

# **POPULATION, DEMOGRAPHICS, INCOME & HOUSING**

Last Updated: June 2022

# Population, Demographics, Income & Housing

This profile contains information on the City of Mississauga's population, demographics, income and housing characteristics. The contents of this profile will illustrate the magnitude of the City of Mississauga's market and the depth of its talent pool. Overall the City of Mississauga is a growing market with a proven ability to attract and retain talent and business.

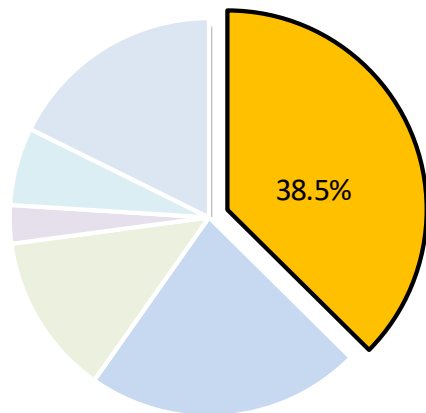
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## Population – Regional Distribution

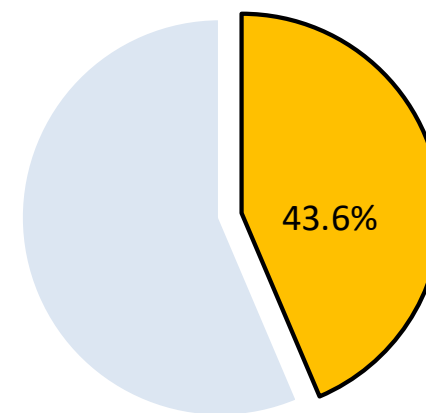
- Ontario Population: 14,223,942 (2021)**
  - 38.5% of Canada's population resides within the Province of Ontario – Canada's largest province
  - Between 2016 and 2021, Ontario's population grew by 5.8%, adding 775,448 residents
- Toronto Census Metropolitan Area (CMA): 6,202,225 (2021)**
  - 43.6% of Ontario's population resides within the Toronto CMA – Canada's largest metropolitan area and in which the City of Mississauga is located
  - Between 2016 and 2021, Toronto CMA's population grew by 4.6%, adding 274,185 residents

Provincial Population Distribution



■ Ontario 
 ■ Quebec 
 ■ BC 
 ■ Northern 
 ■ Atlantic 
 ■ Western

Regional Population Distribution, Ontario



■ Toronto CMA 
 ■ Rest of Province

# Population – City of Mississauga

## Canada's 10 Largest Municipalities – Mississauga is Canada's 7<sup>th</sup> Largest City

City	Population
Toronto	2,794,356
Montreal	1,704,694
Calgary	1,306,784
Ottawa	1,017,449
Edmonton	1,010,899
Winnipeg	749,607
<b>MISSISSAUGA</b>	<b>717,961</b>
Vancouver	662,248
Brampton	656,480
Hamilton	569,353

Source: Statistics Canada, 2021 Census

## Greater Toronto Area (GTA) – Top 10 Municipalities Population (Growth From 2011 – 2021)

Municipality	2011	2016	2021
Toronto	2,615,060	2,731,571	2,794,356
<b>MISSISSAUGA</b>	<b>713,443</b>	<b>721,599</b>	<b>717,961</b>
Brampton	523,911	593,638	656,480
Markham	301,709	328,966	338,503
Vaughan	288,301	306,233	323,103
Oakville	182,520	193,832	213,759
Richmond Hill	185,541	195,022	202,022
Burlington	175,779	183,314	186,948
Oshawa	149,607	159,458	175,383
Whitby	122,022	128,377	138,501

Source: Statistics Canada, 2021 Census

- The City of Mississauga is located in Canada's most populated Province and Region.
- Mississauga is the seven largest city in Canada with a population of **717,961**.
- Mississauga is Ontario's 3<sup>rd</sup> largest city surpassed only by the cities of Toronto and Ottawa.
- The City of Mississauga is the 2nd largest municipality in the Greater Toronto Area.
- For more information please visit: <https://www.mississauga.ca/our-organization/data-and-maps/city-planning-data/>

## Population – Economic Growth Centres

The City of Mississauga has 5 economic growth centers which are the major nodes of economic activity in the city. These areas are reflected in our economic development strategy.

