

# Population, Demographics & Housing

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

## Population

### Canada's 10 Largest Municipalities - Mississauga is Canada's 6th 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 City	491,142
Source: Statistics Canada, 2006 Census	

- The 2006 Census showed Canada's population at 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 Census Metropolitan Area (CMA) with a population of 4,682,897 in 2001 grew 9.2% to 5,113,149 in 2006.
- Mississauga; Canada's 6th 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 2nd largest municipality in the Greater Toronto Area also experienced the 3rd highest increase in absolute population numbers of 55,624 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
2010 <sup>2</sup>	734,000
2011 <sup>2</sup>	738,000
2016 <sup>2</sup>	757,000
2021 <sup>2</sup>	775,000
2031 <sup>2</sup>	812,000
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 2009 year end population was 730,000.
- The city's population is expected to grow to 812,000 by 2031.

## Population Growth Projections by District

Geographical District	Mid-2009	Mid-2010	Mid-2011	Mid-2016	Mid-2021	Mid-2026	Mid-2031
Applewood	39,800	39,690	39,760	39,830	40,260	41,030	41,950
Central Erin Mills	35,270	35,600	35,850	37,960	40,150	42,090	43,770
Churchill Meadows	38,030	39,560	40,450	43,090	43,690	44,120	44,500
City Centre	24,720	26,100	26,630	34,820	41,140	44,580	46,410
Clarkson-Lorne Park	40,450	40,400	40,450	40,910	41,300	41,770	42,300
Cooksville	50,310	50,230	50,340	51,210	53,820	58,880	64,670
Creditview	10,980	10,990	11,000	11,160	11,270	11,340	11,400
Dixie	410	400	400	400	390	390	390
East Credit	64,770	64,990	65,200	66,610	67,770	68,920	70,060
Erin Mills	48,050	47,940	47,940	48,090	48,890	50,040	51,380
Erindale	23,100	23,090	23,130	22,800	22,700	22,760	22,900
Fairview	15,130	15,210	15,370	15,880	15,890	16,450	16,980
Hurontario	63,030	63,600	64,030	66,390	67,480	68,130	68,550
Lakeview	22,650	22,730	22,830	23,380	24,120	24,860	25,540
Lisgar	31,750	32,070	32,180	32,210	31,900	31,720	31,640
Malton	38,400	38,320	38,310	37,700	37,270	37,020	36,910
Meadowvale	41,750	41,620	41,640	41,270	41,200	41,360	41,670
Meadowvale Village	27,730	28,740	29,530	30,680	31,450	32,070	32,670
Mineola	9,750	9,750	9,760	9,720	9,800	9,970	10,170
Mississauga Valleys	27,870	28,070	28,420	28,580	28,550	28,620	28,750
Port Credit	11,840	11,800	11,840	12,120	12,590	13,140	13,690
Rathwood	31,940	31,860	31,870	31,670	31,750	32,040	32,450
Sheridan	18,200	18,170	18,190	17,960	17,990	18,200	18,460
Streetsville	12,200	12,190	12,230	12,570	13,020	13,490	13,930
Employment Areas	800	800	800	810	790	790	780
Total	729,000	734,000	738,000	757,000	775,000	793,000	812,000

Source: City of Mississauga, Planning & Building Department, 2009 Growth Forecasts

Note: Numbers may not add up due to rounding.

- The City is divided into 34 geographical or planning districts that include residential, commercial and industrial areas.
- Central Erin Mills, City Centre and Cooksville districts will have substantial increases in population totaling close to 43,000 by 2031.

