



# Corporate Report

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**DATE:** December 13, 2005

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: January 9, 2006

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **City of Mississauga – 2005 Growth Forecasts**

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- RECOMMENDATION:**
1. That the growth forecasts for Mississauga prepared by Hemson Consulting Ltd. contained in the report titled "*City of Mississauga - 2005 Growth Forecasts*" dated December 13, 2005 from the Commissioner of Planning and Building, be adopted.
  2. That the Region of Peel be requested to amend the Regional Official Plan to reflect the growth forecasts for Mississauga prepared by Hemson Consulting Ltd. contained in the report titled "*City of Mississauga - 2005 Growth Forecasts*" dated December 13, 2005 from the Commissioner of Planning and Building.

**BACKGROUND:** In December 2003, City Council adopted growth forecasts prepared by Hemson Consulting Ltd., which were presented in the report titled "*City of Mississauga - 2003 Growth Forecasts*". While it had been intended to use those projections for a five-year period, several developments have occurred which required a revision to the growth forecasts in 2005.

In early 2004, the Region of Peel observed that based on recent development applications, City Centre was approaching the capacity of existing and proposed local water and wastewater infrastructure.

The Region of Peel undertook the Mississauga City Centre Water and Wastewater Servicing Study and presented its findings in September, 2004. It concluded that additional infrastructure or revisions to scheduled infrastructure plans are required to provide for growth after 2006. Also, the number and density of recent development proposals in the City Centre have contributed to the concern that actual growth may be greater than the growth forecast in 2003.

In May 2005, the report titled "*Mississauga City Centre Water and Wastewater Servicing*" was considered by City Council. That report provided updated supply capacity figures for the City Centre and identified the need for the growth forecasts to be updated to consider these new supply estimates as well as the amount of development that had been occurring in the City Centre.

In January 2005, the Province released the publication "*The Growth Outlook for the Greater Golden Horseshoe*". It included updated assumptions regarding matters such as household sizes and housing propensities. It also presented three scenarios for growth – Current Trends, Compact and More Compact. The Current Trends Scenario represented an interpretation of growth conforming to existing land use patterns whereas, the Compact and More Compact Scenarios reflect increasing levels of policy intervention consistent with the objectives of the Province's "*Places to Grow*" Discussion Paper released in the summer of 2004. The "*Proposed Growth Plan for the Greater Golden Horseshoe (Places to Grow)*", released in November, 2005 is based on the Compact Scenario.

On June 16, 2005, the Region of Peel adopted Amendment 15 to its official plan which, among other things, updated Table 1: Population and Employment Forecasts for Peel. This amendment, which has been appealed, was necessitated by the changes to the urban boundary in Northwest Brampton. However, as revised growth forecasts for Mississauga and Caledon were not available at that time, the Region revised the figures for Mississauga but also added a note that the Mississauga and Caledon growth forecasts are under

review. A staff report indicated that once these reviews were complete, further updates to the Peel forecasts would be required. The growth forecasts in the Region of Peel Official Plan form the basis for decisions regarding infrastructure investments.

In light of the above, Hemson Consulting Ltd. was retained to update the growth forecasts for Mississauga, consistent with the Compact Scenario presented in “*The Growth Outlook for the Greater Golden Horseshoe*”.

As with the 2003 projections, results from the 2001 Census have been applied in the 2005 forecast preparation (including age structure characteristics, migration patterns and total employment), as well as updated estimates of housing and employment lands supply for the City of Mississauga. The most significant changes relative to the 2003 forecasts are found in the City Centre residential and office capacities, and in the estimation of intensification and redevelopment potential<sup>1</sup>.

**COMMENTS:**

The following table presents the revised 2005 Growth Forecasts of housing, population and employment for the City of Mississauga.

