

# Living in Mississauga

## The Real Estate Market Watch

Spring 2014

### Campus investments bring world-class learning and research to Mississauga

University of Toronto and Sheridan College's brand-new student facilities will attract even more students to the region



A cluster of finished buildings at the north end of UTM campus

MISSISSAUGA – As the City of Mississauga continues to grow and attract a more youthful population, Ontario's post-secondary institutions are taking notice – and making serious investments towards their future in the region.

Though the City of Mississauga wasn't incorporated until 1974, the area's strong connection to post-secondary learning stretches even farther back to 1967, when the University of Toronto opened its Mississauga campus. Situated on a prime piece of land along the Credit River, the campus has become a major community institution, currently boasting 15 academic departments and roughly 26,000 undergraduate students.

As the city has grown over the decades, so too has its commitment to attracting innovative thinkers and youthful leaders. Subsequently, in 2009, the city unveiled its Our Future Mississauga strategic plan which included, among various other objectives, a key goal of attracting post-secondary institutions and world-class student facilities to the city.

As we entered the year 2014, that goal was well within site, with two postsecondary institutions thriving in the City.

### Business Leadership in Action at Sheridan's Hazel McCallion Campus

In the last edition of Living in Mississauga, we took a look at Mississauga's City Centre neighbourhood and the magnificent Square One shopping facility. Over the past few years, one of the most exciting additions to the area has been Sheridan College's Hazel McCallion Campus on Duke of York Boulevard.

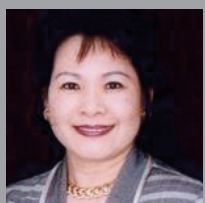
The campus's first phase was completed in 2011, and houses the College's Faculty of Business. According to Sheridan's web site, this state-of-the-art campus "incorporates the latest in technology to facilitate collaborative learning and bring the Creative Campus idea to life."

According to a Request for Proposals (RFP) issued by Infrastructure Ontario in November 2013, the campus's second phase is expected to increase the facility's student capacity to 5,500 (representing a 3,200-student increase!) and will feature innovative, state-of-the-art facilities including a gallery space, creativity centre and multiple computer labs.

The Hazel McCallion Campus is also setting a high standard for sustainability, with both phases designed to obtain LEED Gold certification.



The main building at Sheridan's Hazel McCallion Campus near Square one



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## University of Toronto's New Campus Additions: Deerfield Hall and the Innovation Centre

One of Mississauga's most exciting new educational facilities is the University of Toronto's Innovation Centre, which broke ground back in the spring of 2013 and is scheduled to open its doors in September of this year.

When completed, the \$35-million complex will boast four storeys of lecture rooms, labs, office space, and even a mock trading floor. Designed to obtain LEED Silver certification, this striking addition will also serve as home to the university's new Institute for Management and Innovation, as well as the Office of the Registrar and the Li Koon Chun Finance Learning Centre.

"The Innovation Complex and its signature institute will help our students to develop the outlook and analytical capacity they need to compete and win in today's tough economic climate," UofT President David Naylor said in May.

"I believe this new institute will benefit the university, the City of Mississauga and Peel region, with ripple effects across the province and, indeed, across Canada."

Also underway at the University of Toronto in Mississauga is a massive, three-part reconstruction of the campus's aging "North" building. The first of three new rebuilt facilities, Deerfield Hall, is scheduled to open its doors in August 2014 and will feature 5,220 square metres of state-of-the-art learning spaces for students.

### Building a Campus Culture in Mississauga

One of the City of Mississauga's biggest goals is to build a trendy, innovative atmosphere that can attract talented youth to the city.

With so much attention having been devoted to the city's student facilities, the positive impact has already started to show. In 2012, the city was able to boast 19.9 students per 1000 residents – a huge per capita jump over 18.9 the previous year, and just 16.4 in 2010.

At Living Realty, we pride ourselves on a long history of working with university students and their families – as well as investors who are looking for a solid rental-income unit near one of Mississauga's beautiful post-secondary campuses. For more information on properties located near a campus of your choice, we encourage you to get in touch with our team either online, or by phone at (905) 896-0002.

