



Corporate Report

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(2006)

DATE: February 27, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 19, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **2006 Employment Profile**

RECOMMENDATION: That the report titled "*2006 Employment Profile*" dated February 27, 2007, from the Commissioner of Planning and Building be received for information and circulated to the Mississauga Board of Trade, the Urban Development Institute (Peel Chapter), Economic Development Advisory Council, Peel Halton Dufferin Training Board and the University of Toronto at Mississauga.

BACKGROUND: The City of Mississauga undertook a comprehensive employment survey in 2006. The survey was conducted by the Planning and Building Department in conjunction with the Economic Development Office.

The study titled "*2006 Employment Profile*" (attached under separate cover), provides a profile of employment and businesses in the City which assists in the assessment of how the goals in the Strategic Plan and Mississauga Plan are being implemented. It also compares 2006 employment data with past employment information and the projections from the 2005 Growth Forecast.

A newsletter, also titled “*2006 Employment Profile*”, presents key data from the report and is attached under separate cover. The newsletter is available from the Planning and Building Department and is posted on the City’s web site.

COMMENTS:

The “*2005 Employment Profile*” is based on information in the Mississauga Employment Database (MED) and the 2006 Employment Survey undertaken from May to September, 2006. The survey involves extensive field verification, a mail-out questionnaire and a telephone survey of selected businesses. The principal findings with respect to employment and businesses in Mississauga are as follows:

- Employment based on the 2006 Employment Survey was 380,800 (rounded). When this figure is adjusted to more closely reflect the Census definition of employment to consider persons with multiple jobs and home-based businesses, the estimate of total employment is 406,000 (rounded);
- Mississauga has a total employment ratio of .58, that is for every 100 residents of the City there were 58 local jobs;
- There are approximately 17,500 (rounded) fewer members of the Mississauga resident labour force than there are employment positions in the City of Mississauga. When unemployment is considered, it is estimated that Mississauga had a net imported labour force of approximately 42,000 in 2006. This meets one of the population and employment objectives in Mississauga Plan, “*to continue to be a net importer of labour*”;
- In 2006, a total of 20,840 businesses were operating in Mississauga, with concentrations in Northeast-West, Northeast-South, Northeast-North and Dixie;
- A review of total employment by planning district finds that the four main concentrations are in Meadowvale Business Park, Northeast-South, Northeast-West, and Gateway-South, which represent approximately 40% of total employment opportunities in the City in 2006;

- The City's employment profile continues to be dominated by small businesses. In 2006, 74% of the City's businesses were establishments of less than 20 employees while 44% had fewer than five employees;
- The largest portion of the employment base in Mississauga was in mid-sized firms between 20 and 300 employees. These firms represent 15% of the total number of businesses but constitute 48% of the work force;
- The four business sectors: wholesale trade, retail trade, manufacturing and transportation and warehousing, make up approximately 46% of businesses and 54% of employment positions in the City;
- Employment density refers to the number of employees per geographic area, using the total employment in each traffic zone and the area of that traffic zone. The City's average gross employment density is 13 employees per hectare (5 employees per acre) and the average net employment density is 43 employees per hectare (18 per acre); and
- A comparison of Employment Survey data from 2005 to 2006 indicates an increase of 180 business sites and a slight increase (.14%) in employment for businesses that provided information through the Employment Survey. A slight decrease in total employment was estimated in this period due to a decrease in the number of employees assumed for businesses for which employment data was not available.

FINANCIAL IMPACT: Not Applicable

CONCLUSION: The collection of employment information through the annual employment survey is an important data resource. In addition to monitoring strategic and planning policies, the data are used in forecasting and planning for future needs and services, attracting businesses to the City, retention programs for existing businesses and the development of future financial and economic strategies.

These data are also used to produce employment profiles for each of the employment planning districts, highlighting information such as top employers, vacant land, types of businesses, number of vacancies and employment densities. Further, data collected from the 2006 and previous employment surveys will be analyzed to identify trends and issues. For example, the data will assist in District Policy reviews and other policy studies such as the identification of industrial areas that are in transition through the review of vacancy and business turnover rates. Finally, the data collected through the employment survey can be linked with other databases, such as the office commercial inventory, to provide tenant profiles by land use and type of building.

ATTACHMENTS:

Under Separate Cover – *2006 Employment Profile* (Report)

Under Separate Cover - *2006 Employment Profile* (Newsletter)

Original Signed By:

Edward R. Sajecki

Commissioner of Planning and Building

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2006 EMPLOYMENT PROFILE

2006 employment profile



Employment Profile 2006

**City of Mississauga
Planning & Building Department
December 2006**

The information presented in this report is based on the 2006 Employment Survey. The survey was a collaborative effort by the Planning and Building Department and the Economic Development Office.

Figures in this report have been rounded. Calculations (e.g., summations and percentages) have been performed on unrounded data.

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1.0 INTRODUCTION

This report presents a profile of employment and business activities in the City of Mississauga in 2006. The City acknowledges the importance of a strong employment base by incorporating objectives regarding employment in both its Strategic Plan and Mississauga Plan.

One of the Strategic Plan visions is that *“Mississauga will be a distinct major Canadian City.”* Objectives relating to this statement include, *“to develop a regional employment centre in excess of 500,000 jobs”* and *“to provide a variety of opportunities in housing, employment, recreation, cultural and social amenities.”* In addition, the Strategic Plan states that *“Mississauga will have a dynamic and diverse economic base.”* Objectives related to this goal include *“. . . assist(ing) local business to grow and prosper”* and *“attract(ing) new businesses that offer good growth prospects and provide high-quality jobs.”*

Employment is also a principal theme of Mississauga Plan. Mississauga Plan states that the City will have a strong economic base having a diversity of business activities, capability for growth and a wide range of employment activities. Mississauga Plan Goal 2.3, *“Population and Employment”* states, *“Mississauga will encourage a range of employment opportunities...”* Objectives relating to this goal state that the City, *“continue to be a net importer of labour.”*

Monitoring of strategic and planning policies is undertaken to ensure the objectives outlined in these policies are being met. The Employment Survey and Employment Profile are part of the monitoring activities and contribute to the assessment of how the goals in the Strategic Plan and Mississauga Plan are being implemented.

Collection of employment information is an important data resource. In addition to monitoring strategic and planning policies, the data are used in forecasting and planning for future needs and services, attracting businesses to the City, retention programs for existing businesses and development of future financial and economic strategies.

1.1 Background

Annual monitoring of employment trends is a challenging endeavour and methodologies have changed to address issues that have emerged at various times. The present employment survey method was initiated in 1999. The 1999 review of employment in the City concentrated on developing a complete inventory of businesses from the variety of databases used in the past as well as field checking the existing data set. The 1999 employment survey focussed on information relating to businesses. In subsequent years, information relating to businesses was verified and kept current and an emphasis was placed on adding and updating employment data. The data that is collected includes complete business name and address, contact person and phone number, web and email address, number of full-time and part-time employees, description of the business, parent company and years in Mississauga. The employment survey does not collect data for home-based businesses.

Employment information is stored in the Mississauga Employment Database (MED). This database, shared by both the Planning and Building Department and Economic Development Office, is maintained and updated on an on-going basis.

Other sources of employment information for the City of Mississauga includes data from the Canadian Business Patterns (CBP), produced by Statistics Canada, the 2001 Census of Canada labour force activity data, released in February 2003, and the 2005 Growth Forecasts prepared by Hemson Consulting. Employment data from these sources are monitored and reviewed on a continuing basis.

1.2 Methodology

The methodology for the 2006 Employment Survey included the compilation of a complete list of employment sites from the 2005 Mississauga Employment Database, new businesses from Building Permit Reports, and a comprehensive field survey to confirm the name and location of every business in the City. For businesses located within Residential Districts, a mail-out questionnaire was sent to selected businesses requesting further information on business operations and employment information; a follow-up telephone interview was attempted where there was no response to the mail-out questionnaire. For businesses located within Employment Districts, a telephone survey was conducted of selected businesses by the firm AJD Data Services and monitored by the Economic Development Office¹.

A property-based approach is used to collect employment data. Employment information is recorded by location. Where a business has several locations, employment is recorded at each separate location. For businesses that have several buildings on a property, employment figures may be stored at one building address. The property-based approach allows an analysis of employment by Planning District (see Appendix A) and other geographic boundaries.

A concerted effort is made to collect data for businesses thought to have 100 or more employees, therefore, it was assumed that for the most part, the remaining businesses with no employment data are smaller establishments. To estimate total employment in the City of Mississauga, an adjustment factor is applied to those businesses with no employment. To better reflect the characteristics of the businesses located within each Planning District, the adjustment factor that is applied depends on whether the business is located in a Residential or Employment District. The Residential District adjustment factor is calculated using the average number of employees for businesses with less than 100 employees in all Residential Planning Districts. This overall adjustment factor is then applied to businesses with no employment data located in Residential Districts. The Employment District adjustment factor is unique to each Employment Planning District and is calculated based on the average number of employees for businesses with less than 100 employees within each Employment District. This unique adjustment factor is then applied to those businesses with no employment within each Employment Planning District. The Residential District adjustment factor and Employment District adjustment factors are outlined in Appendix B.

¹ A mailout or telephone survey was administered to businesses with 100 or more employees, if existing employment data was greater than 2 years old, if no employment data was recorded for the business or if the business was part of a sector selected to be profiled.

2.0 EMPLOYMENT DATA – 2006

This section presents a profile of businesses and employment based on results from the 2006 Employment Survey, as well as a comparison to the Census definition of employment.

2.1 Total Employment

Employment² in the City of Mississauga, based on the 2006 Employment Survey, was 380,780. Employment data for 18,790 businesses or 90% of the 20,840³ operating businesses were obtained. When the employment figure of 380,780 is adjusted to more closely reflect the Census definition of employment to consider persons with multiple jobs and to include home-based businesses, the estimate of total employment is 405,990⁴ (see Table 1). This is a difference of 7% from the June 2006 Growth Forecast projection of 435,400 employees in the City of Mississauga.

Table 1 on page four summarizes employment and population information. It shows that with a projected population of 702,300 and employment of 405,990, Mississauga has an employment ratio of .58. That is, for every 100 residents of the City, there were 58 local jobs. This table also shows that with a participating labour force of 388,530, Mississauga must import a net labour force of approximately 17,460 persons. When consideration is made for a portion of the participating labour force that is unemployed, about 6.3%, the imported labour force is approximately 41,940 employees. These figures indicate that the City is meeting the population and employment objective in Mississauga Plan regarding being a net importer of employment.

² Employment was estimated based on data contained in the Mississauga Employment Database, data from the 2006 Employment Survey, and estimates made for businesses for which employment data were not available (see Appendix B for the factors that were applied to these businesses). Part-time positions have been converted to full-time equivalents, based on the assumption that two part-time positions are equivalent to one full-time position. This does not include home-based businesses.

³The Canadian Business Patterns, prepared by Statistics Canada, reports approximately 53,300 businesses in the City of Mississauga as of June 2006, with 32,200 of these businesses reporting no employment. When the number of businesses with no employment is subtracted from the total, the figure derived is approximately the number of operating businesses noted in this report.

⁴ The following modifications were made to the 2006 Employment Survey employment to reflect the Census definition of employment: 40% of total part-time employment was excluded to account for individuals holding multiple jobs and 80% of the estimated home-based businesses in the City of Mississauga in 2006 (based on the 2001 Census) was added. Home-based businesses are assumed to be 4% of the resident labour force.

Table 1: Population, Total Employment and Resident Labour Force, 2006*	
Employment from the 2006 Employment Survey	380,780
Census Adjustment ^a	25,210
Total Employment ^b	405,990
Total Population ^c	702,300
Resident Labour Force ^d	563,900
Participating Labour Force ^e	388,530
Employed Labour Force	364,050
Unemployed Labour Force ^f	24,480
Employment Ratio ^g	.58
Difference Between Total Employment and Participating Labour Force	17,460
Labour Import ^h	41,940

*numbers have been rounded

^a This figure accounts for multiple part-time jobs and home-based businesses.

^b This figure represents the 2006 Employment Survey total plus the Census adjustment.

^c Population figure is the 2005 Growth Forecast projection for June 2006 including the census undercount.

^d The Resident Labour Force represents the population 15 years+ calculated from the 2005 Growth Forecast projection for June 2006.

^e Participating Labour Force is the resident labour force multiplied by the participation rate of 68.9% from the Labour Force Survey by Statistics Canada for the second quarter of 2006.

^f Unemployed Labour Force is the Participating Labour Force multiplied by the unemployment rate of 6.3% from the Labour Force Survey by Statistics Canada for the second quarter of 2006.

^g Employment Ratio is total employment divided by the total population.

^h Labour Import refers to the total employment positions minus the employed labour force.

Analysis in subsequent sections is based on results from the 2006 Employment Survey and does not include modifications for the Census definition of employment.

2.1.1 Employment by Planning District

Figure 1 summarizes employment by Planning District. In this report, the Northeast and Gateway Planning Districts which are the two largest employment districts, have been subdivided into smaller geographical areas to provide a greater understanding of the businesses and employment characteristics within these districts and a better comparison to other Planning Districts.

Meadowvale Business Park and Northeast-South each represent approximately 10% of total employment. This is followed by Northeast-West and Gateway-South representing 9% of employment positions. Together these four areas account for almost 40% of the City's employment opportunities.

2.1.2 Full-Time and Part-Time Employment⁵

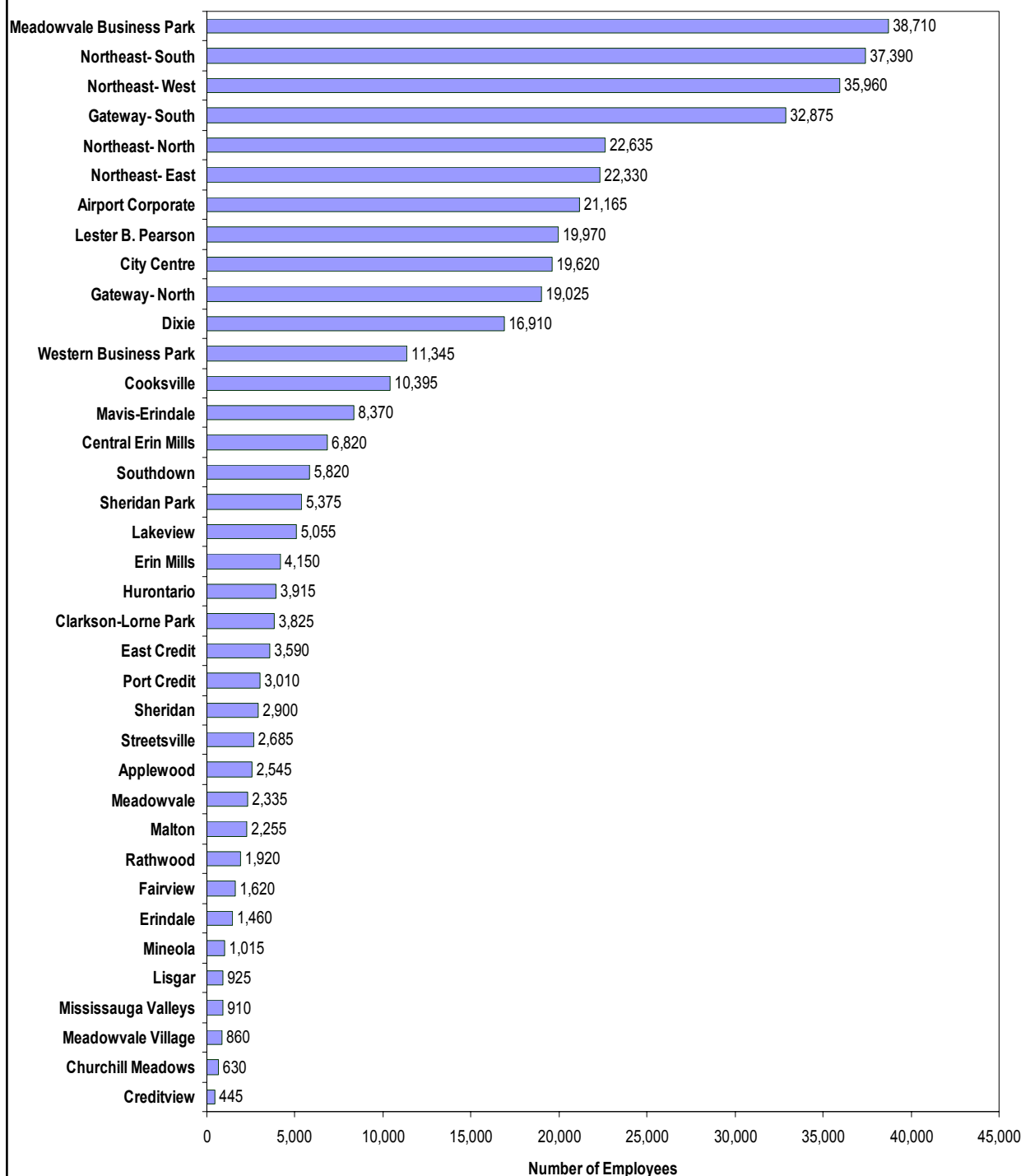
Full-time employment is 90% of total employment. Meadowvale Business Park leads the percentage of full time employment with 11%, followed by Northeast-South and Northeast-West each with approximately 10% and Gateway-South with 9% of total full-time employment.

Part-time employment represents 10% of total employment. For this report, one part-time employment position is considered half or .5 of one full-time employment position. City Centre has the largest proportion of part-time employment with 10%. Outside of City Centre, Cooksville (7%), Northeast-South (7%), Central Erin Mills (7%) and Gateway-South (6%) also have significant concentrations of part-time positions.

The proportion of full-time positions within Planning Districts ranges from 63% in Mississauga Valleys and 64% in Central Erin Mills, to 96% in Northeast-North and 97% in Airport Corporate. Most Employment Districts, with the exception of Mavis-Erindale, have 90% or greater of total employment represented by full-time positions. As expected, due to the large number of retail and service industry businesses, most Residential Districts have a higher proportion of total employment represented by part-time positions as compared to Employment Districts.

⁵ Full-time and part-time employment figures are based on businesses where employment information is available.

Figure 1: Employment by Planning District, 2006



2.2 Businesses and Vacancies

There were 20,840 businesses operating in Mississauga in 2006. In addition, the 2006 employment survey recorded 2,560 vacancies⁶ for a total of 23,400 business sites. Eleven percent of total business sites were vacant.

2.2.1 Businesses and Vacancies by Planning District

Table 2 and Figures 2a and 2b provide a summary of existing businesses and vacancies by Planning District. Map 1 shows the location of vacancies in the City.

Northeast-West has the largest concentration of businesses with 2,225 or 11% of the total number of businesses. This is followed by Northeast-South with 1,995 or 10%, Northeast-North with 1,515 and Dixie with 1,420 each with 7% of total businesses.

The largest proportion of total City vacancies are found in districts that have the largest concentration of businesses, Northeast-West with 16% or 405 vacancies, Northeast-South with 11% (275 vacancies) and Dixie with 9% (225 vacancies) of total City vacancies.

With the exception of Dixie and Northeast-West, these areas do not reflect the highest vacancies when vacancies are viewed as a percent of total business sites within each district. The highest vacancies as a percent of total business sites within the Planning District are Northeast-East (19%) and Sheridan Park (16%). Vacancies in Northeast-West as a percentage of business sites are 15% and 14% in Dixie. The majority of vacancies in Northeast-East and Sheridan Park occur within major office buildings while in Northeast-West and Dixie occur mostly within multi-unit industrial developments.

Forty-six percent of the vacancies in Applewood are attributed to the renovation of an entire floor of a commercial building. A portion of the vacancies in Western Business Park are a result of new multi-unit industrial development that was not fully occupied at the time of the employment survey. Most of the vacancies in Airport Corporate occur within major office buildings.

⁶ Vacancies refer to vacant buildings, vacant floors and vacant units within multiple unit developments. Some condominium industrial units are recorded as vacant buildings.

Table 2: Businesses and Vacancies* by Planning District in 2006						
Planning District	Total Business Sites	Businesses		Vacancies		
		# of Businesses	% of City Businesses	# of Vacancies	% of City Vacancies	% of Vacancies in each Planning District
Northeast- West	2,630	2,225	11%	405	16%	15%
Northeast- South	2,275	1,995	10%	275	11%	12%
Northeast- North	1,705	1,515	7%	190	8%	11%
Dixie	1,645	1,420	7%	225	9%	14%
Meadowvale Business Park	1,325	1,220	6%	105	4%	8%
Gateway- South	1,190	1,075	5%	115	4%	9%
Cooksville	1,195	1,075	5%	120	5%	10%
City Centre	1,170	1,035	5%	130	5%	11%
Western Business Park	1,115	970	5%	145	6%	13%
Northeast- East	845	685	3%	160	6%	19%
Airport Corporate	630	550	3%	80	3%	13%
Gateway- North	610	545	3%	65	3%	11%
Lakeview	595	535	3%	60	2%	10%
Mavis-Erindale	555	495	2%	60	2%	11%
Port Credit	550	490	2%	60	2%	11%
Central Erin Mills	490	475	2%	15	1%	3%
Streetsville	475	445	2%	30	1%	7%
Clarkson-Lorne Park	440	410	2%	30	1%	7%
Applewood	430	370	2%	55	2%	13%
Hurontario	385	365	2%	20	1%	5%
Malton	370	355	2%	20	1%	5%
Lester B. Pearson	355	350	2%	5	0.2%	1%
Southdown	300	260	1%	40	1%	13%
Sheridan	290	260	1%	30	1%	10%
East Credit	265	240	1%	20	1%	8%
Rathwood	260	240	1%	20	1%	7%
Meadowvale	235	230	1%	5	0.3%	3%
Erin Mills	225	220	1%	5	0.2%	2%
Erindale	170	160	1%	10	0.4%	5%
Fairview	140	130	1%	10	0.4%	6%
Mineola	115	105	0%	10	0.4%	10%
Mississauga Valleys	85	75	0%	5	0.3%	8%
Creditview	75	70	0%	3	0.1%	4%
Lisgar	70	65	0%	5	0.1%	4%
Churchill Meadows	70	65	0%	3	0.3%	10%
Sheridan Park	75	60	0%	10	0.5%	16%
Meadowvale Village	60	60	0%	0	0%	0%
Total	23,400	20,840	100%	2,560	100%	11%

*Numbers may not add due to rounding. Vacancies refer to vacant buildings and to vacant units and vacant floors within multiple unit developments. Some condominium industrial units are recorded as vacant buildings.