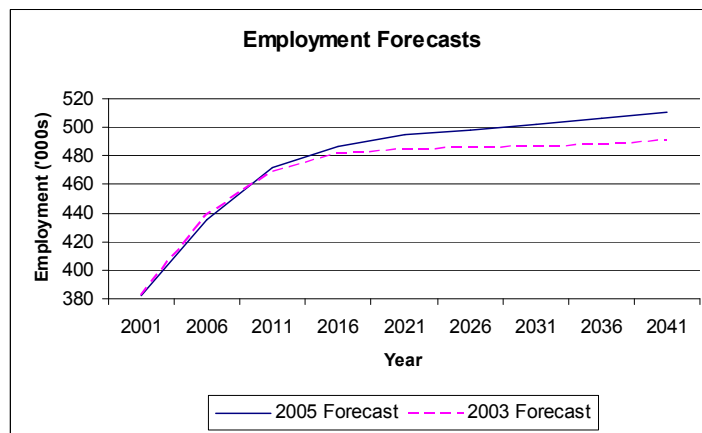
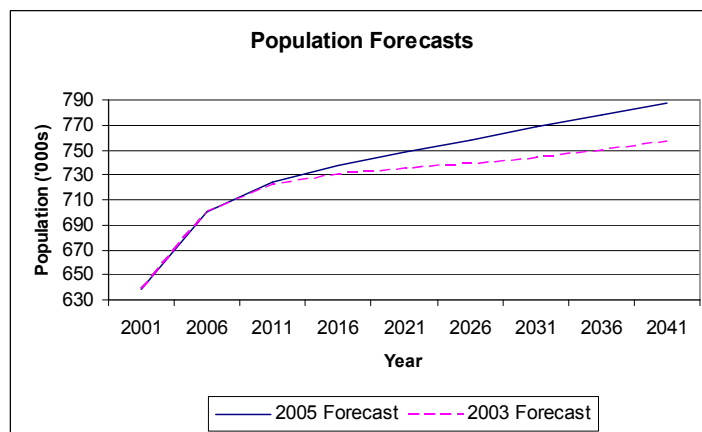
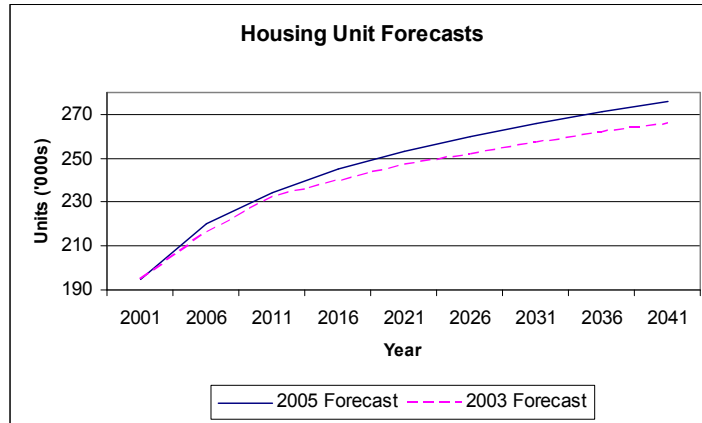
Year	Housing Units	Population <sup>2</sup>	Employment
2001	195,000	638,000	382,000
2006	220,000	700,000	435,000
2011	234,000	724,000	472,000
2016	245,000	737,000	487,000
2021	253,000	748,000	495,000
2026	260,000	758,000	498,000
2031	266,000	769,000	502,000
2036	271,000	778,000	506,000
2041	276,000	788,000	511,000

*Note: Numbers have been rounded to the nearest thousand.*

<sup>1</sup> For the Growth Forecasts study only intensification and redevelopment that conformed to Mississauga Plan was included in the residential supply estimates. This includes development of vacant or underutilized parcels within established communities, redevelopment of lands where existing development does not conform to Mississauga Plan and intensification that is allowed by Mississauga Plan, such as residential development in conjunction with commercial development.

<sup>2</sup> Includes an allowance for Census under-coverage. In 2001, an undercount of approximately 4% was estimated for Mississauga. The reported population of 613,000 persons has been increased to 638,000 to allow for that estimate. Forecasts from 2006 to 2031 also are adjusted to present figures consistent with the 2001 adjusted population.