- **Aerotropolis:**
  - A large commercial and industrial area centered around Pearson International Airport (Canada’s largest airport), the Aerotropolis is a hub for logistics, life sciences and advanced manufacturing sectors.
- **Downtown**
  - Mississauga’s downtown area has all the elements of a dynamic city core - civic buildings, cultural facilities, post-secondary institutions (Sheridan College), core transit interchanges and a wide range of retail, recreation and entertainment opportunities.
- **Lakeside**
  - With 22 kilometers of waterfront, Lakeside is home to a vibrant entertainment and retail cluster, as well as large scale residential and commercial development projects such as the Lakeview Innovation District
- **Knowledge District: Meadowvale**
  - Meadowvale is a key corporate centre for many industries and a hub for Mississauga's Life Sciences cluster.
- **Knowledge District: Sheridan Science Park & Surrounding Area**
  - Sheridan Park & Surrounding Area incorporates a wide range of public and private sector research and development activity taking place within Sheridan Business Park and the University of Toronto, Mississauga.

**Population Growth Projections by Economic Growth Centers**

Key Growth Area	Population 2021	Employment 2021	Population 2031 Forecast
<b>Aerotropolis:</b>	114,280	275,170	114,610
<b>Downtown Corridor</b>	194,730	53,400	228,120
<b>Lakeside</b>	91,350	23,560	106,490
<b>Meadowvale</b>	284,620	82,260	288,650
<b>Sheridan Science Park &amp; Surrounding Area</b>	146,240	59,060	146,635

For more information please visit our economic development strategy: <https://www.mississauga.ca/publication/economic-development-strategy>.

## Demographic – Age Cohort & Forecast

### Population Forecast

Year	Population
1975	234,975
1980	298,045
1985	365,300
1990	446,000
1995	528,000
2000	610,700
2006	700,000
2011	743,000
2016	766,000
2021	795,000
2031	852,000
2041	919,900
2051	995,000

*Source: City of Mississauga 2022 Growth Forecast, Planning and Building Department and Statistics Canada Census data.*

### Population by Age Group

Age	Total	%
0-14	109,315	15.2
15-29	148,065	20.6
30-44	139,610	19.4
45-59	153,195	21.3
60-74	117,215	16.3
75+	50,555	7.04
<b>Total</b>	<b>717,960</b>	<b>100</b>

*Source: Statistics Canada 2021 Census & City of Mississauga, Planning & Building Dept.*

- The City of Mississauga has evenly distributed age cohorts; however residents within 45-59 are the largest cohort.
  - The city’s population is expected to grow to 995,000 by 2051

## Demographic – Immigration

### Toronto Census Metropolitan Area (CMA)

- Immigration is the leading driver of population growth within the Toronto CMA
- Toronto CMA receives a higher share of total immigration into Canada than any other urban centre (36% in 2020/2021)
- The majority of all immigrants admitted to Canada are economic immigrants - meaning they are highly skilled and capable of working in several economic sectors.

### Toronto CMA, Immigration

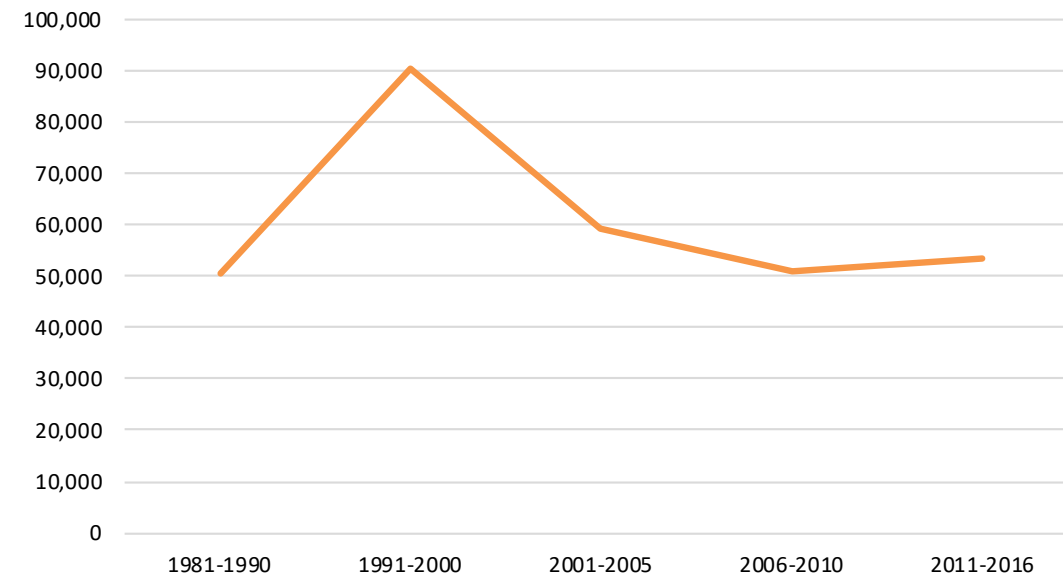
Year	New immigrants	Share of Total Immigration Into Canada
2015/2016	91,673	29.5%
2016/2017	75,061	28.7%
2017/2018	102,740	35.1%
2018/2019	106,700	35.2%
2019/2020	96,775	35.3%
2020/2021	78,816	36.0%