Figure 2a: Businesses by Planning District, 2006

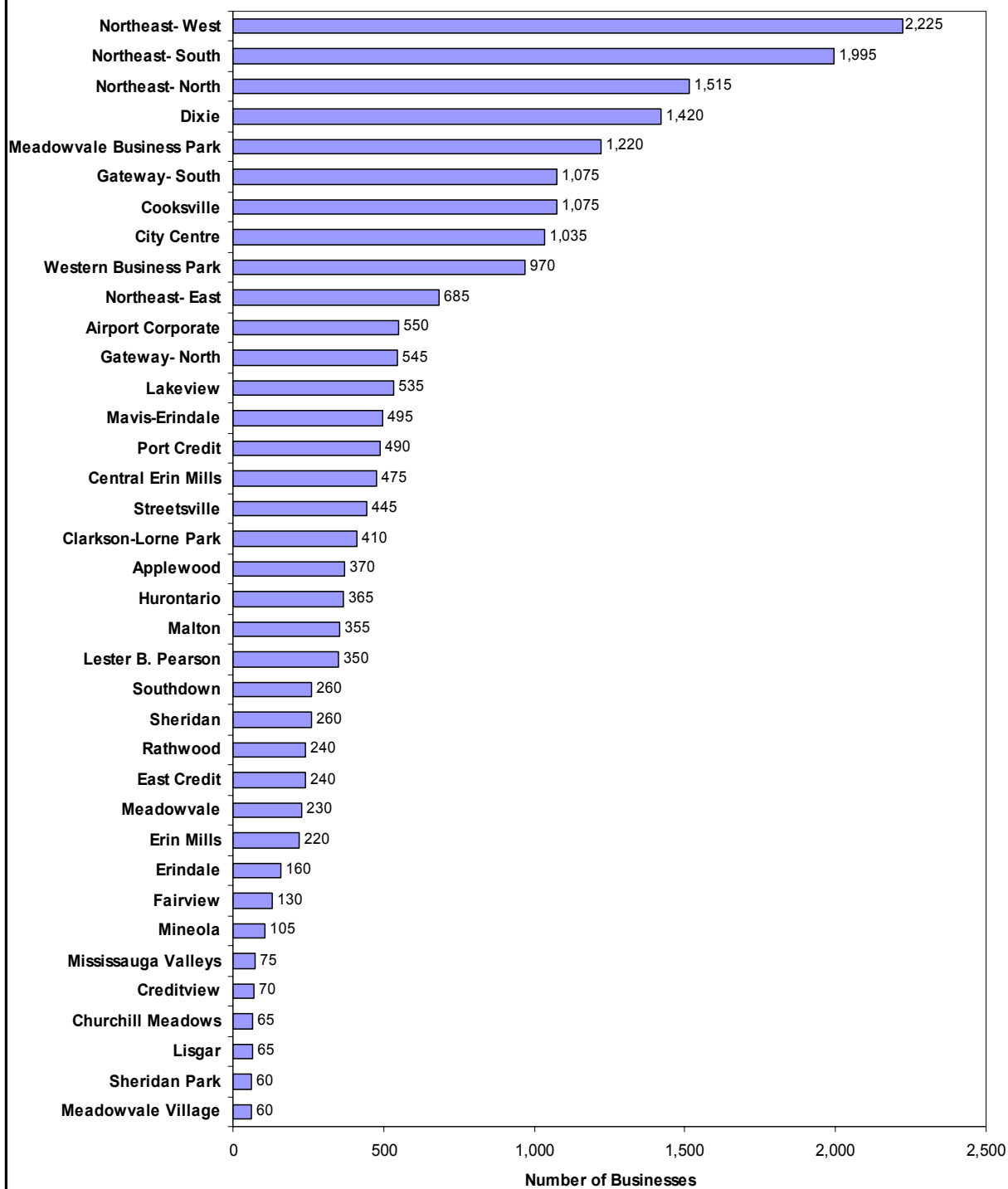
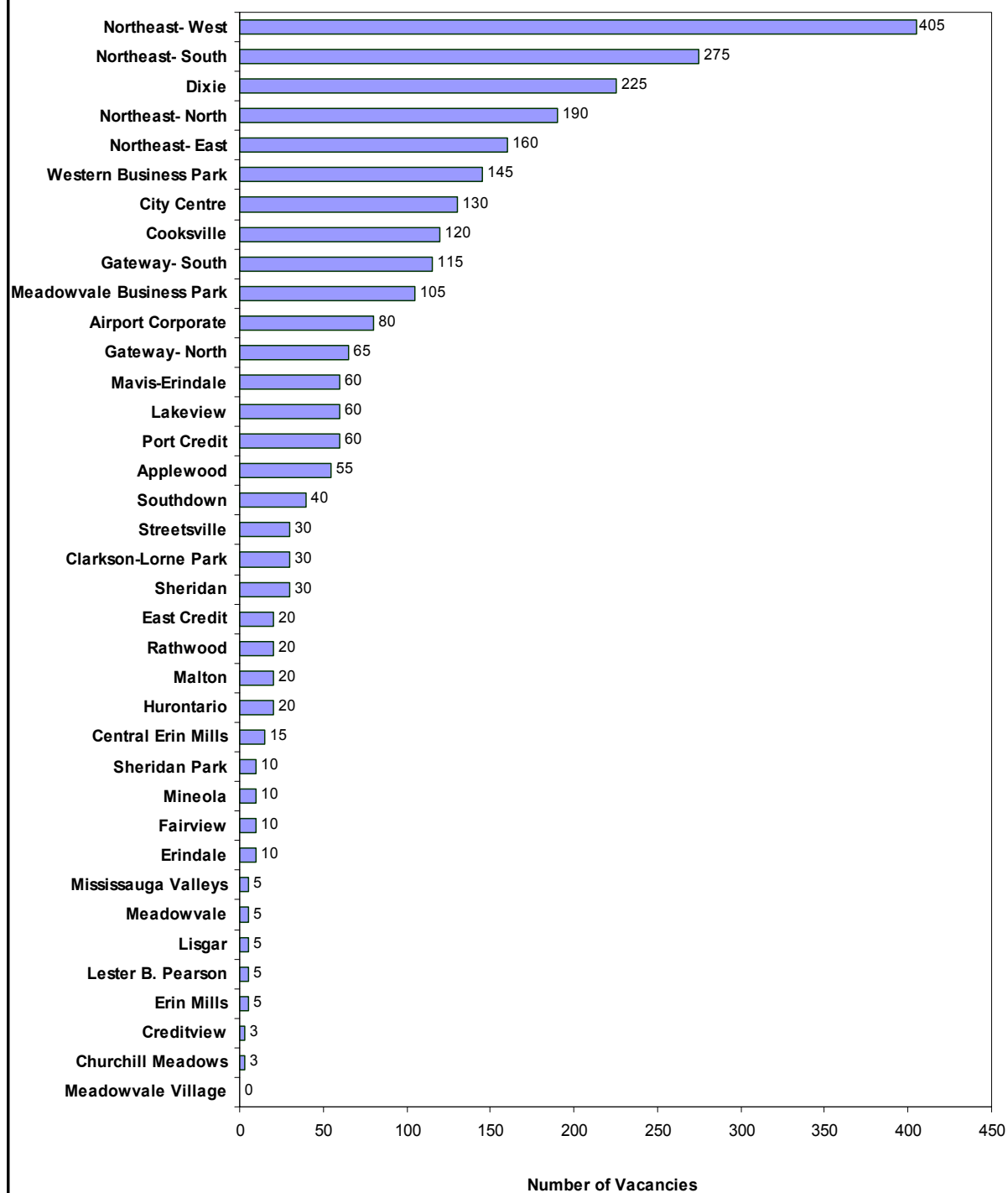
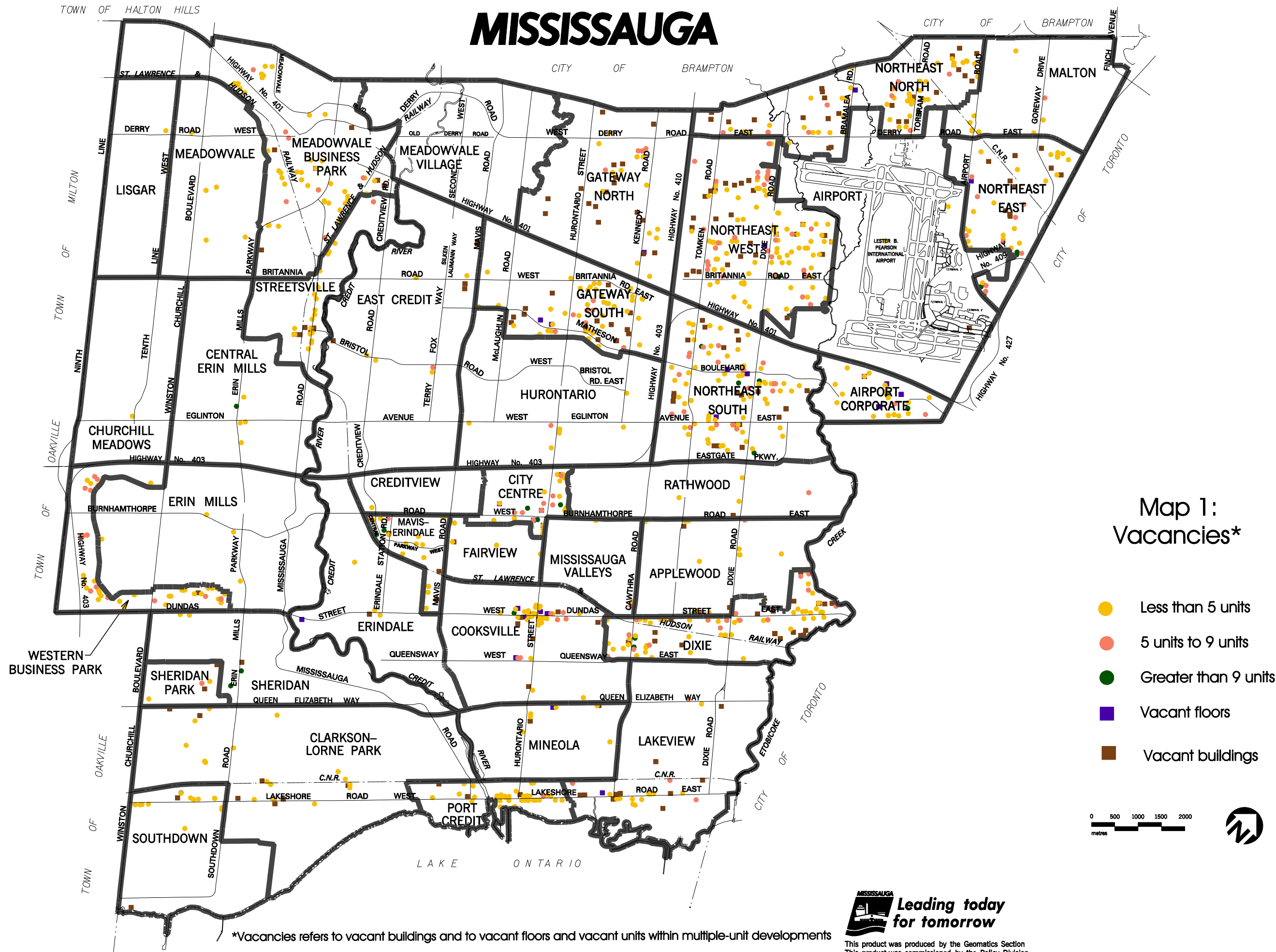


Figure 2b: Vacancies by Planning District, 2006



MISSISSAUGA



2.3 Businesses by Business Size

The distribution of businesses by Planning District as well as the number and percent of employees for 2006 are shown on Tables 3 and 4 and illustrated in Figures 3a to 3d.

The City's business profile is dominated by small businesses. Forty-four percent of all businesses have fewer than five employees. However, smaller firms do not constitute a large portion of total employment. Firms with fewer than five employees represent only 6% of total jobs or 22,100 employment positions. Seventy-four percent of the City's businesses are establishments of less than 20 employees but these represent only 21% of the total employment positions (See Tables 3 and 4).

The largest portion of the employment base in Mississauga is currently found in mid-sized firms between 20 and 300 employees. These businesses represent only 15% of total businesses but constitute 48% of the work force or 185,485 employment positions.

Table 3 summarizes the number of businesses by business size in each Planning District and Figures 3a and 3b illustrate these sizes for the City. It shows the dominance of firms with less than 5 employees, particularly in the Residential Districts.

Table 4 summarizes the number of employees by the business size in each Planning District and Figures 3c and 3d illustrate these sizes for the City. It is evident from this table that mid-sized firms with 20 to 299 employees represent the largest portion of the employment base, particularly in the Employment Districts. This is an expected result as mid-sized firms tend to be related to industrial/manufacturing type companies, which generally locate in Employment Districts.

Businesses with 300 or more employees represent less than 1% of the total number of businesses but constitute 26% of the employment base. They are generally concentrated in the Employment Districts and City Centre. There is a marked presence of these businesses in the northern Employment Districts along the Highway 401 corridor. A small number of very large businesses with a thousand or more employees make a significant contribution to the City's employment base. There are only 20 such businesses representing 0.1% of the total businesses in the City, yet they account for almost 44,000 jobs (12% of total jobs). These businesses include the two hospitals, the University of Toronto in Mississauga, Air Canada, GTAA, bio-medical firms, financial businesses, government and manufacturing among others. Map 2 illustrates the location of businesses with 300 or more employees and the range of employees per location. A listing of these businesses is provided in Appendix C.

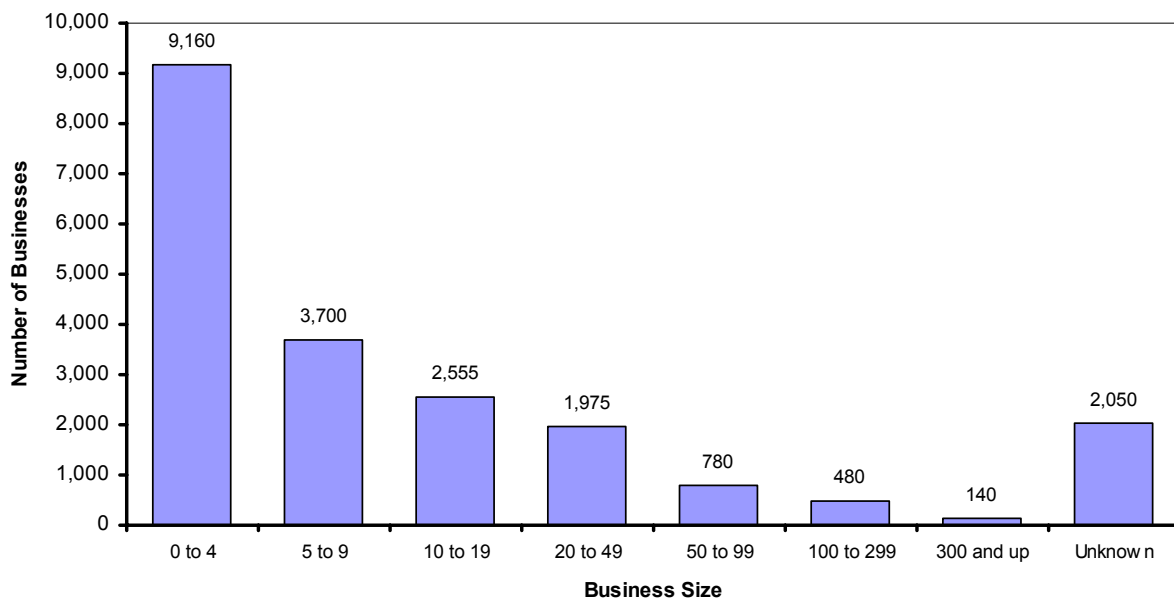
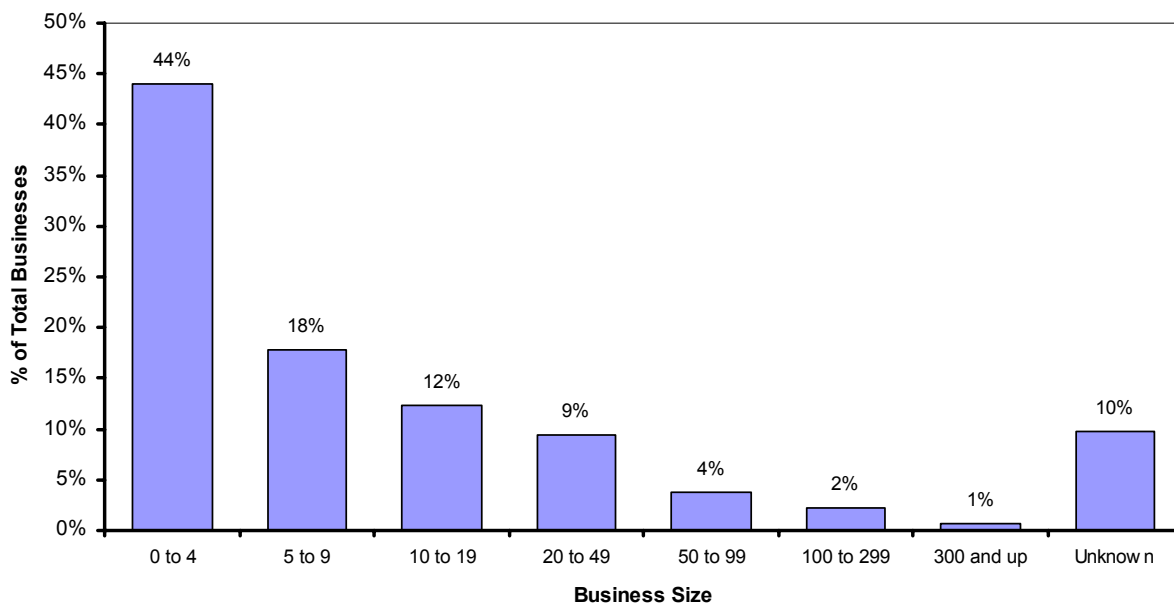
Finally, it is noted that all Planning Districts have a representation of businesses with less than 300 employees. The number of businesses across the City with these ranges of employees would also provide for a range of employment opportunities. The distribution of businesses across the City addresses Mississauga's Strategic Plan objective to maintain a variety of employment opportunities.

