

# Population, Demographics & Housing

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

## Population

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

City	Population
Toronto	2,615,060
Montreal	1,649,519
Calgary	1,096,833
Ottawa	883,391
Edmonton	821,201
MISSISSAUGA	713,443
Winnipeg	663,617
Vancouver	603,502
Brampton	523,911
Hamilton	519,949

*Source: Statistics Canada, 2011 Census*

- The 2011 Census showed Canada's population at 33,476,688 persons which amounted to an increase of 1,863,791 persons (5.9%) since the 2006 census. Canada's 2006 population was 31,612,897.
- In 2011, nearly 23.1 million people, or more than seven-tenths of Canadians, were living in census metropolitan area.
- Ontario's 2011 population of 12,851,821, is an increase of more than 690,000 more than the 12,160,282 reported in 2006 for a 5.7% increase.
- The Toronto Census Metropolitan Area (CMA) with a population of 5,113,149 in 2006 grew 9.2% to 5,583,064 in 2011.
- Mississauga; Canada's 6<sup>th</sup> largest city; had a population increase of 6.7% from 2006 to 2011. Mississauga's 2011 population of 713,443 increased by 44,884 residents from 668,559 in 2006.
- Mississauga is Ontario's 3<sup>rd</sup> largest city surpassed only by the cities of Toronto and Ottawa.



## Greater Toronto Area (GTA) – Top 10 Municipalities Population (Growth From 2006 – 2011)

Municipality	2006		2006-2011 Absolute Increase
Toronto	2,503,281	2,615,060	111,779
MISSISSAUGA	668,549	713,443	44,894
Brampton	433,806	523,911	90,105
Markham	261,573	301,709	40,136
Burlington	164,415	175,779	11,364
Oshawa	141,590	149,607	8,017
Vaughan	238,866	288,301	49,435
Oakville	165,613	182,520	16,907
Richmond Hill	162,704	185,541	22,837
Whitby	111,184	122,022	10,838

*Source: Statistics Canada, 2011 Census*

- The Greater Toronto Area (GTA) includes all of Metropolitan Toronto and surrounding areas, including the Regions of Peel, York, Halton, and Durham.
- Mississauga; the 2nd largest municipality in the Greater Toronto Area also experienced the 4th highest increase in absolute population numbers of 44,894 people.

## Population Growth and Forecast

Year	Population
1975	234,975
1980	298,045
1985	365,300
1990	446,000
1995	528,000
2000	610,700
2006 <sup>1</sup>	668,549
2011 <sup>2</sup>	738,000
2031 <sup>3</sup>	829,000
2041 <sup>3</sup>	878,400
2051 <sup>3</sup>	930,800

*Source: City of Mississauga Long-Range Forecasts 2011-2051 (2013), City of Mississauga Planning and Building Department and Statistics Canada Census data*  
*Note: <sup>1</sup> represents Census mid-year actuals*  
<sup>2</sup> represents City of Mississauga Census adjustment  
<sup>3</sup> represents City of Mississauga mid-year projections

- Mississauga's 2014 year end population was 757,000.
- The city's population is expected to grow to 930,800 by 2051.

## Population Growth Projections by Character Area

Character Area	2011	2031	2041
Applewood NHD	39,500	40,600	41,800
Central Erin Mills MN	3,400	8,400	10,900
Central Erin Mills NHD	31,300	31,800	32,100
Churchill Meadows NHD	45,700	48,800	49,300
Clarkson Village CN	2,400	3,000	3,200
Clarkson-Lorne Park NHD	38,800	39,800	40,500
Cooksville NHD	24,700	24,800	25,700
Creditview NHD	11,400	11,600	11,900
DT Cooksville	10,800	17,500	20,600
DT Core	27,500	61,200	70,500
DT Fairview	17,600	19,900	20,600
DT Hospital	14,500	15,500	15,700
East Credit NHD	67,400	70,800	71,600
Erin Mills NHD	41,800	42,300	42,700
Erindale NHD	22,800	22,800	22,900
Fairview NHD	8,100	8,300	8,300
Hurontario NHD	54,700	54,500	55,000
Lakeview NHD	22,600	26,600	28,000
Lisgar NHD	32,800	33,200	33,500