The following graphs compare the results of the 2005 Growth Forecasts with those from 2003.



The revised forecasts correspond closely to the 2003 figures until 2011, after which higher levels of growth are indicated under the assumptions of the Compact Scenario. For residential development, that scenario reflects increased demand for medium and high density housing. By 2041, about 10,000 more housing units are forecast, with a corresponding population in the order of 30,000 persons more than indicated in the 2003 forecasts. A higher average household size by 2041 is used in the 2005 forecasts, which also contributes to the increased population figure.

Some residential areas will experience a decline in population over the projection period due to the aging of the population and a corresponding decline in the number of persons per household. Other more mature residential areas are expected to see a turnover of housing from older households to younger families with children during the forecast period. As such, stable or slight increases in population are forecast for these areas.

Employment is now projected to be higher by about 20,000 in 2041, compared to the 2003 forecast. The principal reason for this is an expected increase in the level of office space growth for Mississauga, attributable to the lower office market shares observed in the City of Toronto. The higher population forecast also contributes to the employment growth, by the generation of “population-related” employment - jobs associated with the residential population (in places of religious assembly, schools, restaurants, retail shops etc.).

Attached to this report as Appendix 1, Appendix 2 and Appendix 3 are the forecasts for housing, population and employment by planning district, respectively. Appendix 4 is a map of the planning districts. Also, a series of brochures summarizing the results of the forecasts will be available for distribution and on the City’s website.

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:**

The City of Mississauga retained Hemson Consulting Ltd. to prepare revised growth forecasts, based on the Compact Scenario presented in *“The Growth Outlook for the Greater Golden Horseshoe”* and used in the *“Proposed Growth Plan for the Greater Golden Horseshoe (Places to Grow)”*. The forecasts used updated housing, office and employment land supply estimates, including a revision of City Centre supply and intensification and redevelopment potential.

As Mississauga transitions from a greenfield, land extensive development pattern to a more compact urban form, development will be more subject to consumer and investor preferences. This “footloose” type of development is unpredictable and makes forecasting growth more difficult.

The revised growth forecast results will be used by various City Departments including Finance for Capital Budget and Forecast Reviews; Transportation and Works for transportation studies; and Community Services for the planning of services such as fire, libraries and parks. Additionally, the forecasts will be used by the Region of Peel and outside agencies including the school boards and development industry.

The next forecast review is anticipated to be undertaken in 2008, corresponding to the release of 2006 Census and other Statistics Canada data, which will be used to revise key forecast assumptions such as age structure, fertility and mortality rates, household formation rates, total employment and patterns of immigration and emigration.

**ATTACHMENTS:**

- APPENDIX 1: Forecast Households By District
- APPENDIX 2: Forecast Population By District
- APPENDIX 3: Forecast Employment By District
- APPENDIX 4: Planning Districts

*Original Signed By:*

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Edward R. Sajecki  
Commissioner of Planning and Building

