

Focus on Downtown Mississauga Fairview Precinct

November 2008

Existing and Future Development

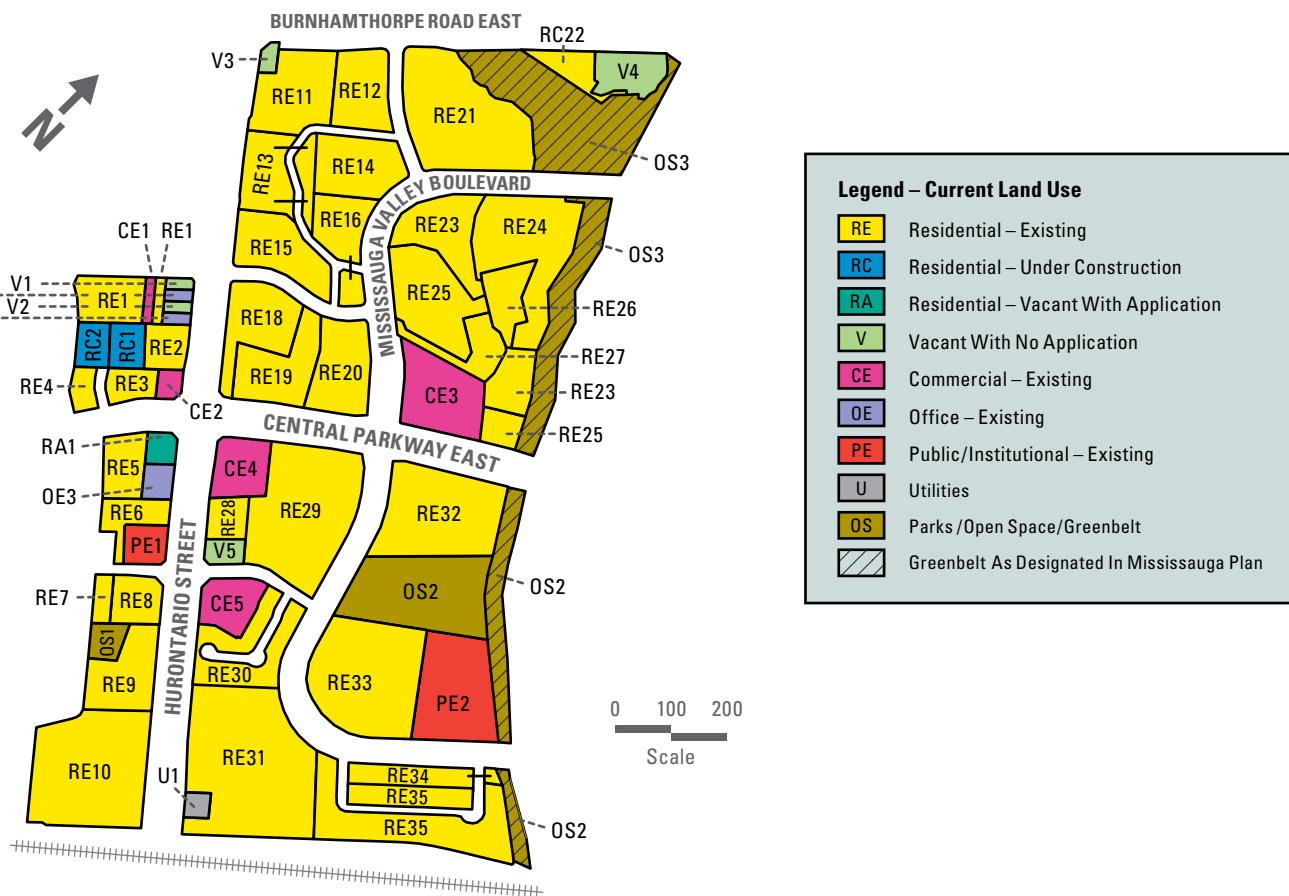
Fast Facts	
Size (Gross Land Area)	108 ha (267 acres)
Net Site Area ⁽¹⁾	88 ha (218 acres)
Net Developed ⁽²⁾	74 ha (183 acres)
Under Development Application	0.3 ha (0.7 acres)
Vacant	1.5 ha (3.8 acres)
Parkland/Open Space	4 ha (10 acres)
Greenbelt	8 ha (20 acres)
Utilities	0.2 ha (0.5 acres)
Estimated Existing Population	15,800 residents
Population Density ⁽³⁾	146 persons/ha (59 persons/acre)
Existing Employment	430 jobs
Employment Density ⁽³⁾	4 jobs/ha (2 jobs/acre)
Population Plus Employment Density ⁽³⁾	150 persons plus jobs/ha (61 persons plus jobs/acre)
Population to Employment Ratio	
1. Existing Development	37:1
2. Existing Development, Under Construction and Development Applications (Excludes Vacant Lands)	39:1

