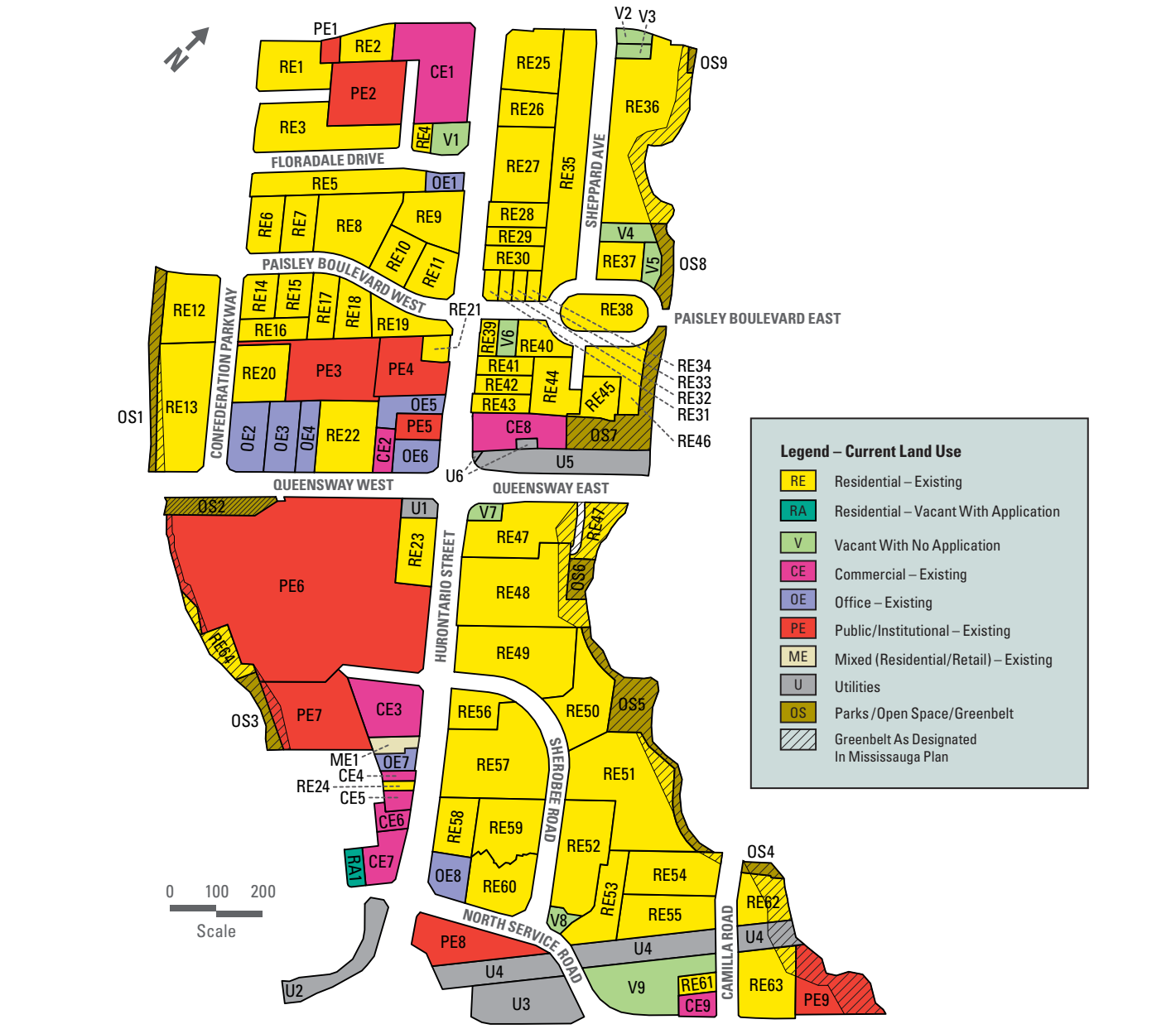
Existing and Future Development

Fast Facts			
Size (Gross Land Area)	112 ha (277 acres)		
Net Site Area ⁽¹⁾	89 ha (220 acres)		
Net Developed ⁽²⁾	77 ha (190 acres)		
Under Development Application	0.2 ha (0.5 acres)		
Vacant	2.8 ha (7 acres)		
Greenbelt ⁽³⁾	3.5 ha (9 acres)		
Utilities	5.7 ha (14 acres)		
Estimated Existing Population	12,430 residents		
Population Density ⁽⁴⁾	111 persons/ha (45 persons/acre)		
Existing Employment	5,100 jobs		
Employment Density ⁽⁴⁾	46 jobs/ha (18 jobs/acre)		
Population Plus Employment Density ⁽⁴⁾	157 persons plus jobs/ha (63 persons plus jobs/acre)		
Population to Employment Ratio		Ratio	
1. Existing Development		2.43:1	
2. Existing Development, Under Construction and Development Applications (Excludes Vacant Lands)		2.44:1	
Residential Development		Units	Estimated Population
Existing Residential		5,210	12,430
Residential Under Development Applications		10	20
Total Residential Development		5,220	12,450
Retail/Commercial/Industrial, Office, Public/Institutional/Other Development		GFA	Employment
Existing Retail/Commercial/Industrial		13,200 m² (142,080 ft²)	340 jobs
Existing Office		31,600 m² (340,140 ft²)	1,140 jobs
Existing Public/Institutional/Other		106,900 m² (1,150,660 ft²)	3,620 jobs
Total Non-Residential Development		151,700 m² (1,632,880 ft²)	5,100 jobs



Residential Development – Existing

Map ID	Project/Building Name	Municipal Address or General Location	Unit Type	Units	Site Area (ha)	Site Area (acre)	GFA (m²)	GFA (ft²)	# of Storeys	Total FSI ⁽¹⁾	Est. Pop. ⁽²⁾	Comments ⁽³⁾
RE1		86-114 King St W/ 81-111 Dunbar Rd	Detached	13	0.87	2.14	1,600	17,222	1	0.18	42	13 detached dwellings. GFA is an estimate
RE2		66 King St W	Apartment	121	0.45	1.12	6,754	72,699	8	1.49	275	Rental-Peel Non Profit Senior Citizens