Table 3: Number of Businesses by Business Size and Planning District, 2006*											
Planning District	Business Size (based on number of employees)										Total
	0-4	5-9	10-19	20-49	50-99	100-299	300-499	500-999	1000+	Unknown	
Northeast- West	850	400	305	250	80	50	10	1	0	275	2,225
Northeast- South	760	365	310	185	65	40	5	1	5	265	1,995
Northeast- North	540	280	220	155	55	35	3	0	0	225	1,515
Dixie	660	250	170	90	35	20	5	0	1	190	1,420
Meadowvale Business Park	310	245	195	180	65	55	10	5	5	145	1,220
Cooksville	780	130	55	40	10	5	2	0	1	50	1,075
Gateway- South	270	210	195	145	80	45	10	5	1	115	1,075
City Centre	385	235	135	85	40	20	5	3	1	120	1,035
Western Business Park	395	200	165	75	25	5	0	0	1	95	970
Northeast- East	165	105	95	100	70	30	5	5	1	110	685
Airport Corporate	130	100	85	70	45	45	10	5	0	55	550
Gateway- North	105	90	90	115	45	30	10	2	0	55	545
Lakeview	315	100	40	35	15	5	0	0	0	25	535
Mavis-Erindale	245	80	45	40	20	10	2	1	0	45	495
Port Credit	350	65	35	15	5	5	0	0	0	15	490
Central Erin Mills	275	105	35	40	5	10	0	0	1	10	475
Streetsville	315	60	35	10	3	2	0	0	0	20	445
Clarkson-Lorne Park	250	55	40	35	10	5	0	0	0	15	410
Applewood	265	50	15	20	10	0	0	0	0	10	370
Hurontario	200	75	40	35	10	5	0	0	0	3	365
Malton	260	35	20	20	2	2	0	0	0	15	355
Lester B. Pearson	80	55	35	30	15	5	3	2	3	125	350
Southdown	120	50	30	20	5	10	3	1	0	20	260
Sheridan	155	50	20	15	5	3	0	1	0	10	260
Rathwood	155	40	15	15	5	0	0	0	0	5	240
East Credit	115	55	20	35	10	5	0	0	0	5	240
Meadowvale	130	35	25	20	5	3	0	0	0	5	230
Erin Mills	125	40	20	20	5	5	1	0	1	2	220
Erindale	105	20	15	10	5	1	0	0	0	3	160
Fairview	70	30	10	10	5	2	0	0	0	0	130
Mineola	65	15	5	10	3	1	0	0	0	5	105
Mississauga Valleys	50	10	5	5	2	2	0	0	0	0	75
Creditview	45	10	5	5	1	0	0	0	0	5	70
Lisgar	35	10	5	5	5	2	0	0	0	0	65
Churchill Meadows	45	10	5	5	3	0	0	0	0	2	65
Sheridan Park	10	3	10	10	5	5	2	1	1	10	60
Meadowvale Village	30	10	2	10	5	1	0	0	0	2	60
Total Businesses	9,160	3,700	2,555	1,975	780	480	85	35	20	2,050	20,840
% of Total Businesses	44%	18%	12%	9%	4%	2%	0.4%	0.2%	0.1%	10%	100.0%

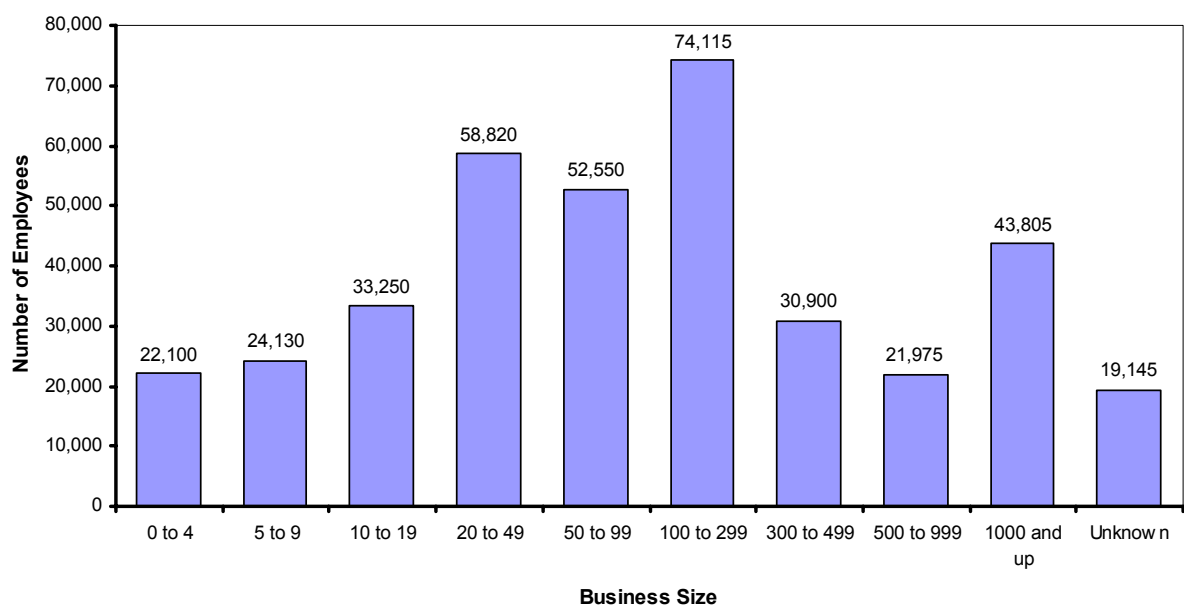
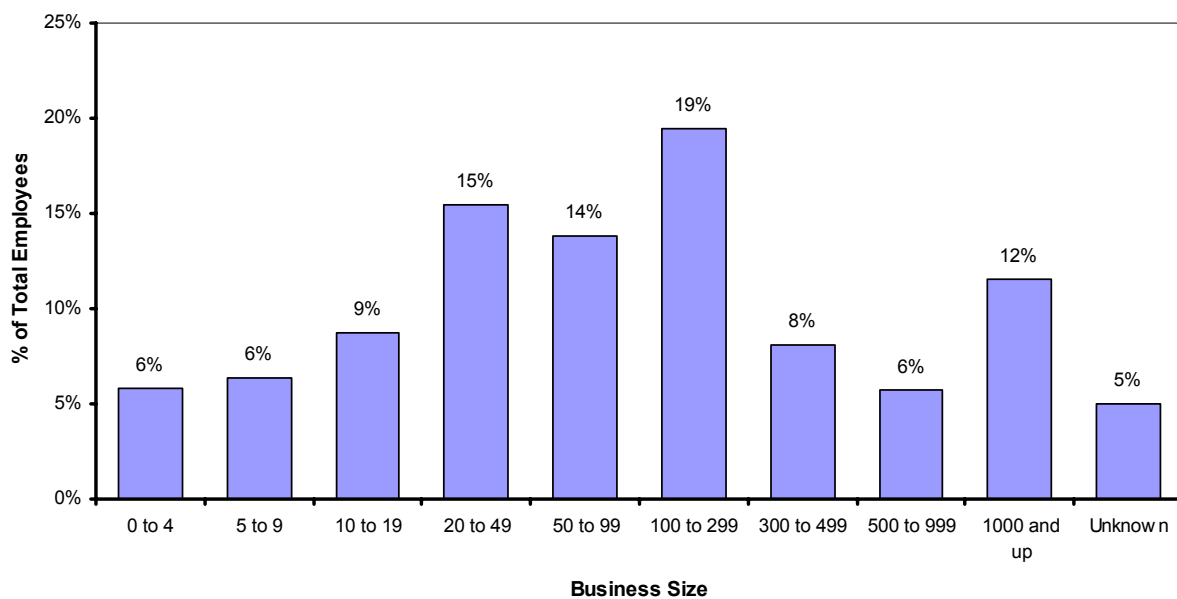
*Numbers may not add due to rounding. Unknown are businesses with no employment data.

Table 4: Number of Employees by Business Size and Planning District, 2006*											
Planning District	Business Size (based on the number of employees)										Total
	0-4	5-9	10-19	20-49	50-99	100-299	300-499	500-999	1000+	Unknown	
Meadowvale Business Park	855	1,610	2,565	5,345	3,995	9,420	3,350	2,800	7,075	1,700	38,710
Northeast- South	1,885	2,330	4,015	5,295	4,255	6,100	1,520	500	8,945	2,550	37,390
Northeast- West	2,055	2,590	3,865	7,440	5,305	7,940	3,195	910	0	2,660	35,960
Gateway- South	715	1,390	2,520	4,200	5,260	6,675	3,720	4,900	2,000	1,495	32,875
Northeast- North	1,270	1,795	2,770	4,430	3,400	5,860	920	0	0	2,195	22,635
Northeast- East	400	685	1,255	3,010	4,780	4,770	2,440	2,950	1,000	1,045	22,330
Airport Corporate	355	690	1,095	2,125	2,940	6,570	3,735	2,845	0	815	21,165
Lester B. Pearson	235	355	465	815	1,030	965	980	1,005	13,100	1,020	19,970
City Centre	995	1,550	1,760	2,500	2,870	3,185	2,370	1,925	1,320	1,150	19,620
Gateway- North	305	580	1,175	3,470	2,990	5,055	3,580	1,135	0	740	19,025
Dixie	1,560	1,625	2,155	2,670	2,435	2,755	1,370	0	1,000	1,340	16,910
Western Business Park	1,025	1,330	2,170	2,135	1,830	960	0	0	1,100	800	11,345
Cooksville	1,760	865	730	1,220	820	795	720	0	3,240	250	10,395
Mavis-Erindale	620	510	620	1,270	1,525	1,895	610	910	0	410	8,370
Central Erin Mills	700	700	435	1,220	335	1,185	0	0	2,220	30	6,820
Southdown	290	320	400	575	475	1,850	1,275	500	0	135	5,820
Sheridan Park	30	20	140	265	385	915	710	990	1,750	170	5,375
Lakeview	725	680	595	1,045	890	990	0	0	0	130	5,055
Erin Mills	320	275	255	705	285	850	410	0	1,050	5	4,150
Hurontario	495	480	530	1,130	600	680	0	0	0	0	3,915
Clarkson-Lorne Park	575	370	560	1,035	720	525	0	0	0	45	3,825
East Credit	285	380	250	1,120	735	810	0	0	0	15	3,590
Port Credit	725	445	435	395	365	575	0	0	0	70	3,010
Sheridan	365	320	255	485	470	365	0	605	0	45	2,900
Streetsville	690	400	445	315	260	490	0	0	0	85	2,685
Applewood	610	335	245	685	640	0	0	0	0	35	2,545
Meadowvale	315	255	320	750	330	360	0	0	0	5	2,335
Malton	560	220	295	675	130	300	0	0	0	80	2,255
Rathwood	350	250	220	555	525	0	0	0	0	20	1,920
Fairview	185	205	155	350	440	290	0	0	0	0	1,620
Erindale	220	145	190	275	470	145	0	0	0	15	1,460
Mineola	150	120	75	225	210	200	0	0	0	35	1,015
Lisgar	85	75	55	210	245	255	0	0	0	0	925
Mississauga Valleys	120	65	95	235	120	280	0	0	0	0	910
Meadowvale Village	75	90	25	300	235	130	0	0	0	15	860
Churchill Meadows	110	45	45	220	200	0	0	0	0	15	630
Creditview	105	55	65	135	55	0	0	0	0	30	445
Total Employees	22,100	24,130	33,250	58,820	52,550	74,115	30,900	21,975	43,805	19,145	380,780
% of Total Employees	6%	6%	9%	15%	14%	19%	8%	6%	12%	5%	100%

*Numbers may not add due to rounding. Unknown are the estimated number of employees for those businesses with no employment data, based on the adjustment factors in Appendix B.

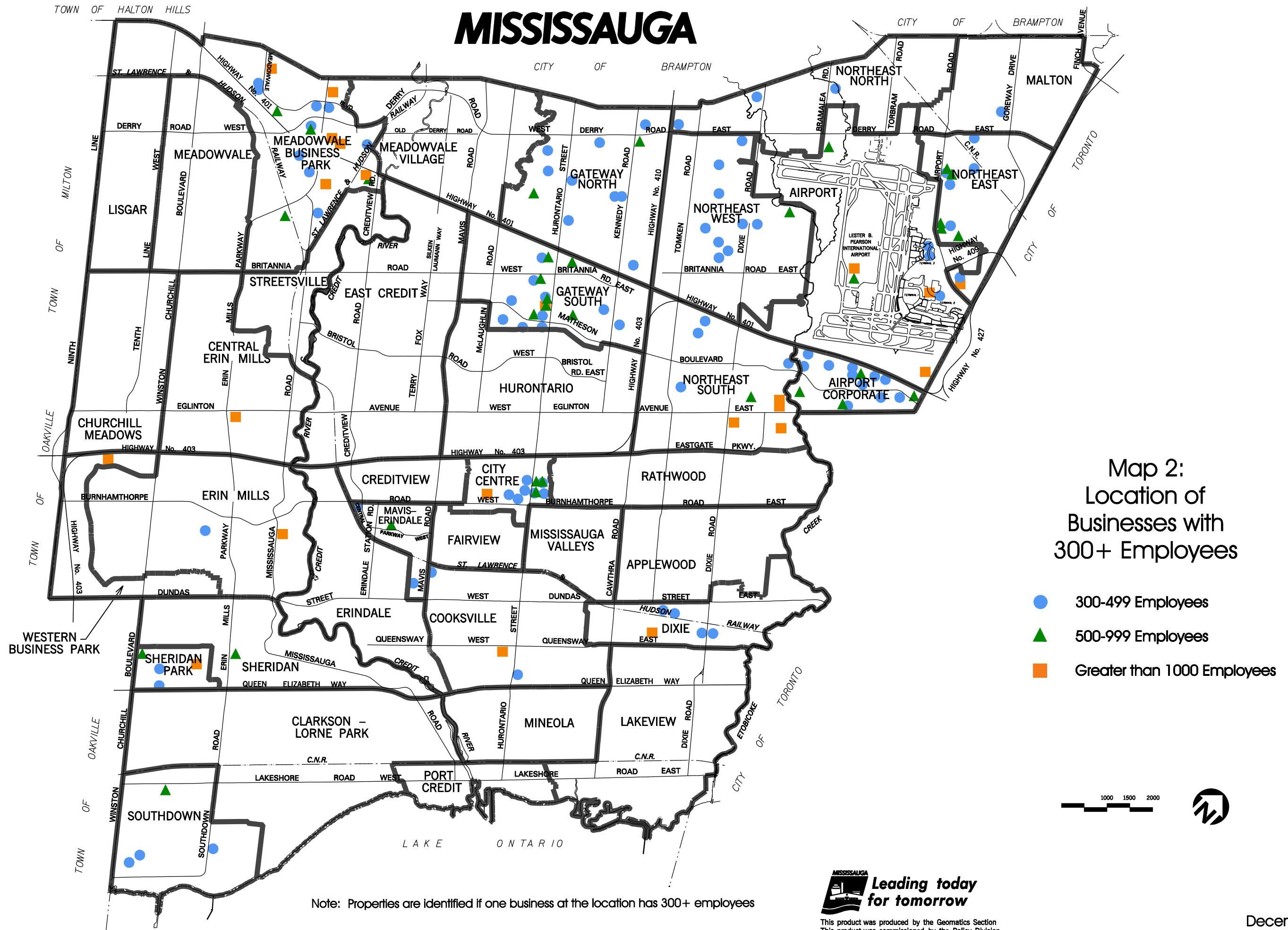
Figure 3a: Number of Businesses by Business Size, 2006**Figure 3b: Percentage of Businesses by Business Size, 2006**

"Unknown" are businesses with no employment data.

Figure 3c: Number of Employees by Business Size, 2006**Figure 3d: Percentage of Employees by Business Size, 2006**

“Unknown” are businesses with no employment data.

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2.4 Businesses and Employment by Business Classification

This section reviews the types of business activities that constitute Mississauga's employment base. Table 5 and Figures 4a and 4b summarize the businesses and number of employees by the type of business activity. Businesses were categorized using the North American Industrial Classification System (NAICS)⁷.

Wholesale, retail and manufacturing have the largest number of businesses and employ a large number of employees. Another business sector of importance to Mississauga is transportation and warehousing. While transportation and warehousing is ranked eighth in terms of the number of businesses, it has the third largest number of employees. These four business sectors are highlighted in this section. Figure 5 illustrates the number of businesses by employment range for each of these sectors.

The largest concentration of businesses in Mississauga is in the wholesale trade sector. A total of 14% of businesses and 15% of employment positions are in wholesaling establishments. A large proportion of wholesaling firms employ a small number of staff, that is, 58% (1,685 businesses) of wholesalers have fewer than 10 employees; 76% (2,215 businesses) have fewer than 20 employees.

Retail trade is the second largest sector. It comprises 14% of the total business activities, but only consists of 7% of total employment. Retail trade businesses are smaller establishments, with 82% (approximately 2,325 businesses) of these businesses having fewer than 10 employees.

Manufacturing is the third largest sector in the City, accounting for 13% of businesses and 21% of all employees. Many manufacturing firms are smaller firms with less than 20 employees. A total of 69% of the manufacturing firms (1,860 businesses) have less than 20 employees. There are also a significant number of firms between 20 and 49 employees (15%, or approximately 400 businesses). There are a number of manufacturing firms that employ a large number of employees. One percent of manufacturing businesses (35 businesses) employ more than 300 employees.

The transportation and warehousing sector consists of only 5% of total businesses, but represents 11% of the total employment. Transportation and warehousing firms have a broad distribution in terms of the size of their operations. While firms of under 5 employees make up the largest portion of these businesses (31%), a significant number of firms have employment between 5 and 9 employees (19%), 10 to 19 employees (17%) and 20 to 49 employees (15%).

⁷NAICS is a classification system used to describe businesses' economic activities. This system has been designed by Statistics Canada to compile statistics. Appendix D defines the various business sectors.

Table 5: Businesses and Employment by Business Classification, 2006*				
Business Classification	# of Businesses	% of Businesses	# of Employees	% of Employees
Wholesale Trade	2,905	14%	56,585	15%
Retail Trade	2,845	14%	25,745	7%
Manufacturing	2,695	13%	80,330	21%
Other Services	2,045	10%	10,740	3%
Professional, Scientific and Technical Services	1,445	7%	22,255	6%
Accommodation and Food Services	1,400	7%	16,940	4%
Health Care and Social Assistance	1,320	6%	16,385	4%
Transportation and Warehousing	1,015	5%	42,855	11%
Administrative and Support and Waste Management	710	3%	15,690	4%
Finance and Insurance	705	3%	21,605	6%
Educational Services	585	3%	15,220	4%
Construction	515	2%	8,490	2%
Real Estate and Rental and Leasing	465	2%	6,470	2%
Arts, Entertainment and Recreation	200	1%	2,980	1%
Information and Cultural Industries	185	1%	9,375	2%
Public Administration	95	0.5%	7,035	2%
Management of Companies and Enterprises	50	0.2%	4,910	1.3%
Utilities	15	0.07%	585	0.2%
Primary Industry	5	0.02%	20	0.006%
Unknown	1,645	8%	16,555	4%
Total	20,840	100%	380,780	100%

*Numbers may not add due to rounding. Percentages are calculated based on unrounded figures. The unknown classifications are businesses where a NAICS code is not assigned.

Figure 4a: Businesses by Business Classification, 2006

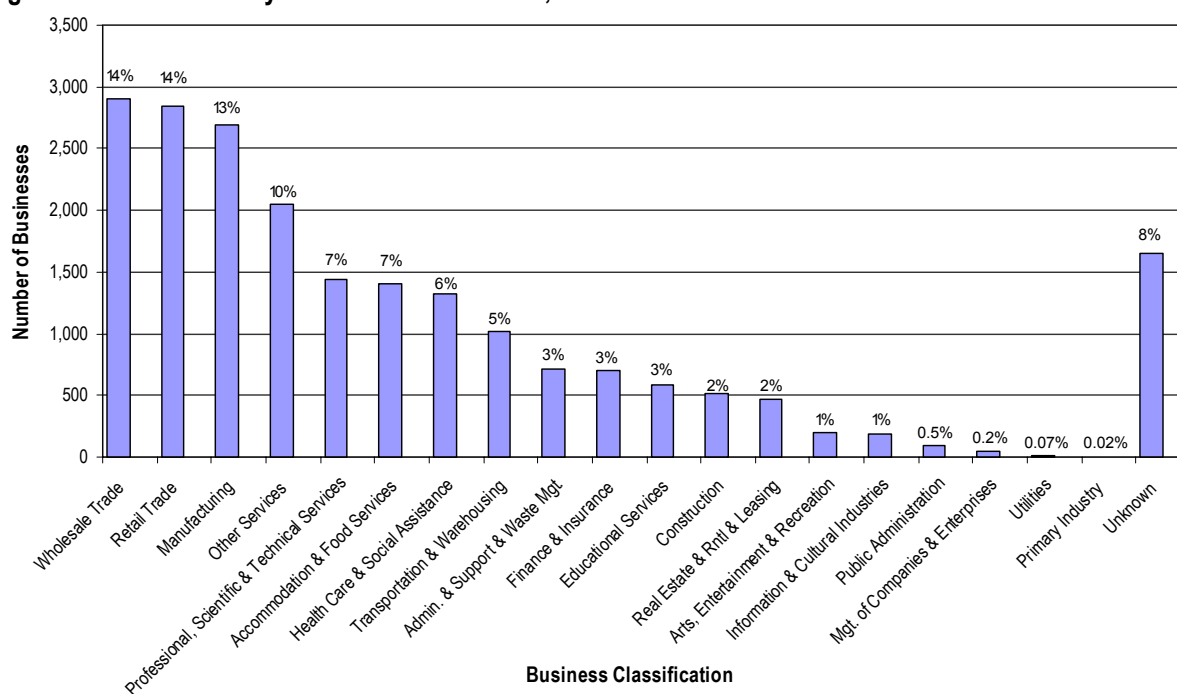
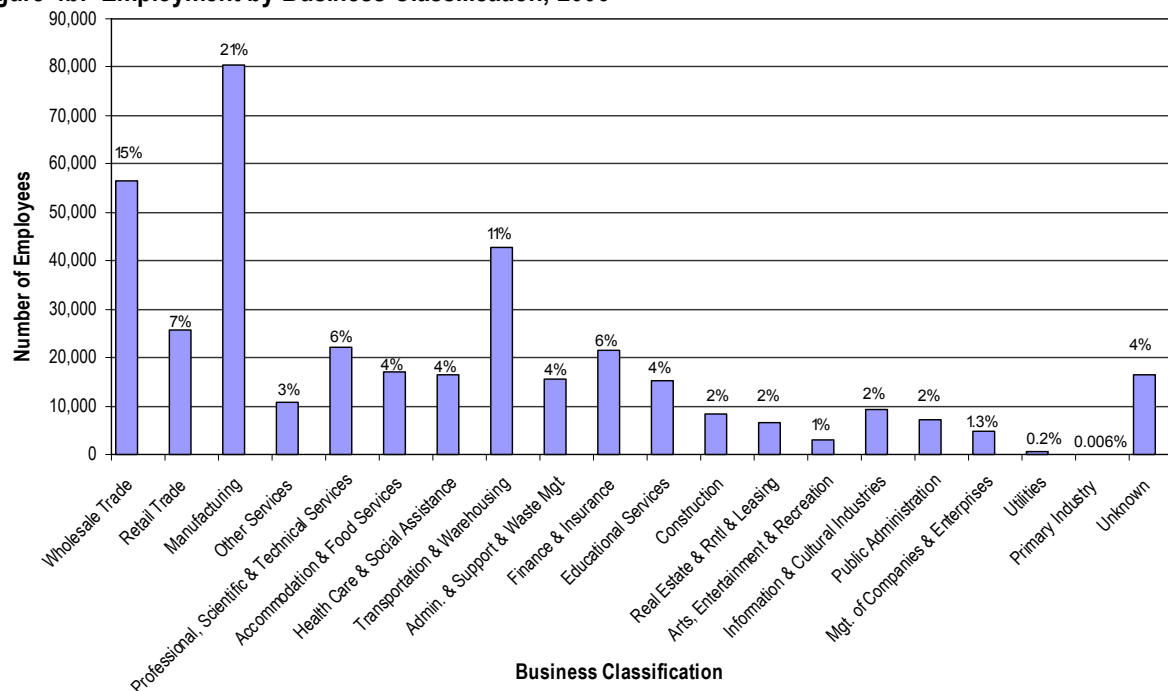
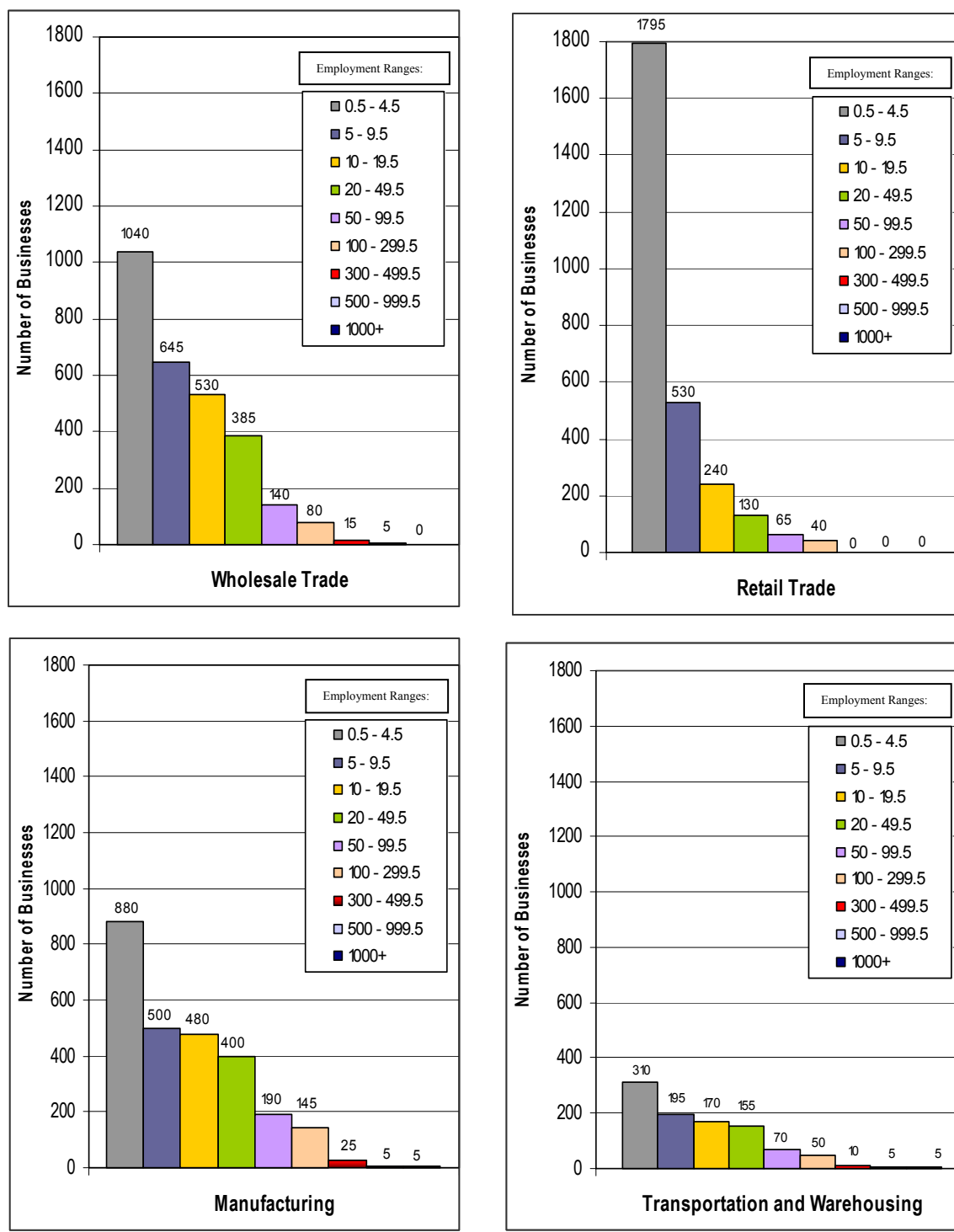


