

Housing Matters: Density

Planning District Summary



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Mississauga has changed dramatically in the thirty years since it incorporated as a City. It has grown from a mix of historic villages, farmland and suburban development on the periphery of Toronto to the sixth largest City in Canada. The City of Mississauga is at an important juncture in its development. The last greenfields are now under construction and future residential growth will be at a slower pace, largely in the form of infill and redevelopment projects.

Growth has been the subject of much discussion. The Greater Golden Horseshoe is one of the fastest growing regions in North America. On the one hand, this growth is positive, it means more choice, opportunities and services. On the other hand, the pace of growth and the form it has taken in the Greater Golden Horseshoe has raised concerns about sprawl, congestion, environmental degradation and quality of life.

Housing Matters: Density evaluates where the City of Mississauga stands in relation to the densities within its boundaries to provide a benchmark for future discussion.

Table1 Existing Residential Density, City of Mississauga				
	Density for Existing Residential Units		Population Density based on 2001 Census Population	
	Units/ Hectares	Units/ Acres	People/ Hectares	People/ Acres
Net Density	26.2	10.6	74.9	30.3
Net Plus Roads Density	17.6	7.3	50.2	20.8
Community Density	12.7	5.3	36.3	15.0
Gross Density	11.8	4.9	33.7	14.0

Note: Existing Residential Densities based on combined review of planning district densities and traffic zone densities. They include traffic zones that are primarily developed for residential uses and roads. They do not include land in employment districts.

Despite the fact that density is the most common method to measure compactness in urban communities, there is much confusion about this variable and very few definitive guidelines. Four density variables (illustrated in Figure 1) have been developed. Densities for Mississauga are summarized in Table 1.

A summary of density information for the City of Mississauga's twenty-three residential planning districts from the *Housing Matters: Density* report follows. Planning District densities provide a broad perspective on densities.¹ Planning District densities for residential units and population are illustrated in Figures 2 and 3 and summarized in Tables 2 and 3.

How does Mississauga compare? Mississauga has been the subject of a great deal of criticism regarding its development pattern, housing stock and mix of land uses. It is often viewed as a sprawling, single use landscape. The reality is quite different.

Mississauga is ranked third in terms of density in the GTA-Hamilton area.² Its rank is very much a reflection of the time in which the City developed. It has the second largest housing stock in this area, a good mix of housing units and a wide variety of land uses.

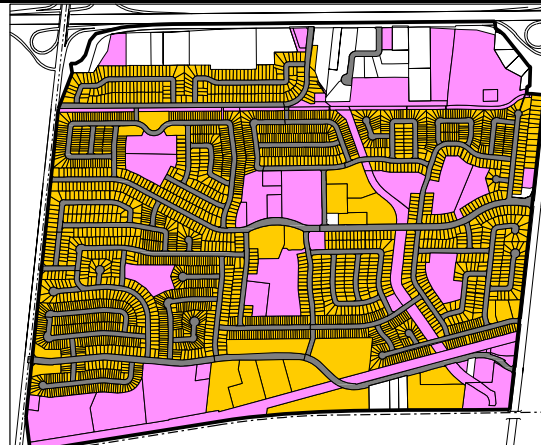
Mississauga was planned to be a fully urban municipality since its incorporation as a City in 1974 and has accommodated approximately 18% of the growth in the Greater Toronto Area over the last 20 years. When the communities currently being developed are completed, the City will be at the end of its greenfield development.

Future development will be in the form of intensification and redevelopment. This study presents a methodology which can be used to monitor the City's progress and provide a benchmark for future work.

¹ Detailed information on densities by profiled community, node or traffic zone can be found in the *Housing Matters: Density* report (January 2005).

² UDI. Malone Given Parsons Ltd. *Analysis of Land Supply in the GTA - Hamilton Area*. July 2004.

**Figure 1
Density Definitions**

Net Residential Land	Net Residential Land Plus Roads
	 <p>The sum of all lands on which residential units are built plus the area of the public right-of-way (all roads from local roads to provincial highways). Used to calculate Net Plus Roads Density.</p>
Community Developed Land	Gross Land
 <p>The sum of all lands on which residential units are built, the public right-of way and community land uses that include, commercial uses, schools and institutional uses, open space (parks and natural features), community uses such as community centres, places of religious assembly, walkways, utilities and office uses. Used to calculate Community Density.</p>	 <p>All the land area in the designated study boundary (the node, the planning district or the traffic zone). Used to calculate Gross Density. City gross density excludes employment and airport lands.</p>

