

Focus on Central Mississauga

Existing and Future Development

April 2008

Central Mississauga - Fast Facts	
Size (Land Area)	480 ha (1,186 acres)
Developed	410 ha (1,013 acres)
Vacant	44 ha (109 acres)
Parkland/Open Space/Green Belt	26 ha (64 acres)
Estimated Existing Population	51,500 residents
Population Density	107 persons/ha (43 persons/acre)
Existing Employment	21,000 jobs
Employment Density	44 jobs/ha (18 jobs/acre)
Population Plus Employment Density	151 persons plus jobs/ha (61 persons plus jobs/acre)

Population to Employment Ratio	Ratio
(1) Existing Development	2.5:1
(2) Existing Development, Under Construction and Development Applications (Excludes Vacant Lands)	4.3:1

Residential Development	Units	Estimated Population
Existing Residential	21,400	51,500
Residential Under Construction	3,200	7,200
Residential Under Development Applications	14,400	32,600
Total Residential Development	39,000	91,300

Retail/Commercial/Industrial, Office, Public/Institutional/Other Development	GFA	Employment
Existing Retail/Commercial/Industrial	243,000 m ² (2,615,630 ft ²)	5,450 jobs
Retail/Commercial Under Construction	3,000 m ² (32,293 ft ²)	Not Available
Existing Office	373,000 m ² (4,014,939 ft ²)	13,700 jobs
Existing Public/Institutional/Other	95,000 m ² (1,022,571 ft ²)	1,850 jobs
Total Non-Residential Development	714,000 m² (7,685,433 ft²)	21,000 jobs



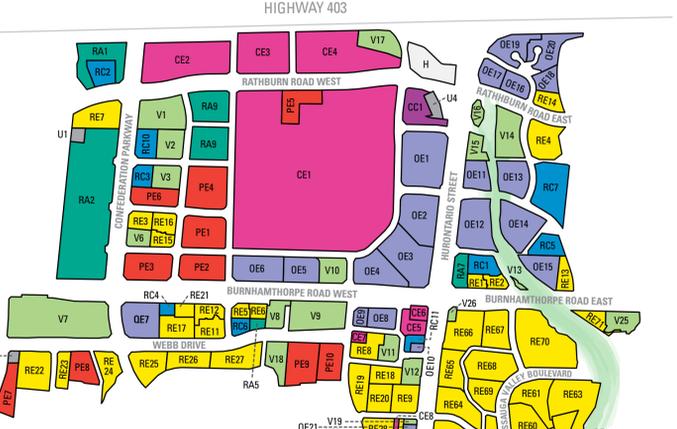
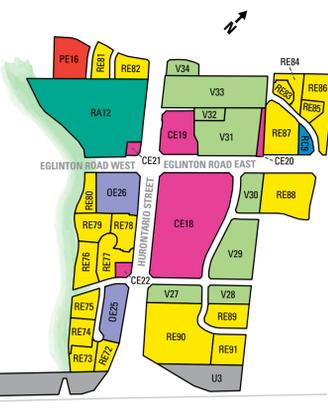
Central Mississauga Overview

Central Mississauga is located in the heart of Canada's sixth largest city. With an exciting mix of commercial and high density residential uses, Mississauga's downtown provides a wide choice of accommodation and employment opportunities. Attractive amenities including the Living Arts Centre, an art gallery, a central library, the YMCA, Mississauga's transit terminal, Cooksville GO Station and Square One shopping centre make Central Mississauga the place to be.

Today, more than 21,000 residential units are located in Central Mississauga, 3,200 units are under construction and 14,400 units are under development applications. When construction is completed, the estimated future population of the Central Mississauga core will be more than 91,000.

In addition to attractive housing options, Central Mississauga has 700,000 square metres (over 7.6 million square feet) of real estate opportunities including attractive Class A office buildings. More than 20,000 jobs are available in retail, commercial, office and the public sector, achieving a 151 population plus employment density per hectare (61 persons plus jobs per acre).

Central Mississauga is the place to live, work and enjoy everything that Mississauga has to offer.



