

Originator's Files CD.15.EMP (2010)

PDC MAY 30 2011

DATE: May 10, 2011

TO: Chair and Members of Planning and Development Committee

Meeting Date: May 30, 2011

FROM: Edward R. Sajecki

Commissioner of Planning and Building

SUBJECT: 2010 Employment Profile Report, 2011 Vacant Lands Report, and

Mississauga Residential Multiple Unit Directory

RECOMMENDATION: That the reports titled "2010 Employment Profile", "2011 Vacant

Lands", and "Mississauga Residential Multiple Unit Directory" dated May 10, 2011, from the Commissioner of Planning and Building, be received for information and circulated, by the Planning and Building Department, to the Mississauga Board of Trade, the Building Industry and Land Development Association (BILD), Economic Development Advisory Council, Peel Halton Dufferin Training Board and the

University of Toronto Mississauga.

BACKGROUND: The study titled "2010 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 proposed new Mississauga Official Plan are being implemented. It also compares 2010 employment data with past employment

information and the projections from the 2008 Growth Forecast.

A newsletter, also titled "2010 Employment Profile", presents key

data from the report and is attached under separate cover.

The study titled "2011 Vacant Lands" (attached under separate cover), provides information regarding the location, land area and parcel size of vacant lands in the City of Mississauga.

The directory titled "Mississauga Residential Multiple Unit Directory" (attached under separate cover) provides information on all residential multiple unit sites in the City of Mississauga.

All of these documents are posted on the City's web site at www.mississauga.ca/data.

COMMENTS:

The principal findings of the "2010 Employment Profile" are as follows:

- Total employment in the City of Mississauga in 2010 was 419,000 (rounded);
- Total employment (not including a census adjustment) was 389,500 (rounded);
- In comparing employment survey results from 2009 to 2010, where total employment was 389,900*, a small decrease has been observed of 6,095 jobs or 1.5%;
- Total employment of 419,000 is 7.5% lower than the forecasted employment (prepared by Hemson Consulting Limited in 2008, endorsed by Council on April 8, 2009) in the City of Mississauga in 2010 of 454,000 jobs;
- The number of businesses in the City of Mississauga in 2010 was 21,190 (not including home based businesses);
- The number of businesses in the City of Mississauga in 2010 increased by 130 (0.6%) since 2009 (not including home based businesses);

^{*} Total employment adjusted for an additional 400 employees that were in place in 2010 after the completion of the survey period.

- Imported labour force of 46,090 employees;
- 74,950 jobs (19%) are employed by businesses of a size of 100 to 299 employees:
- 53,145 jobs (14%) are employed by businesses of a size of 1,000 and up; and
- 21,620 jobs (6%) are employed by businesses of a size of 0-4 employees.

The principal findings of the "2011 Vacant Lands" report are as follows:

- The total area of vacant sites is 1,308.3 ha (3,232.8 acres) which comprises 4.5% of the City of Mississauga;
- There are 536 vacant land sites;
- Of the total 536 vacant sites, only 13 vacant sites are larger than 20 hectares (4.9acres) and 396 or 74% are smaller than 2 hectares (4.9 acres); and
- The majority of vacant lands are designated Business Employment and Industrial. The total area of these lands is 936 hectares (2,313 acres) -- 71.5% of the total vacant land area in the city.

STRATEGIC PLAN:

The amount and location of vacant employment lands assists Mississauga in attracting creative and innovative businesses in accordance with the Prosper pillar of the Strategic Plan.

FINANCIAL IMPACT: Not Applicable

CONCLUSION:

With a variance of -7.5% between actual jobs and forecasted jobs for 2010, the City of Mississauga is falling behind its new Mississauga Official Plan forecasted target to reach employment of 510,000 by 2031.

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

The "2011 Vacant Lands" report is a factual document to assist businesses in location in the City. The information will also be used to monitor and develop strategic and planning policies, forecast growth and plan for future needs and services.

ATTACHMENTS:

APPENDIX 1:2010 Employment Profile

APPENDIX 2:2010 Employment Profile Newsletter

APPENDIX 3:2011 Vacant Lands

APPENDIX 4: Mississauga Residential Multiple Unit Directory

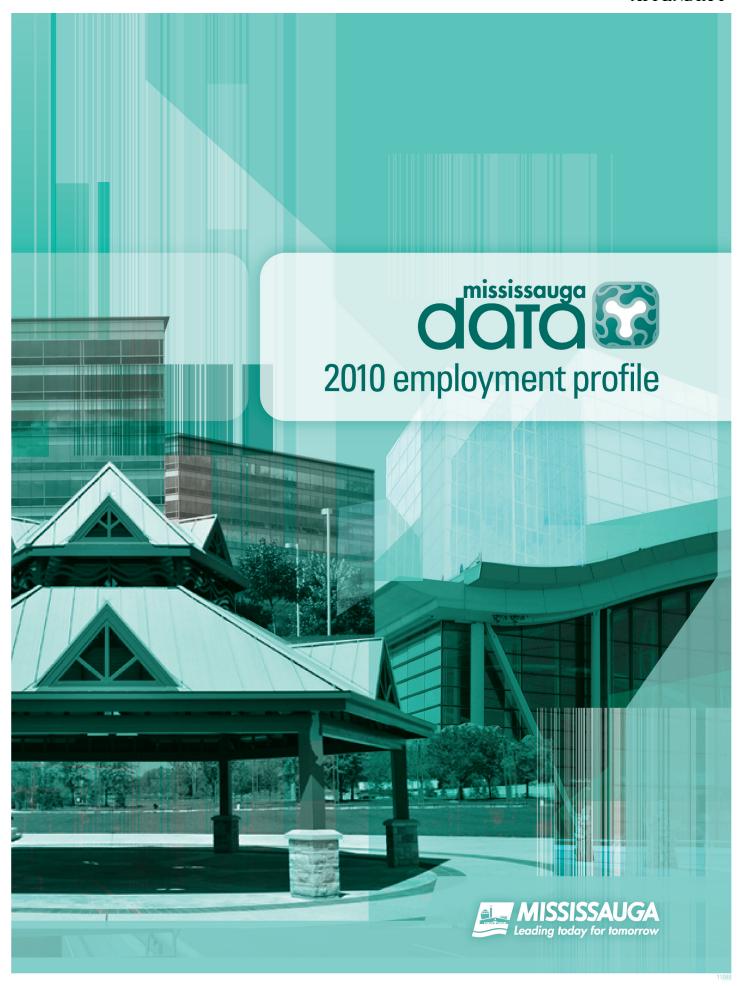
Original Signed By:

Edward R. Sajecki

Commissioner of Planning and Building

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Employment Profile 2010

City of Mississauga Planning & Building Department December 2010

The information presented in this report is based on the 2010 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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- H: Changes to City Structure

1.0 INTRODUCTION

This report presents a profile of employment and business activities in the City of Mississauga in 2010. The City acknowledges the importance of a strong employment base by incorporating objectives regarding employment in both its Strategic Plan and the proposed new Mississauga Official Plan adopted by City Council on September 29, 2010.

One of the pillars of the new Strategic Plan is titled, "Prosper -- Cultivating Creative and Innovative Businesses". Under the pillar of Prosper the plan specifies a direction and a principle as follows:

- "Direction: Our Future Mississauga is a global hub of creative and innovative activity where talent and business thrive."
- "Principle: Mississauga is a city that values a strong global business future, fostering a prosperous and sustainable economy that attracts and grows talent."

The annual employment survey is a valuable tool to help measure the progress of our Strategic Plan. Through this 2010 Employment Survey we have observed a 1.6% decrease in the number of jobs within the City of Mississauga.

Employment is also a principal theme of the proposed new Mississauga Official Plan. The new Mississauga Official Plan states that "Mississauga will maintain and promote a strong and sustainable, diversified economy that provides a range of employment opportunities for residents and attracts lasting investment to secure financial stability."

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 the new Mississauga Official Plan are being implemented.

Collection of employment information is an important data resource. In addition to monitoring strategic and planning policies, the data is 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 2006 Census of Canada, the Labour Force Survey by Statistics Canada for June 2010, and the 2008 Growth Forecasts prepared by Hemson Consulting. Employment data from these sources are monitored and reviewed on a continuing basis.

1.2 Methodology

Methodology for the 2010 Employment Survey included the compilation of a complete list of employment sites from the 2009 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 Character Area (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 Character Area, the adjustment factor has been calculated separately and applied to each Character Area.

The adjustment factor for the Downtown Character Areas, Community Nodes and Neighbourhoods is unique to each Character Area and is calculated using the average number of employees for businesses with less than 50 employees in each Character Area. The adjustment factor for Corporate Centres, Employment Areas and Special Purpose Areas is

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

unique to each Character Area and is calculated based on the average number of employees for businesses with less than 100 employees within each Character Area. This unique adjustment factor is then applied to those businesses with no employment within each Character Area. The adjustment factors for each Character Area are outlined in Appendix B.

2.0 EMPLOYMENT DATA - 2010

This section presents a profile of businesses and employment based on results from the 2010 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 2010 Employment Survey, was 389,505. Employment data for 18,495 businesses or 87% of the 21,190 operating businesses were obtained. When the employment figure of 389,505 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 418,990³ (see Table 1). This is lower by 7.5 % from the 2008 Growth Forecast projection of 454,000 employees for June 2010 in the City of Mississauga.