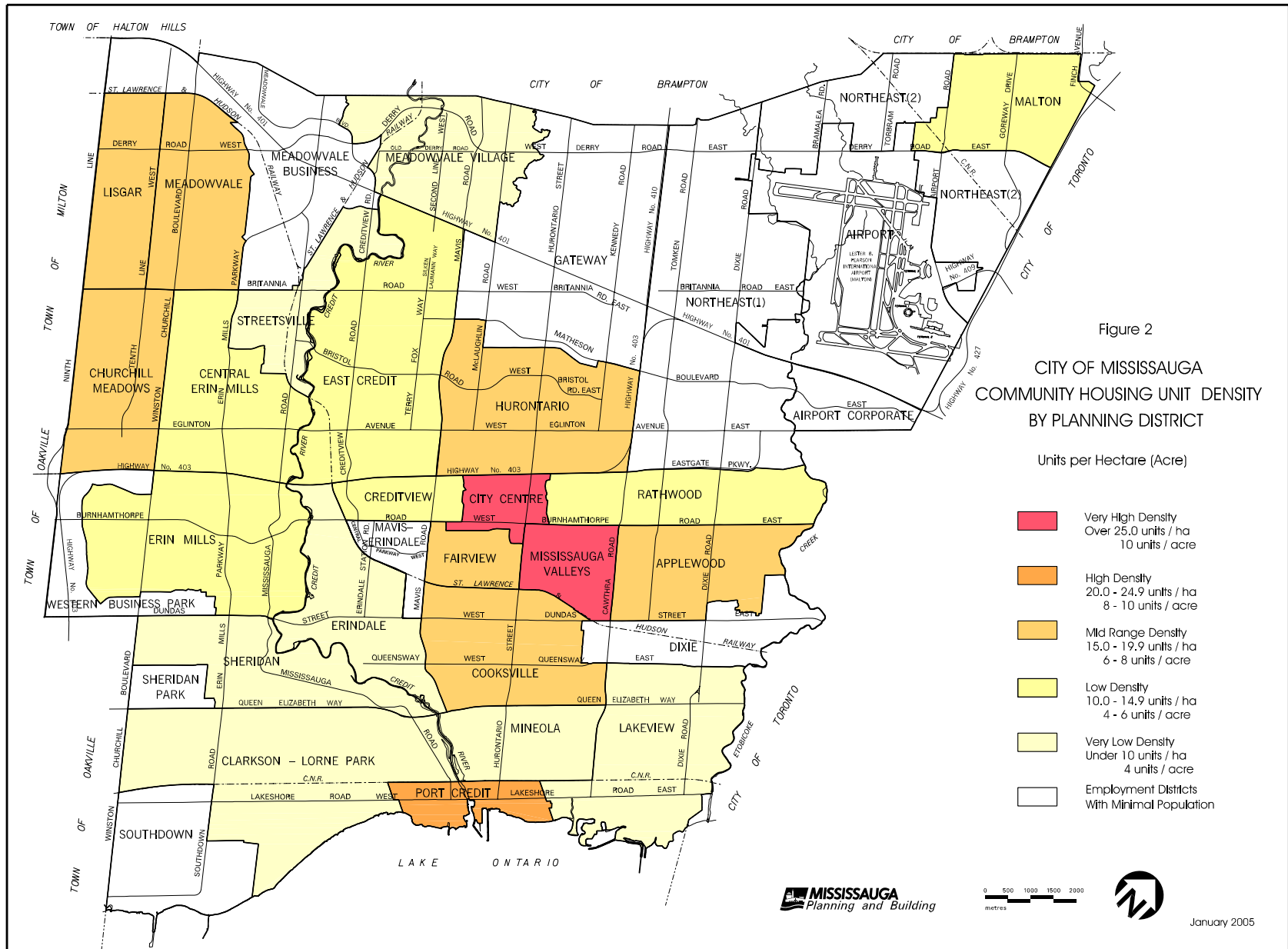


Table 2
Residential Unit Density by Planning District

Planning District	TOTAL UNITS	Population (2001 Census)	Net Density (units/ha)	Net Density (units/acre)	Net Plus Roads Density (units/ha)	Net Plus Roads Density (units/acre)	Community Density (units/ha)	Community Density (units/acre)	Gross Density (units/ha)	Gross Density (units/acre)
Applewood	13,792	38,575	35.7	14.4	26.2	10.6	19.7	8.0	19.6	7.9
Central Erin Mills	9,812	29,325	23.5	9.5	15.6	6.3	10.5	4.3	10.0	4.1
Churchill Meadows	6,481	5,440	33.2	13.4	18.4	7.5	15.1	6.1	8.1	3.3
City Centre	5,059	8,500*	492.2	199.2	62.3	25.2	27.7	11.2	21.6	8.7
Clarkson - Lorne Park	13,697	39,250	14.6	5.9	10.5	4.3	8.2	3.3	8.0	3.2
Cooksville	16,976	43,140	37.2	15.1	25.5	10.3	19.3	7.8	18.6	7.5
Creditview	3,061	11,785	25.5	10.3	14.1	5.7	12.1	4.9	12.0	4.8
East Credit	15,811	52,080	23.3	9.4	15.4	6.2	10.8	4.4	9.8	4.0
Erin Mills	14,914	48,220	24.4	9.9	16.4	6.6	11.6	4.7	11.6	4.7
Erindale	7,227	23,275	19.7	8.0	14.4	5.8	9.1	3.7	9.0	3.7
Fairview	4,164	13,540	35.7	14.5	23.7	9.6	17.5	7.1	16.2	6.6