## FORECAST HOUSEHOLDS BY DISTRICT

District	Mid 2005	Mid 2006	Mid 2007	Mid 2008	Mid 2009	Mid 2010	Mid 2011	Mid 2016	Mid 2021	Mid 2026	Mid 2031	Mid 2036	Mid 2041
Applewood	13,500	13,600	13,700	13,700	13,700	13,700	13,700	14,000	14,100	14,200	14,300	14,500	14,600
Central Erin Mills	9,800	9,800	10,000	10,100	10,300	10,400	10,500	11,200	11,600	12,000	12,400	13,000	13,500
Churchill Meadows	7,200	8,400	9,000	10,000	10,700	11,600	12,500	14,400	15,400	16,100	16,600	16,900	17,100
City Centre	5,200	5,600	6,400	7,200	8,100	8,900	9,800	14,500	17,400	20,100	22,700	23,500	24,100
Clarkson-Lorne Park	13,600	13,600	13,600	13,600	13,600	13,600	13,700	13,800	14,000	14,100	14,200	14,400	14,600
Cooksville	16,700	16,900	17,100	17,100	17,200	17,200	17,300	17,600	17,900	18,200	18,500	19,200	19,800
Creditview	3,200	3,200	3,200	3,200	3,200	3,200	3,300	3,400	3,400	3,500	3,600	3,600	3,600
Dixie	100	200	200	200	200	200	200	200	200	200	200	200	200
East Credit	16,000	16,400	16,600	16,800	17,000	17,200	17,300	17,500	17,700	17,900	18,100	18,200	18,300
Erin Mills	14,900	14,900	15,000	15,000	15,000	15,000	15,000	15,200	15,400	15,500	15,600	15,900	16,200
Erindale	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,400	7,500	7,600	7,600	7,800	8,000
Fairview	4,500	4,500	4,600	4,600	4,700	4,700	4,700	4,900	5,100	5,200	5,300	5,400	5,600
Hurontario	17,500	17,800	18,000	18,400	18,600	18,900	19,100	20,000	21,100	22,100	23,100	23,500	23,900
Lakeview	8,600	8,700	8,700	8,800	8,800	8,800	8,900	9,200	9,400	9,700	9,800	10,100	10,400
Lisgar	8,600	8,600	8,700	8,800	8,800	8,900	8,900	9,000	9,000	9,100	9,100	9,200	9,200
Malton	10,200	10,400	10,400	10,500	10,500	10,500	10,500	10,500	10,600	10,600	10,700	10,800	10,800
Meadowvale	13,800	13,800	13,900	13,900	13,900	13,900	13,900	14,100	14,200	14,300	14,400	14,500	14,700
Meadowvale Village	7,300	7,700	8,100	8,400	8,500	8,600	8,700	9,100	9,200	9,200	9,300	9,300	9,300
Mineola	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,500	3,500	3,500	3,500	3,600
Mississauga Valleys	9,500	9,600	9,600	9,600	9,600	9,700	9,700	9,800	9,800	9,900	10,000	10,000	10,100
Port Credit	5,700	5,800	5,800	5,800	5,800	5,800	5,900	5,900	6,000	6,100	6,100	6,300	6,500
Rathwood	9,800	9,900	9,900	9,900	9,900	9,900	9,900	10,100	10,200	10,300	10,300	10,500	10,600
Sheridan	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,700	5,800	5,800	5,900	6,000	6,100
Streetsville	4,400	4,500	4,500	4,500	4,500	4,500	4,600	4,700	4,700	4,800	4,900	4,900	5,000
Totals	216,400	219,800	223,200	226,200	228,900	231,600	234,100	245,400	253,300	260,000	266,200	271,400	276,100

Figures are rounded to the nearest 100, and totals may not sum due to rounding.