Figure 4b: Employment by Business Classification, 2006



Number of businesses has been rounded. A business size is assigned to businesses that have employment data and a NAICS code. The "Unknown" are businesses where a NAICS code is not assigned.

Figure 5: Business Classification by Employment Ranges, 2006

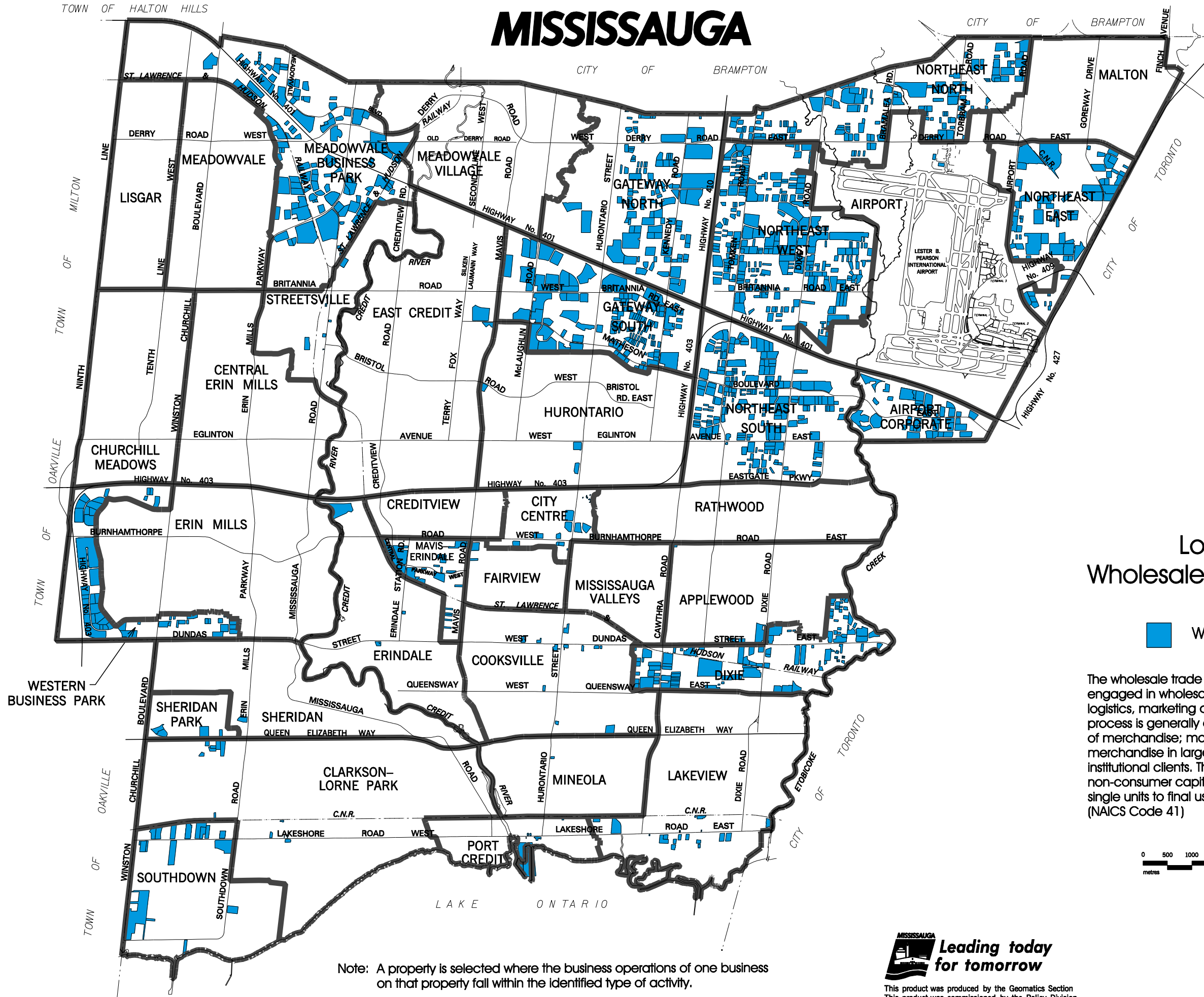
Number of businesses has been rounded. A business size is assigned to businesses that have employment data and a NAICS code is not assigned

Maps 3, 4, 5 and 6 indicate the location of wholesale trade, retail trade, manufacturing, and transportation and warehousing businesses in Mississauga. The businesses are mapped by the properties on which they are located. A property may have multiple businesses and multiple addresses and a business may fall on more than one property. The property is displayed if there is a NAICS code assigned to a business and where there is a property identification number. Where a property has multiple businesses, the parcel will be highlighted if one business on that property is within the selected type of activity. As a result, a parcel may be represented on more than one map if there are multiple business activities at that location.

The maps illustrate the concentrations of businesses by sector. Wholesale trade companies are apparent in the Employment Districts and are concentrated in the north-eastern part of the City. Retail trade businesses are dispersed and are distributed throughout the City. Similar to wholesaling in its locational characteristics, manufacturing is also concentrated in Employment Districts. Like wholesale trade and manufacturing, the transportation and warehousing sector is found throughout the City's Employment Districts, with a concentration evident in the Northeast areas.

Together, wholesaling, manufacturing, retailing, and transportation and warehousing, make up approximately 46% of businesses and 54% of employment positions in the City. Although this is a substantial portion of total employment and businesses, there is good representation in Mississauga from all nineteen business sectors. The presence of firms in all sectors reflects the diversity of employment and business activity in the City and addresses the Strategic Plan initiative that Mississauga maintains a dynamic and diverse economic base.

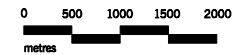
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Map 3: Location of Wholesale Trade Businesses

 Wholesale Trade Areas

The wholesale trade sector comprises establishments engaged in wholesaling merchandise and providing logistics, marketing and support services. The wholesaling process is generally an intermediate step in the distribution of merchandise; many wholesalers are organized to sell merchandise in large quantities to retailers, business and institutional clients. These may also include suppliers of non-consumer capital goods that sell merchandise in single units to final users.
(NAICS Code 41)



Note: A property is selected where the business operations of one business on that property fall within the identified type of activity.



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TOWN OF HALTON HILLS



The retail trade sector comprises establishments engaged in retailing merchandise generally without transformation and rendering services incidental to the sale of merchandise.
(NAICS Codes 44-45)

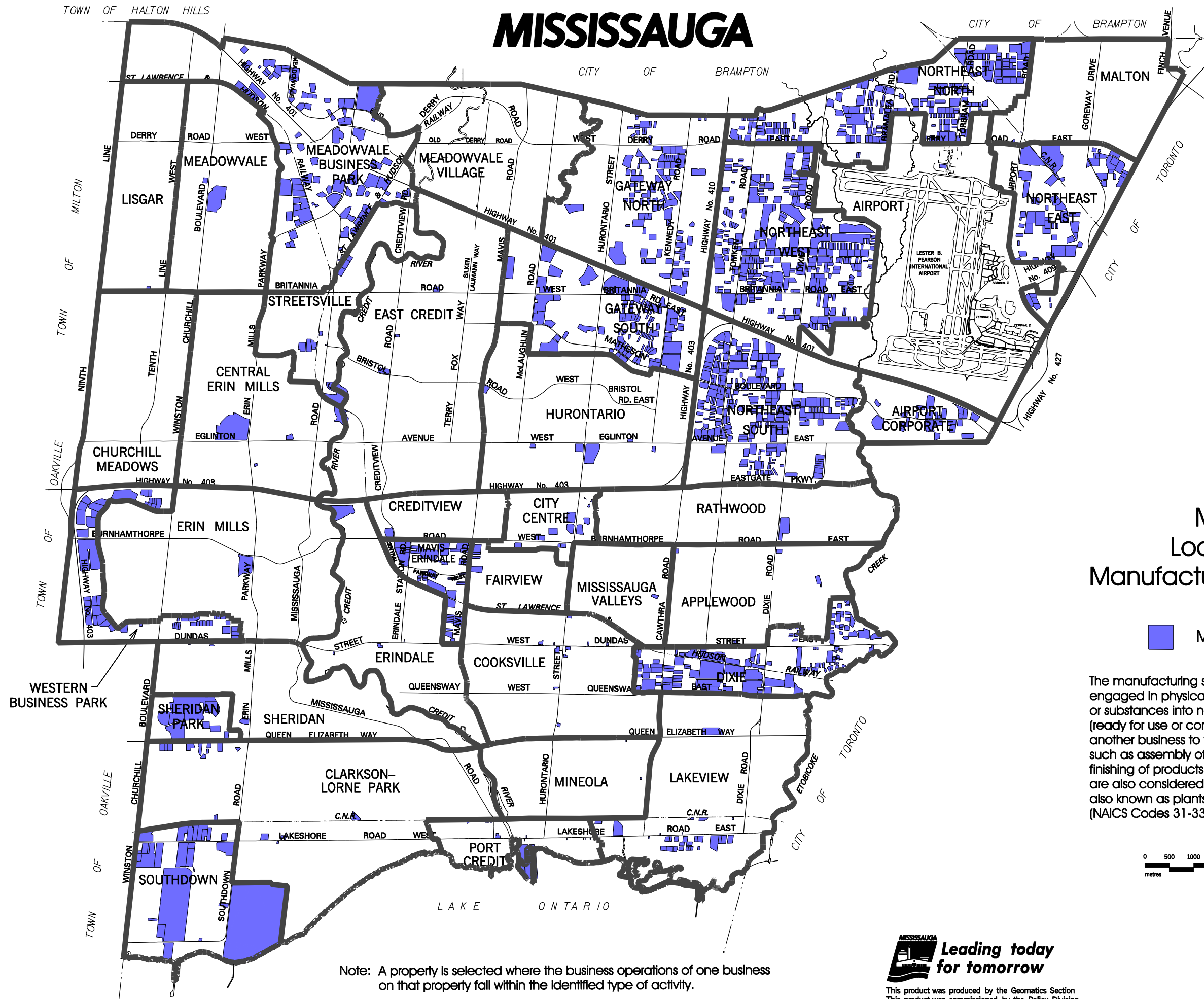


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Map 5:
Location of
Manufacturing Businesses

 Manufacturing Areas

The manufacturing sector comprises establishments engaged in physical or chemical transformation of materials or substances into new products. Products may be finished (ready for use or consumption), or semi-finished (ready for another business to further manufacture). Related activities such as assembly of component parts, blending and finishing of products (by dyeing, heat treating or plating) are also considered manufacturing. Manufacturing firms are also known as plants, factories or mills. (NAICS Codes 31-33)

0 500 1000 1500 2000
metres



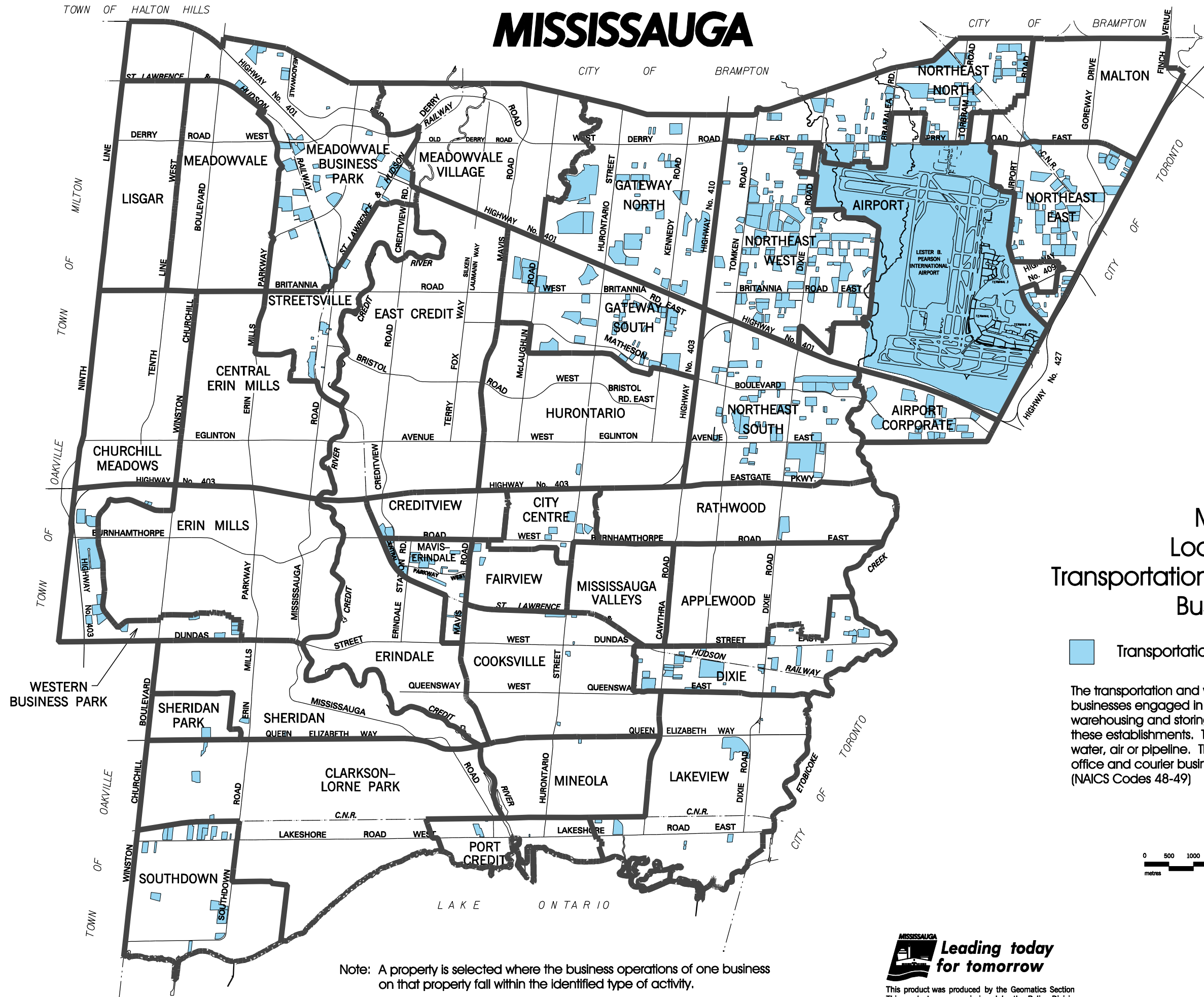
Note: A property is selected where the business operations of one business on that property fall within the identified type of activity.

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Map 6:
Location of
Transportation And Warehousing
Businesses

 Transportation and Warehousing Areas

The transportation and warehousing sector comprises businesses engaged in transporting passengers and goods, warehousing and storing goods, and providing services to these establishments. Transportation can be by road, rail, water, air or pipeline. This sector also includes national post office and courier businesses. (NAICS Codes 48-49)

0 500 1000 1500 2000
metres



Note: A property is selected where the business operations of one business on that property fall within the identified type of activity.

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2.5 Employment Density

Employment density refers to the number of employees in a geographic area, using the total employment of each traffic zone and the area of that traffic zone. Appendix E shows a map of the traffic zone boundaries. Employment density calculations by gross and net are listed by traffic zone in Appendix F.

Map 7 displays the gross employment density by traffic zone across the City. Gross area includes all land uses, whether they are developed or undeveloped lands (such as roads, vacant land and natural areas). The City's average gross employment density is 13 employees per hectare (5 employees per acre). Higher gross employment densities are noticeable in the Employment Districts and along highways and major roads. Employment Districts north of Highway 403 have higher gross employment density ranges of over 20 employees per hectare (over 8 per acre). The older Employment Districts in the southern part of the City, for the most part, have lower concentrations of employees. As expected, the residential areas have the lowest gross employment densities.

Map 8 illustrates net employment density. Net area includes lands developed for commercial, office, industrial, community/cultural, places of religious assembly, public institutional and school uses. It excludes residential, open space/greenbelt (such as golf courses), transportation right-of-ways, walkways, utilities/public works, farms, vacant lands, natural areas and "other" land uses. The city-wide net employment density is 43 employees per hectare (18 per acre).

Both maps show areas of large concentrations of employment. Traffic zones 13 and 32 have very high densities. The Credit Valley Hospital located at Erin Mills Parkway and Eglinton Avenue West and the Trillium Health Centre at Hurontario Street and Queensway West fall within these zones.

It is not surprising to find that the traffic zones with multiple storey buildings are areas of high employment concentration. The Emerald Business Centre and the Eglinton Commercial Centre located north of Highway 403 and on the west side of Hurontario Street (traffic zone 86) has office buildings with business tenants such as Maple Leaf Foods and Century 21. In the City Centre District (traffic zones 72, 79, and 215), there are office buildings, a government institution, and a shopping centre, making it one of the most dense employment areas in Mississauga. Traffic zones 72 and 215 located at the south west and north east corners of Hurontario Street and Burnhamthorpe Road West/East, contain office centres that have multiple office buildings such as the Sussex Centre, PHH Centre, Mississauga Executive Centre, the Village Offices of Sherwoodtowne, the Treetops Office Complex, and Re/Max Realty; traffic zone 79 is the Mississauga City Hall, Square One, and the UCO Building. Also, at the intersection of Hurontario Street and Dundas Street East/West (traffic zones 57 and 67), there are medical office buildings such as the Confederation Place and Hurontario Professional Building.