Hurontario	17,337	51,230	37.2	15.1	22.6	9.1	16.0	6.5	14.9	6.0
Lakeview	8,670	22,045	22.4	9.1	14.8	6.0	8.0	3.2	7.6	3.1
Lisgar	8,558	24,500	27.5	11.1	18.6	7.5	15.2	6.1	14.7	6.0
Malton	9,706	39,780	26.8	10.8	18.9	7.6	14.7	5.9	14.5	5.9
Meadowvale	13,965	41,815	30.7	12.4	21.4	8.6	17.4	7.0	17.4	7.0
Meadowvale Village	7,041	11,445	24.1	9.7	14.5	5.9	9.4	3.8	7.5	3.0
Mineola	3,272	9,660	9.6	3.9	7.2	2.9	6.2	2.5	6.1	2.5
Mississauga Valleys	9,591	26,750	47.2	19.1	33.7	13.6	26.9	10.9	26.8	10.8
Port Credit	5,593	10,260	53.8	21.8	33.6	13.6	23.4	9.5	20.1	8.1
Rathwood	10,131	30,880	26.8	10.8	18.1	7.3	14.2	5.8	14.2	5.7
Sheridan	5,683	16,840	16.0	6.5	11.1	4.5	7.9	3.2	7.3	2.9
Streetsville	4,425	11,795	19.9	8.1	13.9	5.6	9.7	3.9	9.0	3.6
Total/Average	214,966	610,130	26.2	10.6	17.6	7.3	12.7	5.3	11.8	4.9

Notes: Total units are calculated based on the existing residential units as of the end of 2003 as per the Planning and Building Department Integrated Development Monitoring System Land Use Core Database (2003) and the Residential Unit. *City Centre population data based on *Mississauga Growth Forecasts, Population Growth* November 2003.