Table 1 on page four summarizes employment and population information. It shows that with a projected population of 734,000 and employment of 418,990, Mississauga has an employment ratio of .57. That is, for every 100 residents of the City, there were 57 local jobs. This table also includes data from the Labour Force Survey by Statistics Canada which shows that with a participating labour force of 411,590, Mississauga must import a net labour force of approximately 7,400 persons. When consideration is made for a portion of the participating labour force that is unemployed, about 9.6%, the imported labour force is approximately 46,090 employees. These figures indicate that the City is meeting the population and employment objective in the new Mississauga Official Plan regarding being a net importer of employment.

² Employment was estimated based on data contained in the Mississauga Employment Database, data from the 2010 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.

³ The following modifications were made to the 2010 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 home-based businesses are assumed to be a ratio 31 jobs per 1,000 of the population based on 2006 Census figures.

Table 1: Population, Total Employment and Resident Labour Force, 2010*								
Employment from the 2010 Employment Survey	389,505							
Census Adjustment ^a	29,485							
Total Employment ^b	418,990							
Total Population ^c	734,000							
Resident Labour Force ^d	603,500							
Participating Labour Force ^e	411,590							
Employed Labour Force	372,900							
Unemployed Labour Force ^f	38,690							
Employment Ratio ⁹	.57							
Difference Between Total Employment and Participating Labour Force	7,400							
Labour Import ^h	46,090							

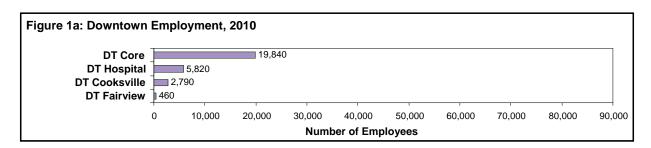
^{*}numbers have been rounded

Analysis in subsequent sections is based on results from the 2010 Employment Survey and does not include modifications for the Census definition of employment.

2.1.1 Employment by Character Area

Character Areas as defined by our new Official Plan Mississauga replace Planning Districts from Mississauga Plan. A map of Character Areas can be found on Appendix A, and a description of Character Areas can be found in Appendix H.

Figures: 1a to 1g summarize employment by Character Area and grouped by City Structure type to provide a greater understanding of the businesses and employment characteristics within these areas and to provide a better comparison between the Character Areas.



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

^b This figure represents the 2010 Employment Survey total plus the Census adjustment.

^c Population figure is the 2008 Growth Forecast projection for June 2010 including the census undercount.

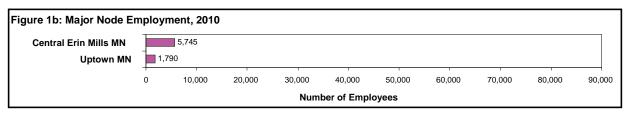
d The Resident Labour Force is the population15 years+ calculated from the 2008 Growth forecast projection for June 2010.

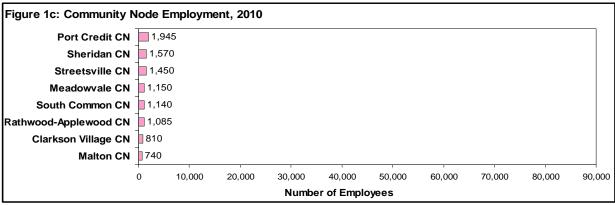
^e Participating Labour Force is the Resident Labour Force multiplied by the participation rate of 68.2% from the Labour Force Survey by Statistics Canada for June 2010.

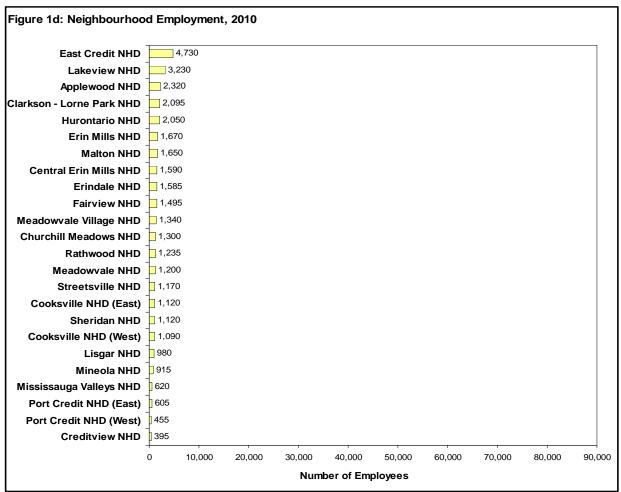
f Unemployed Labour Force is the Participating Labour Force multiplied by the unemployment rate 9.4% from the Labour Force Survey by Statistics Canada for June 2010.

⁹ Employment Ratio is total employment divided by the total population.

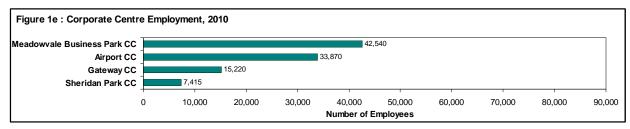
h Labour Import refers to the total employment positions minus the employed labour force.

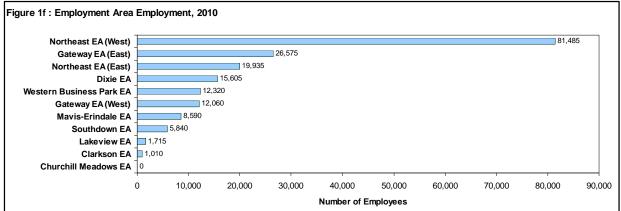


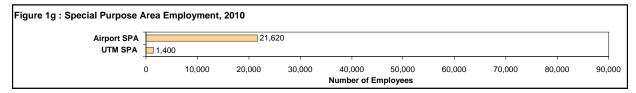




City of Mississauga, Planning and Building Department







2.1.2 Full-Time and Part-Time Employment⁴

Full-time employment is 90% of total employment. The proportion of full-time positions to total employment within Character Areas ranges from 95% in Airport Corporate Centre and Sheridan Corporate Centre, 90% in Meadowvale Business Park Corporate Centre, Gateway Employment Area and Northeast Employment area to 60% in Meadowvale Community Node, Port Credit Community Node, Malton Community Node, Central Erin Mills Major Node, Lakeview Neighbourhood and Port Credit Neighbourhood.

For this report, one part-time employment position is considered half or .5 of one full-time employment position. UTM Special Purpose Area has the largest proportion of part-time employment of 95% followed by Meadowvale Community Node with 80% and Central Erin Mills Major Node with 75%.

From 2009 to 2010, full-time employment for the City of Mississauga decreased by approximately 1.4%. In the same period, part-time employment decreased by 5.2%.

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

2.2 Businesses and Vacancies

The 2010 employment survey recorded a total of 24,275 business sites in Mississauga. Of these sites, 21,190 (87.5%) were operating businesses and 3,080 (12.5%) were vacant.

2.2.1 Businesses and Vacancies by Character Area

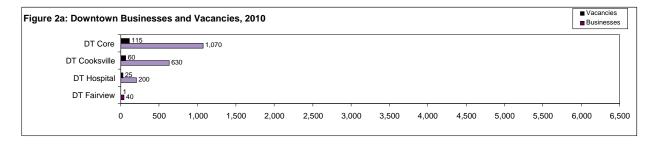
Table 2 and Figures 2a to 2g provide a summary of existing businesses and vacancies⁵ by Character Area. Map 1 shows the location of vacancies in the City.

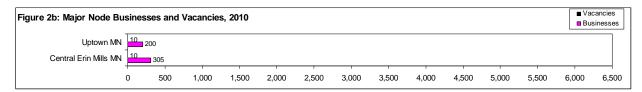
Table 2: Businesses and Vacancies* by Character Area in 2010										
		Busin	esses	Vacancies						
Character Area	Total Business Sites	# of Businesses	% of Businesses	# of Vacancies	% of City Vacancies	% of Vacancies in each Planning District				
DT Fairview	40	40	0.2%	1	0.0%	0.5%				
DT Hospital	225	200	1%	25	0.8%	12.5%				
DT Cooksville	690	630	3%	60	1.9%	30.0%				
DT Core	1,185	1,070	5%	115	3.7%	57.5%				
Downtowns Total:	2,140	1,940	9%	200	6.5%	100.0%				
Uptown MN	210	200	1.0%	10	0.3%	100%				
Central Erin Mills MN	315	305	1.5%	10	0.3%	100%				
Major Nodes Total:	525	505	2.4%	10	0.3%	100%				
South Common CN	80	70	0.3%	10	0.3%	7.4%				
Meadowvale CN	125	120	0.6%	5	0.2%	3.7%				
Malton CN	140	125	0.6%	15	0.5%	11.1%				
Clarkson Village CN	155	145	0.7%	10	0.3%	7.4%				
Sheridan CN	185	155	0.7%	30	1.0%	22.2%				
Rathwood-Applewood CN	165	160	0.8%	5	0.2%	3.7%				
Port Credit CN	340	310	1.5%	30	1.0%	22.2%				
Streetsville CN	350	320	1.5%	30	1.0%	22.2%				
Community Nodes Total:	1,540	1,405	6.7%	135	4.4%	100.0%				
Mississauga Valleys NHD	55	50	0.2%	5	0.2%	1.4%				
Port Credit NHD (West)	75	65	0.3%	10	0.3%	2.8%				
Creditview NHD	75	70	0.3%	5	0.2%	1.4%				
Meadowvale Village NHD	95	80	0.4%	15	0.5%	4.2%				
Cooksville NHD (West)	95	90	0.4%	5	0.2%	1.4%				
Lisgar NHD	95	90	0.4%	5	0.2%	1.4%				
Churchill Meadows NHD	105	100	0.5%	5	0.2%	1.4%				

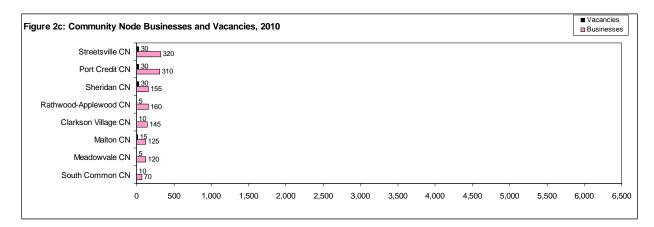
⁵ Vacancies refer to vacant buildings, vacant floors and vacant units within multiple unit developments. Some condominium industrial units are recorded as vacant buildings.