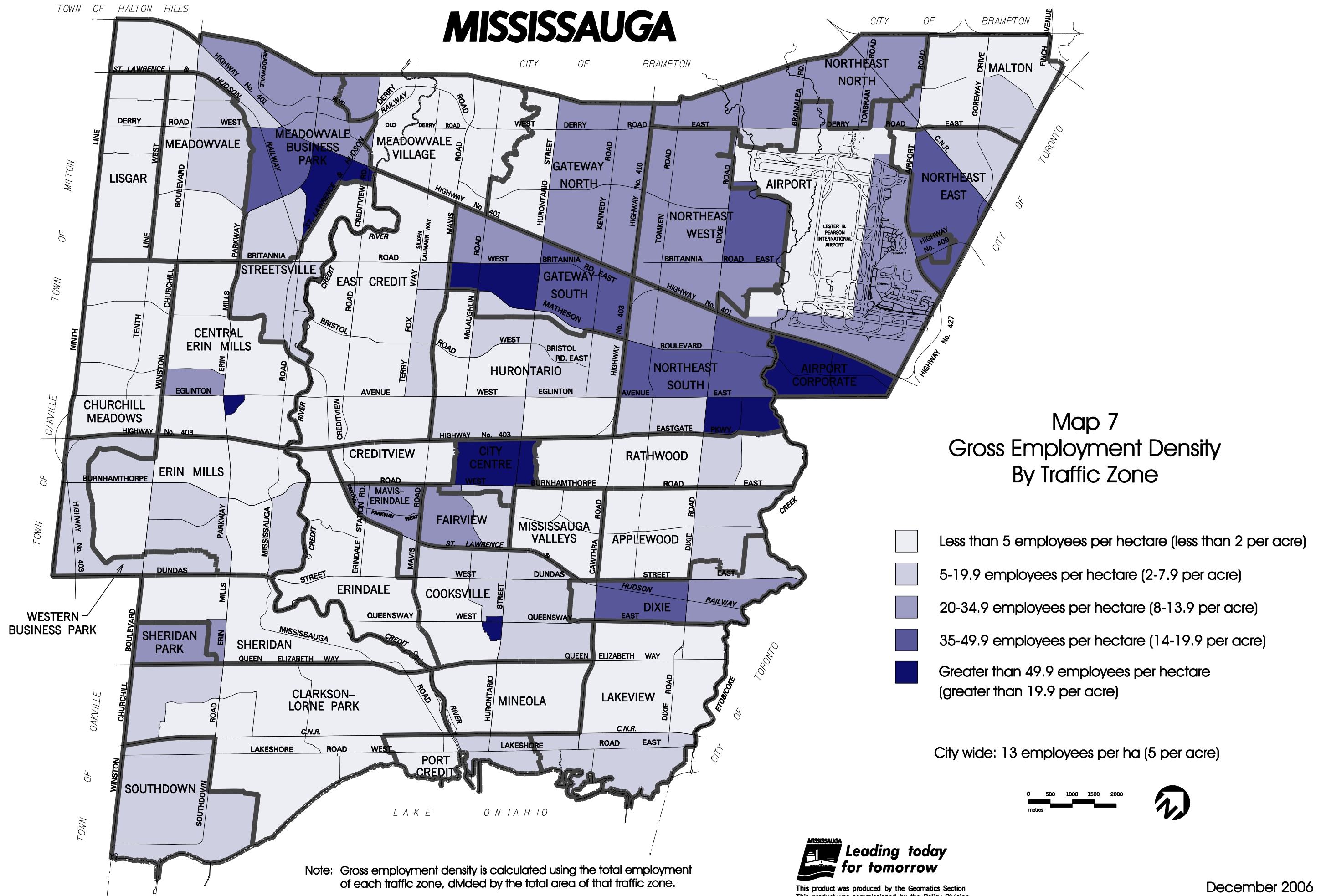
North of the St. Lawrence and Hudson Railway in Mavis-Erindale (traffic zone 71) is another dense area within the city. Mississauga Transit, Canadian Pacific Railway and Rockett Lumber Building Supplies make up the three largest businesses in this area.

Airport Corporate (traffic zones 5 and 102), an Employment District with corporate head offices and warehousing and distribution uses, has a large number of employees per hectare. Some of the businesses in this district include Hewlett-Packard, Citigroup, Accenture, Loyalty Management Group, Kingsway General Insurance, Nex Innovations and Federal Express Canada.

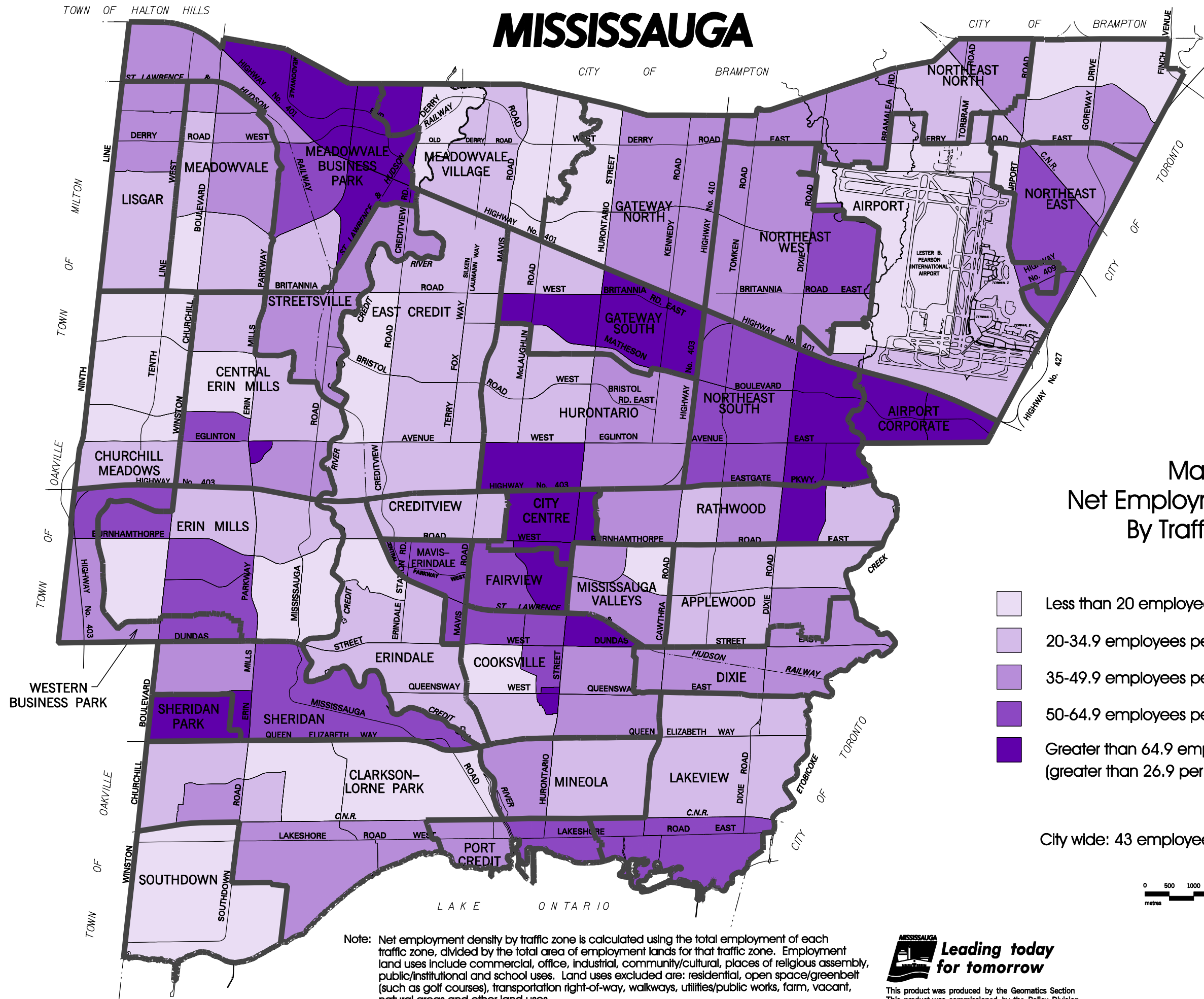
Large finance, retailing and manufacturing companies such as Royal Bank of Canada, GlaxoSmithKline, Wal-Mart and Maxxam Analytics in Meadowvale Business Park are located in traffic zones 18 and 11, and two large professional, scientific and technical companies such as Atomic Energy of Canada Ltd. (AECL) and Hatch are located in traffic zone 33 in Sheridan Park. These traffic zones also have high employment densities.

Other traffic zones of interest are in the northeast section of the City (Gateway and Northeast Employment Districts). Businesses such as Group 4 Flack, Canada Customs and Revenue Agency, Oracle Corporation, Purolator Courier and Shipping Centre, Intria Items, Commercial Spring and Tool Company, the Pepsi Bottling Group, and office centres such as Britannia Place and Heartland Corporate Centre are found in traffic zones 8 and 93 in Gateway-South. Traffic zones 9, 98, 99 and 101 in the Northeast-South, traffic zone 104 in Northeast-West as well as traffic zone 110 in the Northeast-East area have a wide range of business sectors such as manufacturing, wholesale trade, retail trade, transportation and warehousing, finance and insurance and professional, scientific and technical services, and public administration. These businesses include TD Bank Financial Group, Canada Post, Bell Mobility and Bell Canada, Globe Ground North America, Pratt & Whitney Canada, Winners Merchants, Xerox, Cara Operations, Mark IV, Panasonic Canada, Sobey's, Bantrel, Livingston International and Canada Customs and Revenue Agency.

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3.0 TRENDS IN EMPLOYMENT AND BUSINESS GROWTH

This section summarizes employment and business growth trends. It reviews business and employment data from 2003 to 2006 and, where possible, compares these with historic employment and population trends.

3.1 Employment and Business Trends to 2006

Figure 6 illustrates the steady growth in population and employment in the City of Mississauga. Since 1976/77, population and employment has risen tremendously. Population has increased from approximately 250,000 in 1976 to 702,300 in 2006 (180%); employment has risen from 132,000 in 1977 to 405,990 in 2006 (208%)⁸.

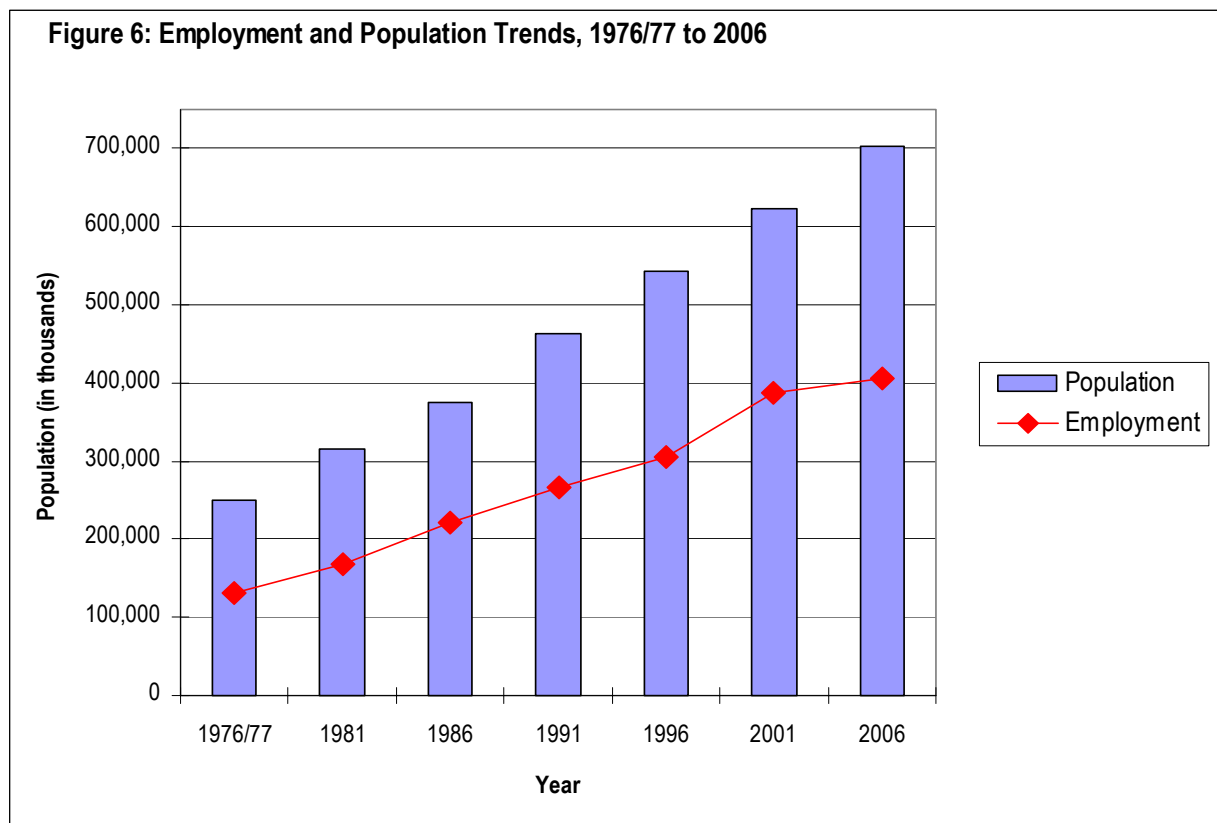
As indicated in Section 2.1, the employment estimate for 2006 is 405,990. This figure reflects adjustments made to the Mississauga Employment Survey data to bring them in line with the Census definition of employment. The results are comparable to the 2005 Growth Forecast employment projection for June 2006 (435,400 employees). This represents a 7% difference from the projected employment figure. This difference, in part, reflects the different data sources and different methodologies. While the growth forecasts consider employment survey data, they are based on Census data for consistency across municipal boundaries. A key distinction between the Census and the City's employment survey is that the former is counted from place of residence whereas employment survey data is collected from place of employment.

In comparing Employment Survey results (with no adjustment for census definition of employment) from 2005 and 2006, the 2006 Employment Survey found approximately 180 more business sites (operating businesses and vacancies) than in 2005. Although total operating businesses decreased slightly during this period, this is reflected in the 18% increase in vacancies from 2005 to 2006. Vacancies refer to vacant buildings and vacant floors and vacant units within multiple unit developments. In part the increase in vacancies is attributed to new multi-unit industrial and commercial development not fully occupied at the time of the employment survey.

From 2005 to 2006 a .16% decrease in employment was observed. This slight decrease in employment is probably not a real decrease but rather is attributed to decreasing adjustment factors applied to businesses for which employment data were not available. As indicated previously, adjustment factors are calculated based on an average number of employees per business based on businesses with less than 100 employees. Over time, as the percentage of businesses for which employment data has been obtained increases, the adjustment factors have declined.

⁸ Population and employment numbers referenced in this section have been rounded.

Figure 6: Employment and Population Trends, 1976/77 to 2006



Sources: Census of Canada, City of Mississauga Employment Survey, 2005 Growth Forecast

Note: Employment information is from the City of Mississauga Employment Survey except for 1991 which is from the Census of Canada Journey to Work data and 2006 which is the 2006 Employment Survey figure brought in line with the Census definition of employment. The population information is from the Census of Canada, with the exception of 2006 which is the City of Mississauga 2005 Growth Forecast projection of population for June 2006.

From 2005 to 2006, total vacancies increased by 18% or 460 vacancies with the proportion of vacancies to business sites also increasing to 11% from 9% the previous year. The number of vacancies in all categories, namely less than five units, between five and nine units and greater than nine units vacant, increased during this time period. The greatest percentage increase in vacancies occurred in developments between five and nine units, mainly in office buildings and multi-unit industrial developments.

The total number of vacant buildings also increased from 2005 to 2006. Some of this increase is due to new developments in Northeast and Gateway that were unoccupied at the time of the survey. It is expected that these new developments will be occupied when the next employment survey is conducted.

3.2 Businesses by Planning District

As a whole, the number of operating businesses in the City increased 1.9% from 2003 to 2006. Table 6 summarizes the number of businesses by Planning Districts in 2003, 2004, 2005 and 2006.

The number of businesses from 2005 to 2006 decreased in some Planning Districts, with the largest percentage decreases in Applewood, Southdown, Fairview, and Dixie. Most of these changes are the result of vacancy increases in 2006. For example, in Applewood the second floor of a retail centre at 1125 Dundas Street East (Constitution Plaza) was under renovations at the time of the survey, therefore an additional ten units were considered vacant. In the Southdown area, the number of vacancies from 2005 to 2006 doubled which partially explains the reduction in operating businesses. The vacancies in Southdown are mainly in multi-unit industrial developments. This also occurred in Fairview where again the number of vacancies doubled in 2006 compared to the previous years. During this same time period, vacancies in the Dixie planning district increased by 30%, occurring within office buildings, retail centres and multi-unit industrial developments.

In some Planning Districts the number of businesses increased from 2003 to 2006, with a large percentage increase in the number of businesses but small change in the absolute number. For instance, in Churchill Meadows information for fifteen additional businesses was collected in 2006, resulting in a 25% change from 2005 to 2006 and in Lisgar ten additional businesses resulted in a 15% change.

Table 6: Businesses by Planning District, 2003-2006

Planning District	2003		2004		2005		2006		% Change		
	# of	% of	# of	% of	# of	% of	# of	% of	2003-2004	2004-2005	2005-2006
	Businesses	Total	Businesses	Total	Businesses	Total	Businesses	Total			
Northeast	6,630	32%	6,515	32%	6,585	31%	6,420	31%	-2%	1%	-3%
Gateway	1,625	8%	1,610	8%	1,635	8%	1,620	8%	-1%	1%	-1%
Dixie	1,435	7%	1,430	7%	1,480	7%	1,420	7%	-0.2%	4%	-4%
Meadowvale Business Park	1,135	6%	1,145	6%	1,220	6%	1,220	6%	1%	6%	-0.1%
Cooksville	1,055	5%	1,100	5%	1,100	5%	1,075	5%	4%	0.2%	-3%
City Centre	965	5%	1,025	5%	1,025	5%	1,035	5%	6%	0.1%	1%
Western Business Park	940	5%	915	4%	955	5%	970	5%	-3%	4%	2%
Airport Corporate	530	3%	525	3%	540	3%	550	3%	-1%	4%	1%
Lakeview	520	3%	525	3%	530	3%	535	3%	1%	1%	0.2%
Mavis-Erindale	470	2%	470	2%	485	2%	495	2%	0.4%	3%	2%
Port Credit	465	2%	465	2%	500	2%	490	2%	-1%	8%	-2%
Central Erin Mills	455	2%	455	2%	470	2%	475	2%	1%	3%	1%
Streetsville	445	2%	445	2%	445	2%	445	2%	0.2%	0.4%	-0.4%
Clarkson-Lorne Park	400	2%	410	2%	415	2%	410	2%	2%	1%	-2%
Applewood	395	2%	400	2%	400	2%	370	2%	2%	1%	-8%
Hurontario	355	2%	360	2%	365	2%	365	2%	1%	1%	0.3%
Malton	345	2%	340	2%	355	2%	355	2%	-1%	3%	0.3%
Lester B. Pearson	280	1%	360	2%	345	2%	350	2%	23%	-4%	2%
Southdown	230	1%	255	1%	275	1%	260	1%	11%	8%	-7%
Sheridan	265	1%	265	1%	265	1%	260	1%	-2%	1%	-3%
Rathwood	240	1%	245	1%	240	1%	240	1%	2%	-2%	-0.4%
East Credit	190	1%	210	1%	235	1%	240	1%	9%	11%	2%
Meadowvale	200	1%	220	1%	225	1%	230	1%	9%	3%	1%
Erin Mills	200	1%	205	1%	220	1%	220	1%	1%	8%	1%
Erindale	160	1%	160	1%	165	1%	160	1%	-1%	3%	-2%
Fairview	110	1%	125	1%	135	1%	130	1%	13%	8%	-4%
Mineola	105	1%	110	1%	105	1%	105	0.5%	4%	-2%	-3%
Mississauga Valleys	70	0.3%	70	0.3%	75	0.4%	75	0.4%	4%	5%	1%
Creditview	70	0.3%	70	0.3%	70	0.3%	70	0.3%	1%	1%	-1%
Lisgar	50	0.2%	50	0.2%	55	0.3%	65	0.3%	2%	7%	15%
Churchill Meadows	35	0.2%	35	0.2%	50	0.2%	65	0.3%	8%	28%	25%
Sheridan Park	50	0.2%	55	0.3%	60	0.3%	60	0.3%	9%	7%	3%
Meadowvale Village	40	0.2%	50	0.2%	60	0.3%	60	0.3%	14%	17%	2%
Total	20,450	100%	20,620	100%	21,105	100%	20,840	100%	1%	2%	-1%

Numbers may not add due to rounding. Percentages are calculated based on unrounded figures.

