

mississauga
data



Mississauga Residential Multiple Unit Directory

Dec 2010

Introduction

The Mississauga Residential Multiple Unit Directory, December 2010, includes information on development that is built, under construction or for which a building permit was issued as of October 31, 2010.

The directory is based on an inventory compiled by the Policy Planning Division and provides information on all residential multiple unit sites in the City of Mississauga. In the inventory these sites are organized by the following building types: apartments, plexes, residential institutional buildings, buildings with residential and retail uses (classified as mixed RES/RET), townhouses, cluster detached and semi-detached, and mobile homes.

A Guide to Using this Data

This data is structured into three feature classes: Buildings, Centres, and Complexes. A feature class is a grouping of like items. These feature classes are also represented and delivered in KML file format that can be viewed in mapping software such as Google Earth, ESRI ArcExplorer and many others.

Figure 1. Feature Class Representation Example



Figure 1 illustrates the three feature classes: Buildings (represented as blue dots), Centres (blue polygons), and Complexes (red polygons). Most mapping software applications will allow you to click on any one of these features and display the attributes of an individual Building, Centre, or Complex.

This example also shows how two buildings are located on one centre. We record the individual attributes of each building in this case as well as the centre.

The Figure 1 example also shows how three structures are located in the complex but only the attributes of the entire complex are

available. We do not collect attributes of individual structures within complexes. We encourage you to download the KML file and explore this dataset.

Buildings Feature Class:

This feature class contains: apartments, plexes, residential institutional, and mixed- residential and retail (RES/RET) buildings.

Centres Feature Class:

A centre generally represents a site where one or more buildings exist. In many cases when a development includes multiple buildings on one property, statistics provided through site plans or other sources are for the entire centre, not for each building. The centre table provides data that are common for all buildings on the site (i.e. zoning, designation, etc).

Complexes Feature Class:

This feature class contains: on-street and condominium townhouses, detached and semi-detached condominium developments, and mobile homes. Typically complexes contain many blocks, often with one address for the entire site.

Attributes:

The following is a description of each data attribute provided:

1. Centre ID or Complex ID	A unique number per site.
2. Building ID	A unique number per buildings within centres. This number is not provided for buildings within complexes.
3. Number of Z Area	Administrative areas in the city, created for mapping purposes.
4. Planning District	As provided by the Mississauga Plan. Please refer to the Mississauga Plan official document for the most up to date source of this information.
5. Designation	Land use designation as provided by the Mississauga Plan. Please refer to the Mississauga Plan official document for the most up to date source of this information.
6. Zoning	Zoning category (By-law 0225-2007). Please refer to the Zoning Bylaw official document for the most up to date source of this information.
7. Building Name or Complex Name	Name given to the building or complex (e.g. Absolute World, City Gate), if a name exists. Not all complexes or buildings are named.
8. Address(es)	Address number for the building and street name. For some townhouse complexes multiple addresses with multiple street names are provided. In these cases addresses numbers are provided first, than names of streets respectively. These are the addresses as they existed at the time of capture. We do not necessarily maintain address changes.
9. Site Area (ha/ac)	The net site area of development as provided by the Site Plan or other sources is entered into this attribute. The net site area is the gross site area minus undevelopable lands (examples of undevelopable lands may include: lands below top of bank, a wood lot, or a road widening).
10. GFA (m ² /sq.ft)	<p>Gross floor area of a building. For the mixed type buildings: Res GFA (m2/sq.ft) and Ret GFA (m2/sq.ft).</p> <p>Where available the Zoning By-law definition of GFA is reported, however, it is important to note that GFA definitions have changed over the years and GFA data were obtained from a number of different sources. In some instances the data in the Residential Multiple Unit Inventory may not reflect zoning by-law definitions. The GFA for apartments, condominium townhouses and plexes is generally defined in the Zoning By-law as the total area of each floor above or below established grade, measured from the exterior of the outside walls excluding heating equipment mechanical rooms, elevators, enclosed balconies, parking areas, common storage lockers, common laundry facilities, and common facilities such as recreational facilities that are</p>