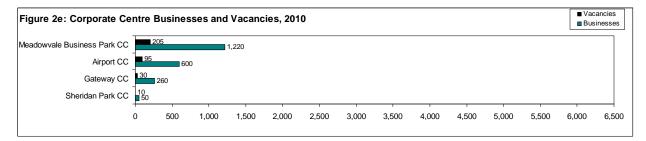
		Busin	esses		Vacancies	
Character Area	Total Business Sites	# of Businesses	% of Businesses	# of Vacancies	% of City Vacancies	% of Vacancies in each Character Area
Streetsville NHD	110	100	0.5%	10	0.3%	2.8%
Meadowvale NHD	115	110	0.5%	5	0.2%	1.4%
Mineola NHD	125	110	0.5%	15	0.5%	4.2%
Sheridan NHD	120	115	0.6%	5	0.2%	1.4%
Fairview NHD	130	115	0.6%	15	0.5%	4.2%
Port Credit NHD (East)	145	130	0.6%	15	0.5%	4.2%
Erin Mills NHD	145	140	0.7%	5	0.2%	1.4%
Rathwood NHD	160	145	0.7%	15	0.5%	4.2%
Cooksville NHD (East)	170	150	0.7%	20	0.6%	5.6%
Erindale NHD	170	155	0.7%	15	0.5%	4.2%
Central Erin Mills NHD	180	175	0.8%	5	0.2%	1.4%
Hurontario NHD	210	195	0.9%	15	0.5%	4.2%
Clarkson - Lorne Park NHD	240	210	1.0%	30	1.0%	8.3%
Malton NHD	260	230	1.1%	30	1.0%	8.3%
East Credit NHD	350	325	1.6%	25	0.8%	6.9%
Applewood NHD	375	345	1.7%	30	1.0%	8.3%
Lakeview NHD	500	445	2.1%	55	1.8%	15.3%
Neighbourhoods Total:	4,100	3,740	17.9%	360	11.7%	100.0%
Sheridan Park CC	60	50	0.2%	10	0.3%	2.9%
Gateway CC	290	260	1.2%	30	1.0%	8.8%
Airport CC	695	600	2.9%	95	3.1%	27.9%
Meadowvale Business Park CC	1,425	1,220	5.9%	205	6.7%	60.3%
Corporate Centres Total:	2,470	2,130	10.2%	340	11.0%	100.0%
Churchill Meadows EA	1	0	0.0%	1	0.0%	0.0%
Clarkson EA	55	50	0.2%	5	0.2%	0.2%
Lakeview EA	75	55	0.3%	20	0.6%	1.0%
Gateway EA (West)	260	245	1.2%	15	0.5%	0.7%
Southdown EA	305	280	1.3%	25	0.8%	1.2%
Mavis-Erindale EA	550	485	2.3%	65	2.1%	3.2%
Northeast EA (East)	765	595	2.9%	170	5.5%	8.5%
Western Business Park EA	1,165	1,025	4.9%	140	4.5%	7.0%
Gateway EA (East)	1,390	1,200	5.8%	190	6.2%	9.4%
Dixie EA	1,680	1,435	6.9%	245	7.9%	12.2%
Northeast EA (West)	6,895	5,760	27.6%	1,135	36.8%	56.4%
Employment Areas Total:	13,140	11,130	53.4%	2,010	65.2%	100.0%
UTM SPA	5	5	0.0%	0	0.0%	0.00%
Airport SPA	350	330	1.6%	20	0.6%	100.00%
Special Purpose AreasTotaL:	355	335	1.6%	20	0.6%	100.00%
NinthLine Special Study	5	5	0.02%	0	0.00%	0.0%
City Total	24,275	21,190	100.00%	3,080	100%	12.5%

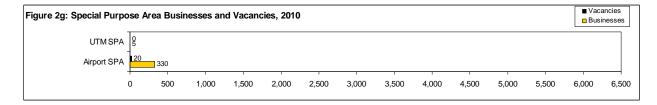
^{*}Numbers may not total due to rounding. Vacancies refer to vacant buildings and to vacant units and vacant floors within multiple unit developments. Some condominium industrial units are recorded as vacant buildings.

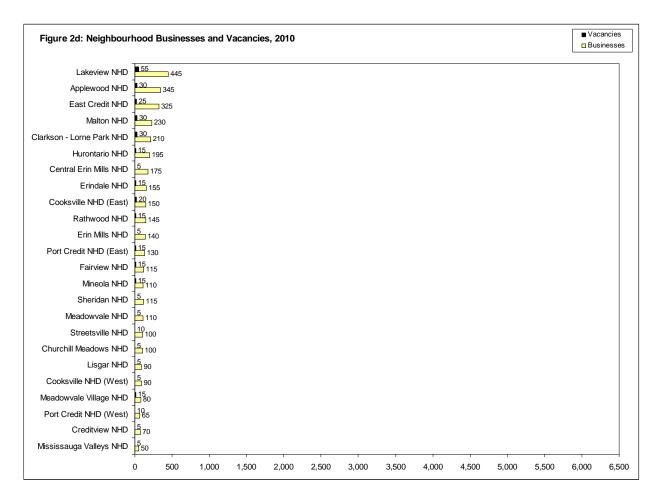


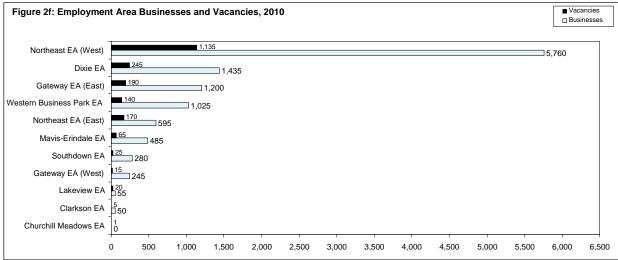


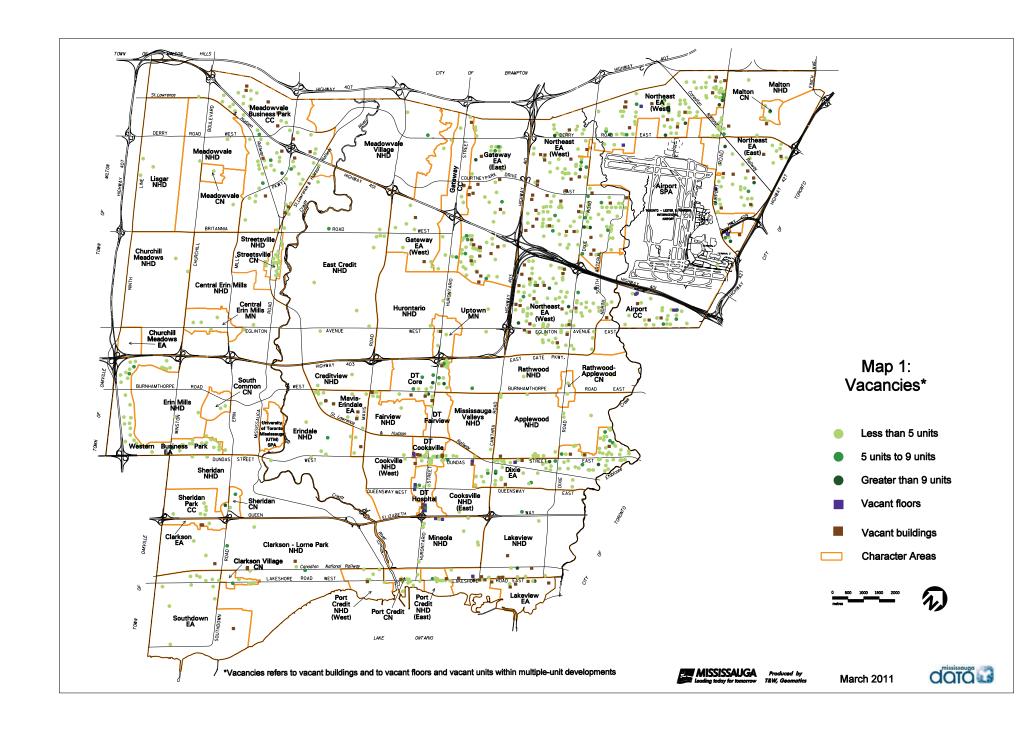












2.3 Businesses by Business Size

The distribution of businesses by Character Area as well as the number and percent of employees for 2010 are shown in Tables 3 and 4 and illustrated in Figures 3a to 3d.