Character Area	2011	2031	2041
Malton CN	3,200	3,100	3,400
Malton NHD	37,200	37,700	38,500
Meadowvale CN	2,700	2,600	3,100
Meadowvale NHD	38,900	38,800	39,100
Meadowvale Village NHD	31,000	33,300	33,700
Mineola NHD	9,900	10,600	10,700
Mississauga Valleys NHD	13,500	14,900	15,300
Port Credit NHD	5,800	7,200	10,300
Port Credit CN	6,700	7,700	9,600
Rathwood NHD	28,600	29,300	29,800
Rathwood-Applewood CN	3,800	4,200	4,700
Sheridan CN	4,200	4,200	4,800
Sheridan NHD	13,400	13,400	13,600
South Common CN	5,000	5,200	5,500
Streetsville CN	1,400	2,200	2,800
Streetsville NHD	10,700	12,000	12,100
Uptown MN	7,700	15,900	19,700
Employment Areas	800	800	800
<b>City of Mississauga</b>	<b>743,000</b>	<b>829,000</b>	<b>878,000</b>

Source: City of Mississauga, Planning & Building Department, 2014 Growth Forecasts

Note: Numbers may not add up due to rounding.

The City is divided into 52 'Character Areas' that include residential, commercial and industrial areas.

- East Credit NHD, DT Core and Hurontario NHD character areas will have substantial increases in population totaling close to 197,100 by 2041.

## Demographics

### Population by Sex and Age Group

Age	Male	%	Female	%	Total	%
0-4 years	20,105	5.8	19,065	5.2	39,170	5.5
5-9 years	21,885	6.3	20,490	5.6	42,375	5.9
10-14 years	24,355	7.0	22,865	6.3	47,220	6.6
15-19 years	27,980	8.0	25,830	7.1	53,810	7.5
20-24 years	25,925	7.4	24,585	6.7	50,510	7.1
25-29 years	22,585	6.4	23,315	6.4	45,900	6.4
30-34 years	20,495	5.9	23,610	6.5	44,105	6.2
35-39 years	22,465	6.4	26,110	7.2	48,575	6.8
40-44 years	26,450	7.6	29,350	8.1	55,800	7.8
45-49 years	30,525	8.7	32,240	8.8	62,765	8.8
50-54 years	28,165	8.1	29,405	8.1	57,570	8.1
55-59 years	22,750	6.5	23,560	6.5	46,310	6.5
60-64 years	18,345	5.3	19,510	5.4	37,855	5.3
65-69 years	12,795	3.7	13,705	3.8	26,500	3.7
70-74 years	9,595	2.8	10,645	2.9	20,240	2.8
75-79 years	6,975	2.0	8,315	2.3	15,290	2.1
80-84	4,550	1.3	6,040	1.7	10,590	1.5
85+ years	2,920	0.8	2,920	1.6	5,840	1.5
Total	348,860	48.9	364,590	51.1	713,450	100.0

Source: Statistics Canada 2011 Census & City of Mississauga, Planning & Building Dept.

- Population in the 20-44 age group for Mississauga was 37.1% compared with the national average at 34.6% and the provincial average of 35.0%.

### Population by Mother Tongue and Major Non-Official Languages Spoken

Language	# of People	% of Population
Total Responses	710,475	100.0%
English and French	49,125	6.9%
Neither English nor French	25,115	3.5%
English Only	635,660	89.5%
French Only	575	0.1%
Non-Official Languages	191,080	26.9%
Chinese Languages	28,945	4.1%
Urdu	21,895	3.1%
Polish	17,440	2.5%
Punjabi (Punjabi)	15,645	2.2%
Arabic	12,495	1.8%
Spanish	9,840	1.4%
Tagalog (Pilipino; Filipino)	8,920	1.3%
Portuguese	7,475	1.1%
Tamil	7,200	1.0%
Vietnamese	7,150	1.0%

Source: Statistics Canada 2011 Census & Mississauga Data

- Mother Tongue is defined as the 1st language learned at home in childhood and still understood by the individual at the time of the census.
- Canada has two official languages, English and French. 98% of Canada's population can speak one or both of the official languages and in Mississauga this is marginally lower at 96%.
- Mississauga has a diversity of linguistics.