RE3		2487 Confederation Pky/ 80-104 Dunbar Rd/ 37-111 Floradale Dr	Detached	18	1.36	3.35	2,720	29,278	1	0.20	58	18 detached dwellings. GFA is an estimate
RE4		2463, 2469 Mimosa Row	Detached	2	0.14	0.36	345	3,714	1	0.24	6	Two detached dwellings. GFA is an estimate
RE5		26-110 Floradale Dr	Detached	15	1.07	2.65	3,100	33,368	1-2	0.29	49	15 detached dwellings. GFA is an estimate
RE6	Parkview Apartments	2425 Confederation Pky	Apartment	60	0.49	1.21	4,890	52,636	6	1.00	136	Rental
RE7		95 Paisley Blvd W	Apartment	60	0.49	1.22	4,933	53,098	9	1.00	136	Rental
RE8	Seville West	75 Paisley Blvd W	Apartment	77	0.63	1.54	6,480	69,750	7	1.04	175	Rental
RE9	Seville East	65 Paisley Blvd W	Apartment	77	0.63	1.54	6,480	69,750	7	1.04	175	Rental
RE9	Mississauga Towers	2440 Hurontario St	Apartment	173	0.86	2.13	12,891	138,758	23	1.49	393	Rental
RE10	Provenance	45 Paisley Blvd W	Apartment	93	0.51	1.26	7,683	82,699	10	1.51	211	Rental
RE11	Paisley Towers	25 Paisley Blvd W	Apartment	109	0.57	1.41	8,225	88,533	14	1.44	247	Rental
RE12	Carillon Apartments	150 Paisley Blvd W	Apartment	124	0.98	2.43	9,726	104,690	16	1.50	281	Rental
RE13	La Fontaine Bleu	2300 Confederation Pky	Apartment	193	1.76	4.34	16,326	175,732	17	0.93	438	Rental
RE14	Cortina Apartments	2365 Confederation Pky	Apartment	78	0.40	0.98	5,931	63,841	10	1.50	177	Rental
RE15	La Tulipe Apartments	90 Paisley Blvd W	Apartment	75	0.40	0.98	6,462	69,556	10	1.63	170	Rental
RE16		2345 Confederation Pky	Apartment	51	0.40	0.99	5,949	64,035	13	1.49	116	PCP 63
RE17	Barcelona Apartments	70 Paisley Blvd W	Apartment	84	0.45	1.10	7,254	78,081	9	1.63	191	Rental
RE18	Paisley Court Apartments	50 Paisley Blvd W	Apartment	91	0.49	1.21	7,360	79,222	8	1.50	206	Rental
RE19	Balboa Place Apartments	20 Paisley Blvd W	Apartment	94	0.52	1.28	8,014	86,262	8	1.55	213	Rental
RE20	Malvern	2323 Confederation Pky	Apartment	105	0.78	1.93	11,734	126,304	14	1.50	238	PCP 22
RE21		2364 Hurontario St	Detached	1	0.19	0.46	185	1,991	1	0.10	3	One detached dwelling. GFA is an estimate