## Demographics

### Population by Sex and Age Group

Age	Male	%	Female	%	Total	%
0-4 years	20,375	6.2	19,350	5.7	39,725	5.9
5-9 years	22,595	6.9	21,240	6.2	43,835	6.6
10-14 years	25,705	7.9	23,920	7.0	49,625	7.4
15-19 years	25,475	7.8	23,620	6.9	49,095	7.3
20-24 years	23,450	7.2	22,840	6.7	46,290	6.9
25-29 years	20,415	6.2	22,845	6.7	43,260	6.5
30-34 years	21,050	6.4	23,880	7.0	44,930	6.7
35-39 years	25,220	7.7	27,870	8.2	53,090	7.9
40-44 years	29,855	9.1	31,270	9.2	61,125	9.1
45-49 years	27,845	8.5	28,970	8.5	56,815	8.5
50-54 years	23,190	7.1	24,160	7.1	47,350	7.1
55-59 years	19,595	6.0	20,195	5.9	39,790	6.0
60-64 years	13,685	4.2	14,255	4.2	27,940	4.2
65-69 years	10,220	3.1	10,900	3.2	21,120	3.2
70-74 years	7,855	2.4	8,960	2.6	16,815	2.5
75-79 years	5,545	1.7	6,995	2.1	12,540	1.9
80-84	3,415	1.0	5,450	1.6	8,865	1.3
85+ years	2,050	0.6	4,305	1.3	6,355	1.0
Total	327,530	49.0	341,020	51.0	668,550	100.0

Source: Statistics Canada 2006 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

Language	# of People	% of Population
Total Responses	665,655	100.0%
Multiple Responses	17,180	2.6%
Single Responses	648,475	97.4%
English	323,295	48.5%
French	7,840	1.2%
Non-Official Languages	317,340	47.7%
Chinese Languages	36,435	5.5%
Urdu	30,725	4.6%
Polish	29,020	4.4%
Punjabi	24,145	3.6%
Portuguese	18,745	2.8%
Tagalog (Pilipino)	17,890	2.7%
Arabic	17,290	2.6%
Italian	16,580	2.5%
Spanish	14,145	2.1%
Vietnamese	10,380	1.6%
Other Non-Official Languages	101,985	15.3%

Source: Statistics Canada 2006 Census

- 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 mother tongue is other than English or French make up 19.7% of Canada's total population, in comparison to 26.1% of Ontario's population, 42.6% of the Toronto CMA's population and 47.7% of Mississauga's population.

## Income

### Average Household Income – 2005

Household Location	\$ Amount
Canada	\$69,548
Ontario	\$77,967
Toronto CMA	\$87,820
MISSISSAUGA	\$88,162
Source: Statistics Canada 2006 Census Note: Average household income takes all incomes and divides by the total number of respondents	

### Median Household Income – 2005

Household Location	\$ Amount
Canada	\$53,634
Ontario	\$60,455
Toronto CMA	\$64,128
MISSISSAUGA	\$71,393
Source: Statistics Canada 2005 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 – 2005

Household Location	\$ Amount
Canada	\$35,498
Ontario	\$38,099
Toronto CMA	\$40,704
MISSISSAUGA	\$37,970
Source: Statistics Canada 2006 Census	

### Median Income Per Person – 2005

Household Location	\$ Amount
Canada	\$25,615
Ontario	\$27,258
Toronto CMA	\$26,754
MISSISSAUGA	\$27,788
Source: Statistics Canada 2006 Census	

## Housing

### Housing Inventory

Time Frame	Housing Type	Units
Existing	Detached & Semi-Detached	124,780
	Townhouse	35,120
	Apartments	69,830
	Total	230,100
Future Total Supply Potential (Projection for 2031)	Detached & Semi-Detached	127,410
	Townhouse	46,120
	Apartment	100,700
	Total	274,420
Source: City of Mississauga, Planning & Building Department, December 2009		

- 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)	\$750,000
Executive Detached (2)	\$530,000
Standard 2-storey (3)	\$450,000
Standard Townhouse (4)	\$335,775
Luxury Condominium (5)	\$388,000
Standard Condominium(6)	\$283,220

Source: Royal LePage, 2nd Q 2013 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