- Persons whose language spoken at home other than English or French make up 11.1% of Canada’s total population, in comparison to 14.4% of Ontario’s population, 25.3% of the Toronto CMA’s population and 26.9% of Mississauga’s population.
- 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.

## Income

### Average Household Income – 2010

Household Location	\$ Amount
Canada	\$79,102
Ontario	\$85,772
Toronto CMA	\$95,326
MISSISSSAUGA	\$95,052

Source: Statistics Canada 2011 Census

Note: Average household income takes all incomes and divides by the total number of respondents

### Median Household Income – 2010

Household Location	\$ Amount
Canada	\$61,072
Ontario	\$66,358
Toronto CMA	\$70,365
MISSISSSAUGA	\$75,556

Source: Statistics Canada 2011 Census

Note: Median income is the amount which divides a specified group’s income size distribution into halves, i.e. 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 – 2010

Household Location	\$ Amount
Canada	\$40,650
Ontario	\$42,264
Toronto CMA	\$44,462
MISSISSSAUGA	\$41,314

Source: Statistics Canada 2011 Census

### Median Income Per Person – 2010

Household Location	\$ Amount
Canada	\$29,878
Ontario	\$30,526
Toronto CMA	\$29,593
MISSISSSAUGA	\$29,837

Source: Statistics Canada 2011 Census

## Housing

### Housing Inventory

Time Frame	Housing Type	Units
Existing	Detached & Semi-Detached	127,562
	Townhouse	36,779
	Apartments	79,174
	Total	243,515
Future Total Supply Potential (Projection for 2041)	Detached & Semi-Detached	130,000
	Townhosue	45,000
	Apartment	114,000
	Total	289,000

Source: City of Mississauga Growth Forecasts 2011-2041 Housing

Mississauga has an excellent selection of quality housing including row (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.

### Average House Prices By Type

House Type	Average House Price
Senior Executive (1)	\$795,000
Executive Detached (2)	\$595,000
Standard 2-storey (3)	\$495,000
Standard Townhouse (4)	\$390,000
Luxury Condominium (5)	\$410,000
Standard Condominium(6)	\$305,000

Source: Royal LePage, Q2 2015 Survey of Canadian House Prices

Note: This chart is meant to be a guideline only

(1) 3,000+ sq. ft., 2-storey, 4/5 bedroom, 3 washrooms, main floor family plus library, fireplace(s), 2 car garage

(2) 2,000+ sq. ft., 2-storey, 4 bedroom, 2½ washrooms, main floor family room, fireplace & 2 car garage

(3) 1,500 sq. ft., 2-storey, 3 bedroom, detached or semi-detached, detached garage

(4) 1,000 sq. ft. either condominium or freehold, 3 bedrooms, 1½ washrooms, 1 car garage

(5) 1,400 sq. ft., 2-bedroom apartment with family room in a high-rise, 1 underground parking, common area amenities