Source: Statistics Canada. Table 17-10-0136-01 Components of population change by census metropolitan area and census agglomeration, 2016 boundaries

### City of Mississauga

- The City of Mississauga continues to welcome and benefit from the arrival of new immigrants
- In 2016, Mississauga was home to 53,410 recent immigrants (i.e. immigrants that had landed in Canada between 2011 and 2016). This accounted for 15% of all recent immigrants in Toronto CMA
- By 2016, 55.2% of Mississauga’s population was born outside of Canada.

### City of Mississauga, Immigrant Population by Year Landed in Canada



Source: Statistics Canada, Census Profile, 2016

## Demographic – Languages

### Population by Language Spoken Most Often at Home and Major Non-Official Languages Spoken

Language	# of People	% of Population
Total Responses	717,855	100.0%
English and French	51,945	7.2%
Neither English nor French	25,680	3.6%
English Only	676,450	89.1%
French Only	635	0.1%
Non-Official Languages	188,275	26.2%
Chinese Languages	31,000	4.3%
Urdu	22,890	3.1%
Arabic	16,810	2.3%
Polish	14,980	2.1%
Panjabi (Punjabi)	12,890	1.8%
Spanish	9,420	1.3%
Tagalog (Philipino; Filipino)	8,980	1.3%
Portuguese	6,465	0.9%
Tamil	6,315	0.9%
Vietnamese	6,770	0.9%

*Source: Statistics Canada 2016 Census & Mississauga Data*

- 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 11.5% of Canada's total population, in comparison to 14.4% of Ontario's population, 24.7% of the Toronto CMA's population and 26.2% of Mississauga's population.



# Income

## Average Total Household Income - 2016

Household Location	\$ Amount
Canada	\$92,764
Ontario	\$97,856
Toronto CMA	\$109,480
<b>MISSISSSAUGA</b>	<b>\$105,462</b>
<i>Source: Statistics Canada, 2016 Census Profile</i> <i>Note: Average household income takes all incomes and divides by the total number of respondents</i>	

## Average Total Income per Person - 2016

Household Location	\$ Amount
Canada	\$47,487
Ontario	\$47,915
Toronto CMA	\$50,479
<b>MISSISSSAUGA</b>	<b>\$45,267</b>
<i>Source: Statistics Canada, 2016 Census Profile</i>	

## Median Total Household Income - 2016

Household Location	\$ Amount
Canada	\$70,336
Ontario	\$74,287
Toronto CMA	\$78,373
<b>MISSISSSAUGA</b>	<b>\$83,018</b>
<i>Source: Statistics Canada, 2016 Census Profile</i> <i>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</i>	

## Median Total Income per Person - 2016

Household Location	\$ Amount
Canada	\$34,204
Ontario	\$33,539
Toronto CMA	\$31,705
<b>MISSISSSAUGA</b>	<b>\$31,311</b>
<i>Source: Statistics Canada, 2016 Census Profile</i>	

# Housing

## Housing Inventory Type - Mississauga

Unit Type	2021	2031	2041	2051
Detached and Semi-Detached	128,500	131,100	131,600	132,600
Row	38,000	42,500	46,800	51,100
Apartment	80,200	107,200	139,200	162,900
Total	247,000	279,500	317,600	346,700

*Source: Royal LePage, Q1 2022 Royal LePage House Price Survey Note: This chart is meant to be a guideline only*

## Median House Prices by Type - Mississauga

House Type	Average House Price
Single-Family Detached	\$ 1,622,300
Condominiums	\$ 672,500
Aggregate	\$ 1,299,300

*Source: Royal LePage, Q1 2022 Royal LePage House Price Survey Note: This chart is meant to be a guideline only*