Map ID	Project/Building Name	Municipal Address or General Location	Unit Type	Units	GFA(m ²)	GFA(ft ²)	# of Storeys	Total FSI (1)	Est. Pop. (2)	Comments (3)
RE1	Absolute Condominiums	70 Absolute Ave	Apartment	311	25,374	273,123	31	7.36	693	PSCP 809
RE2	Absolute Condominiums	90 Absolute Ave	Apartment	286	22,734	244,707	27	5.38	637	PSCP 807
RE3	AMICA at City Centre	350 Princess Royal Dr	Apartment	146	15,135	162,912	17	7.44	325	PSCP 768
RE3	AMICA at City Centre	380 Princess Royal Dr	Apartment	113	11,220	120,771	7	2.75	252	Rental Retirement Facility, 25 beds in addition to 113 units
RE4	Anahelm Condominiums	4185 Shipp Dr	Apartment	175	20,986	225,891	21	2.56	390	PCP 341
RE4	Anahelm Condominiums	4205 Shipp Dr	Apartment	230	20,986	225,891	27	2.56	512	PCP 341
RE5	City Gate 1	3939 Duke of York Blvd	Apartment	326	30,840	331,959	34	8.90	726	PSCP 731. Retail units with GFA 190 m ² (2,045 ft ²)
RE6	City Gate 2	220 Burnhamthorpe Rd W	Apartment	343	31,211	335,952	34	8.60	764	PSCP 766. Retail units with GFA 110 m ² (1,184 ft ²)
RE7	Conservatory Condominiums	330 Rathburn Rd W	Apartment	224	27,140	292,133	23	3.34	499	PCP 417
RE7	Conservatory Condominiums	350 Rathburn Rd W	Apartment	184	22,420	241,327	19	2.76	410	PCP 417
RE8	Enfield Place	265, 285 Enfield Pl	Apartment	500	55,476	554,083	22	2.89	1114	PCP 389. Retail units with GFA 3,000 m ² (32,293 ft ²)
RE9	No. 1 City Centre	1 Elm Dr W	Apartment	356	29,868	321,496	31	6.64	793	PSCP 717. Ground floor retail with GFA 102 m ² (1,098 ft ²)
RE10	No. 1 City Centre	33 Elm Dr W	Apartment	361	27,969	301,056	29	4.30	804	PSCP 720
RE11	Ovation at City Centre	3880 Duke of York Blvd	Apartment	468	48,571	522,814	31	5.81	1042	PSCP 712
RE11	Ovation at City Centre	3888 Duke of York Blvd	Apartment	472	48,044	517,141	31	7.27	1051	PSCP 754
RE13	Shergate Tower	200 Robert Speck Pky	Apartment	161	20,188	217,302	21	3.09	359	PCP 240
RE14	Sherwood Place	4235 Sherwoodowne Blvd	Apartment	170	20,400	215,584	18	2.94	379	PCP 233
RE15	The Capital	4080 Living Arts Dr	Apartment	371	32,208	346,684	30	6.57	826	PSCP 776. Ground floor retail with GFA 544 m ² (5,856 ft ²)
RE16	The Capital	4090 Living Arts Dr	Apartment	368	37,718	405,993	30	5.42	820	PSCP 771. Ground floor retail with GFA 544 m ² (5,856 ft ²)
RE17	The Monarchy (West Tower)	325 Webb Dr	Apartment	254	28,764	309,613	23	4.95	566	PCP 452
RE17	The Monarchy (East Tower)	335 Webb Dr	Apartment	260	28,764	309,613	23	4.95	579	PCP 455
RE18	The Tera	156 Enfield Pl	Apartment	285	37,300	401,494	25	4.60	635	PSCP 688
RE19	The Towne	3605 Kariya Dr	Apartment	288	31,033	340,495	22	3.81	641	PCP 457
RE19	The Towne Townhouses	3567-3597 Kariya Dr	Townhouse	12	2,288	24,628	3	0.52	37	PCP 319
RE20	Towne 2	55 Elm Dr W	Apartment	322	32,350	348,213	23	4.18	717	PCP 386