The City's business profile is dominated by small businesses. Forty-three 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 5% of total jobs or 21,620 employment positions. Seventy percent of the City's businesses are establishments of less than 20 employees but these represent only 20% 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 299 employees. These businesses represent only 15% of total businesses but constitute 50% of the work force or 181,005 employment positions.

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

Table 4 summarizes the number of employees by the business size in each Character Area 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 Character Areas. This is an expected result as mid-sized firms tend to be related to industrial/manufacturing type companies, which generally locate in Employment Areas and Corporate Centers.

Businesses with 300 or more employees represent less than 1% of the total number of businesses, but constitute 25% of the employment base. They are generally concentrated in the Employment Areas, Corporate Centres and Downtown Core. 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 53,145 jobs (15% of total jobs). These businesses include the two hospitals, the University of Toronto Mississauga, Air Canada, Greater Toronto Airport Authority, 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.

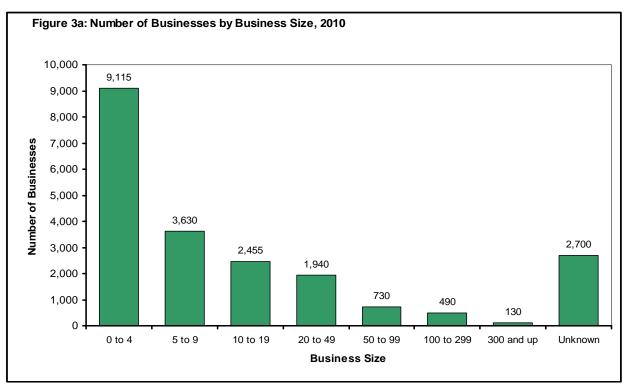
Finally, it is noted that all Character Areas have a representation of businesses with less than 50 employees. The number of businesses across the City with these ranges of employees would also provide for a range of employment opportunities. The distribution of businesses across the City addresses Mississauga's Strategic Plan objective to maintain a variety of employment opportunities.

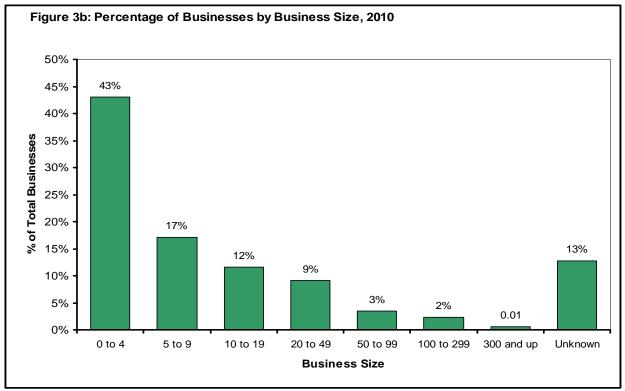
Table 3: Number of Businesses by Employment Range and Character Area in 2010*											
Business Size (based on number of employees)											
Character Area	0-4	5-9	10-19	20- 49	50- 99	100-299	300-499	500-999	1000+	Unknown	Total
Northeast EA (West)	2,210	1,005	740	540	185	95	10	3	2	965	5,760
Dixie EA	670	230	145	95	25	20	3	1	0	250	1,435
Meadowvale Business Park CC	325	225	210	175	75	55	10	4	4	140	1,225
Gateway EA (East)	340	210	210	205	65	31	10	2	0	130	1,200
DT Core	350	215	150	85	40	25	4	4	0	190	1,070
Western Business Park EA	400	225	165	85	20	10	0	1	0	115	1,025
DT Cooksville	435	70	25	15	3	0	0	0	0	85	630
Airport CC	150	115	80	80	40	40	10	0	6	80	600
Northeast EA (East)	140	90	100	80	65	32	5	5	0	80	595
Mavis-Erindale EA	235	75	40	35	15	20	1	1	0	60	485
Lakeview NHD	260	75	30	25	5	3	0	0	0	50	445
Applewood NHD	235	45	15	20	5	1	0	0	0	20	345
Airport SPA	70	45	30	30	10	15	4	2	2	125	330
East Credit NHD	165	65	25	35	15	8	1	0	0	10	325
Streetsville CN	220	50	25	5	1	0	0	0	0	15	320
Port Credit CN	185	45	20	5	3	3	0	0	0	45	310
Central Erin Mills MN	155	85	30	25	3	10	0	0	1	3	305
Southdown EA	110	60	30	20	10	10	5	0	0	35	280
Gateway CC	70	35	35	45	22	20	5	4	2	25	260
Gateway EA (West)	40	55	35	35	25	30	10	2	0	15	245
Malton NHD	150	20	10	15	1	2	0	0	0	30	230
Clarkson - Lorne Park NHD	120	20	20	20	4	3	0	0	0	20	210
Uptown MN	95	45	20	20	4	0	0	0	0	20	200
DT Hospital	130	30	15	5	4	3	1	0	1	10	200
Hurontario NHD	115	35	20	15	4	3	0	0	0	5	195
Central Erin Mills NHD	110	25	15	10	3	2	0	0	0	5	175
Rathwood-Applewood CN	105	30	5	10	3	1	0	0	0	5	160
Sheridan CN	105	25	5	10	1	2	1	0	0	5	155
Erindale NHD	105	15	10	10	5	3	0	0	0	5	155
Cooksville NHD (East)	105	15	5	10	4	1	0	0	0	15	150
Clarkson Village CN	100	15	15	5	1	0	0	0	0	10	145
Rathwood NHD	90	20	10	10	5	1	0	0	0	10	145
Erin Mills NHD	80	30	5	15	2	2	1	0	0	5	140
Port Credit NHD (East)	95	15	10	1	1	1	0	0	0	10	130
Malton CN	80	15	5	10	1	0	0	0	0	10	125
Meadowvale CN	75	20	10	10	2	2	0	0	0	2	120
Sheridan NHD	65	20	10	10	2	2	0	0	0	5	115
Fairview NHD	50	30	5	15	5	2	0	0	0	5	115
Mineola NHD	55	20	10	5	4	0	0	0	0	15	110
Meadowvale NHD	55	20	10	15	2	1	0	0	0	5	110
Churchill Meadows NHD	55	15	10	5	5	2	0	0	0	10	100
Streetsville NHD	60	15	10	5	1	3	0	0	0	10	100
Cooksville NHD (West)	60	10	5	5	2	3	0	0	0	4	90
Lisgar NHD	50	15	5	5	3	2	0	0	0	2	90
Meadowvale Village NHD	30	15	5	10	3	3	0	0	0	5	80
Creditview NHD	50	5	10	5	0	0	0	0	0	2	70
South Common CN	40	10	10	5	4	2	0	0	0	1	70
Port Credit NHD (West)	35	15	5	3	1	0	0	0	0	5	65
Lakeview EA	15	5	10	5	5	5	0	0	0	10	55 FF
Mississauga Valleys NHD	35	5	10	5	1	1	0	0	0	2	55
Sheridan Park CC	5	2	10	10	4	10	1	2	2	5	50
Clarkson EA	15	10	5	4	5	1	0	0	0	10	50
DT Fairview	25	10	4	3	1	1	0	0	0	1	40
Ninth Line Special Study	4	0	0	0	0	0	0	0	0	2	5
UTM SPA	0.115	2 420	2.455	1 040	0 725	0	0	0	1	2 700	5 21 100
Total Businesses:	9,115	3,630	2,455	1,940	725	490	80	30	20	2,700	21,190

 $^{{}^{\}star}\text{Numbers}$ may not total due to rounding. Unknown are businesses with no employment data.