RE22	Mississauga Lifecare Centre	55 Queensway W	Apartment	N/A	1.08	2.67	4,500	48,438	3	0.42	203	Nursing Home. 293 beds in 95 rooms
RE23	Chelsey Park Nursing Home	2250 Hurontario St	Apartment	N/A	0.59	1.46	6,101	65,671	4	1.03	237	Nursing Home. 237 beds in 109 rooms
RE24		2130 Hurontario St	Detached	1	0.08	0.19	80	861	1	0.11	3	One detached dwelling. GFA is an estimate
RE25	Luxor Apartments	2503 Hurontario St	Apartment	79	0.48	1.18	7,475	80,460	7	1.57	179	Rental
RE25	Luxor Apartments	2507 Hurontario St	Apartment	98	0.48	1.18	7,475	80,460	7	1.57	222	Rental
RE26		2485 Hurontario St	Apartment	102	0.55	1.35	8,208	88,350	13	1.50	231	Rental
RE27	Peel Towers	2465 Hurontario St	Apartment	137	1.11	2.75	11,981	128,962	13	1.08	311	Rental
RE28		2437 Hurontario St	Apartment	44	0.40	1.00	3,254	35,026	3	0.81	100	Rental
RE29	Orchard Grove Apartments	2427 Hurontario St	Apartment	25	0.22	0.54	1,861	20,032	3	0.86	57	Rental
RE30		2417 Hurontario St	Apartment	47	0.41	1.01	3,272	35,220	3	0.80	107	Rental
RE31		5 Paisley Blvd E	Apartment	12	0.13	0.32	772	8,310	3	0.60	27	Rental
RE32		15 Paisley Blvd E	Apartment	9	0.11	0.27	605	6,512	3	0.56	20	Rental
RE33		25 Paisley Blvd E	Apartment	9	0.11	0.27	605	6,512	3	0.56	20	Rental
RE34		27 Paisley Blvd E	Apartment	9	0.11	0.28	656	7,061	3	0.59	20	Rental
RE35		29 Paisley Blvd E/ 2406-2530 Shepard Ave	Detached	15	2.50	6.18	2,820	30,354	1	0.11	49	15 detached dwellings. GFA is an estimate



Map ID	Project/Building Name	Municipal Address or General Location	Unit Type	Units	Site Area (ha)	Site Area (acre)	GFA (m²)	GFA (ft²)	# of Storeys	Total FSI ⁽¹⁾	Est. Pop. ⁽²⁾	Comments ⁽³⁾
RE36		2441-2515 Shepard Ave/ 84, 98 King St E	Detached	11	2.89	7.13	2,500	26,910	1	0.12	36	11 detached dwellings. GFA is an estimate. About 0.78 ha (1.93 acre) of the total site area is designated Greenbelt and excluded from FSI calculation.