	not contained within an individual dwelling unit. The GFA definition for on-street townhouses is generally defined in the Zoning By-law as the total area of each floor above established grade, measured from the exterior of the outside walls, excluding any area used for parking.
11. Tenure	Generally describes the title under which property is held. For the mixed type buildings, residential and retail tenure are provided separately. All types of tenure included in this directory are listed under the definitions section of this report.
12. Storeys	Total number of storeys of the building. For townhouse complexes where there are two and three storey components, the highest number of storeys on site is presented.
13. Number of Units	Number of units for which building permit was issued. For the mixed type buildings, numbers of residential and retail units are indicated separately.
14. Number of Beds	Applies only to the residential institutional type of buildings where number of units is not provided, rather number of beds (i.e. long term care dwelling).
15. Number of Townhouse Blocks	Typically a townhouse complex is comprised of multiple structures called blocks that occupy a site. This data element only applies to townhouse complexes.
16. Units per ha/ac	Density on the site
17. FSI	Floor Space Index - the ratio: GFA/Site Area. The ratio of the gross floor area of all buildings on a site to the net developable area of that site.

In some records estimates were made or information was not provided. This occurs in some older developments where the planning and building files were not available. In these cases some of the GFA figures, and subsequently FSI, were not available due to difficulty in obtaining this information. Similarly some of the site areas were estimated given the best information available at the time.

Definitions:
Building Types in the Residential Multiple Unit Inventory:

Apartments	Five or more residential units usually sharing a common entrance. High rise apartment buildings with some retail uses at grade are also included in this category.
Townhouses	Three or more residential units joined by an above grade vertical wall with each unit usually having a private outdoor entrance. Includes “stacked”, “horizontal multiple” developments.
Plexes	Units joined horizontally including duplexes, triplexes, and quadroxplexes.
Residential Institutional	Includes retirement homes, long term care facilities, convents, retreat centre and Halton/Peel Head Injury House.

Cluster Detached	Detached dwellings in a cluster or condominium arrangement.
Semi-Detached	Semi-detached dwellings in a condominium arrangement.
Mixed RES/RET	<p>Apartment units above commercial establishments in buildings with less than four storeys.</p> <p>Some of the apartment and townhouse buildings included in this directory also have a commercial component. Many high rise apartment buildings in the City Centre Planning District include retail uses at the ground level. In cases like this where the retail GFA is less than 10% of the total GFA, buildings are classified as apartments or townhouses. In other cases buildings are grouped into the Mixed RES/RET category. This includes mostly two or three storey buildings located in the areas which are designated in the Mississauga Plan as Mainstreet Retail Commercial, General Retail Commercial or Retail Commercial.</p> <p>For the Mixed RES/RET category buildings, GFA information on retail and residential portions are provided separately – Residential GFA and Retail GFA. For those buildings where the retail portion is relatively small, only total values for the GFA and number of units are provided and buildings are classified as apartments.</p>
Mobile Homes	A large house trailer, designed for year-round living in one place.

Tenures in the Multiple Unit Inventory:

Freehold	Dwelling unit and associated property privately owned
Freehold – Common Element Condo	Dwelling unit with associated property privately owned and the road is condominium
PCC	Peel Condominium Corporation
CDM	Condominium Development Application in process
RNTL	Market Rental
RNTL – PNP	Rental Peel Non-Profit
RNTL – PNPSC	Rental Peel Non-Profit Senior Citizens
RNTL – PRIVNP	Rental Private Non-Profit
RNTL – PRIVNPSC	Rental Private Non-Profit Senior Citizens
COOP-FED	Co-operative under a Federal Jurisdiction
COOP-ROP	Co-operative – Region of Peel

The data released as a part of this package is a summarized version of the complete database. Please contact us if you require further information about a particular development.

Note: At the time of preparing this publication four new centres were created based on an observation during 2010 Existing Land Use Survey, however the attributes were not prepared. These attributes will be updated when all possible sources of information are available to us.

SAMPLE
Download the full report at:
www.mississauga.ca/data



For questions relating to information contained in this publication, please contact the Information Planning Section of the Policy Planning Division in the Planning and Building Department.