## FORECAST POPULATION BY DISTRICT

District	Mid 2005	Mid 2006	Mid 2007	Mid 2008	Mid 2009	Mid 2010	Mid 2011	Mid 2016	Mid 2021	Mid 2026	Mid 2031	Mid 2036	Mid 2041
Applewood	39,800	39,900	40,000	39,800	39,600	39,400	39,200	38,900	38,900	38,900	39,000	39,300	39,600
Churchill Meadows	23,800	26,500	28,400	31,500	33,900	36,800	39,500	45,400	48,300	49,800	51,300	52,100	53,000
City Centre	12,200	12,900	14,900	16,800	19,000	21,100	23,100	33,800	40,400	46,500	52,400	53,900	55,300
Clarkson-Lorne Park	41,100	41,000	40,800	40,600	40,400	40,200	40,000	40,000	40,400	40,800	41,200	42,100	43,000
Cooksville	46,700	46,800	47,000	46,900	46,800	46,600	46,500	46,400	46,800	47,300	47,800	49,500	51,000
Creditview	12,200	12,100	12,100	12,100	12,100	12,100	12,000	11,900	11,800	11,700	11,700	11,600	11,500
Dixie	400	400	400	400	400	400	400	400	400	400	400	400	400
East Credit	61,500	62,600	63,100	63,100	63,800	63,800	63,700	62,200	61,200	60,400	59,700	59,100	58,500
Central Erin Mills	33,800	33,900	34,100	34,300	34,500	34,600	34,700	35,500	35,900	36,300	36,800	37,800	38,800
Erin Mills	50,000	50,000	49,900	49,600	49,400	49,100	48,800	48,400	48,100	47,900	47,800	48,200	48,600
Erindale	23,500	23,500	23,400	23,300	23,200	23,100	23,000	22,700	22,700	22,600	22,700	23,100	23,600
Fairview	14,500	14,600	14,700	14,700	14,700	14,700	14,700	14,900	14,900	14,900	15,000	15,100	15,300
Hurontario	59,900	60,500	61,100	61,800	62,300	62,800	63,200	63,300	64,800	66,100	67,400	67,600	67,800
Lakeview	22,900	23,000	23,100	23,100	23,000	23,000	22,900	23,700	24,800	25,700	26,600	27,900	29,200
Malton	40,000	40,300	40,200	40,000	39,800	39,600	39,400	37,800	36,700	35,900	35,200	34,500	33,900
Lisgar	30,400	30,500	30,600	30,700	30,700	30,800	30,800	30,100	29,900	29,700	29,600	29,600	29,600
Meadowvale	43,100	43,000	42,900	42,600	42,400	42,100	41,900	41,600	41,500	41,500	41,600	41,900	42,300
Meadowvale Village	25,400	26,200	27,700	28,400	28,800	29,100	29,300	29,700	29,800	29,700	29,700	29,700	29,800
Mineola	10,100	10,100	10,100	10,000	10,000	10,000	9,900	10,000	10,200	10,400	10,600	10,800	11,000
Mississauga Valleys	27,800	27,700	27,700	27,500	27,400	27,300	27,200	26,700	26,400	26,300	26,300	26,300	26,300
Port Credit	12,200	12,300	12,400	12,300	12,200	12,200	12,100	12,500	12,900	13,400	13,900	14,800	15,700
Rathwood	32,100	32,100	32,000	31,800	31,700	31,500	31,400	31,100	30,900	30,800	30,800	31,000	31,300
Sheridan	17,700	17,700	17,600	17,500	17,400	17,300	17,200	17,300	17,400	17,400	17,500	17,700	18,000
Streetsville	12,500	12,500	12,600	12,500	12,500	12,500	12,500	12,700	12,900	13,300	13,600	14,000	14,400
Employment Districts	200	200	200	200	200	200	200	200	200	200	200	200	200
Totals	693,800	700,300	707,000	711,500	716,200	720,300	723,600	737,200	748,200	757,900	768,800	778,200	788,100