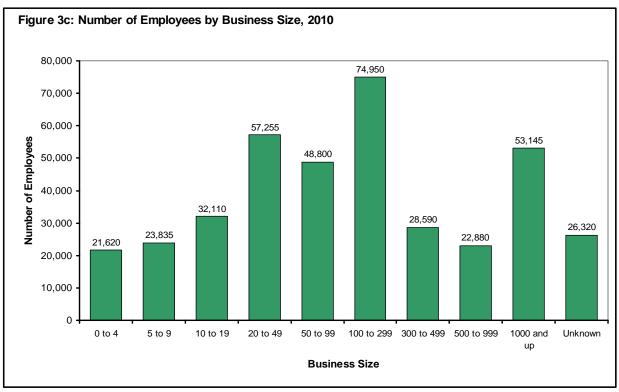
Table 4: Number of Emp	loyees b	y Emplo	yment R	ange an	d Chara	cter Area	in 2010*				
Character Area				Busi			number of e				
Character Area	0-4	5-9	10-19	20- 49	50- 99	100-299	300-499	500-999	1000+	Unknown	Total
Northeast EA (West)	5,255	6,540	9,515	15,780	12,255	13,770	3,535	2,520	2,550	9,770	81,485
Meadowvale Business Park CC	845	1,495	2,755	5,170	5,065	10,175	3,470	3,085	8,490	1,990	42,540
Airport CC	385	755	1,030	2,295	2,665	5,990	2,730	0	16,800	1,210	33,870
Gateway EA (East)	890	1,404	2,680	5,845	4,235	4,620	3,730	1,400	0	1,770	26,575
Airport SPA	200	325	400	880	775	2,155	1,615	1,520	12,170	1,580	21,620
Northeast EA (East)	360	625	1,260	2,380	4,315	4,405	2,010	3,190	0	1,385	19,935
DT Core	935	1,405	1,990	2,455	2,795	4,220	1,305	3,120	0	1,610	19,840
Dixie EA	1,560	1,490	1,830	2,660	1,520	2,915	1,150	610	0	1,870	15,605
Gateway CC	185	215	515	1,395	1,385	3,415	2,210	3,280	2,250	375	15,220
Western Business Park EA	1,035	1,460	2,120	2,500	1,520	1,675	0	980	0	1,030	12,320
Gateway EA (West)	120	385	445	1,090	1,550	4,395	2,730	1,100	0	245	12,055
Mavis-Erindale EA	570	500	550	1,055	1,075	3,000	380	915	0	550	8,590
Sheridan Park CC	20	15	110	250	280	1,805	400	1,165	3,300	70	7,415
Southdown EA	270	390	355	560	535	1,610	1,775	0	0	345	5,840
DT Hospital	295	200	220	150	220	480	420	0	3,800	35	5,820
Central Erin Mills MN	430	554	380	630	195	1,105	0	0	2,440	15	5,745
East Credit NHD	415	425	355	1,055	870	1,140	385	0	0	85	4,730
Lakeview NHD	570	500	370	795	415	325	0	0	0	255	3,230
DT Cooksville	940	485	365	465	220	0	0	0	0	320	2,790
Applewood NHD	485	275	235	660	470	120	0	0	0	75	2,320
Clarkson - Lorne Park NHD	275	155	280	595	285	400	0	0	0	100	2,095
Hurontario NHD	260	240	250	585	250	455	0	0	0	15	2,050
Port Credit CN	365	330	245	205	185	435	0	0	0	180	1,945
Uptown MN	205	300	300	560	280	0	0	0	0	145	1,790
Lakeview EA	25	30	160	175	345	830	0	0	0	150	1,715
Erin Mills NHD	205	205	90	475	130	230	310	0	0	30	1,670
Malton NHD	330	125	140	515	80	305	0	0	0	160	1,650
Central Erin Mills NHD	265	185	185	400	260	275	0	0	0	25	1,590
Erindale NHD	220	100	165	255	475	345	0	0	0	30	1,585
Sheridan CN	225	165	85	325	50	265	435	0	0	20	1,570
Fairview NHD	140	190	60	425	335	295	0	0	0	55	1,495
Streetsville CN	475	295	345	195	90	0	0	0	0	50	1,450
UTM SPA	2	0	10	40	0	0	0	0	1,350	0	1,400
Meadowvale Village NHD	80	95	100	425	210	385	0	0	0	50	1,340
Churchill Meadows NHD	140	75	145	210	430	240	0	0	0	60	1,300
Rathwood NHD	185	140	150	280	340	110	0	0	0	30	1,235
Meadowvale NHD	130	125	160	495	150	120	0	0	0	25	1,200
Streetsville NHD	130	110	105	175	90	530	0	0	0	35 15	1,170
Meadowvale CN	180	120	180 120	250 170	160 310	250 360			0	15	1,150
South Common CN	110	65					0	0	0	5	1,140
Cooksville NHD (East)	225	90	95 175	280	260 140	120	0	0	0	60	1,120
Sheridan NHD Cooksville NHD (West)	145	130	175	275		225	0	0	0	25	1,120
Rathwood-Applewood CN	150 225	75 190	70 70	145 270	110	520 140	0	0	0	15 20	1,085
	30	50	70 85	115	165 440	150	0	0	0		1,085 1,010
Clarkson EA Lisgar NHD			78			255	0	0		150	980
Mineola NHD	125 130	110 130	135	235 185	165 265	255	0	0	0	15 75	980
Clarkson Village CN	215	130	180	165	80	0	0	0	0	45	810
Malton CN	180	95	95	250	70	0	0	0	0	55	740
	75	95 50	95 15	205	85	180	0	0	0	15	
Mississauga Valleys NHD											620
Port Credit NHD (East)	175	85	105	25	50	125	0	0	0	35	605
DT Fairview	55	60	60	95	80	105	0	0	0	5	460
Port Credit NHD (West)	70 10F	110	85 105	65	90	0	0	0	0	30	455
Creditview NHD	105	40	105	130	0	0	0	0	0	10	395
Ninth Line Special Study	10	0	0	0	0	0	0	0	0	4	10
*Numbers may not total due to ro	21,620	23,835	32,110	57,255	48,800	74,950	28,590	22,880	53,145	26,320	389,505

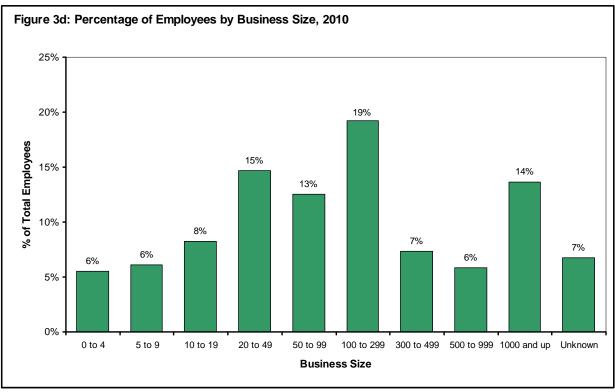
^{*}Numbers may not total due to rounding. Unknown are the estimated number of employees, based on the adjustment factors in Appendix B.



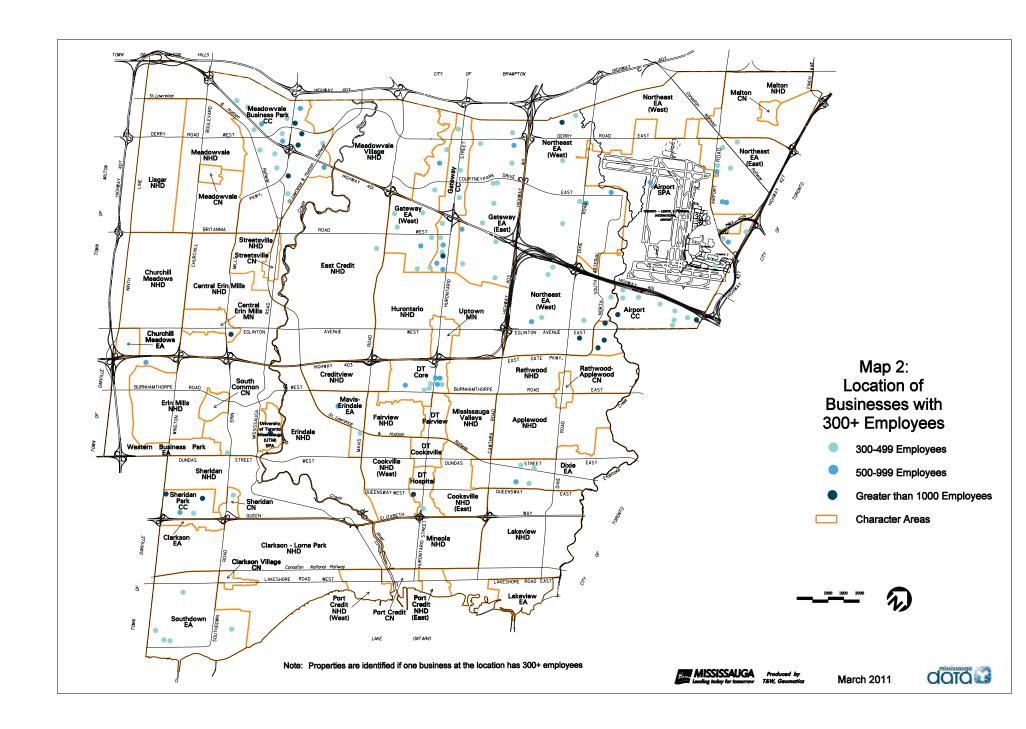


[&]quot;Unknown" are businesses with no employment data.





"Unknown" are businesses with no employment data.



2.4 Businesses and Employment by Business Classification

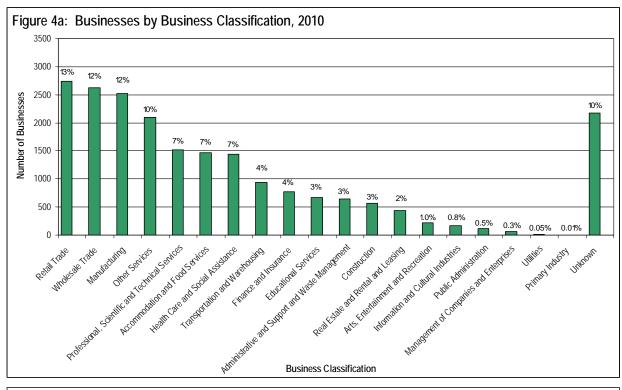
This section reviews the types of business activities that constitute Mississauga's employment base. Table 5 and Figures 4a and 4b summarize the businesses and number of employees by the type of business activity. Businesses were categorized using the North American Industrial Classification System (NAICS)⁶.