4.0 KEY FINDINGS

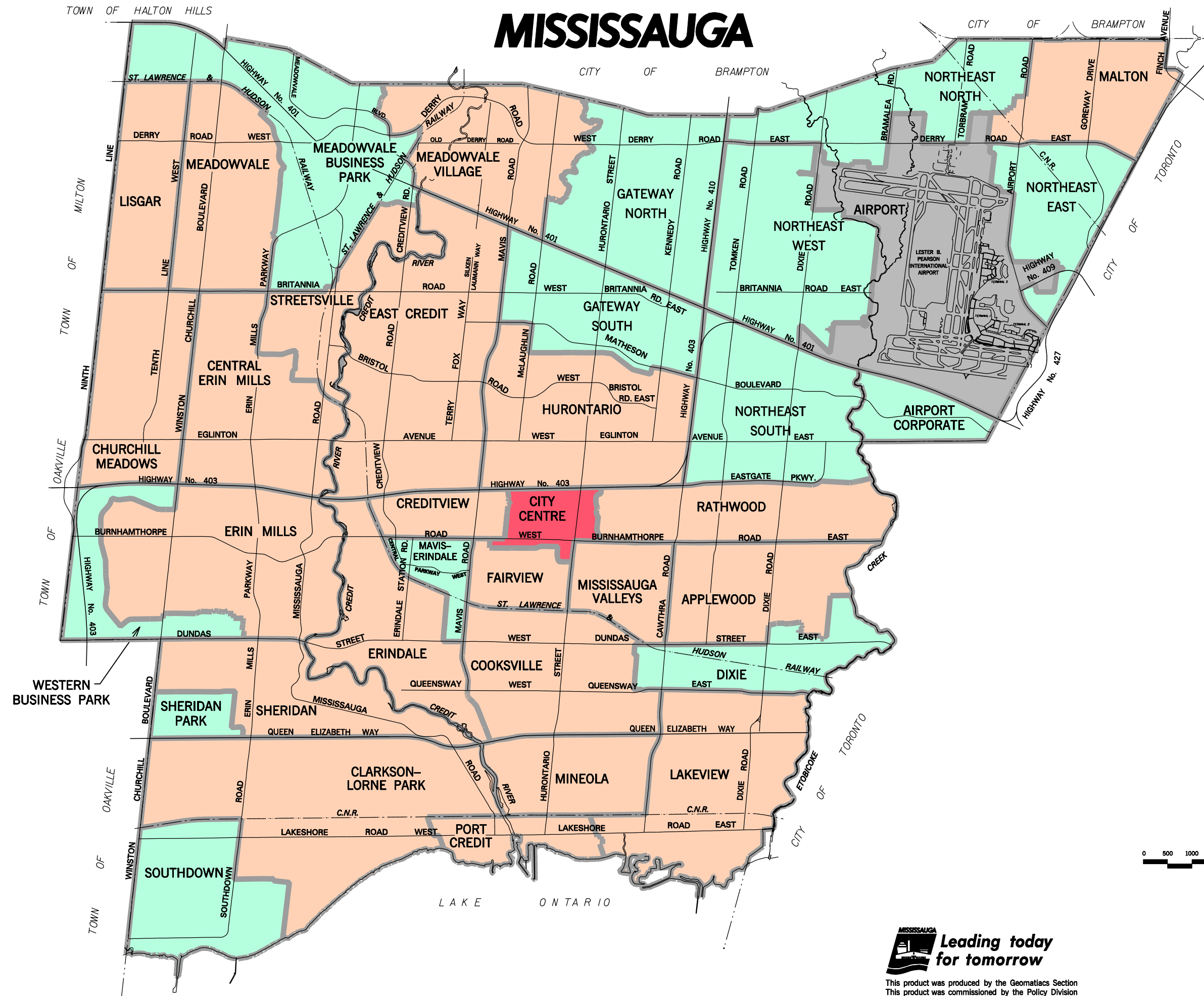
This report presents a profile of employment and businesses in the City in 2006 and reviews employment and business growth trends. The principal findings of the report are as follows:

- Employment based on the 2006 Employment Survey was 380,780. When this figure is brought in line with the Census definition of employment to consider persons with multiple jobs and home-based businesses, the estimate of total employment is 405,990;
- The total employment estimate of 405,990 employees is a 7% difference from the City of Mississauga 2005 Growth Forecast projection of employment for June 2006 of 435,400 employees;
- Mississauga has an employment ratio of .58, that is, for every 100 residents of the City, there were 58 local jobs;
- There are approximately 17,460 fewer members of the Mississauga resident labour force than there are employment positions in the City of Mississauga. When unemployment is considered, it is estimated that Mississauga had a net imported labour force of 41,940 positions in 2006. This meets one of the population and employment objectives in Mississauga Plan, *“to continue to be a net importer of labour”*;
- Full-time employment was 90% of total employment and part-time employment was 10% of total employment in the City in 2006;
- A review of the total employment by Planning District finds that the four main concentrations are Meadowvale Business Park, Northeast-South, Northeast-West and Gateway South, which represents approximately 40% of the total employment opportunities in the City in 2006;
- In 2006, the largest concentration of businesses was found in Northeast-West, Northeast-South, Northeast-North and Dixie;
- In terms of vacancies, the largest proportion of total city vacancies are found in districts that have the largest concentration of businesses such as Northeast-West, Northeast-South and Dixie;
- The City’s employment profile continues to be dominated by small businesses. In 2006, 74% of the City’s businesses were establishments of less than 20 employees while 44% had fewer than five employees;
- The largest portion of the employment base in Mississauga was in mid-sized firms between 20 and 300 employees. These firms represent 15% of the total number of businesses but constitute 48% of the work force;

- Most Planning Districts had a representation of businesses with less than 300 employees, which provides for a range of employment opportunities. Mississauga's Strategic Plan objective to maintain a variety of employment opportunities is addressed in this distribution of businesses;
- Most Planning Districts had businesses in all size ranges and from all employment sectors. This reflects the diversity of employment and business activity in the City. It addresses the Strategic Plan and Mississauga Plan initiatives for a dynamic and diverse economic base with a range of employment opportunities;
- The largest concentration of businesses in Mississauga was in the wholesale trade sector. A total of 14% of businesses and 15% of employment positions are in wholesaling establishments. The second and third largest sectors are retailing and manufacturing, respectively. Fourteen percent of businesses in the City are retail, accounting for 7% of all employees and 13% of business activities are in manufacturing, consisting of 21% of total employment. Transportation and warehousing has been highlighted in the report. While this sector is ranked eighth in terms of the number of businesses (5%), it has the third largest number of employees in Mississauga, making up 11% of the total employment;
- The four business sectors, wholesale trade, retail trade, manufacturing and transportation and warehousing, make up approximately 46% of businesses and 54% of employment positions in the City. Although these four industries comprise a substantial portion of total employment and businesses in the City, there is representation from all nineteen business sectors. The presence of firms in these sectors reflects the diversity of employment and business activity in the City and addresses the Strategic Plan initiative that Mississauga maintains a dynamic and diverse economic base;
- Employment density refers to the number of employees per geographic area, using the total employment of each traffic zone and the area of that traffic zone. The City's average gross employment density is 13 employees per hectare (5 employees per acre) and the average net employment density is 43 employees per hectare (18 per acre). The greatest concentrations of employment density are found in areas containing multiple storey buildings such as hospitals (the Credit Valley Hospital and the Trillium Health Centre), office buildings, and large retailing, wholesaling, manufacturing, and transportation and warehousing companies;
- From 2005 to 2006, total vacancies increased by 18% or 460 vacancies with the proportion of vacancies at 11% of total businesses;
- There has been an increase in the number of businesses in the City from 2003 to 2006 by approximately 1.9%. However, some individual Planning Districts have experienced significant increases and decreases in the business count; and

- A comparison of Employment Survey data from 2005 to 2006 indicates an increase of 180 business sites and a slight increase (.14%) in employment for businesses that provided information through the Employment Survey. A slight decrease in total employment was estimated in this period due to a decrease in the number of employees assumed for businesses for which employment data was not available.

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Appendix A: Planning Districts

- RESIDENTIAL
- EMPLOYMENT
- CITY CENTRE
- AIRPORT

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This product was produced by the Geomatics Section
This product was commissioned by the Policy Division

December 2006

Appendix B: Employment Adjustment Factors

Residential Adjustment Factor

The residential adjustment factor of 7.125 was applied to businesses in Residential Districts with no employment data. This adjustment factor is the average number of employees for all businesses in Residential Districts, with less than 100 employees.

Employment Adjustment Factors

The following adjustment factors were applied to businesses with no employment data in each Employment District:

Planning District	Adjustment Factor
Airport Corporate	14.786
City Centre	9.652
Dixie	7.540
Gateway	15.112
Lester B. Pearson	8.875
Mavis-Erindale	9.527
Meadowvale Business Park	12.685
Northeast	10.156
Sheridan Park	17.184
Southdown	8.502
Western Business Park	8.868

The employment adjustment factor is the average number of employees for all businesses in each Planning District with less than 100 employees.

Appendix C: Businesses with 300+ Employees

BUSINESS NAME	ADDRESS	PLANNING DISTRICT
Businesses with 1000+ employees:		
Air Canada	1 PIA	Lester B. Pearson
AstraZeneca Canada Inc.	1004 Middlegate Rd	Dixie
Atomic Energy of Canada Ltd. (AECL)	2251 Speakman Dr	Sheridan Park
Bell Canada	5115 Creekbank Rd	Northeast
Bell Mobility	5099 Creekbank Rd	Northeast
Canada Post - Gateway Postal Facility	4567 Dixie Rd	Northeast
Cara Operations	2498 Britannia Rd E	Lester B. Pearson
CFM Majestic Vermont Castings	2695 Meadowvale Blvd	Meadowvale Business Park
City of Mississauga (City Hall)	300 City Centre Dr	City Centre
GlaxoSmithKline Inc.	7333 Mississauga Rd	Meadowvale Business Park
Globe Ground North America	5915 Airport Rd	Northeast
Greater Toronto Airports Authority	3111 Convair Dr	Lester B. Pearson
Group 4 Falck	5770 Hurontario St	Gateway
Honeywell	3333 Unity Dr	Western Business Park
R B C Financial Group	6880 Financial Dr	Meadowvale Business Park
Royal Bank of Canada	6880 Financial Dr	Meadowvale Business Park
TD Bank Financial Group	4880 Tahoe Blvd	Northeast
The Credit Valley Hospital	2200 Eglinton Ave W	Central Erin Mills
Trillium Health Centre - Mississauga Site	100 Queensway W	Cooksville
University of Toronto at Mississauga - Erindale Campus	3359 Mississauga Rd	Erin Mills
Wal-Mart Canada Inc.	1940 Argentia Rd	Meadowvale Business Park
Businesses with 500-999 employees:		
Accenture Inc.	5450 Explorer Dr	Airport Corporate
AmeriCredit Financial Service of Canada Ltd.	5770 Hurontario St	Gateway
C P I Plastics Group Ltd.	151 Courtneypark Dr W	Gateway
Canada Revenue Agency	5800 Hurontario St	Gateway
Cara	6299 Airport Rd	Northeast
Cara Operation Ltd.	6303 Airport Rd	Northeast
Citigroup	2920 Matheson Blvd E	Airport Corporate
Commercial Spring & Tool Co. Ltd.	160 Watline Ave	Gateway
EduLinux Canada Corp.	2 Robert Speck Pky	City Centre
FedEx Canada Ltd.	6895 Bramalea Rd	Lester B. Pearson
General Electric Canada	2300 Meadowvale Blvd	Meadowvale Business Park
Hatch	2800 Speakman Dr	Sheridan Park
Hewlett-Packard (Canada) Co.	5150 Spectrum Way	Airport Corporate
Ingram Micro Inc.	55 Standish Crt	Gateway
Intria Items Inc. (Processing Centre)	155 Britannia Rd E	Gateway
Loblaws Companies East	6363 Millcreek Dr	Meadowvale Business Park
Loyalty Management Group	5055 Satellite Dr	Airport Corporate
Matrix Logistics Services Ltd.	6941 Kennedy Rd	Gateway

BUSINESS NAME	ADDRESS	PLANNING DISTRICT
Maxxam Analytics Inc.	6740 Campobello Rd	Meadowvale Business Park
Mississauga Transit	975 Central Pky W	Mavis-Erindale
NAV Canada	6055 Midfield Rd	Lester B. Pearson
Oracle Corp. Canada	100 Milverton Dr	Gateway
Patheon Inc.	7070 Mississauga Rd	Meadowvale Business Park
Personal Insurance Company of Canada/Certas Direct Insurance Company	3 Robert Speck Pky	City Centre
Pratt & Whitney Canada Inc.	1801 Courtneypark Dr E	Northeast
Purolator Courier Ltd.	5995 Avebury Rd	Gateway
Royal & SunAlliance Insurance Co.	2225 Erin Mills Pky	Sheridan
Stackpole Ltd. - Automotive Gear Division	2430 Royal Windsor Dr	Southdown
Symcor	1 Robert Speck Pky	City Centre
Symcor Inc.	1625 Tech Ave	Northeast
Winners Merchant LP	3185 American Dr	Northeast
Winners Merchants Inc.	6715 Airport Rd	Northeast
Xerox Flextronics Canada Ltd.	3060 Caravelle Dr	Northeast
Businesses with 300-499 employees:		
Amhil Enterprises	400 Traders Blvd E	Gateway
Bantrel	5925 Airport Rd	Northeast
Baxter Corp.	4 Robert Speck Pky	City Centre
Bell World	5055 Satellite Dr	Airport Corporate
Broan-Nutone Canada Inc.	1140 Tristar Dr	Northeast
C C S I	2480 Meadowvale Blvd	Meadowvale Business Park
C G I Information Systems & Management Consultants	2480 Meadowvale Blvd	Meadowvale Business Park
C M L Healthcare Inc.	6560 Kennedy Rd	Gateway
Cabano Kingsway Transport	1100 Haultain Crt	Northeast
Canadian Pacific Railway	1290 Central Pky W	Mavis-Erindale
Canon Canada Inc.	6390 Dixie Rd	Northeast
Carlson Marketing Group	2845 Matheson Blvd E	Airport Corporate
Chubb Security Systems	5201 Explorer Dr	Airport Corporate
CIBA Vision Sterile Manufacturing Ltd.	6515 Kitimat Rd	Meadowvale Business Park
Coatings 85 Ltd.	7007 Davand Dr	Northeast
Collins & Aikman Plastics Ltd.	590 Abilene Dr	Gateway
Consolidated Aviation Fuelling of Toronto Ltd.	5600 Silver Dart Dr	Lester B. Pearson
Cryovac- Sealed Air (Canada) Inc.	2365 Dixie Rd	Dixie
Deloitte & Touche L L P	1 City Centre Dr	City Centre
Delta Meadowvale Resort & Conference Centre	6750 Mississauga Rd	Meadowvale Business Park
Dufferin Peel Catholic District School Board (Catholic Education Centre)	40 Matheson Blvd W	Gateway
E.I. Du Pont Canada Company	7070 Mississauga Rd	Meadowvale Business Park
Emergis Inc.	5090 Explorer Dr	Airport Corporate
Erinoak	2277 South Millway	Erin Mills
Faurecia Automotive Seating Canada Ltd.	6141 Vipond Dr	Northeast
Federal Express Canada Ltd.	5985 Explorer Dr	Airport Corporate
G N Johnston Equipment Co. Ltd.	5990 Avebury Rd	Gateway
Garland Commercial Ranges Ltd.	1177 Kamato Rd	Northeast

BUSINESS NAME	ADDRESS	PLANNING DISTRICT
General Mills Corp.	5825 Explorer Dr	Airport Corporate
Government of Canada/ Canada Customs and Revenue Agency	1980 Matheson Blvd E	Northeast
H B Group Insurance Management Ltd.	5600 Cancross Crt	Gateway
I M A X Corp.	2525 Speakman Dr	Sheridan Park
Indalex Ltd.	5675 Kennedy Rd	Gateway
Independent Electricity Market Operator	2635 Lakeshore Rd W	Southdown
Kingsway General Insurance Co.	5310 Explorer Dr	Airport Corporate
Kuehne + Nagel International Ltd.	5800 Hurontario St	Gateway
Lear Corp.	3100 Caravelle Dr	Northeast
Livingston International Inc.	6725 Airport Rd	Northeast
Maritz Canada Inc.	6900 Maritz Dr	Gateway
Metroland Printing, Publishing & Distributing Ltd.	3125 Wolfedale Rd	Mavis-Erindale
Microsoft Canada Co.	1950 Meadowvale Blvd	Meadowvale Business Park
Ministry of Finance	77 City Centre Dr	City Centre
Mississauga Seating Systems	400 Courtneypark Dr E	Gateway
Moore Canada	6100 Vipond Dr	Northeast
Mother Parker's Tea & Coffee Inc.	2531 Stanfield Rd	Dixie
NexInnovations Inc.	5300 Satellite Dr	Airport Corporate
Nissan Canada Finance	5290 Orbitor Dr	Airport Corporate
Nissan Canada Inc.	5290 Orbitor Dr	Airport Corporate
Ontario Energy Savings Corp.	6345 Dixie Rd	Northeast
Orenda Aerospace Corp.	3160 Derry Rd E	Northeast
Orion Bus Industries Ltd.	350 Hazelhurst Rd	Southdown
P C L Constructors Canada Inc.	2085 Hurontario St	Cooksville
Pacific Western Transportation Ltd.	6999 Ordan Dr	Northeast
Panasonic Canada Inc.	5770 Ambler Dr	Northeast
Peel Board of Education - Centre for Education & Training (QCIC)	2 Robert Speck Pky	City Centre
Peel Children's Aid	6860 Century Ave	Meadowvale Business Park
Peel District School Board	5650 Hurontario St	Gateway
Peel Region Police	180 Derry Rd E	Gateway
Pepsi Bottling Group, The	5900 Falbourne St	Gateway
Petro-Canada	385 Southdown Rd	Southdown
Petro-Canada Business Centre	2489 North Sheridan Way	Sheridan Park
Plastcoat	1200 Meyerside Dr	Northeast
Psion Teklogix Inc.	2100 Meadowvale Blvd	Meadowvale Business Park
Quantum Management Services Ltd.	33 City Centre Dr	City Centre
Redknee Inc.	2560 Matheson Blvd E	Airport Corporate
Rexel Canada Electrical Inc.	5600 Keaton Cres	Gateway
Reynolds and Reynolds (Canada) Ltd.	3 Robert Speck Pky	City Centre
Rollstar Metal Forming	6655 Northwest Dr	Northeast
Rosedale Group, The	6845 Invader Cres	Northeast
Rubbermaid Canada	2550 Stanfield Rd	Dixie
S C M Supply Chain Management	6800 Maritz Dr	Gateway
Salcros Maintenance Contractors Ltd.	7331 Bramalea Rd	Northeast
Samuel Son & Co., Ltd.	2360 Dixie Rd	Dixie

BUSINESS NAME	ADDRESS	PLANNING DISTRICT
Shopping Channel, The	59 Ambassador Dr	Gateway
Skyservice Airlines	3 PIA	Lester B. Pearson
Sobeys Ontario	6355 Viscount Rd	Northeast
Super Pufft Snacks Corp.	880 Gana Crt	Northeast
Sysco Food Services of Toronto Inc.	7055 Kennedy Rd	Gateway
TBI Canada	3 PIA	Lester B. Pearson
Tech Data Canada Inc.	6911 Creditview Rd	Meadowvale Business Park
Trans X Ltd.	7225 Transmark Crt	Northeast
Transportation and Works Department	3185 Mavis Rd	Cooksville
Wal-Mart	100 City Centre Dr	City Centre
Wells Fargo Financial Corporation Canada	55 Standish Crt	Gateway
World Vision Canada	1 World Dr	Gateway

Note: The businesses in this table are those with 300 or more employees as illustrated in Map 2. The table and map do not include businesses with a combined total of 300 or more employees in multiple locations across the City.

Appendix D: NAICS Descriptions

NAICS

The NAICS (North American Industry Classification System) is a classification system used to describe businesses' economic activities. There are nineteen business sectors listed. These sectors are described below.

Accommodation and Food Services (NAICS Code 72)

This sector comprises establishments primarily engaged in providing short-term lodging and complementary services to travellers, vacationers and others. These facilities include hotels, motor hotels, resorts, motels, casino hotels, bed and breakfast accommodation, housekeeping cottages and cabins, recreational vehicle parks and campgrounds, hunting and fishing camps, and various types of recreational and adventure camps. This sector also comprises establishments primarily engaged in preparing meals, snacks and beverages, to customer order, for immediate consumption on and off the premises.

Administrative and Support and Waste Management (NAICS Code 56)

This sector comprises of establishments primarily engaged in activities that support the day-to-day operations of other organizations, and those primarily engaged in waste management activities.

Arts, Entertainment and Recreation (NAICS Code 71)

This sector comprises establishments primarily engaged in operating facilities or providing services to meet the cultural, entertainment and recreational interests of their patrons. These establishments produce, promote or participate in live performances, events or exhibits intended for public viewing and they preserve and exhibit objects and sites of historical, cultural or educational interest. This sector also includes facilities that provide services for patrons to participate in sports, recreational activities or pursue amusement, hobbies and leisure-time interests.

Construction (NAICS Code 23)

This sector comprises establishments primarily engaged in constructing, repairing and renovating buildings and engineering works, and in subdividing and developing land. They may operate on their own account or under contract to other establishments, producing complete projects or just parts of projects. Establishments often subcontract some or all of the work involved in a project; they may produce new construction, or undertake repairs and renovations to existing structures.

Educational Services (NAICS Code 61)

This sector comprises establishments primarily engaged in providing instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities and training centres. These establishments may be privately owned and operated, either for profit or not, or they may be publicly owned and operated and may offer food and accommodation services to their students.

Finance and Insurance (NAICS Code 52)

This sector comprises establishments primarily engaged in financial transactions (that is, transactions involving the creation, liquidation, or change in ownership of financial assets) or in facilitating financial transactions.

Health Care and Social Assistance (NAICS Code 62)

This sector comprises establishments primarily engaged in providing health care by diagnosis and treatment, providing residential care for medical and social reasons, and providing social assistance, such as counselling, welfare, child protection, community housing and food services, vocational rehabilitation and child care.

Information and Cultural Industries (NAICS Code 51)

This sector comprises establishments primarily engaged in creating and disseminating (except by wholesale and retail methods) information and cultural products, such as written works, musical works or recorded performances, recorded dramatic performances, software and information databases, or providing the means to disseminate them. This includes establishments that provide access to equipment and expertise to process.

Management of Companies and Enterprises (NAICS Code 55)

This industry comprises establishments primarily engaged in managing companies and enterprises and/or holding the securities or financial assets of companies and enterprises, for the purpose of owning a controlling interest in them and/or influencing their management decisions. They may undertake the function of management, or they may entrust the function of financial management to portfolio managers.

Manufacturing (NAICS Codes 31-33)

The sector comprises establishments engaged in physical or chemical transformation of materials or substances into new products. Products may be finished (ready for use or consumption), or semi-finished (ready for another business to further manufacture). Related activities such as assembly of component parts, blending and finishing of products (by dyeing, heat treating or plating) are also considered manufacturing. Manufacturing firms are also known as plants, factories or mills.

Other Services (NAICS Code 81)

This sector comprises establishments, not classified to any other sector. They are primarily engaged in repairing, or performing general or routine maintenance, on motor vehicles, machinery, equipment and other products to ensure that they work efficiently. These establishments may provide personal care services, funeral services, laundry services and other services to individuals (such as pet care services and photo finishing services). Also included are businesses that organize and promote religious activities, support various causes through grant-making, promote various social and political causes, and promote and defend the interests of their members.