RE37		2407 Sheppard Ave/ 85 Paisley Blvd E	Detached	2	0.47	1.17	450	4,844	1	0.10	6	Two detached dwellings. GFA is an estimate
RE38		48-90 Paisley Blvd E	Detached	6	0.77	1.90	1,680	18,083	1-2	0.22	19	Six detached dwellings. GFA is an estimate
RE39		4 Paisley Blvd E	Apartment	20	0.18	0.45	1,692	18,213	3	0.94	45	Rental
RE40		24-40 Paisley Blvd E	Detached	3	0.39	0.96	750	8,073	1-2	0.19	10	Three detached dwellings. GFA is an estimate
RE41	Lawroy Manor	2353 Hurontario St	Apartment	35	0.28	0.70	2,459	26,468	4	0.87	79	Rental
RE42	Centre Court	2343 Hurontario St	Apartment	35	0.29	0.71	2,477	26,662	4	0.87	79	Rental
RE43	Park Towers	2333 Hurontario St	Apartment	39	0.29	0.71	4,255	45,800	5	1.49	88	Rental
RE44	Park Towers	2340 Park Towers Ave	Apartment	75	0.65	1.61	5,616	60,450	6	0.86	170	Rental
RE45	Park Towers	2339 Park Towers Ave	Apartment	51	0.42	1.04	4,153	44,703	6	0.99	116	Rental
RE46		60, 76 Paisley Blvd E	Detached	2	0.68	1.69	340	3,660	1	0.05	6	Two detached dwellings. GFA is an estimate
RE47	Queensway Manor	2247 Hurontario St	Apartment	337	1.76	4.34	28,321	304,845	12	2.47	765	Rental. About 0.61ha (1.51 acre) of the total site area is designated Greenbelt and excluded from FSI calculation.
RE48	Promenade Court B	2233 Hurontario St	Apartment	193	1.13	2.79	16,296	175,409	13	1.44	438	Rental
RE48	Promenade Court	2235 Hurontario St	Apartment	193	1.13	2.79	16,297	175,419	13	1.44	438	Rental
RE49	Sherobee Towers	2211 Sherobee Rd	Apartment	298	1.77	4.37	27,378	294,694	26	1.55	676	Rental
RE50	The Brookside	2177 Sherobee Rd	Apartment	126	1.01	2.50	10,241	110,233	16	1.01	286	Rental
RE51		2145 Sherobee Rd	Townhouse	108	2.64	6.52	13,137	141,405	3	0.50	306	PCP 38
RE52	Sherobee Glen	2075 Sherobee Rd	Apartment	96	1.39	3.43	7,713	83,022	3	0.55	218	Rental
RE53	Mississauga Garden Apartments	65 North Service Rd	Apartment	75	0.78	1.92	5,292	56,963	7	0.68	170	Rental
RE54	Regina Court	2100 Camilla Rd	Apartment	103	1.05	2.59	7,774	83,679	7	0.74	234	Rental
RE55	Camilla Court	2070 Camilla Rd	Apartment	108	0.97	2.40	7,516	80,902	7	0.78	245	Rental
RE56		2200 Sherobee Rd	Apartment	112	0.53	1.32	7,989	85,993	10	1.50	254	Rental
RE57	The Argosy	2170 Sherobee Rd	Apartment	334	2.17	5.36	29,929	322,153	19	1.38	758	Rental
RE58	Courtney Club Condominiums	2091 Hurontario St	Apartment	142	0.61	1.51	12,686	136,551	12	2.07	322	PCP 331
RE59	Somersett Place	2100 Sherobee Rd	Apartment	199	1.54	3.79	16,780	180,618	12	1.09	452	PCP 278
RE60	Somersett Place	2076 Sherobee Rd	Apartment	199	1.54	3.79	16,780	180,618	12	1.09	452	PCP 300
RE61		2024 Camilla Rd	Detached	2	0.19	0.46	400	4,306	2	0.22	6	Two detached dwellings. Bldgs A and B. GFA is an estimate
RE62		2061-2081 Camilla Rd	Detached	4	0.60	1.48	1,280	13,778	1-2	0.40	13	Four detached dwellings. GFA is an estimate. About 0.27 ha (0.67 acre) of the total site area is designated Greenbelt and excluded from FSI calculation.
