

## Population, Demographics & Housing

This profile contains information on population, demographics, income, education and housing.

### Population

#### Canada's 10 Largest Municipalities - Mississauga is Canada's 6<sup>th</sup> Largest City

City	Population
Toronto	2,503,281
Montreal	1,620,693
Calgary	988,193
Ottawa	812,129
Edmonton	730,372
MISSISSAUGA	668,549
Winnipeg	633,451
Vancouver	578,041
Hamilton	504,559
Quebec	491,142

Source: Statistics Canada, 2006 Census CSD – Municipalities (Census Subdivisions)

- As of May 16, 2006, Canada's population was 31,612,897 persons which amounted to an increase of 1,605,803 persons (5.4%) since the 2001 census. Canada's 2001 population was 30,007,094.
- In 2006, nearly 25 million people, or more than four-fifths of Canadians, were living in urban areas.
- Ontario's 2006 population of 12,160,282, is an increase of more than 750,000 more than the 11,410,046 reported in 2001 for a 6.6% increase.
- The Toronto CMA with a population of 4,682,897 in 2001 grew 9.2% to 5,113,149 in 2006.
- Mississauga; Canada's 6<sup>th</sup> largest city; had a population increase of 9.1% from 2001 to 2006. Mississauga's 2006 population of 668,549 increased by 55,624 residents from 612,925 in 2001.
- Mississauga is Ontario's 3rd largest city surpassed only by the cities of Toronto and Ottawa.

### Greater Toronto Area (GTA) – Top 10 Municipalities Population Growth From 2001 – 2006

Municipality	2001	2006	2001-2006 Absolute Increase
Toronto	2,481,494	2,503,281	21,787
MISSISSAUGA	612,925	668,549	55,624
Brampton	325,428	433,806	108,378
Markham	208,615	261,573	52,958
Burlington	150,836	164,415	13,579
Oshawa	139,051	141,590	2,539
Vaughan	182,022	238,866	56,844
Oakville	144,738	165,613	20,875
Richmond Hill	132,030	162,704	30,674
Whitby	87,413	111,184	23,771

Source: Statistics Canada, 2006 Census

- The Census Metropolitan Area (CMA) of Toronto includes all of Metropolitan Toronto and surrounding areas, including the Regions of Peel and York and a large portion of the Regions of Halton and part of the Region of Durham.
- The Toronto CMA population has grown from 4,682,897 people in 2001 to 5,113,149 in 2006.
- The Greater Toronto Area (GTA) includes all of Metropolitan Toronto and surrounding areas, including the Regions of Peel, York, Halton, and Durham.
- Mississauga; the 2<sup>nd</sup> largest municipality in the Greater Toronto Area also experienced the 2<sup>nd</sup> highest increase in absolute population numbers of 55,624 people.

## Population Growth and Forecast

Year	Population
1970	52,186
1975	234,975
1980	298,045
1985	365,300
1990	446,000
1995	528,000
2000	610,700
2001 <sup>1</sup>	612,925
2006 <sup>1</sup>	668,549
2006	703,650
2007	709,250
2008	713,850
2009	718,250
2010	721,950
2011 <sup>2</sup>	723,600
2021 <sup>2</sup>	748,200
2031 <sup>2</sup>	768,800
2041 <sup>2</sup>	788,100

Source: City of Mississauga, Planning & Building Dept. & Statistics Canada, Census Data

Note: <sup>1</sup> represents Census mid-year actuals  
<sup>2</sup> represents City of Mississauga mid-year projections

- Mississauga's 2006 year end population was 704,000.
- The city's population is expected to grow to more than 788,100 by 2041.

## Population Growth Projections by District

Geographical District	Mid-2005	Mid-2006	Mid-2011	Mid-2016	Mid-2021	Mid-2031	Mid-2041
Applewood	39,800	39,900	39,200	38,900	38,900	39,000	39,600
Cental Erin Mills	33,800	33,900	34,700	35,500	35,900	36,800	38,800
Churchill Meadows	23,800	26,500	39,500	45,400	48,300	51,300	53,000
City Centre	12,200	12,900	23,100	33,800	40,400	52,400	55,300
Clarkson-Lorne Park	41,000	41,000	40,000	40,000	40,400	41,200	43,000
Cooksville	46,700	46,800	46,500	46,400	46,800	47,800	51,000
Creditview	12,200	12,100	12,000	11,900	11,800	11,700	11,500
Dixie	400	400	400	400	400	400	400
East Credit	61,500	62,600	63,700	62,200	61,200	59,700	58,500
Erin Mills	50,000	50,000	48,800	48,400	48,100	47,800	48,600
Erindale	23,500	23,500	23,000	22,700	22,700	22,700	23,600
Fairview	14,500	14,600	14,700	14,900	14,900	15,000	15,300
Hurontario	59,900	60,500	63,200	63,300	64,800	67,400	67,800
Lakeview	22,900	23,000	22,900	23,700	24,800	26,600	29,200
Lisgar	30,400	30,500	30,800	30,100	29,900	29,600	29,600
Malton	40,000	40,300	39,400	37,800	36,700	35,200	33,900
Meadowvale	43,100	43,000	41,900	41,600	41,500	41,600	42,300
Meadowvale Village	25,400	26,200	29,300	29,700	29,800	29,700	29,800
Mineola	10,100	10,100	9,900	10,000	10,200	10,600	11,000
Mississauga Valleys	27,800	27,700	27,200	26,700	26,400	26,300	26,300
Port Credit	12,200	12,300	12,100	12,500	12,900	13,900	15,700
Rathwood	32,100	32,100	31,400	31,100	30,900	30,800	31,300
Sheridan	17,700	17,700	17,200	17,300	17,400	17,500	18,000
Streetsville	12,500	12,500	12,500	12,700	12,900	13,600	14,400
Employment Areas	200	200	200	200	200	200	200
<b>Total</b>	<b>693,800</b>	<b>700,300</b>	<b>723,600</b>	<b>737,200</b>	<b>748,200</b>	<b>768,800</b>	<b>788,100</b>