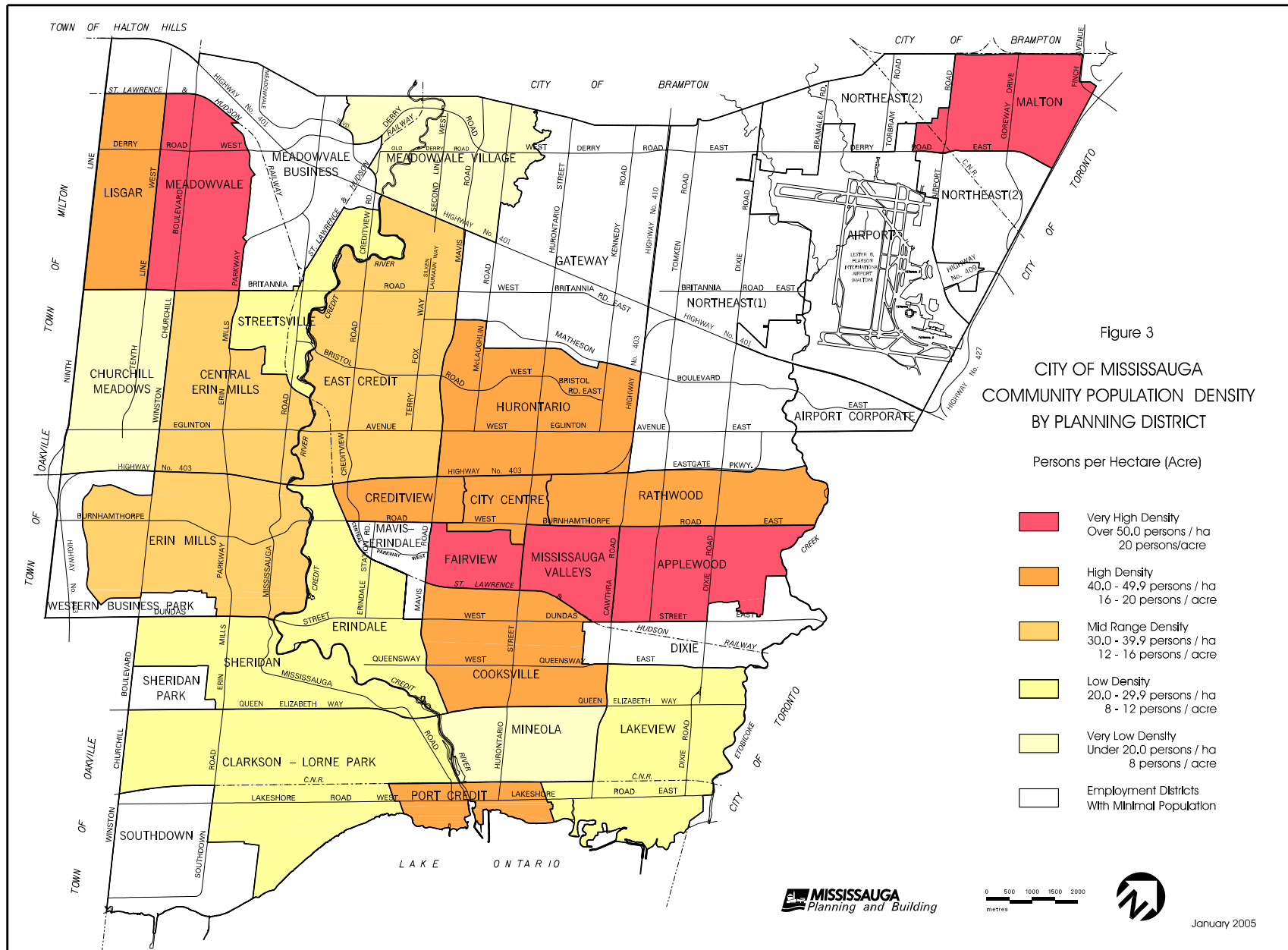
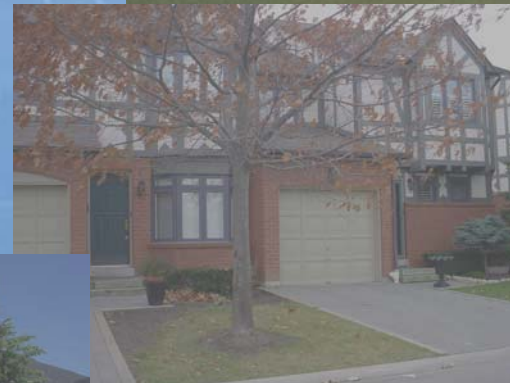


Table 3
Population Density by Planning District

Planning District	TOTAL UNITS	Population (2001 Census)	Net Density (persons/ha)	Net Density (persons/acre)	Net Plus Roads Density (persons/ha)	Net Plus Roads Density (persons/acre)	Community Density (persons/ha)	Community Density (persons/acre)	Gross Density (persons/ha)	Gross Density (persons/acre)
Applewood	13,792	38,575	99.8	40.4	73.2	29.6	55.2	22.3	54.7	22.1
Central Erin Mills	9,812	29,325	70.2	28.4	46.5	18.8	31.4	12.7	30.0	12.1
Churchill Meadows	6,481	5,440	27.8	11.3	15.5	6.3	12.6	5.1	6.8	2.7
City Centre	5,059	8,500*	827.0	334.7	104.7	42.4	46.6	18.8	36.3	14.7
Clarkson - Lorne Park	13,697	39,250	41.8	16.9	30.1	12.2	23.4	9.5	22.9	9.3
Cooksville	16,976	43,140	94.5	38.2	64.9	26.2	49.2	19.9	47.2	19.1
Creditview	3,061	11,785	98.0	39.7	54.2	21.9	46.6	18.9	46.1	18.7
East Credit	15,811	52,080	76.8	31.1	50.6	20.5	35.6	14.4	32.3	13.1
Erin Mills	14,914	48,220	78.8	31.9	53.1	21.5	37.5	15.2	37.4	15.1
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Fairview	4,164	13,540	116.1	47.0	77.1	31.2	56.8	23.0	52.8	21.4
Hurontario	17,337	51,230	109.9	44.5	66.8	27.0	47.3	19.2	44.0	17.8
Lakeview	8,670	22,045	57.1	23.1	37.5	15.2	20.4	8.3	19.4	7.8
Lisgar	8,558	24,500	78.8	31.9	53.4	21.6	43.4	17.6	42.2	17.1
Malton	9,706	39,780	109.8	44.4	77.3	31.3	60.2	24.4	59.4	24.0
Meadowvale	13,965	41,815	92.0	37.2	63.9	25.9	52.0	21.0	52.0	21.0
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Rathwood	10,131	30,880	81.7	33.1	55.1	22.3	43.4	17.6	43.3	17.5
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Notes: *City Centre population data based on *Mississauga Growth Forecasts, Population Growth* November 2003.



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