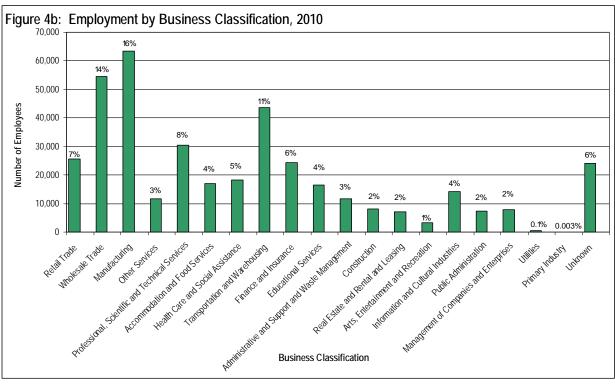
The retail, wholesale and manufacturing sectors have the largest number of businesses and employ a large number of employees. Another business sector of importance to Mississauga is transportation and warehousing. While transportation and warehousing is ranked eighth in terms of the number of businesses,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

Table 5: Businesses and Employment by Business Classification, 2010*									
Business Classification	# of Businesses	% of Businesses	# of Employees	% of Employees					
Retail Trade	2,735	13%	25,710	7%					
Wholesale Treade	2,630	12%	54,515	14%					
Manufacturing	2,520	12%	63,480	16%					
Other Services	2,095	10%	11,605	3%					
Professional, Scientific and Technical Services	1,520	7%	30,495	8%					
Accommodation and Food Services	1,470	7%	16,875	4%					
Health Care and Social Assistance	1,445	7%	18,285	5%					
Transportation and Warehousing	945	4%	43,630	11%					
Finance and Insurance	775	4%	24,470	6%					
Educational Services	665	3%	16,500	4%					
Administrative and Support and Waste Management	640	3%	11,660	3%					
Construction	560	3%	8,010	2%					
Real Estate and Rental and Leasing	440	2%	7,025	2%					
Arts, Entertainment and Recreation	215	1.0%	3,195	1%					
Information and Cultural Industries	170	0.8%	14,110	3.6%					
Public Administration	110	0.5%	7,445	1.9%					
Management of Companies	70	0.3%	7,890	2.0%					
Utilities	10	0.05%	580	0.1%					
Primary Industry	5	0.01%	10	0%					
Unknown	2,170	10%	24,015	6%					
Total	21,190	100%	389,505	100%					

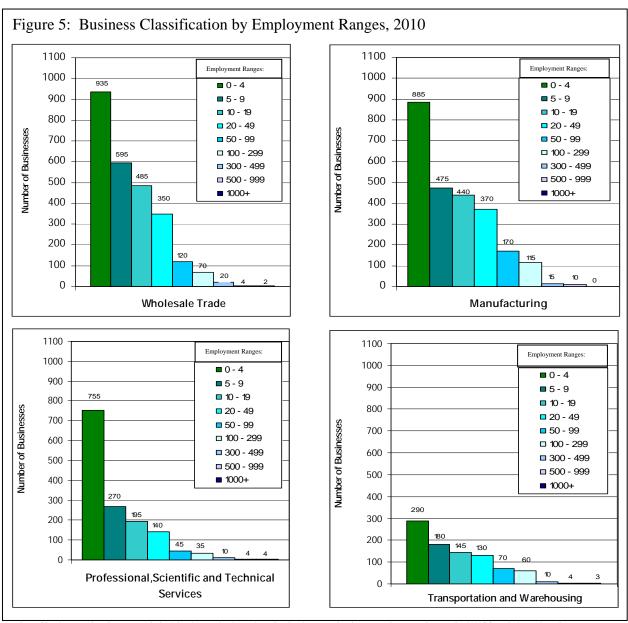
^{*}Numbers may not total due to rounding. Percentages are calculated based on unrounded figures. The unknown classifications are businesses where a NAICS code is not assigned.

⁶NAICS 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. The six digit codes are used to identify the type of business.



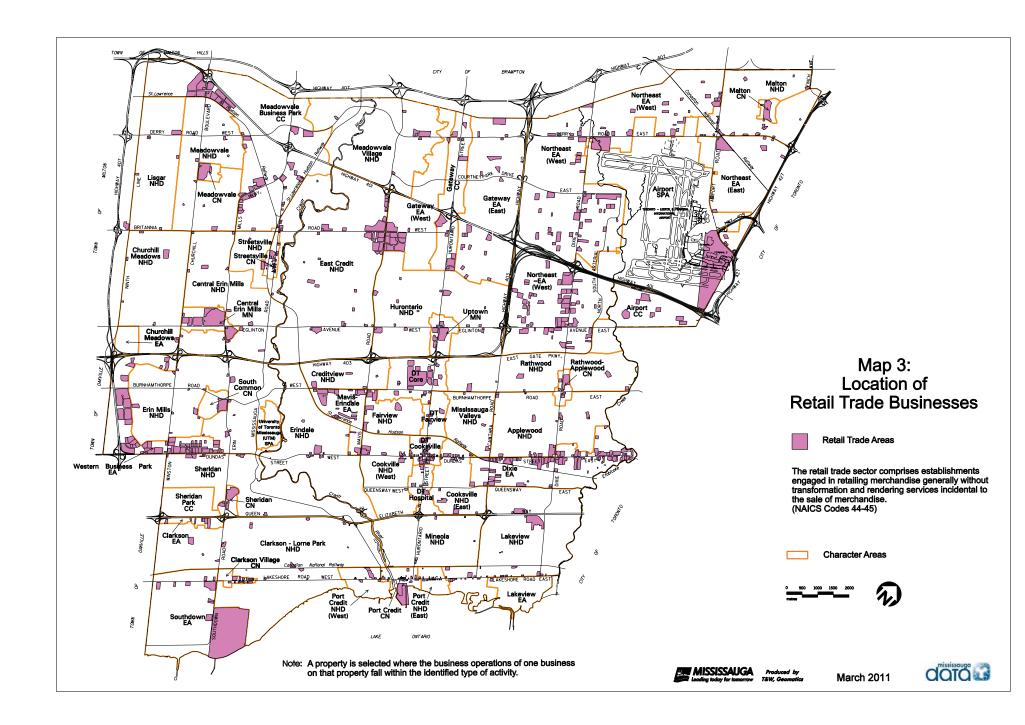


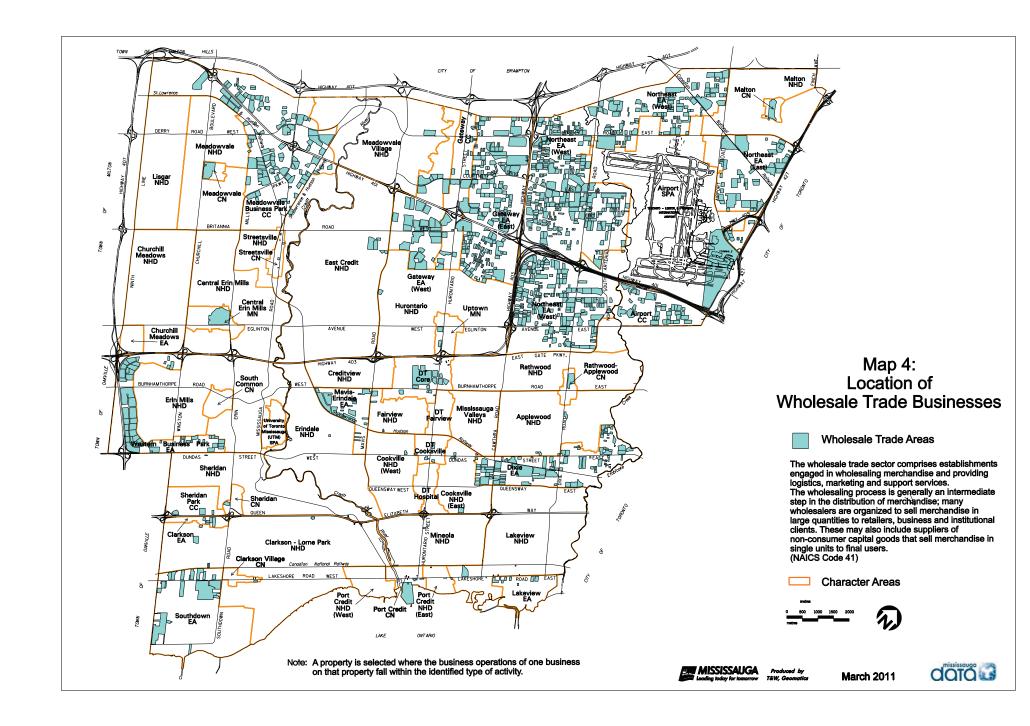
Number of businesses has been rounded. A business size is assigned to businesses that have employment data and a NAICS code. The "Unknown" are businesses where a NAICS code is not assigned.