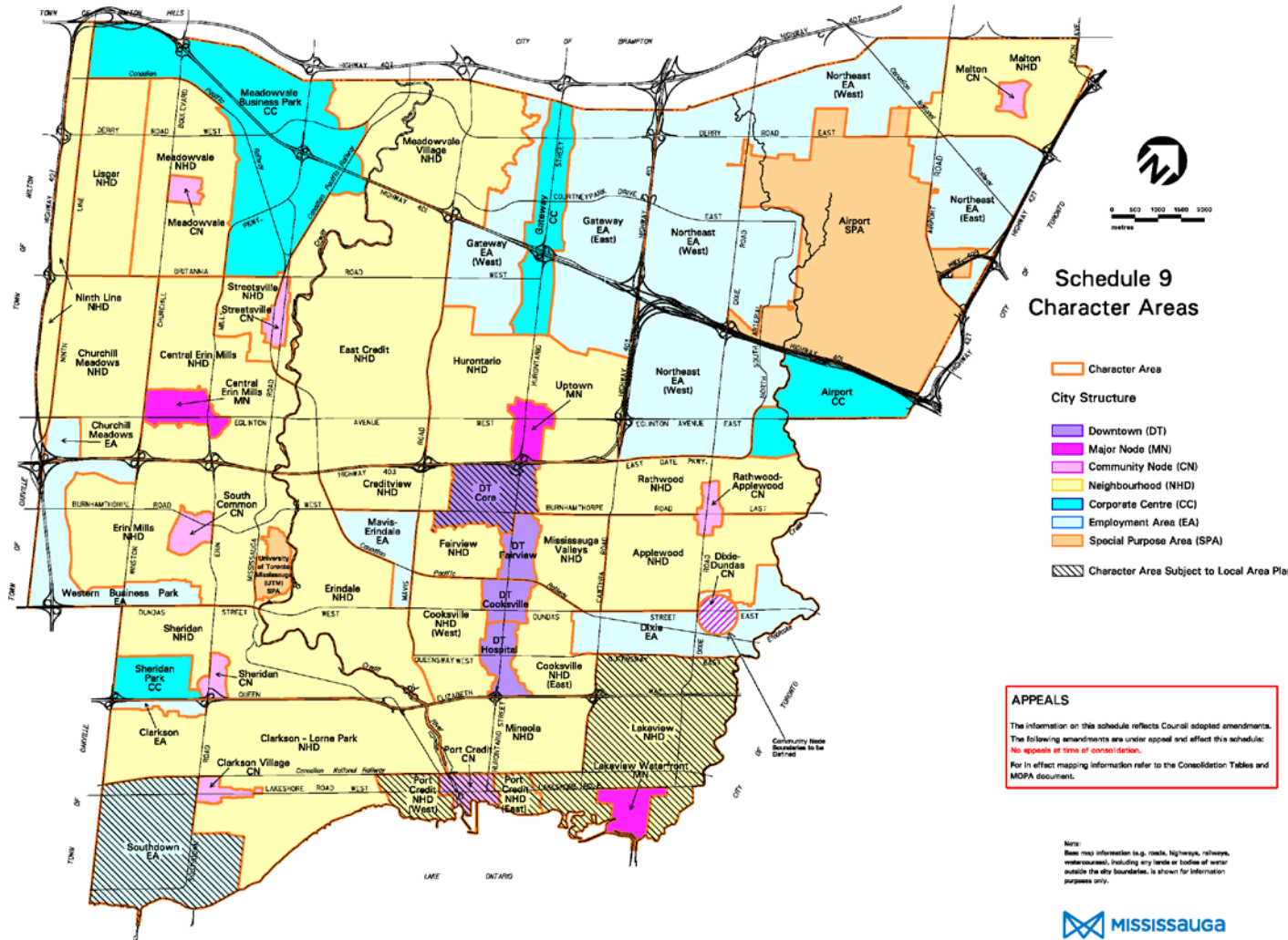
## Average Monthly Apartment Rental Rates - Toronto, CMA

# of Bedrooms	Average Monthly Rent	Vacancy Rate
Bachelor	\$1,202	5.5%
1 Bedroom	\$1,417	4.0%
2 Bedroom	\$1,666	4.46%
3+ Bedroom	\$1,837	2.2%

*Source: Rental Market Report, Canada & Selected Markets, 2022 Note: This chart is meant to be a guideline only*

- Over the last number of years, development and building activity has reached an all-time high within the City of Mississauga. Increasing its robust housing stock including row(townhouses), high rise condominiums, semi-detached and detached to satisfy every income level.
- Between 2014-2019, 14200 new residential and 1,589,400 sqm. of new non-residential gross floor area (GFA) were added to the city.

# Mississauga's Character Areas



- The City of Mississauga is transforming into a global city.
- A number of new developments (housing & employment) have been built and or approved for development.
- The city continues to welcome new residents and investment.

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