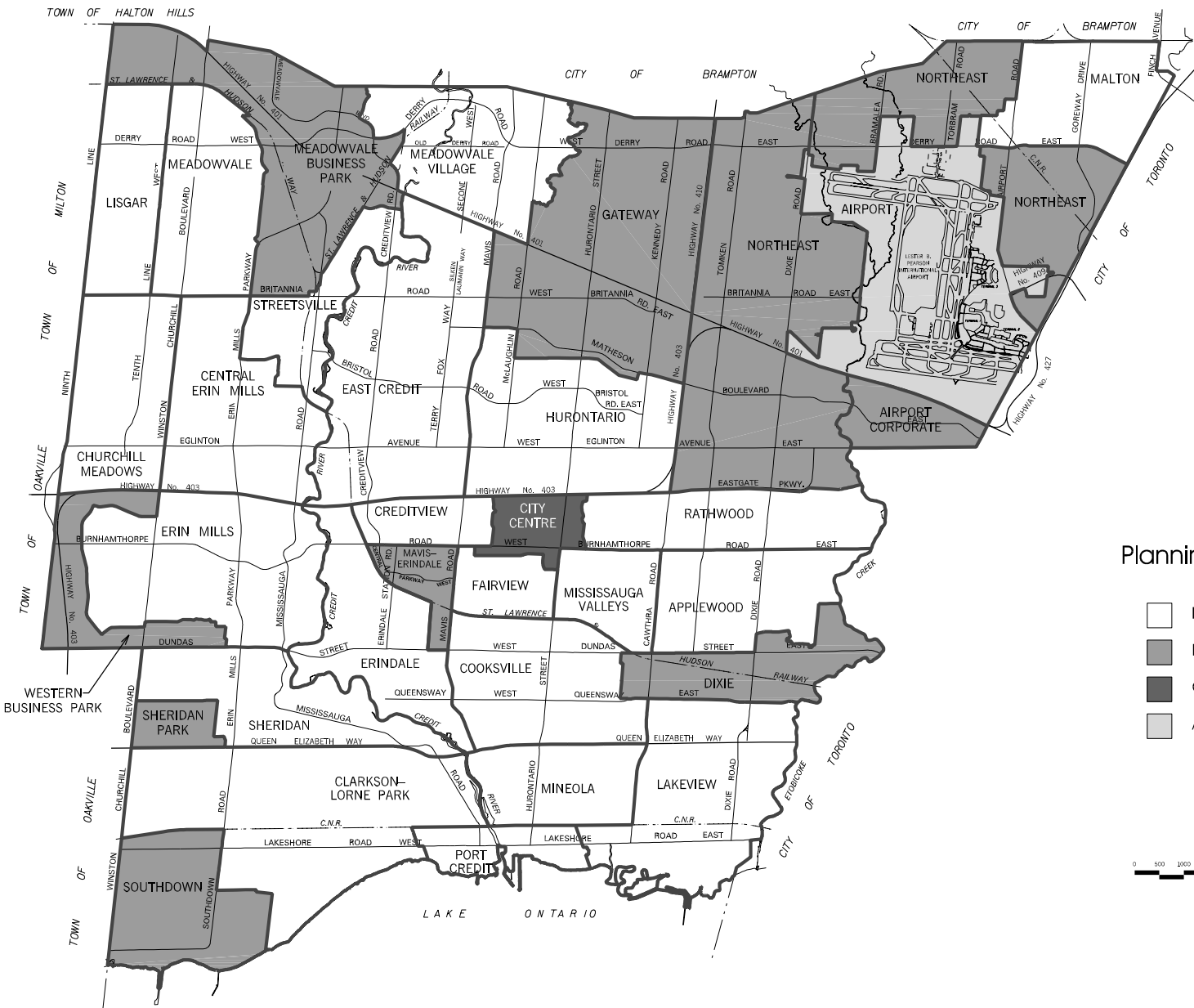
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FORECAST EMPLOYMENT BY DISTRICT