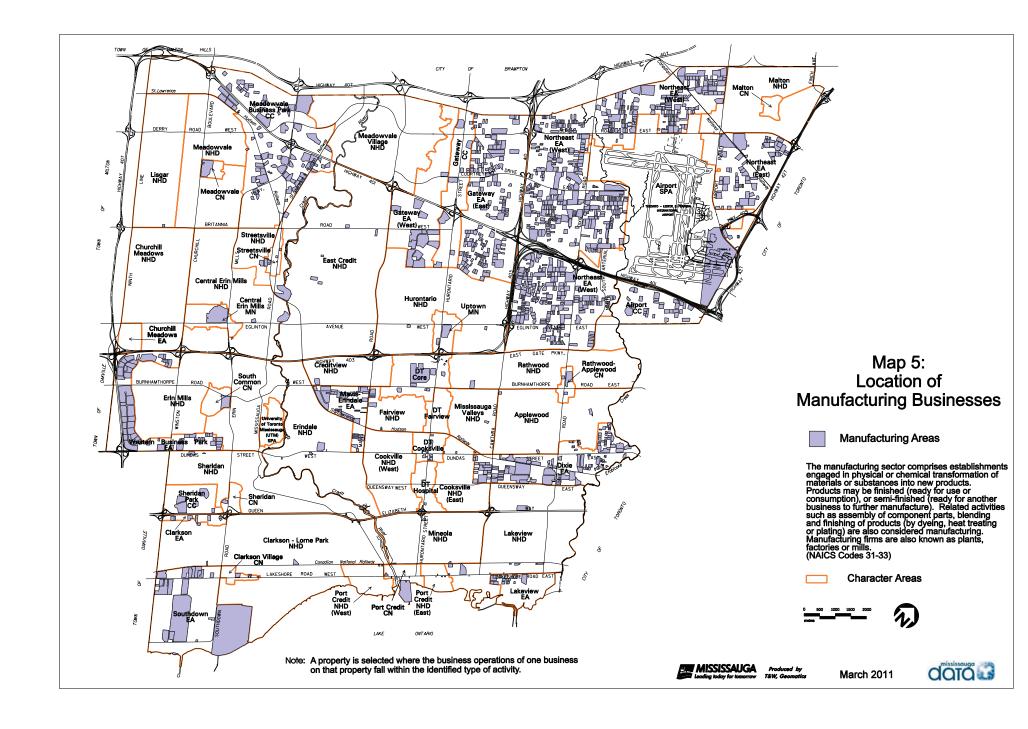


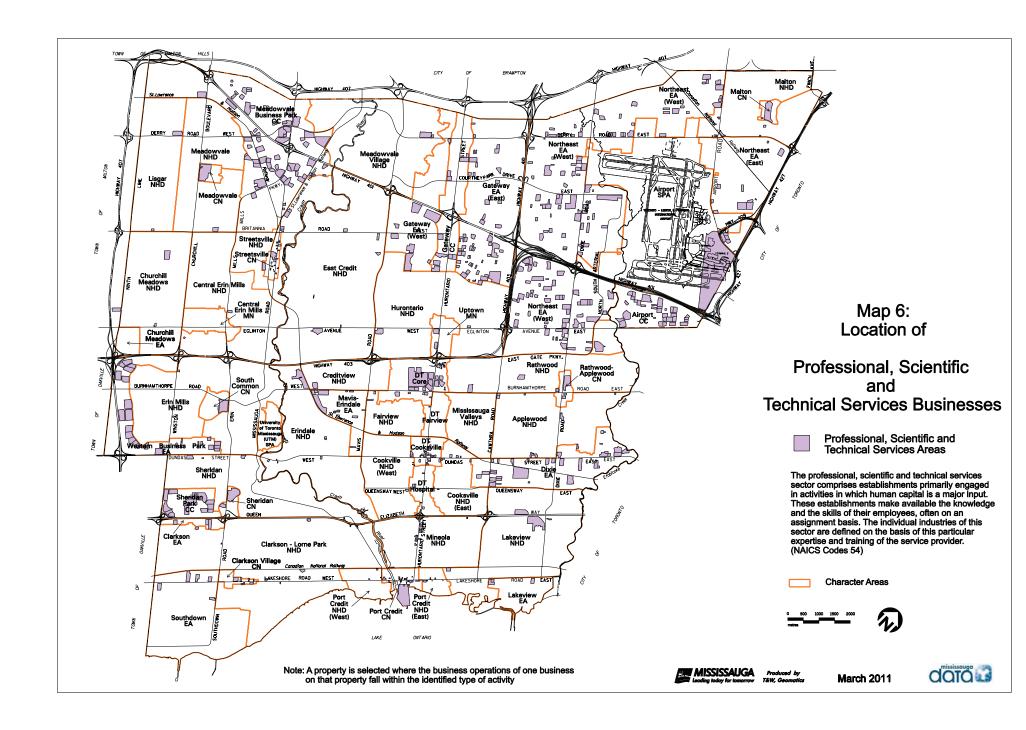
Number of businesses has been rounded. A business size is assigned to businesses that have employment data and a NAICS code is assigned.

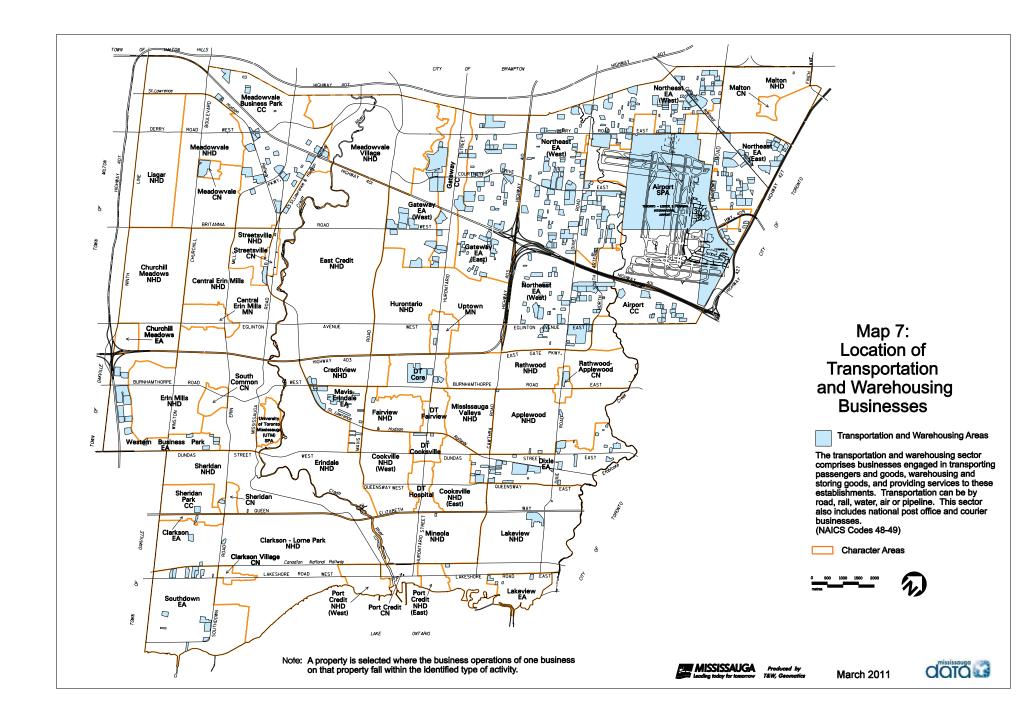
Maps 3, 4, 5, 6 and 7 illustrate the concentrations of retail trade, wholesale trade, manufacturing, professional, scientific and technical services and transportation and warehousing businesses in Mississauga. The businesses are mapped by the properties on which they are located. A property may have 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.











2.5 Employment Density

Employment density refers to the number of employees in a geographic area.

Gross area includes all land uses, whether they are developed or undeveloped lands (such as roads, vacant land and natural areas).

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's average gross employment density is 13.5 employees per hectare (5.5 employees per acre) and average net employment density is 42.5 employees per hectare (17 employees per acre).

2.5.1 Employment Density by Traffic Zone

Employment density by traffic zone is calculated using 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 area by traffic zone are listed in Appendix F.

Map 8 displays the gross employment density by traffic zone across the City. Employment areas north of Highway 403 have higher gross employment density ranges of over 20 employees per hectare (over 8 per acre).

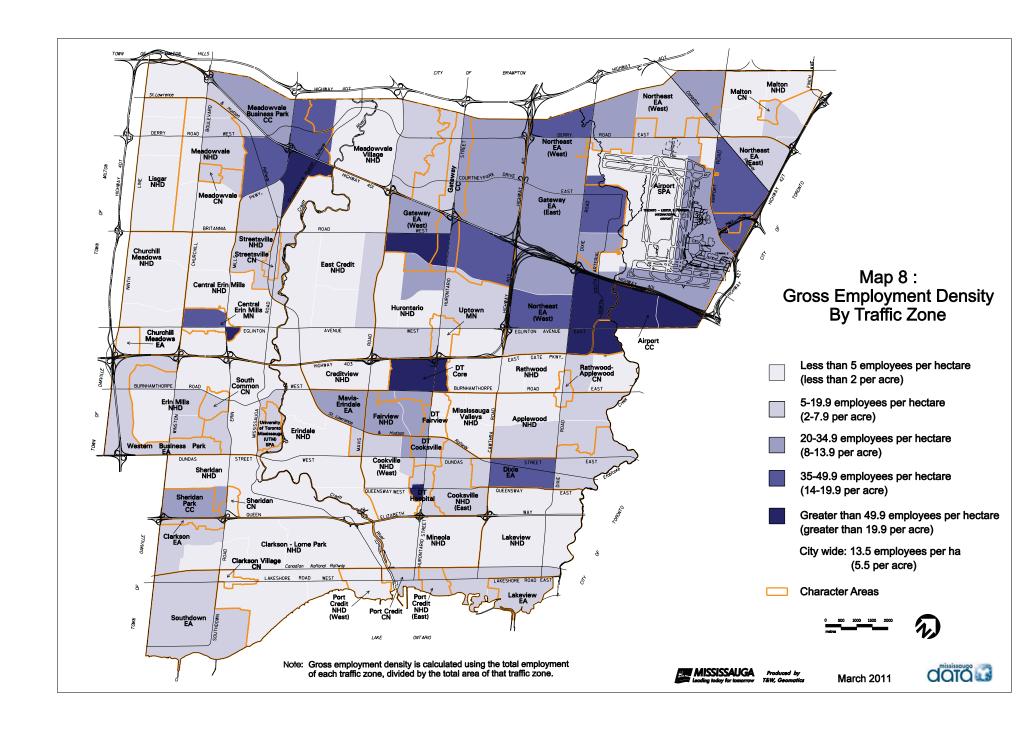
Map 9 illustrates net employment density. Both maps show areas of large concentrations of employment in employment areas along highways and major roads.