Source: City of Mississauga, Planning & Building Department, 2005 Growth Forecasts

Note: Numbers may not add up due to rounding.

- The City is divided into 24 geographical or planning districts that include residential, commercial and industrial areas.
- The City Centre, Churchill Meadows and Hurontario districts will have substantial increases in population (43,100; close to 30,000 and 7,900 people respectively) by 2041.

## Demographics

### Population by Sex and Age Group

Age	Male	%	Female	%	Total	%
0-4 years	20,485	6.8	19,535	6.3	40,020	6.5
5-9 years	23,580	7.8	22,220	7.2	45,800	7.8
10-14 years	23,030	7.6	21,615	7.0	44,645	7.3
15-19 years	22,660	7.5	21,205	6.8	43,865	7.2
20-24 years	20,955	6.9	20,640	6.6	41,595	6.8
25-29 years	20,005	6.6	21,600	7.0	41,605	6.8
30-34 years	23,175	7.7	25,270	8.1	48,445	7.9
35-39 years	28,145	9.3	29,360	9.4	57,505	9.4
40-44 years	27,050	9.0	28,215	9.1	55,265	9.0
45-49 years	23,395	7.7	24,545	7.9	47,940	7.8
50-54 years	20,820	6.9	21,200	6.8	42,020	6.9
55-59 years	14,750	4.9	14,800	4.8	29,550	4.8
60-64 years	11,205	3.7	11,315	3.6	22,520	3.7
65-74 years	15,165	5.0	16,825	5.4	31,990	5.2
75+ years	7,765	2.6	12,395	4.0	20,160	3.3
<b>Total</b>	<b>302,185</b>	<b>100.0</b>	<b>310,740</b>	<b>100.0</b>	<b>612,925</b>	<b>100.0</b>

Source: Statistics Canada 2001 Census & City of Mississauga, Planning & Building Dept.

Mississauga has the largest share of the 20-44 age group at 39.9% compared to Canada at 36.8%, Ontario at 37.2% and the Toronto CMA with 39.6%.

### Population by Mother Tongue

Language	# of People	% of Population
Single Language Responses	-	-
Canada's Official Languages	-	-
English	332,645	54.5%
French	7,910	1.3%
Other Non-Official Languages	-	-
Polish	29,550	4.8%
Chinese	28,995	4.7%
Punjabi	24,045	3.9%
Portuguese	18,480	3.0%
Italian	17,450	2.9%
Urdu	14,335	2.3%
Tagalog (Pilipino)	13,565	2.2%
Arabic	12,495	2.0%
Spanish	10,895	1.8%
Vietnamese	7,745	1.3%
Other	78,015	12.8%
Multiple Language Responses	15,690	2.4%

Source: Statistics Canada 2001 Census

- Mother Tongue is defined as the 1<sup>st</sup> language learned at home in childhood and still understood by the individual at the time of the census.
- Mississauga has a diversity of linguistics and a high degree of integration without any one dominant minority language.
- Persons whose mother tongue is other than English or French make up 17.6% of Canada's total population, in comparison to 23.7% of Ontario's population, 39.0% of the Toronto CMA's population and 41.8% of Mississauga's population.

## Income

### Average Household Income – 2000

Household Location	\$ Amount
Canada	\$58,360
Ontario	\$66,836
Toronto CMA	\$76,454
MISSISSSAUGA	\$80,442

Source: Statistics Canada 2001 Census  
 Note: Average household income takes all incomes and divides by the total number of respondents

### Median Household Income – 2000

Household Location	\$ Amount
Canada	\$46,752
Ontario	\$53,626
Toronto CMA	\$59,502
MISSISSSAUGA	\$67,543

Source: Statistics Canada 2001 Census  
 Note: Median income is the amount which divides a specified group's income size distribution into halves, for example, the incomes of the 1st half of individuals are below the median, while those of the 2nd half are above the median