Primary Industry (NAICS Codes 11 and 21)

This sector includes Agriculture, Forestry, Fishing and Hunting, and Mining and Oil and Gas Extraction.

Agriculture, Forestry, Fishing and Hunting:

This sector comprises establishments primarily engaged in growing crops, raising animals, harvesting timber, harvesting fish and other animals from their natural habitats and providing related support activities.

Mining and Oil and Gas Extraction:

This sector comprises establishments primarily engaged in extracting naturally occurring minerals. These can be solids (such as coal and ores), liquids (such as crude petroleum), and gases (such as natural gas). Mining includes quarrying, well operations, milling and other preparation customarily done at the mine site, or as a part of mining activity. Establishments engaged in exploration for minerals, development of mineral properties and mining operations are included in this sector.

Professional, Scientific and Technical Services (NAICS Code 54)

This sector comprises establishments primarily engaged in activities in which human capital is the major input. These establishments make available the knowledge and skills of their employees, often on an assignment basis. The individual industries of this sector are defined on the basis of the particular expertise and training of the service provider.

Public Administration (NAICS Code 91)

This sector comprises establishments primarily engaged in activities of a governmental nature, that is, the enactment and judicial interpretation of laws and their pursuant regulations, and the administration of programs based on them. This includes legislative activities, taxation, national defence, public order and safety, immigration services, foreign affairs and international assistance, and the administration of government programs.

Real Estate and Rental and Leasing (NAICS Code 53)

This sector comprises establishments primarily engaged in renting, leasing or otherwise allowing the use of tangible or intangible assets. Establishments included are those primarily engaged in managing, renting and/or buying of real estate for others and appraising real estate.

Retail Trade (NAICS Codes 44-45)

The retail trade sector comprises establishments engaged in retailing merchandise generally without transformation and rendering services incidental to the sale of merchandise.

Transportation and Warehousing (NAICS Code 48-49)

The transportation and warehousing sector comprises businesses engaged in transporting passengers and goods, warehousing and storing goods, and providing services to these establishments. Transportation can be by road, rail, water, air or pipeline. This sector also includes national post office and courier businesses.

Utilities (NAICS Code 22)

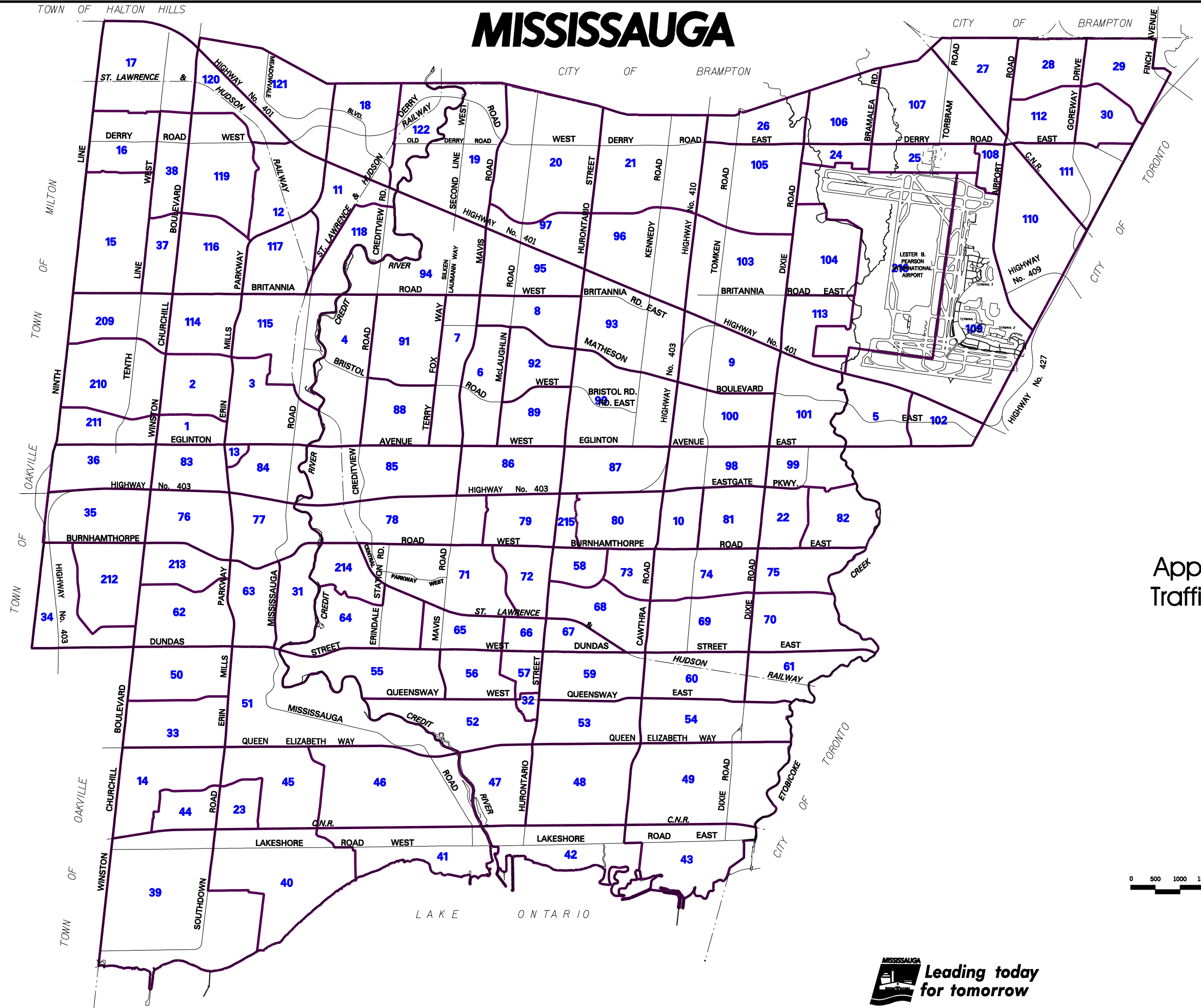
This sector comprises establishments primarily engaged in operating electric, gas and water utilities. These establishments generate, transmit, control and distribute electric power, distribute natural gas, treat and distribute water, operate sewer systems and sewage treatment facilities, and provide related services, generally through a permanent infrastructure of lines, pipes and treatment and processing facilities.

Wholesale Trade (NAICS Code 41)

This sector comprises establishments primarily engaged in wholesaling merchandise and providing related logistics, marketing and support services. The wholesaling process is generally an intermediate step in the distribution of merchandise; many wholesalers are organized to sell merchandise in large quantities to retailers, and business and institutional clients. These may also include suppliers of non-consumer capital goods that sell merchandise in single units to final users.

Source: Statistics Canada, North American Industry Classification System, 1997

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Appendix E:
Traffic Zones

Appendix F: Employment Density Calculations

Traffic Zone	Gross Density		Net Density	
	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
1	33.4	13.5	55.4	22.4
2	1.9	0.8	18.6	7.5
3	1.0	0.4	29.7	12.0
4	1.7	0.7	17.9	7.2
5	55.9	22.6	126.6	51.2
6	1.5	0.6	23.9	9.7
7	5.1	2.1	33.2	13.4
8	68.5	27.7	99.1	40.1
9	32.9	13.3	53.0	21.4
10	2.7	1.1	25.8	10.4
11	59.6	24.1	80.3	32.5
12	43.6	17.6	64.6	26.2
13	152.0	61.5	201.1	81.4
14	6.0	2.4	25.3	10.2
15	1.3	0.5	23.4	9.5
16	2.8	1.1	39.9	16.2
17	3.1	1.3	40.3	16.3
18	27.4	11.1	67.6	27.3
19	0.7	0.3	24.1	9.8
20	3.6	1.5	19.4	7.8
21	24.6	9.9	39.7	16.1
22	6.5	2.6	68.8	27.9
23	1.3	0.5	32.8	13.3
24	13.9	5.6	41.9	17.0
25	4.1	1.7	4.4	1.8
26	25.9	10.5	37.3	15.1
27	26.0	10.5	37.5	15.2
28	1.6	0.6	12.2	4.9
29	2.0	0.8	17.7	7.2
30	6.4	2.6	39.8	16.1
31	7.6	3.1	18.1	7.3
32	203.2	82.2	292.7	118.5
33	29.2	11.8	67.5	27.3
34	17.6	7.1	45.2	18.3
35	15.8	6.4	56.0	22.7
36	0.7	0.3	20.7	8.4
37	0.4	0.1	13.0	5.2
38	2.8	1.1	25.1	10.2

Traffic Zone	Gross Density		Net Density	
	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
39	8.0	3.2	14.0	5.7
40	2.6	1.1	48.8	19.8
41	3.3	1.4	49.8	20.1
42	11.3	4.6	61.4	24.9
43	8.5	3.5	54.3	22.0
44	3.2	1.3	46.2	18.7
45	1.4	0.6	14.5	5.9
46	0.6	0.2	17.7	7.2
47	0.5	0.2	39.4	15.9
48	2.7	1.1	30.2	12.2
49	3.2	1.3	31.4	12.7
50	3.2	1.3	35.3	14.3
51	3.4	1.4	60.6	24.5
52	0.6	0.2	32.3	13.1
53	5.4	2.2	45.4	18.4
54	1.8	0.7	31.7	12.8
55	2.3	0.9	31.7	12.8
56	0.9	0.4	18.5	7.5
57	13.3	5.4	57.9	23.4
58	4.2	1.7	35.7	14.5
59	13.4	5.4	48.1	19.5
60	38.0	15.4	46.4	18.8
61	20.8	8.4	41.4	16.8
62	19.5	7.9	53.9	21.8
63	1.5	0.6	16.5	6.7
64	2.9	1.2	26.1	10.6
65	20.0	8.1	55.5	22.5
66	19.6	7.9	55.2	22.4
67	15.0	6.1	87.6	35.5
68	2.6	1.0	37.9	15.3
69	4.3	1.7	30.0	12.1
70	18.0	7.3	46.8	19.0
71	24.5	9.9	54.9	22.2
72	19.9	8.1	132.5	53.6
73	0.9	0.4	15.8	6.4
74	3.0	1.2	25.6	10.3
75	5.3	2.1	33.9	13.7
76	0.7	0.3	21.8	8.8
77	1.5	0.6	34.4	13.9
78	1.5	0.6	31.5	12.7
79	67.1	27.2	136.0	55.0
80	2.5	1.0	36.0	14.6

Traffic Zone	Gross Density		Net Density	
	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
81	1.6	0.7	36.7	14.8
82	1.2	0.5	34.1	13.8
83	1.8	0.7	36.8	14.9
84	3.3	1.3	39.9	16.2
85	1.0	0.4	29.9	12.1
86	8.4	3.4	119.9	48.5
87	2.4	1.0	35.3	14.3
88	2.7	1.1	21.6	8.7
89	2.3	0.9	23.0	9.3
90	5.7	2.3	43.3	17.5
91	1.4	0.6	25.4	10.3
92	19.6	7.9	27.8	11.3
93	42.8	17.3	66.5	26.9
94	2.7	1.1	31.9	12.9
95	21.0	8.5	33.3	13.5
96	20.9	8.5	39.1	15.8
97	2.4	1.0	8.3	3.4
98	19.9	8.0	53.3	21.6
99	50.0	20.3	115.0	46.6
100	42.5	17.2	57.8	23.4
101	42.1	17.0	71.6	29.0
102	96.3	39.0	180.6	73.1
103	33.2	13.4	47.1	19.1
104	36.5	14.8	50.2	20.3
105	30.4	12.3	44.8	18.1
106	34.3	13.9	49.2	19.9
107	20.5	8.3	24.9	10.1
108	0.6	0.2	1.8	0.7
109	25.1	10.2	26.4	10.7
110	46.6	18.8	62.4	25.3
111	17.7	7.2	35.8	14.5
112	2.8	1.1	33.2	13.4
113	23.4	9.5	37.7	15.2
114	1.9	0.8	30.2	12.2
115	6.6	2.7	40.6	16.4
116	1.6	0.6	31.7	12.8
117	9.0	3.6	30.9	12.5
118	3.7	1.5	46.8	19.0
119	5.5	2.2	38.0	15.4
120	13.8	5.6	39.1	15.8
121	31.3	12.7	68.2	27.6
122	1.0	0.4	17.7	7.2

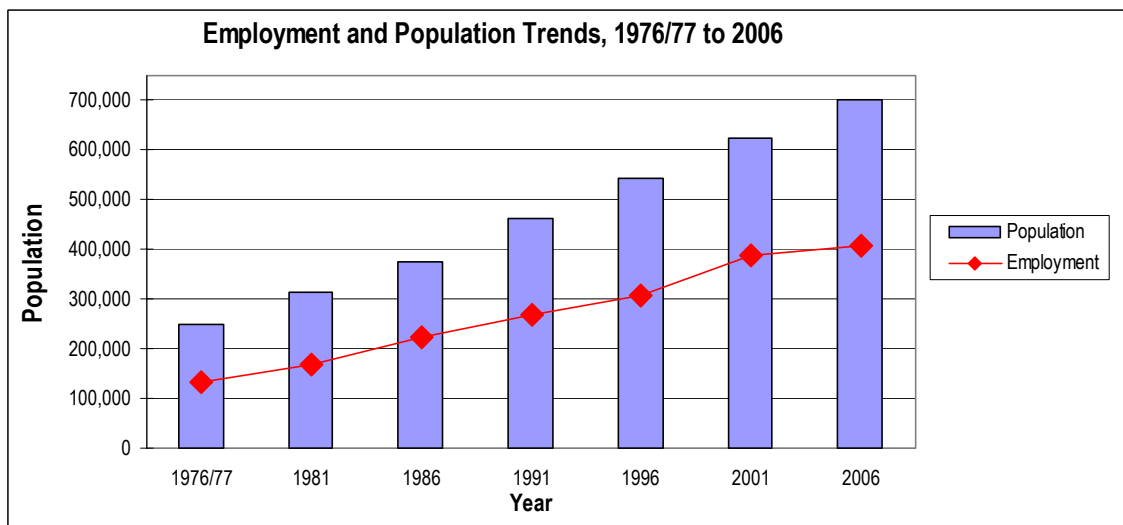
Traffic Zone	Gross Density		Net Density	
	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
209	1.9	0.8	19.9	8.1
210	0.2	0.1	10.0	4.0
211	0.4	0.2	13.6	5.5
212	0.8	0.3	17.1	6.9
213	12.3	5.0	60.3	24.4
214	0.7	0.3	15.9	6.4
215	163.4	66.1	555.5	224.8
216	1.7	0.7	1.9	0.8
City Wide Average	13	5	43	18

City of Mississauga, Planning and Building Department 2006 Employment Profile

This newsletter presents a profile of employment and business activities in the City of Mississauga in 2006. It discusses employment levels, existing businesses and vacancies.

The data in this report are based on information from the Mississauga Employment Database and the 2006 Employment Survey. The Employment Survey, a joint effort by the Planning and Building Department and the Economic Development Office, is conducted annually. The data are used for a variety of purposes, including monitoring the goals and objectives of the Strategic and Official Plans, forecasting and planning for future needs, attracting businesses to the City, retention programs for existing businesses and development of future economic strategies.

The results of the 2006 Employment Survey counted 380,780¹ employment positions in 2006. Employment data for 90% of the 20,840² operating businesses were obtained. When the employment figure of 380,780 is brought in line with the Census definition of employment to consider persons with multiple jobs and to include home-based businesses, the estimate of total employment is 405,990³.



Sources: Census of Canada, City of Mississauga Employment Survey, 2005 Growth Forecast

Note: Employment information is from the City of Mississauga Employment Survey except for 1991 which is from the Census of Canada Journey to Work data and 2006 which is the 2006 Employment Survey figure brought in line with the Census definition of employment. The population information is from the Census of Canada, with the exception of 2006 which is the City of Mississauga 2005 Growth Forecast projection of population for June 2006.

¹ Employment was estimated based on data contained in the Mississauga Employment Database, data from the 2006 Employment Survey, and estimates made for businesses for which employment data were not available. Part-time positions have been converted to full-time equivalents, based on the assumption that two part-time positions are equivalent to one full-time position. This does not include home-based businesses.

² The Canadian Business Patterns, prepared by Statistics Canada, reports approximately 53,300 businesses in the City of Mississauga as of June 2006, with 32,200 of these businesses reporting no employment. When the number of businesses with no employment is subtracted from the total, the figure derived is approximately the number of operating businesses noted in this report.

³ The following modifications were made to the 2006 Employment Survey employment to reflect the Census definition of employment: 40% of total part-time employment was excluded to account for individuals holding multiple jobs and 80% of the estimated home-based businesses in the City of Mississauga in 2006 (based on the 2001 Census) was added. Home-based businesses are assumed to be 4% of the resident labour force.

2006 Employment Profile

The City of Mississauga has had steady growth in employment over the last twenty-nine years. In 2006 Mississauga remained a net importer of labour and continued to experience increases in the number of business sites. Historically, employment increased from 132,000 in 1977 to 405,990 in 2006 (208%). Population has kept pace increasing from approximately 250,000 in 1976 to 702,300 in 2006 (180%). In comparing Employment Survey results (with no adjustment for census definition of employment) from 2005 and 2006, the 2006 Employment Survey found 180 more businesses sites than in 2005. A slight decrease in total employment and the number of operating businesses was estimated in this period due to a decrease in the number of employees assumed for businesses for which employment data was not available and as a result of increased vacancies in 2006.

Mississauga has an employment ratio of .58. That is, for every 100 residents of the City, there were 58 local jobs. With a participating labour force of 388,530 and employment of 405,990, Mississauga must import a net labour force of approximately 17,460 persons. When consideration is made for a portion of the participating labour force that is unemployed, about 6.3%, the imported labour force increases to approximately 41,940 persons.

A review of the total employment by Planning District finds that the four main concentrations are Meadowvale Business Park, Northeast-South, Northeast-West, and Gateway-South, which represent approximately 40% of the total employment opportunities in the City in 2006.

Population, Total Employment and Resident Labour Force, 2006*	
Employment from the 2006 Employment Survey	380,780
Census Adjustment ^a	25,210
Total Employment ^b	405,990
Total Population ^c	702,300
Resident Labour Force ^d	563,900
Participating Labour Force ^e	388,530
Employed Labour Force	364,050
Unemployed Labour Force ^f	24,480
Employment Ratio ^g	.58
Difference Between Total Employment and Participating Labour Force	17,460
Labour Import ^h	41,940

*Numbers have been rounded

^a This figure accounts for multiple part-time jobs and home-based businesses.

^b This figure represents the 2006 Employment Survey total plus the Census adjustment.

^c Population figure is the 2005 Growth Forecast projection for June 2006 including the census undercount.

^d The Resident Labour Force represents the population 15 years+ calculated from the 2005 Growth Forecast projection for June 2006.

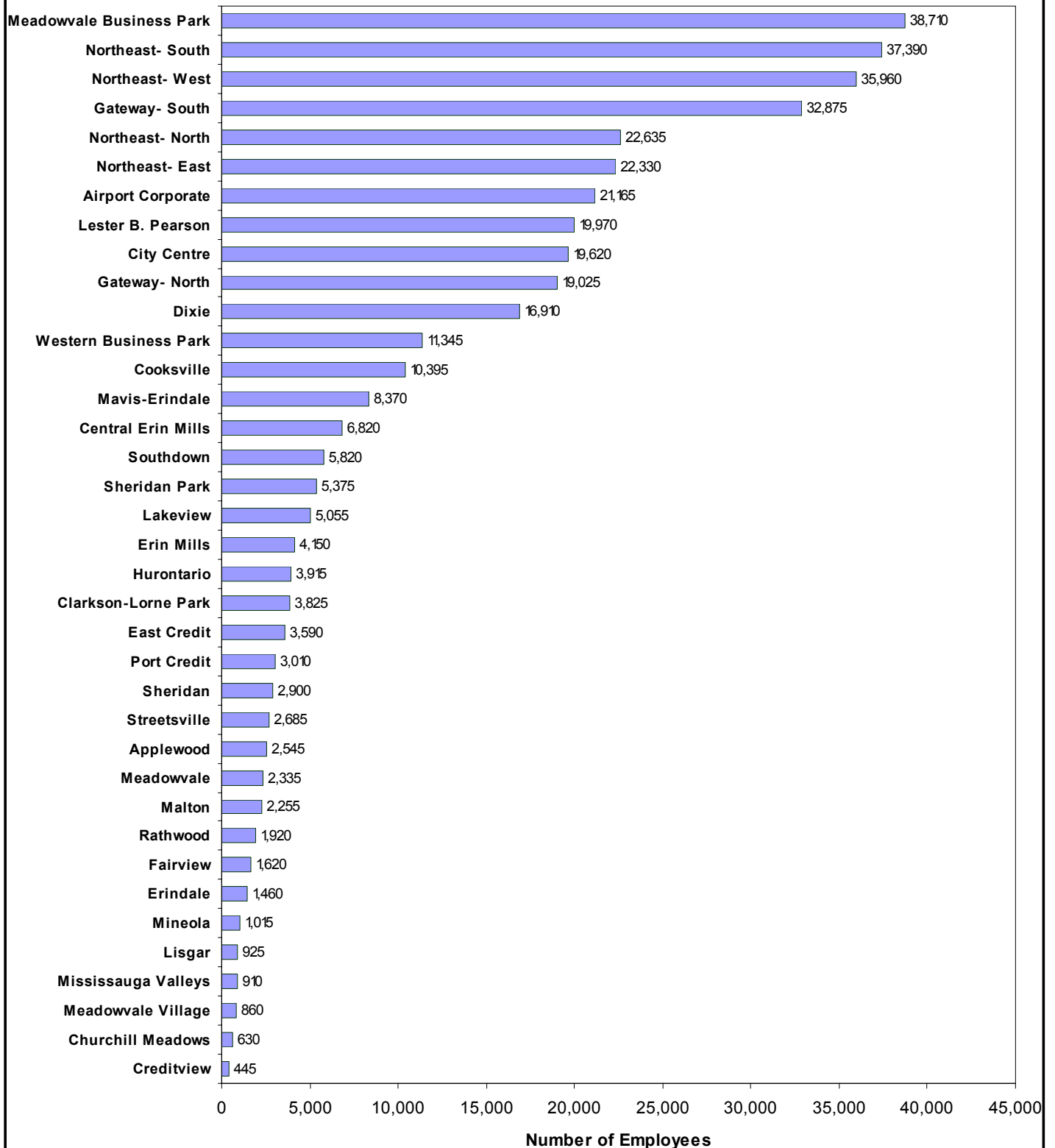
^e Participating Labour Force is the resident labour force multiplied by the participation rate of 68.9% from the Labour Force Survey by Statistics Canada for the second quarter of 2006..