Residential Development		Units	Estimated Population
Existing Residential	6,450	15,800	
Residential Under Construction	600	1,500	
Residential Under Development Applications	150	300	
Total Residential Development	7,200	17,600	

Retail/Commercial/Industrial, Office, Public/Institutional/Other Development		GFA	Employment
Existing Retail/Commercial	9,700 m ² (104,410 ft ²)	240 jobs	
Existing Office	2,100 m ² (22,600 ft ²)	60 jobs	
Existing Public/Institutional/Other	7,200 m ² (77,500 ft ²)	130 jobs	
Total Non-Residential Development	19,000 m² (204,510 ft²)	430 jobs	



Numbers may not add due to rounding. (1) Does not include highways and roads. (2) Includes Existing and Under Construction. (3) Based on Gross Land Area.



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		3515 Kariya Dr	Apartment	276	0.47	1.16	22,380	240,896	32	4.78	692	
RC2		3525 Kariya Dr	Apartment	330	0.55	1.36	24,200	260,487	31	4.41	827	
Total Under Construction				606	1.02	2.51	46,580	501,383			1,519	

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		20 Central Pky W	Apartment	135	0.31	0.77	11,580	124,646	11	3.73	338	SP 07/254 W7 In Process. New Retirement Home	
Total Under Construction				135	0.31	0.77	11,580	124,646			338		
Total Residential Development (Existing, Under Construction and Under Development Applications)				7,175	65.78	162.56	714,937	7,695,518				17,614	

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: PSCP-Peel Standard Condominium Plan, PCP-Peel Condominium Plan, GFA-Gross Floor Area, CDM- Condominium Application, SP-Site Plan Application.

Non-Residential Development – Retail/Commercial

Map ID	Project/Building Name	Municipal Address or General Location	Type of Use	Units	Site Area (ha)	Site Area (acre)	GFA (m ²)	GFA (ft ²)	# of Storeys	Total FSI ⁽¹⁾	Employment Range ⁽²⁾	Comments
CE1		28 Elm Dr W	Commercial	0.15	0.38	446	4,801	2	0.29	5-9	Retail Use Converted from House	
CE2	Wally's Restaurant	3480 Hurontario St	Commercial	0.25	0.61	271	2,917	1	0.11	1-4	Restaurant-Fast Food	
CE3		1585 Mississauga Valley Blvd	Commercial	1.99	4.93	5,295	56,995	1	0.27	100-200	Neighbourhood Shopping Centre	
CE4		3445 Hurontario St	Commercial	1.06	2.62	913	9,827	1	0.09	20-49	Auto Fuel Station	
CE5		3355 Hurontario St	Commercial	0.79	1.95	2,442	26,285	1	0.31	50-99	Shopping Centre	
CE5		22 Fairview Rd E	Commercial	0.18	0.43	380	4,090	1	0.22	1-4	Auto Fuel Station	
Total Retail/Commercial				4.42	10.92	9,747	104,916				244	

Non-Residential Development – Office

Map ID	Project/Building Name	Municipal Address or General Location	Type of Use	Units	Site Area (ha)	Site Area (acre)	GFA (m ²)	GFA (ft ²)	# of Storeys	Total FSI ⁽¹⁾	Employment Range ⁽²⁾	Comments
OE1		3528 Hurontario St	Office	0.11	0.26	116	1,252	1	0.11	1-4	Office Use Converted from House	
OE2		3514 Hurontario St	Office	0.11	0.27	129	1,389	1	0.12	1-4	Office Use Converted from House	
OE3	City Centre Medical Clinic (Rainwater)	3420 Hurontario St	Office	0.33	0.83	1,865	20,075	3	0.56	20-49		
Total Office				0.55	1.36	2,110	22,715				58	