(6) 900 sq. ft., 2 bedroom apartment in high-rise

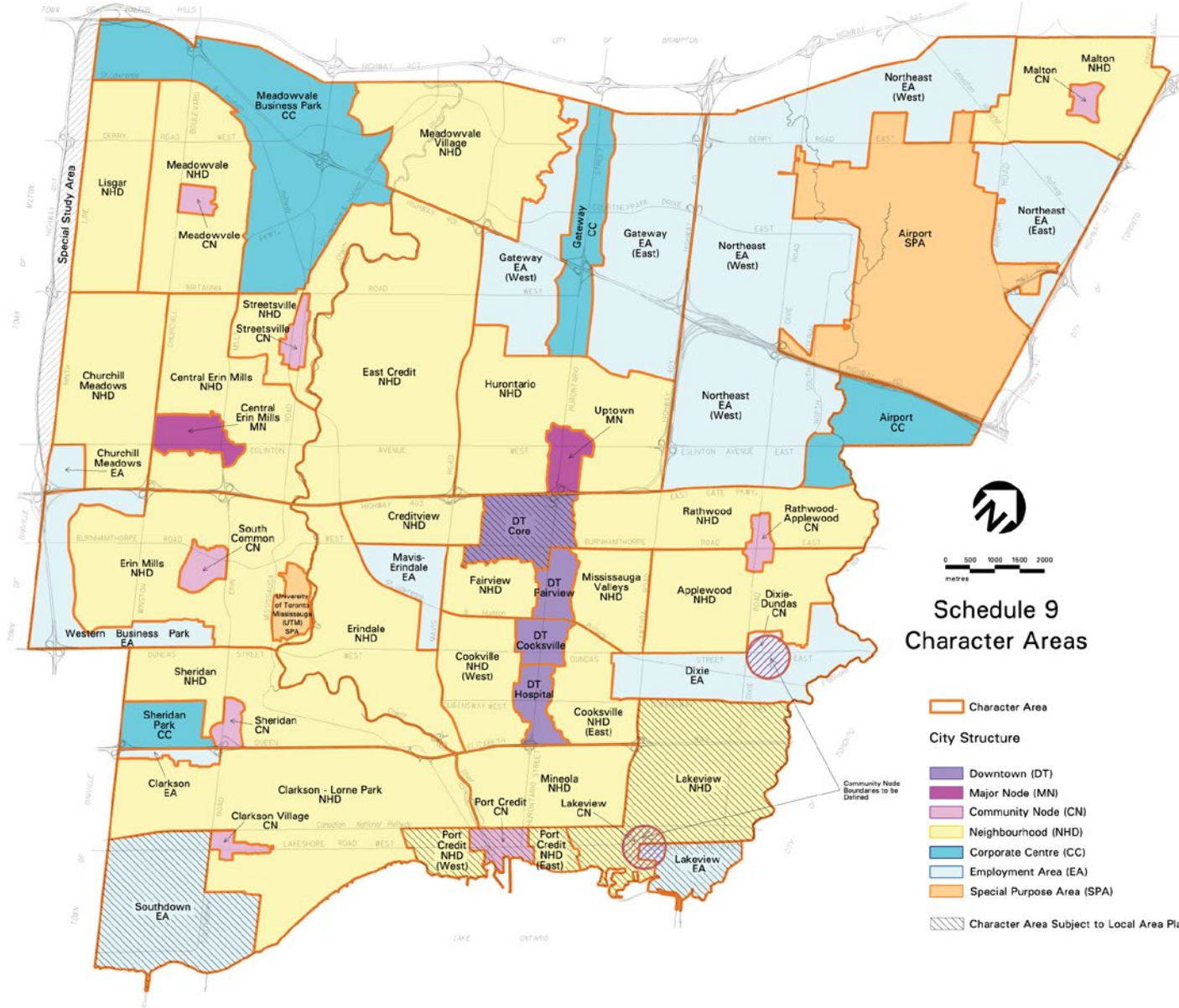
### Average Monthly Apartment Rental Rates

# of Bedrooms	Average Monthly Rent	Vacancy Rate
Bachelor	\$902	2.4%
1 Bedroom	\$1,085	1.8%
2 Bedroom	\$1,269	1.7%
3+ Bedroom	\$1,495	2.0%

Source: Canada Mortgage & Housing Corporation (CMHC), Rental Market Report Greater Toronto Area, Spring 2015

Note: This chart is meant to be a guideline only

# Mississauga's Character Areas



Schedule 9  
Character Areas

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