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Mississauga Multiple Unit Residential Directory: Apartment

Centre ID: 11	Building ID: A 101	Tenure: RNTL
Z Area Map: 23	Building Name: Woodland Apartments	Storeys: 6
Planning District: Erindale	Address: 1125 Forestwood Dr	# of Units: 45
Designation: High Density II	Site Area (ha/ac): 0.48 / 1.19	Units per ha/ac: 94 / 38
Zoning: RA2-40	GFA (m2/sq.ft): 3,643 / 39,214	FSI: 0.76
Centre ID: 12	Building ID: A 102	Tenure: RNTL
Z Area Map: 23	Building Name: Westview Apartments	Storeys: 8
Planning District: Erindale	Address: 3100 Erindale Station Rd	# of Units: 89
Designation: High Density II	Site Area (ha/ac): 1.27 / 3.14	Units per ha/ac: 70 / 28
Zoning: RA2-40	GFA (m2/sq.ft): 8,316 / 89,516	FSI: 0.65
Centre ID: 13	Building ID: A 103	Tenure: RNTL
Z Area Map: 23	Building Name: The Longwood	Storeys: 3
Planning District: Erindale	Address: 1111 Forestwood Dr	# of Units: 48
Designation: High Density II	Site Area (ha/ac): 0.48 / 1.19	Units per ha/ac: 100 / 40
Zoning: RA1-4	GFA (m2/sq.ft): 4,242 / 45,662	FSI: 0.88
Centre ID: 15	Building ID: A 104	Tenure: COOP-ROP
Z Area Map: 23	Building Name: Forestwood Co-operative Homes	Storeys: 12
Planning District: Erindale	Address: 1190 Forestwood Dr	# of Units: 179
Designation: High Density II	Site Area (ha/ac): 1.83 / 4.53	Units per ha/ac: 98 / 39
Zoning: RA3	GFA (m2/sq.ft): 14,487/ 155,941	FSI: 0.79
Centre ID: 15	Building ID: A 695	Tenure: COOP-ROP
Z Area Map: 23	Building Name:	Storeys: 12
Planning District: Erindale	Address: 1180 Forestwood Dr	# of Units: 180
Designation: High Density II	Site Area (ha/ac): 1.83 / 4.53	Units per ha/ac: 98 / 40
Zoning: RA3	GFA (m2/sq.ft): 14,487/ 155,941	FSI: 0.79
Centre ID: 17	Building ID: A 105	Tenure: PCC
Z Area Map: 23	Building Name:	Storeys: 6
Planning District: Erindale	Address: 1055/ 1050 Forestwood Dr/ Stainton Dr	# of Units: 170
Designation: High Density I	Site Area (ha/ac): 2.92 / 7.22	Units per ha/ac: 58 / 24
Zoning: RA2	GFA (m2/sq.ft): 20,725/ 223,089	FSI: 0.71
Centre ID: 18	Building ID: A 808	Tenure: PCC
Z Area Map: 22	Building Name: The Centre IV	Storeys: 23
Planning District: Fairview	Address: 400 Webb Dr	# of Units: 224
Designation: High Density I	Site Area (ha/ac): 1.21 / 2.99	Units per ha/ac: 185 / 75
Zoning: RA5-15	GFA (m2/sq.ft): 25,800/ 277,718	FSI: 2.13
Centre ID: 20	Building ID: A 107	Tenure: RNTL
Z Area Map: 23	Building Name:	Storeys: 13
Planning District: Erindale	Address: 1175 Dundas St W	# of Units: 104
Designation: High Density II	Site Area (ha/ac): 0.81 / 2.01	Units per ha/ac: 128 / 52
Zoning: RA4-5	GFA (m2/sq.ft): 8,493 / 91,421	FSI: 1.04
Centre ID: 21	Building ID: A 108	Tenure: RNTL
Z Area Map: 23	Building Name: The Westchester	Storeys: 7
Planning District: Erindale	Address: 1219 Dundas St W	# of Units: 53
Designation: High Density II	Site Area (ha/ac): 0.44 / 1.09	Units per ha/ac: 120 / 49
Zoning: RA2-4	GFA (m2/sq.ft): 4,542 / 48,891	FSI: 1.03
Centre ID: 22	Building ID: A 809	Tenure: PCC
Z Area Map: 22	Building Name: The Phoenix	Storeys: 27
Planning District: Fairview	Address: 550 Webb Dr	# of Units: 344
Designation: High Density I	Site Area (ha/ac): 1.82 / 4.50	Units per ha/ac: 189 / 76
Zoning: RA5-17	GFA (m2/sq.ft): 32,677/ 351,744	FSI: 1.80