### Average Income Per Person – 2000

Household Location	\$ Amount
Canada	\$29,769
Ontario	\$32,865
Toronto CMA	\$35,618
MISSISSSAUGA	\$35,872

Source: Statistics Canada 2001 Census

### Median Income Per Person – 2000

Household Location	\$ Amount
Canada	\$22,120
Ontario	\$24,816
Toronto CMA	\$25,593
MISSISSSAUGA	\$27,467

Source: Statistics Canada 2001 Census

## Education

### Level of Educational Attainment

Level of Education	# of Residents	%
Total Population, Ages 25 to 64	344,235	100.0
Without High School Graduation Certificate	59,155	17.2
High School	82,585	24.0
Trades Certificate or Diploma	32,535	9.5
College	64,370	18.7
University	105,595	30.7

Source: Statistics Canada 2001 Census

- In 2001, Mississauga had the highest proportion of post-secondary graduates at 58.9%, Toronto at 58.2%, Ontario with 55.0% and Canada with 53.4%.
- Of the resident labour force (individuals 15+ years old), 82.4% of the population has some post-secondary education.

### Major Fields of Educational Study – Mississauga Residents

Field of Study	# of Residents	%
Total Population with Post-secondary Qualifications	233,245	100.0
Agricultural, Biological, Nutritional & Food Sciences	8,845	3.8
Applied Science Technologies & Trades	40,745	17.5
Commerce, Management & Business Administration	60,985	26.1
Educational, Recreational & Counseling Services	19,315	8.3
Engineering & Applied Sciences	19,670	8.4
Fine & Applied Arts	10,630	4.6
Health Professions & Related Technologies	19,910	8.5
Humanities & Related Fields	14,760	6.3
Mathematics, Computer & Physical Sciences	13,305	5.7
Social Sciences & Related Fields	24,505	10.5
No Specialization	575	0.2

Source: Statistics Canada 2001 Census

- In Canada, the most common field of study was commerce, management and business administration at 21.9%. The 2nd and 3rd common fields of study were applied science technologies & trades (21.3%) and health professions & related technologies (11.1%).
- Ontario, the Toronto CMA and Mississauga showed the same ranking order in its top three major fields of study.
- Commerce, management and business administration was the most common field of study with 21.4% in Ontario, 23.9% in the Toronto CMA, and 26.1% in Mississauga.



### Average Earnings by Occupation - Aged 25 to 29 With University Degree Living in Mississauga

Commonly Held Occupations	Average Earnings
Computer & Information Systems	\$49,984
Financial Auditors & Accountants	\$41,452
Sales, Marketing & Advertising Managers	\$51,244
General Office Clerks	\$28,348
Financial & Investment Analysts	\$52,208
Mechanical Engineers	\$51,341
Electrical & Electronics Engineers	\$59,469
Sales Representatives, Wholesale Trade (Non-Technical)	\$44,528
Customer Service Information & Related Clerks	\$31,226

Source: Statistics Canada 2001 Census & City of Mississauga Planning & Building Dept.

Note: This chart is meant to be a guideline only

## Housing

### Housing Inventory

Time Frame	Housing Type	Units
Existing (as of Dec. 2005)	Detached	93,750
	Semi-detached	29,230
	Townhouse	33,390
	Apartment	64,740
	Total	221,120
Future Additional Housing Supply	Detached	4,150
	Semi-detached	1,930
	Townhouse	5,040
	Apartment	40,310
	Total	51,420

Source: City of Mississauga, Planning & Building Department, November 2006 Residential Development Profile

Note: Numbers may not add due to rounding

- Mississauga has an excellent selection of quality housing including townhouses, high rise condominiums, semi-detached and detached to satisfy every income level.
- Mississauga's communities are set in a variety of environments from urban to waterfront to green belts.

### 1998-2006 Residential Building Permits (Value in \$1,000)

Year	\$ Value	# of Units
1998	\$652,009	4,862
1999	\$870,712	5,334
2000	\$832,665	4,615
2001	\$1,021,610	6,201
2002	\$1,031,220	6,027
2003	\$904,132	5,721
2004	\$715,537	4,379
2005	\$644,850	4,088
2006	\$552,832	3,198

Source: City of Mississauga, Planning & Building Dept., Building Permit Reports

### Average House Prices By Type

House Type	Average House Price
Senior Executive	\$538,000
Executive Detached	\$403,000
Standard 2-storey	\$324,000
Standard Townhouse	\$247,000
Luxury Condominium	\$289,000
Standard Condominium	\$216,000

Source: Royal LePage, Survey of Canadian HousePrices, 2nd Quarter 2007

Note: This chart is meant to be a guideline only

### Average Monthly Apartment Rental Rates 2002-2006

# of Bedrooms	Average Monthly Rent	Vacancy Rate
Bachelor	\$696	2.7%
1 Bedroom	\$898	3.3%
2 Bedroom	\$1,033	2.6%
3+ Bedroom	\$1,168	1.6%

Source: Canada Mortgage & Housing Corporation (CMHC), Rental Market Report Toronto CMA, 2006

Note: This chart is meant to be a guideline only