Non-Residential Development – Public/Institutional/Other

Map ID	Project/Building Name	Municipal Address or General Location	Type of Use	Units	Site Area (ha)	Site Area (acre)	GFA (m ²)	GFA (ft ²)	# of Storeys	Total FSI ⁽¹⁾	Employment Range ⁽²⁾	Comments	
PE1	Fire Hall	15 Fairview Rd W	Public/Institutional	0.55	1.35	2,646	28,481	2	0.45	50-99	Station 101-Cooksville		
PE2	Thornwood Public School	277 Mississauga Valley Blvd	School	2.83	7.00	4,588	49,385	2	0.16	20-49	Elementary School. Grade Levels KG to 5		
Total Public/Institutional/Other				3.38	8.35	7,234	77,866				126		
Total Non-Residential Development				8.35	20.62	19,091	205,497						

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) Source: "2007 Employment Survey" Planning and Building Department, City of Mississauga.

Parks/Open Space/Greenbelt

Map ID	Project/Building Name	Municipal Address or General Location	Type of Use	Site Area (ha)	Site Area (acre)
OS1	Bella Vista	East side of Hanson Rd, South of Fairview Rd W	Open Space-Community Park	0.40	0.99
OS2	Stonebrook Park	East side of Mississauga Valley Blvd, South of Central Pky E	Open Space-Community Park	3.24	8.01
OS2	Stonebrook Park	East of Mississauga Valley Blvd, South of Central Pky E	Greenbelt	2.76	6.82
OS3	Mississauga Valley	West side of Cooksville Creek, between Central Pky E and Burnhamthorpe Rd E	Greenbelt-Community Park	5.64	13.94
Total Parks/Open Space/Greenbelt				12.04	29.75

Utilities

Map ID	Project/Building Name	Municipal Address or General Location	Type of Use	Site Area (ha)	Site Area (acre)
U1	Enersource Hydro Mississauga	East side of Hurontario St, North of Canadian Pacific Railway	Utilities	0.21	0.52
Total Utilities				0.21	0.52

Vacant Lands – No Application

Map ID	General Location	Area (ha)	Area (ac)	Official Plan Designation	Zoning	Owner/Comments
V1	SW corner Hurontario St and Elm Dr W	0.11	0.27	High Density II	D-1	479460 Ontario Ltd.
V2	West side of Hurontario St, South of Elm Dr W,	0.11	0.27	High Density II	D-1	1077022 Ontario Ltd.
V3	SE corner Hurontario St and Burnhamthorpe Rd E	0.16	0.40	High Density II	RA5-18	City of Mississauga
V4	South side of Burnhamthorpe Rd E, East of Arista Way	0.93	2.30	High Density II	RA4-12, G2-4(15)	Kaneff Holdings Inc.
V5	NE corner Hurontario St and Fairview Rd E	0.29	0.72	Office	0	Ritamed Consultants Ltd.
Total Vacant Land		1.60	3.95			