^f Unemployed Labour Force is the Participating Labour Force multiplied by the unemployment rate of 6.3% from the Labour Force Survey by Statistics Canada for the second quarter of 2006.

^g Employment Ratio is total employment divided by the total population.

^h Labour Import refers to the total employment positions minus the employed labour force.

Employment by Planning District, 2006



2006 Employment Profile

Businesses and Vacancies

There were 20,840⁴ businesses operating in Mississauga in 2006. In addition, the 2006 Employment Survey recorded a total of 2,560 vacancies⁵. Eleven percent of total business sites were vacant. Northeast-West has the largest concentration of businesses followed by Northeast-South, Northeast-North and Dixie. The largest proportion of total City vacancies were found in Northeast-West, Northeast-South and Dixie, however, when considering vacancies as a percent of total business sites within a planning district, Northeast-East, Sheridan Park, Northeast-West and Dixie, emerge as the districts with the highest vacancies. It should be noted that some vacancies represent new construction where tenants have not yet occupied the premises.

Businesses and Vacancies by Planning District in 2006						
Planning District	Total Business Sites	Businesses		Vacancies		
		# of Businesses	% of City Businesses	# of Vacancies	% of City Vacancies	% of Vacancies in each Planning District
Northeast- West	2,630	2,225	11%	405	16%	15%
Northeast- South	2,275	1,995	10%	275	11%	12%
Northeast- North	1,705	1,515	7%	190	8%	11%
Dixie	1,645	1,420	7%	225	9%	14%
Meadowvale Business Park	1,325	1,220	6%	105	4%	8%
Gateway- South	1,190	1,075	5%	115	4%	9%
Cooksville	1,195	1,075	5%	120	5%	10%
City Centre	1,170	1,035	5%	130	5%	11%
Western Business Park	1,115	970	5%	145	6%	13%
Northeast- East	845	685	3%	160	6%	19%
Airport Corporate	630	550	3%	80	3%	13%
Gateway- North	610	545	3%	65	3%	11%
Lakeview	595	535	3%	60	2%	10%
Mavis-Erindale	555	495	2%	60	2%	11%
Port Credit	550	490	2%	60	2%	11%
Central Erin Mills	490	475	2%	15	1%	3%
Streetsville	475	445	2%	30	1%	7%
Clarkson-Lorne Park	440	410	2%	30	1%	7%
Applewood	430	370	2%	55	2%	13%
Hurontario	385	365	2%	20	1%	5%
Malton	370	355	2%	20	1%	5%
Lester B. Pearson	355	350	2%	5	0.2%	1%
Southdown	300	260	1%	40	1%	13%
Sheridan	290	260	1%	30	1%	10%
East Credit	265	240	1%	20	1%	8%
Rathwood	260	240	1%	20	1%	7%
Meadowvale	235	230	1%	5	0.3%	3%
Erin Mills	225	220	1%	5	0.2%	2%
Erindale	170	160	1%	10	0.4%	5%
Fairview	140	130	1%	10	0.4%	6%
Mineola	115	105	0%	10	0.4%	10%
Mississauga Valleys	85	75	0%	5	0.3%	8%
Creditview	75	70	0%	3	0.1%	4%
Lisgar	70	65	0%	5	0.1%	4%
Churchill Meadows	70	65	0%	3	0.3%	10%
Sheridan Park	75	60	0%	10	0.5%	16%
Meadowvale Village	60	60	0%	0	0%	0%
Total	23,400	20,840	100%	2,560	100%	11%

Numbers may not add due to rounding.

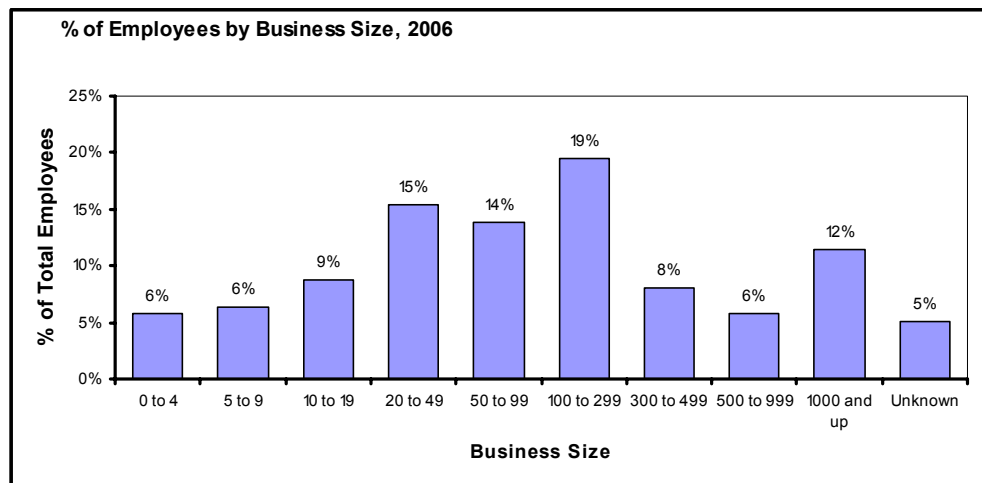
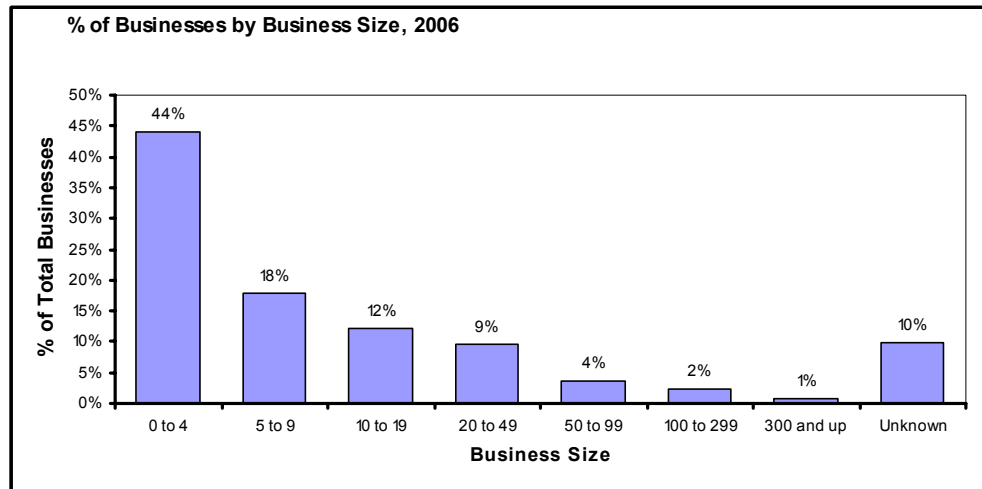
⁴ This figure does not include home-based businesses.

⁵ Vacancies refers to vacant buildings and to vacant floors and vacant units within multiple unit developments. Some condominium industrial units are recorded as vacant buildings.

Businesses by Business Size

The City's business profile is dominated by small businesses. Forty-four percent of all businesses have fewer than five employees. However, smaller firms do not constitute a large portion of total employment. Firms with fewer than five employees represent only 6% of total employment positions. While 74% of the City's businesses are establishments of less than 20 employees, these businesses only represent 21% of total employment positions.

The largest portion of the employment base is currently found in mid-sized firms employing between 20 to 300 employees. These businesses represent 15% of the total businesses, but constitute approximately 48% of the work force.



The unknown category are businesses with no employment data.

Businesses and Employment by Business Sector

Businesses are categorized by economic activity using the North American Industrial Classification System (NAICS)⁶. The largest concentration of businesses in Mississauga is in the wholesale trade sector. A total of 14% of businesses with 15% of employment positions are in wholesaling establishments. Retail trade is the second largest sector. Fourteen percent of businesses in the City are retail, accounting for 7% of all employees. Manufacturing is the third largest sector, comprising 13% of total business activities and 21% of total employment. The transportation and warehousing sector accounts for 5% of total businesses and represents 11% of total employment.

Wholesale trade, manufacturing and transportation and warehousing businesses are located mainly in employment districts with concentrations in the Northeast Planning District. Retail trade businesses are distributed throughout the City.

⁶NAICS is a classification system used to describe businesses' economic activities. This system has been designed by Statistics Canada to compile statistics.

2006 Employment Profile

Businesses and Employment by Business Classification, 2006*				
Business Classification	# of Businesses	% of Businesses	# of Employees	% of Employees
Wholesale Trade	2,905	14%	56,585	15%
Retail Trade	2,845	14%	25,745	7%
Manufacturing	2,695	13%	80,330	21%
Other Services	2,045	10%	10,740	3%
Professional, Scientific and Technical Services	1,445	7%	22,255	6%
Accommodation and Food Services	1,400	7%	16,940	4%
Health Care and Social Assistance	1,320	6%	16,385	4%
Transportation and Warehousing	1,015	5%	42,855	11%
Administrative and Support and Waste Management	710	3%	15,690	4%
Finance and Insurance	705	3%	21,605	6%
Educational Services	585	3%	15,220	4%
Construction	515	2%	8,490	2%
Real Estate and Rental and Leasing	465	2%	6,470	2%
Arts, Entertainment and Recreation	200	1%	2,980	1%
Information and Cultural Industries	185	1%	9,375	2%
Public Administration	95	0.5%	7,035	2%
Management of Companies and Enterprises	50	0.2%	4,910	1.3%
Utilities	15	0.07%	585	0.2%
Primary Industry	5	0.02%	20	0.006%
Unknown	1,645	8%	16,555	4%
Total	20,840	100%	380,780	100%

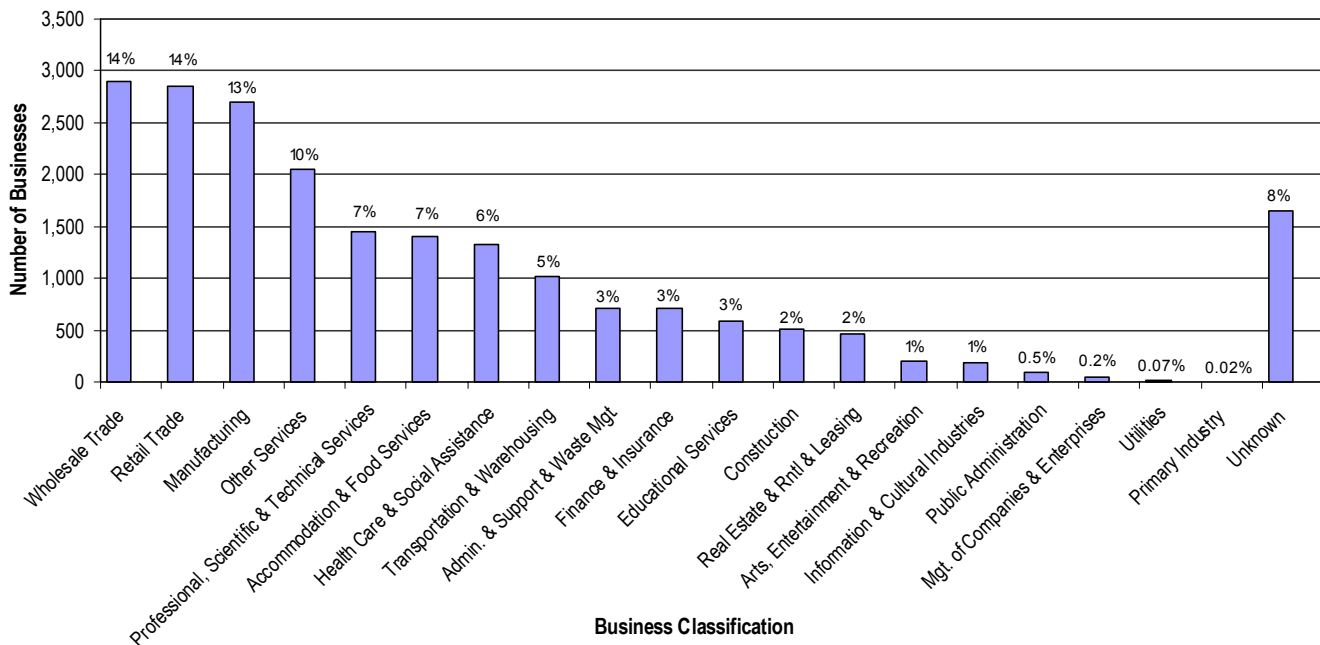
Numbers may not add due to rounding. The unknown classification are businesses where a NAICS code is not assigned. Does not include home-based businesses.

Employment Density

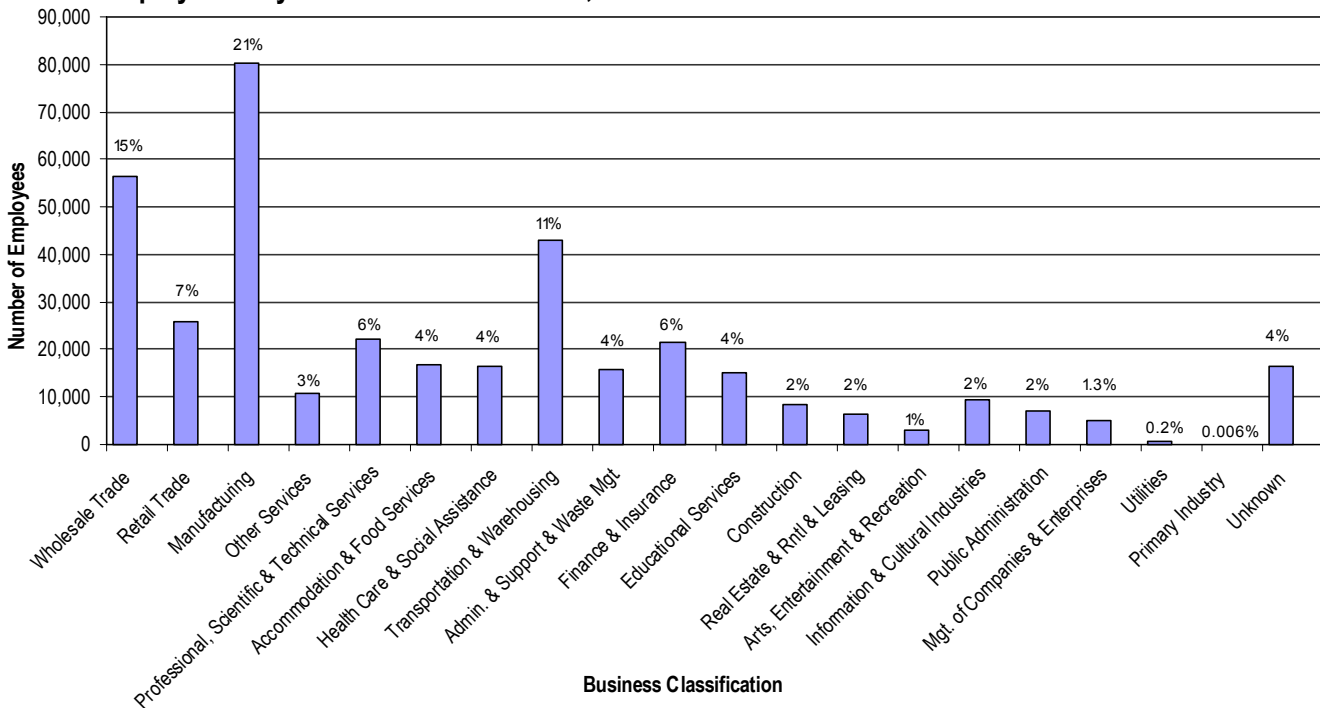
Employment density refers to the number of employees in a geographic area, using the employment information of each traffic zone and the area of that traffic zone. The City's average gross employment density is 13 employees per hectare (5 employees per acre). Gross area includes all land uses, whether they are developed or undeveloped (such as natural areas). Higher gross employment densities are noticeable in the employment districts and along highways and major roads (see map on page 8). The City's average net density is 43 employees per hectare (18 per acre). Net area includes lands developed for commercial, office, industrial, community/cultural, places of religious assembly, public/institutional and school land uses, but excludes lands that do not generate employment such as residential, open space, natural areas, roads and vacant land uses.

It is not surprising to find that the traffic zones with multiple storey buildings are areas of high employment concentration. The Credit Valley Hospital located at Erin Mills Parkway and Eglinton Avenue West and the Trillium Health Centre at Hurontario Street and Queensway West are in traffic zones that have large concentrations of employment. In the City Centre, office centres that have multiple office buildings such as the Sussex Centre, Mississauga Executive Centre and the Village Offices of Sherwoodtowne, and shopping centres such as Square One have high employment densities. Other high density employment areas include large employers such as Hewlett-Packard, Citigroup, Accenture, Loyalty Management Group, Kingsway General Insurance, Nex Innovations and Federal Express Canada in Airport Corporate as well as Royal Bank of Canada, GlaxoSmithKline, Wal-Mart and Maxxam Analytics in Meadowvale Business Park.

Businesses by Business Classification, 2006



Employment by Business Classification, 2006



The "Unknown" are businesses where a NAICS code is not assigned.

2006 Employment Profile

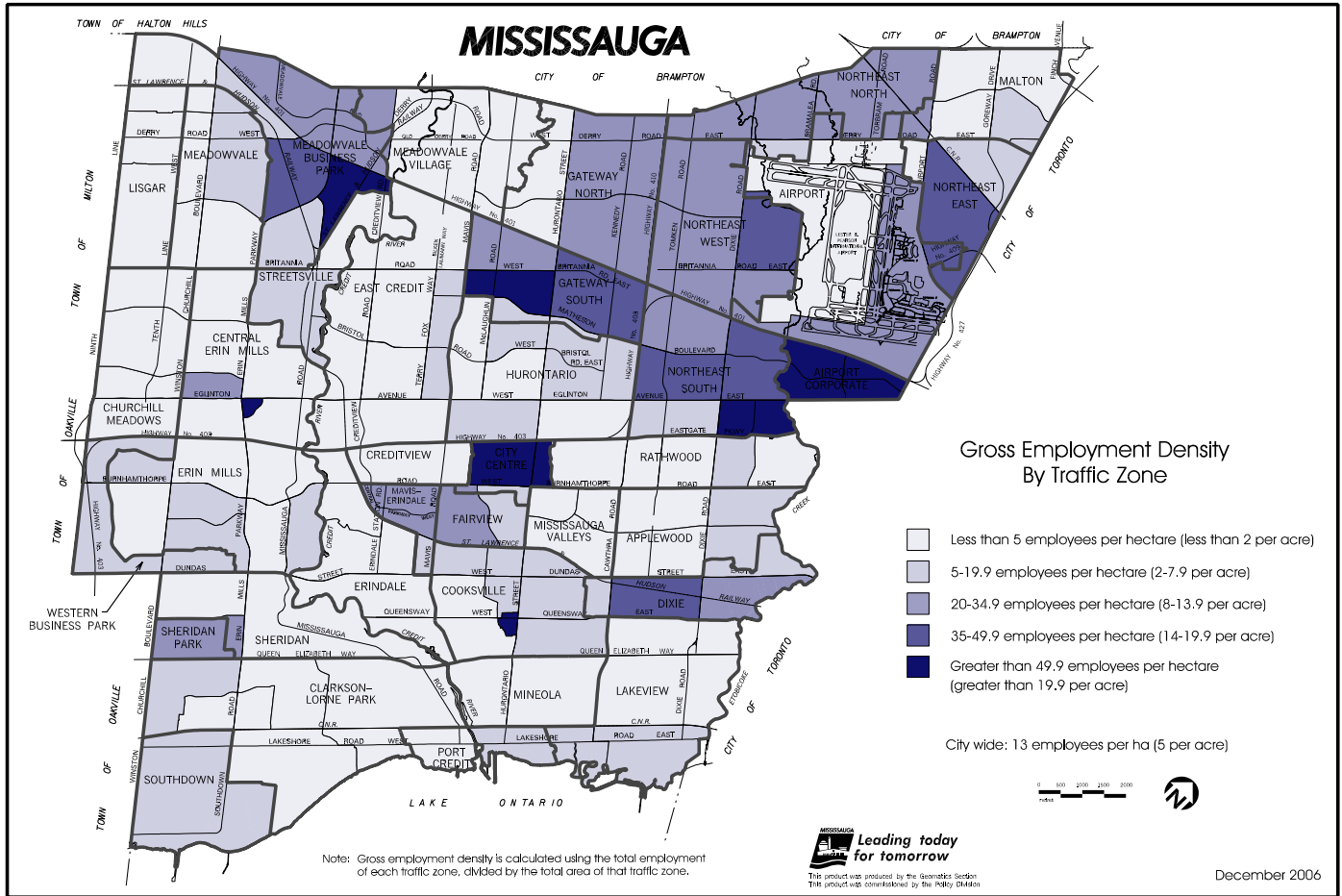


Photo: The Carlo Fidani Cancer Center, Credit Valley Hospital, 2200 Eglinton Ave. W

The full 2006 Employment Profile report and this newsletter can be viewed on the internet at: www.mississauga.ca

For additional information please contact:
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