Much of the background information in this post was sourced from the University of Toronto Mississauga Campus's web site [utm.utoronto.ca](http://utm.utoronto.ca) as well as [Mississauga.ca](http://Mississauga.ca) and the "Campus Locations" page from Sheridan College's web site at [www.sheridancollege.ca](http://www.sheridancollege.ca). For more information and to stay up-to-date with project progress, we recommend taking a look at all three of these helpful web sites.



## Neighbourhood Profile: Historic Erindale Village

MISSISSAUGA – With its elegant assortment of heritage buildings, plentiful reserves of green space, and innovative university campus, Erindale Village is one of Mississauga's most sought-after residential areas.

Much of Erindale's appeal has to do with its rich history dating back to 1822, when Thomas Racey bought a block of land near the crossroads of Dundas Street, Mississauga Road, and the Credit River. Racey later auctioned off the land, and by the 1830s it had grown into a burgeoning settlement with a post office, sawmill, church, and more. The name of Erindale was chosen in 1890, after the estate of early settler Reverend James McGrath.



Despite a fire in 1919 that destroyed much of the original Erindale Village, several heritage buildings remain still standing in the area – a testament to its heritage and the legacy of its first inhabitants. Many of these buildings were originally homes, such as:

- The Blair-Burke House (2595 Jarvis Street) – completed in 1835 and believed to be the oldest surviving building in Erindale Village.
- The Taylor-Froebel House (1584 Dundas Street West) – Completed in 1878, this was the home of Emerson Taylor, a local magistrate who also owned the Royal Exchange Hotel.
- The McEwan-Wilkinson House (2537 Mindemoya Road) – Likely constructed circa 1850, this home was expanded in the 1870s and again in the 1950s. It has served many different purposes over the years, including as a hotel and a gatehouse to the Armour Estate.

Just east of the University of Toronto's Mississauga Campus, you'll find Erindale Park – a sweeping expanse of natural parkland containing a number of recreational facilities. Further to the east along Dundas Street West – near the intersection of Mavis Road – classic meets contemporary, as the neighbourhood is currently playing host to exciting low-rise developments northeast of Loblaws supermarket.

For more information on Erindale Village, or to explore homes for sale in the area, we encourage you to contact the Mississauga branch of Living Realty Inc., Brokerage today – one of our sales representatives or brokers would be happy to help provide information.

*Much of the historical background in this article was originally provided by Heritage Mississauga, and for even more details we encourage you to visit them online at [www.heritagemississauga.com](http://www.heritagemississauga.com).*



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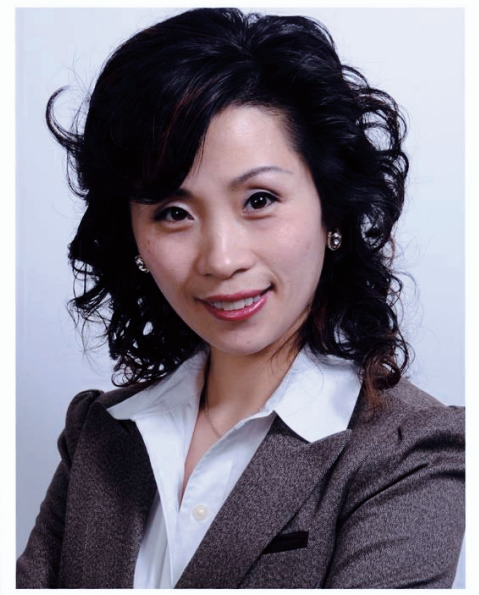
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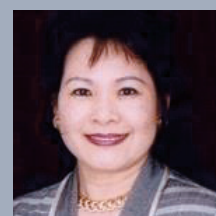
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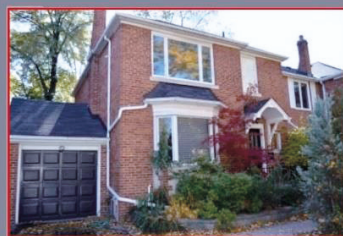
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