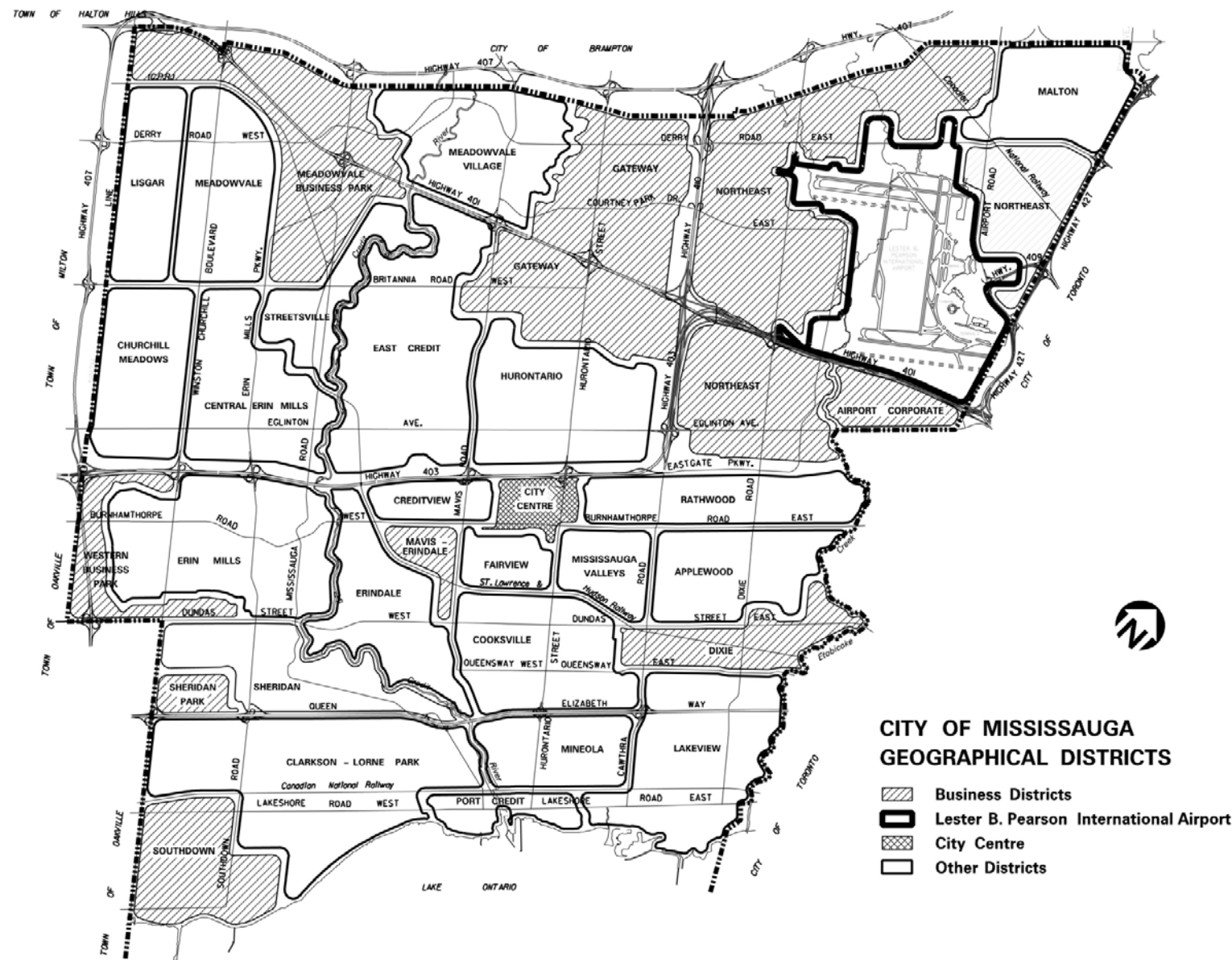
### Average Monthly Apartment Rental Rates

# of Bedrooms	Average Monthly Rent	Vacancy Rate
Bachelor	\$834	1.7%
1 Bedroom	\$1,022	1.7%
2 Bedroom	\$1,202	1.5%
3+ Bedroom	\$1,441	2.0%

Source: Canada Mortgage & Housing Corporation (CMHC), Rental Market Report  
Toronto CMA, Spring 2013

Note: This chart is meant to be a guideline only

# Mississauga's Geographic Districts





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