RE20	Towne 2 Townhouses	57-67 Elm Dr W	Townhouse	6	1,345	14,477	2	0.58	19	PCP 386
RE21	Ovation at City Centre - Phase III	310 Burnhamthorpe Rd W	Apartment	459	41,185	443,312	34	9.21	1022	CDM-M06020
RE22	The Phoenix	550 Webb Dr	Apartment	344	32,668	351,635	27	1.80	607	PCP 409
RE23	The Redmond	3655 Redmond Rd	Apartment	125	11,638	125,270	13	1.72	315	Rental - Peel Non-Profit
RE24	The Centre IV	400 Webb Dr	Apartment	224	25,800	277,709	23	2.14	565	PCP 446
RE25	The Platinum	350 Webb Dr	Apartment	256	29,821	320,991	22	2.13	645	PCP 419
RE26	Club One Condominiums	300 Webb Dr	Apartment	197	14,642	157,065	15	1.39	497	PCP 327
RE27	Odyssey	250 Webb Dr	Apartment	265	28,700	308,924	15	2.00	668	PCP 412
RE28		24-64 Elm Dr W	Detached	7	810	8,719	1	0.08	25	Seven detached dwellings. GFA is an estimate
RE29	Eden Park	3504 Hurontario St	Apartment	300	22,800	245,417	33	3.83	765	PSCP 802
RE30	33 Central Pky W	Apartment	67	5,292	56,963	6	1.04	169	Rental	
RE31	3470-3490 Omesh Cr	Semi-Detached	8	870	9,365	1	0.29	29	Eight semi-detached dwellings. GFA is an estimate	
RE32	30 Central Pky W	Apartment	107	8,607	92,645	8	0.95	270	Rental	
RE33	The Fairmont	25 Fairview Rd W	Apartment	171	20,005	215,332	16	2.78	431	PCP 402
RE34	Hanson Road Townhouses	2-32 Hanson	Townhouse	11	2,037	21,926	2	0.70	35	11 freehold townhouses
RE35	Fairfield Village	38 Fairview Rd W	Townhouse	38	4,913	52,883	3	0.64	122	PCP 617
RE36	Bella Vista Place	30 Hanson Rd	Apartment	199	18,239	196,323	13	1.25	502	Rental - Peel Non-Profit
RE37	Hampton Oaks	60 Hanson Rd	Townhouse	145	18,580	199,993	3	0.45	465	PCP 162
RE38	Emerald Gate	135 Hillcrest Ave	Apartment	341	28,981	311,949	22	3.03	777	PCP 485
RE39	Carlyle 3	155 Hillcrest Ave	Apartment	342	28,981	311,949	22	3.45	780	PCP 449
RE40	Carlyle 3	145 Hillcrest Ave	Apartment	342	28,981	311,949	22	2.54	780	PCP 388
RE41	Carlyle Residences	115 Hillcrest Ave	Apartment	342	28,981	311,949	22	3.97	780	PCP 420
RE42	Westminster Court	3160 Jaguar Valley Dr	Apartment	61	5,060	54,465	6	0.73	139	Rental
RE43	Whitesands Apartments	3151 Jaguar Valley Dr	Apartment	41	3,276	35,263	5	0.80	93	Rental
RE44	Whitecliffe Apartments	3141 Jaguar Valley Dr	Apartment	41	3,636	39,138	5	0.85	93	Rental
RE45	Ashworth Square Co-op	3180 Kirwin Ave	Apartment	81	7,038	75,516	1	2.62	185	Three four storey and one 11 storey buildings on the site. Co-operative under a Federal Jurisdiction
RE45	Ashworth Square Co-op	3180 Kirwin Ave	Apartment	72	6,564	70,654	4	0.81	164	Three four storey and one 11 storey buildings on the site. Co-operative under a Federal Jurisdiction
RE46	Kirwin Towers	3121 Kirwin Ave	Apartment	80	6,069	65,326	9	0.99	182	Rental
RE47	3175 Kirwin Ave	Townhouse	169	20,013	215,418	3	0.50	482	PCP 53	