RE63		173-199 North Service Rd/2045 Camilla Rd	Detached	4	1.03	2.55	770	8,288	1	0.07	13	Four detached dwellings. GFA is an estimate. About 0.11 ha (0.27 acre) of the total site area is designated Greenbelt and excluded from FSI calculation.
RE64		2167 Gordon Dr		0	0.40	0.99	0	0	0	0.00	0	A part of the residential property with no structures. The total area of the parcel's portion is designated Greenbelt
Total Existing					5,213	52.30	129,244	457,658	4,926,190	12,425		

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		2075-2089 Grange Dr	Townhouse	8	0.18	0.43	2,583	27,803	3	1.47	23	OZ/OPA 06/030 W/ In Process			
Total Under Development Application				8	0.18	0.43	2,583	27,803	23						
Total Residential Development (Existing and Under Development Application)				5,221	52.48	129.67	460,241	4,953,993	12,448						
(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 Districtor Mid- Year 2008. (3) Comments Abbreviations note: PCP-Peel Condominium Plan, GFA-Gross Floor Area, OZ-Rezoning Application, OPA-Official Plan Amendment Application.															
Mixed (Residential/Retail) Development															
Map ID	Project/Building Name	Municipal Address or General Location		# of Res Units	Site Area (ha)	Site Area (acre)	Retail GFA (m ²)	Retail GFA (ft ²)	Total GFA (m ²)	Total GFA (ft ²)	# of Storeys	Total FSI ⁽¹⁾	Estimated Population ⁽²⁾	Employment Range ⁽³⁾	Comments ⁽⁴⁾
ME1		2156 Hurontario St		1	0.19	0.47	280	3,014	560	6,028	2	0.29	2	5-9	Retail uses on ground floor. GFA is an estimate
Total Mixed (Residential/Retail) Development				1	0.19	0.47	280	3,014	560	6,028	2				

(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 Districtor Mid- Year 2008. (3) Source: "2008Employment Survey" Planning and Building Department, City of Mississauga. (4) Comments Abbreviations note: GFA-Gross Floor Area.

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	Huron Square	2500 Hurontario St	Commercial	1.63	4.03	6,333	68,168	1	0.39	100-199	Neighbourhood Shopping Centre
CE2		33 Queensway W	Commercial	0.22	0.54	195	2,099	1	0.09	5-9	CIBC
CE3	Turner and Porter Funeral Home	2180 Hurontario St	Commercial	0.89	2.20	1,771	19,063	2	0.20	20-49	Funeral Home.
CE4		2134 Hurontario St	Commercial	0.09	0.22	75	807	1	0.08	1-4	Retail Use Converted from House
CE5		2124 Hurontario St	Commercial	0.14	0.35	214	2,303	2	0.15	1-4	Retail Use Converted from House
CE6		2114 Hurontario St	Commercial	0.19	0.46	98	1,055	1	0.05	Not available	Retail Use Converted from House.
CE7		2090 Hurontario St	Commercial	0.22	0.55	1,091	11,743	1-2	0.49	20-49	Neighbourhood Shopping Centre (Big A)
CE7		2100 Hurontario St	Commercial	0.22	0.55	530	5,705	1	0.24	20-49	Neighbourhood Shopping Centre (Big B)
CE8	Queentario Plaza	2325 Hurontario St	Commercial	0.81	2.01	2,443	26,301	1	0.30	50-99	Neighbourhood Shopping Centre. Three mixed use commercial bldgs.
CE9		155 North Service Rd	Commercial	0.25	0.62	137	1,475	1	0.05	1-4	Automotive Fuel Station
Total Retail/Commercial				4.67	11.55	12,887	138,719			332	