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		24-64 Elm Dr W	Detached	7	1.07	2.66	810	8,719	1	0.08	25	Seven detached dwellings. GFA is an estimate	
RE2	Eden Park	3504 Hurontario St	Apartment	300	0.60	1.47	22,800	245,417	33	3.83	752	PSCP 802	
RE3		33 Central Pky W	Apartment	67	0.51	1.26	5,292	56,963	6	1.04	168		
RE4		3470-3490 Omeath Crt	Semi-Detached	8	0.30	0.75	870	9,365	1	0.29	29	Eight semi-detached dwellings. GFA is an estimate	
RE5		30 Central Pky W	Apartment	107	0.86	2.13	8,607	92,645	8	1.00	268	Rental	
RE6	The Fairmont	25 Fairview Rd W	Apartment	171	0.72	1.78	20,005	215,332	16	2.78	429	PCP 402	
RE7	Hanson Road Townhouses	2-22 Hanson	Townhouse	11	0.29	0.72	2,037	21,926	2	0.70	35	11 freehold townhouses	
RE8	Fairfield Village	38 Fairview Rd W	Townhouse	38	0.77	1.91	4,913	52,883	3	0.64	121	PCP 617	
RE9	Bella Vista Place	30 Hanson Rd	Apartment	199	1.46	3.62	18,239	196,323	13	1.25	499	Rental-Peel Non-Profit	
RE10	Hampton Oaks	60 Hanson Rd	Townhouse	145	4.16	10.28	18,580	199,993	3	0.45	462	PCP 162	
RE11	Place IV	3650 Kaneff Cres	Apartment	260	1.95	4.82	39,497	425,142	34	2.03	597	PCP 232	
RE12	Place Avant	3700 Kaneff Cres	Apartment	279	1.45	3.58	27,792	299,151	24	1.92	640	PCP 245	
RE13	Obelisk II	3620 Kaneff Cres	Apartment	309	1.54	3.81	27,056	291,228	23	1.76	709	PCP 264	
RE14	Place Royale	3695 Kaneff Cres	Apartment	234	1.69	4.18	23,096	248,603	20	1.37	537	PCP 239	
RE15	Obelisk I	3590 Kaneff Cres	Apartment	251	1.66	4.10	27,870	299,990	20	1.68	576	PCP 230	
RE16	Obelisk III	3575 Kaneff Cres	Apartment	282	1.42	3.51	22,798	245,396	24	1.61	647	PCP 265	
RE18	Aspen Building A	30 Elm Dr E	Apartment	322	1.67	4.13	24,875	267,752	19	1.49	739	Rental	
RE19	The Aspenview	50 Elm Dr E	Apartment	224	1.67	4.13	25,015	269,259	19	1.50	514	PCP 191	
RE20	Parkview	1580 Mississauga Valley Blvd	Apartment	224	1.67	4.13	26,709	287,493	19	1.60	514	PCP 52, PCP 74	
RE21	Aspen (Arista) Phase IV	3665 Arista Way	Apartment	458	3.92	9.69	41,192	443,387	19	1.05	1051	Rental	
RE22	Compass Creek Condominium	200 Burnhamthorpe Rd E	Apartment	149	0.60	1.48	15,262	164,279	17	2.54	342	PCP 613	
RE23	Aspen Woods Apartments	1477 Mississauga Valley Blvd	Apartment	300	2.74	6.77	27,424	295,189	22	1.00	689	Rental	
RE24	Aspen Valley Woods	1423 Mississauga Valley Blvd	Apartment	373	3.41	8.43	32,523	350,075	16	0.95	856	Rental	
RE25	Aspen Wood Towers	1547 Mississauga Valley Blvd	Apartment	300	2.74	6.77	27,424	295,189	22	1.00	689	Rental	
RE26	Aspen Grove II	1405 Mississauga Valley Blvd	Apartment	168	0.89	2.20	8,898	95,777	9	1.00	386	Rental	
RE27	Aspen Grove	1563 Mississauga Valley Blvd	Apartment	168	0.89	2.20	15,645	168,401	9	1.76	386	Rental	
RE28	Fairview Place	15 Fairview Rd E	Apartment	96	0.53	1.32	9,142	98,404	10	1.72	220	Rental-Peel Non-Profit	
RE29	Parkway Terrace	20 Mississauga Valley Blvd	Apartment	176	2.12	5.23	21,149	227,646	18	1.00	404	PCP 112	
RE29	Parkway Terrace	50 Mississauga Valley Blvd	Apartment	176	2.12	5.23	21,149	227,646	18	1.00	404	PCP 112	
RE30		3273-3371 Burdock Pl	Detached/Semi-Detached	61	1.48	3.66	8,600	92,570	2	0.58	209	Three detached and 58 semi-detached dwellings. GFA is an estimate	
RE31	The Colony	180 Mississauga Valley Blvd	Townhouse	216	5.75	14.21	28,657	308,461	3	0.50	698	PCP 45	
RE32		41 Mississauga Valley Blvd	Townhouse	110	3.26	8.06	13,922	149,855	2	0.43	355	PCP 72	
RE33		215 Mississauga Valley Blvd	Townhouse	161	4.19	10.35	17,829	191,910	2	0.43	520	PCP 28	
RE34		69,208,209 Voltaire Cres 228-284 Mississauga Valley Blvd	Detached	14	0.83	2.05	3,100	33,368	1-2	0.37	48	14 detached dwellings. GFA is an estimate	
RE35		64-204 Voltaire Cres	Semi-Detached	70	3.52	8.70	18,000	193,750	2	0.51	239	70 semi-detached dwellings. GFA is an estimate	
Total Existing				6,434	64.46	159.27	656,777	7,069,489				15,756	