RE48	64-204 Voltair Cres	Semi-Detached	18,000	193,750	2	0.51	241	70 semi-detached dwellings. GFA is an estimate		
RE49		69-208, 209 Voltair Cres	Detached	14	3,100	33,368	12	0.38	50	14 detached dwellings. GFA is an estimate
RE50	The Colony	180 Mississauga Valley Blvd	Apartment	216	28,657	308,461	3	0.50	702	PCP 45
RE51		3273-3371 Burdock Pl	Detached/Semi-Detached	61	8,600	92,570	2	0.58	210	Three detached and 58 semi-detached dwellings. GFA is an estimate
RE52		215 Mississauga Valley Blvd	Townhouse	161	17,829	191,910	2	0.43	523	PCP 28
RE53		41 Mississauga Valley Blvd	Townhouse	110	13,922	149,855	2	0.43	358	PCP 72
RE54	Parkway Terrace	20 Mississauga Valley Blvd	Apartment	176	21,149	227,646	18	1.00	406	PCP 112
RE54	Parkway Terrace	50 Mississauga Valley Blvd	Apartment	176	21,149	227,646	18	1.00	406	PCP 112
RE55	Fairview Place	15 Fairview Rd E	Apartment	96	9,142	98,404	10	1.22	241	Rental - Peel Non-Profit
RE56	Aspen Building A	30 Elm Dr E	Apartment	322	24,875	267,252	19	1.49	743	Rental
RE57	The Aspenview	50 Elm Dr E	Apartment	224	25,015	267,259	19	1.50	517	PCP 191
RE58	Parkview	1580 Mississauga Valley Blvd	Apartment	224	26,709	282,499	19	1.60	517	PCP 52, PCP 74
RE59	Aspen Grove	1563 Mississauga Valley Blvd	Apartment	168	15,645	168,401	9	1.70	388	Rental
RE60	Aspen Wood Towers	1547 Mississauga Valley Blvd	Apartment	300	27,424	295,189	22	1.00	692	Rental
RE61	Aspen Woods Apartments	1477 Mississauga Valley Blvd	Apartment	300	27,424	295,189	22	1.00	692	Rental
RE62	Aspen Grove II	1405 Mississauga Valley Blvd	Apartment	168	8,898	95,777	9	0.97	388	Rental
RE63	Aspen Valley Woods	1423 Mississauga Valley Blvd	Apartment	373	32,523	350,075	16	0.95	861	Rental
RE64	Obelisk I	3590 Kaneff Cres	Apartment	251	27,870	299,990	20	1.50	579	PCP 230
RE65	Obelisk II	3620 Kaneff Cres	Apartment	309	27,056	291,228	23	1.76	713	PCP 264
RE66	Place IV	3650 Kaneff Cres	Apartment	260	39,497	425,142	34	1.79	600	PCP 232
RE67	Place Avant	3700 Kaneff Cres	Apartment	279	27,792	295,151	20	1.65	644	PCP 245
RE68	Place Royale	3695 Kaneff Cres	Apartment	234	23,096	248,603	20	1.37	540	PCP 239
RE69	Obelisk III	3575 Kaneff Cres	Apartment	282	22,798	245,396	24	1.38	651	PCP 265
RE70	Aspen (Arista) Phase IV	3665 Arista Way	Apartment	458	41,192	443,387	19	1.05	1057	Rental
RE71	Compass Creek Condominium	200 Burnhamthorpe Rd E	Apartment	149	15,262	164,279	17	2.54	344	PCP 613
RE72		4450 Tucana Cr	Apartment	200	21,432	230,695	21	2.68	497	PCP 453
RE73		4460 Tucana Cr	Apartment	250	28,163	303,144	22	2.82	621	PCP 422
RE74		4470 Tucana Cr	Apartment	250	28,056	301,992	22	2.81	621	PCP 400
RE75	The Callimian	50 Kingsbridge Garden Circle	Apartment	250	23,000	247,570	17	2.23	621	PCP 328

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RE76	The									