District	Mid 2005	Mid 2006	Mid 2007	Mid 2008	Mid 2009	Mid 2010	Mid 2011	Mid 2016	Mid 2021	Mid 2026	Mid 2031	Mid 2036	Mid 2041
Airport Corporate	22,300	24,000	24,400	25,100	25,800	26,700	27,800	29,200	30,000	30,100	29,800	29,600	29,300
Applewood	3,800	3,800	3,800	3,900	3,900	3,900	4,000	4,000	4,000	4,000	4,000	4,100	4,200
Central Erin Mills	7,200	7,200	7,300	7,300	7,400	7,500	7,500	7,800	8,000	8,000	8,200	8,300	8,500
Churchill Meadows	900	1,100	1,300	1,400	1,500	1,700	1,800	2,200	2,400	2,500	2,700	2,700	2,900
City Centre	20,000	20,700	20,900	21,100	21,800	22,500	23,400	26,000	27,500	28,500	29,400	30,500	31,700
Clarkson-Lorne Park	5,400	5,400	5,500	5,500	5,500	5,600	5,600	5,700	5,700	5,700	5,700	5,800	5,900
Cookville	12,600	12,800	12,800	12,900	13,000	13,100	13,100	13,300	13,400	13,300	13,300	13,400	13,600
Creditview	700	700	700	700	700	700	700	700	700	700	700	700	800
Dixie	19,200	19,400	19,500	19,500	19,600	19,700	19,800	19,900	19,800	19,600	19,900	19,800	19,700
East Credit	4,500	4,800	5,000	5,100	5,300	5,400	5,500	5,900	6,100	6,300	6,300	6,600	6,800
Erin Mills	4,600	4,700	4,700	4,700	4,800	4,800	4,900	4,900	5,000	4,900	4,900	5,000	5,100
Erindale	2,100	2,100	2,100	2,100	2,100	2,200	2,200	2,200	2,200	2,200	2,200	2,300	2,300
Fairview	1,800	1,800	1,800	1,800	1,800	1,800	1,900	2,000	2,200	2,200	2,200	2,400	2,400
Gateway	54,600	56,600	57,600	59,400	60,800	62,400	64,100	66,400	67,800	69,200	69,600	70,400	71,500
Hurontario	6,700	6,800	6,900	7,000	7,000	7,100	7,100	7,300	7,300	7,300	7,400	7,400	7,500
Lakeview	5,600	5,600	5,700	5,700	5,700	5,800	5,800	5,900	6,100	6,000	6,100	6,100	6,200
Lisgar	1,600	1,700	1,700	1,700	1,700	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,900
Malton	2,900	2,900	2,900	3,000	3,000	3,000	3,000	3,100	3,100	3,200	3,200	3,200	3,200
Mavis Road	10,700	11,000	11,100	11,300	11,300	11,400	11,500	11,500	11,500	11,400	11,300	11,200	11,200
Meadowvale	3,400	3,400	3,400	3,400	3,500	3,500	3,500	3,600	3,600	3,600	3,600	3,600	3,700
Meadowvale Business Park	37,900	39,700	41,000	42,400	43,400	44,800	45,400	48,000	49,400	51,000	51,500	52,800	54,100
Meadowvale Village	1,300	1,300	1,400	1,400	1,400	1,400	1,500	1,500	1,500	1,500	1,500	1,500	1,600
Mineola	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,300	1,300	1,300	1,300	1,300
Mississauga Valleys	1,300	1,300	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,500
Northeast	135,600	138,000	140,200	141,500	143,100	143,900	145,100	147,000	146,900	146,000	146,100	145,600	144,600
Pearson International	18,400	19,100	19,300	19,500	19,700	20,000	20,200	20,800	21,300	21,900	22,500	23,000	23,600
Port Credit	3,200	3,200	3,200	3,200	3,200	3,300	3,300	3,500	3,500	3,500	3,500	3,600	3,700
Rathwood	2,700	2,700	2,700	2,800	2,800	2,800	2,800	2,900	2,900	2,900	2,900	2,900	3,000
Sheridan	4,100	4,100	4,100	4,200	4,200	4,200	4,200	4,300	4,300	4,300	4,300	4,300	4,400
Sheridan Park	5,000	5,300	5,500	5,600	5,700	5,800	6,100	6,600	6,600	6,600	6,600	6,900	6,900
Southdown	6,500	7,100	7,500	7,700	8,000	8,100	8,200	8,500	8,700	8,800	8,900	8,900	8,800
Streetsville	3,200	3,200	3,200	3,300	3,300	3,300	3,300	3,400	3,400	3,400	3,400	3,400	3,400
Western Business Park	12,400	12,700	13,000	13,200	13,400	13,500	13,900	14,600	15,100	15,200	15,600	15,600	16,000
Totals	423,300	435,400	442,800	450,100	457,100	464,000	471,600	487,100	494,500	498,400	501,600	506,000	511,000

Figures are rounded to the nearest 100, and totals may not sum due to rounding.



Planning Districts

- RESIDENTIAL
- EMPLOYMENT
- CITY CENTRE
- AIRPORT