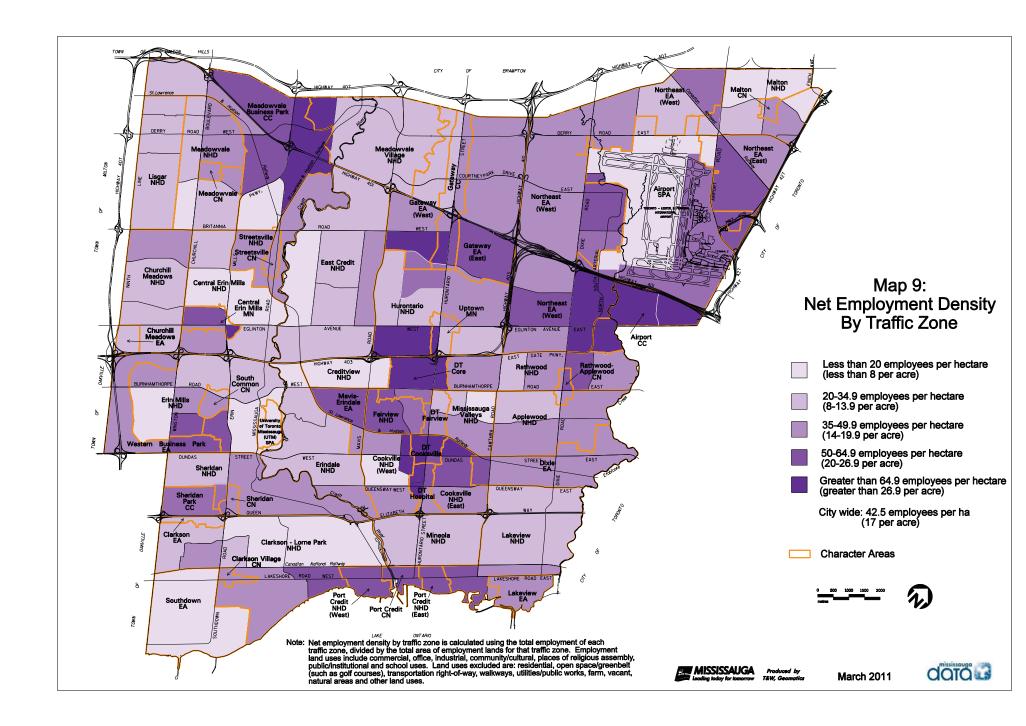
2.5.2 Employment Density by Character Area

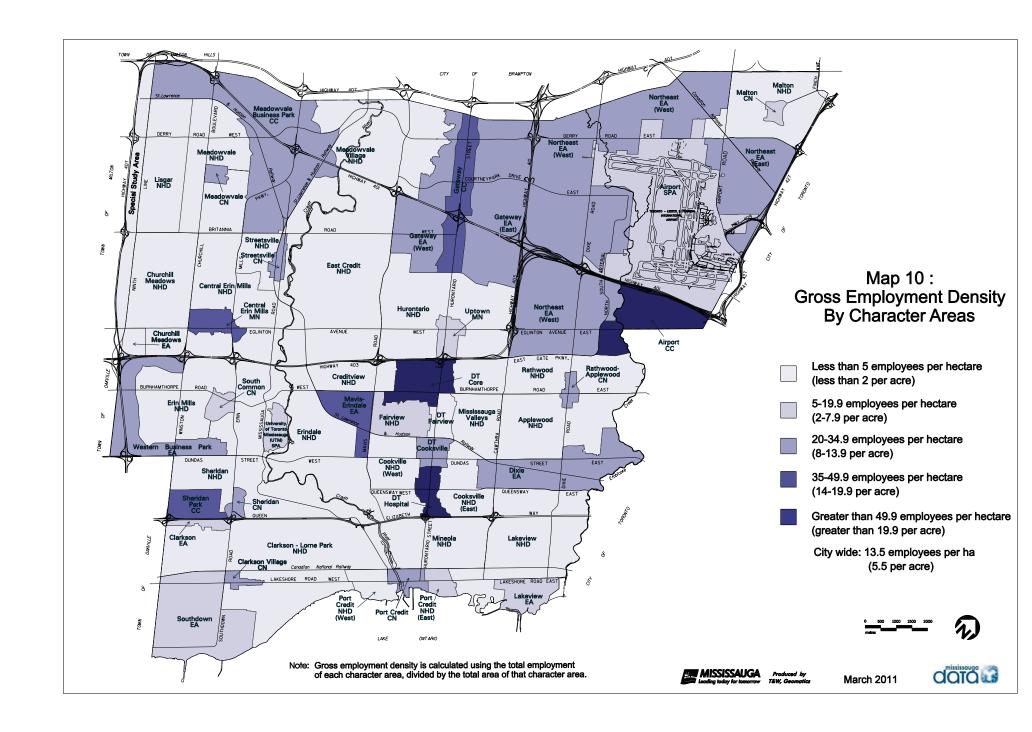
Employment density by character area is calculated using the total employment of each character area and the area of that character area. Appendix A shows a map of the character area boundaries. Employment density calculations by gross and net area by Character Area are listed in Appendix G.

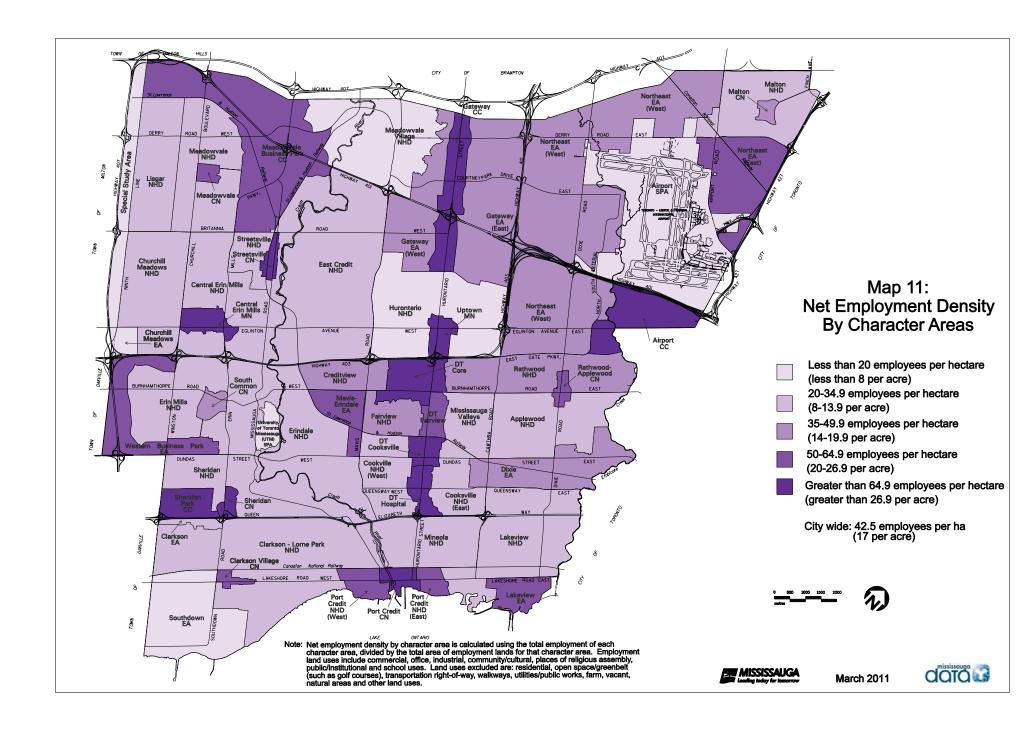
Map 10 displays gross employment density and Map 11 net employment density by Character Area across the City. Character Areas with multiple storey office buildings, a government institutions or a shopping centre are the areas of higher employment concentration.

As expected, residential areas have the lowest employment densities.









3.0 TRENDS IN EMPLOYMENT AND BUSINESS GROWTH

This section summarizes employment and business growth trends. It reviews business and employment data from 2001 to 2010 and, where possible, compares these with historic employment and population trends.

3.1 Employment and Business Trends to 2010

Figure 6 illustrates the steady growth in population and employment in the City of Mississauga. Since 1976/77, population and employment has risen to 2008, and we are now observing a modest declining trend over the last two years of 1.9%. Population has increased from approximately 250,000 in 1976 to 734,000 in 2010 (194%); employment has risen from 132,000 in 1977 to 418,990 in 2010 (217%)⁷.

As indicated in Section 2.1, the employment estimate for 2010 is 418,990. 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 2008 Growth Forecast employment projection for June 2010 (454,000 employees). This represents a 7.5% 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.

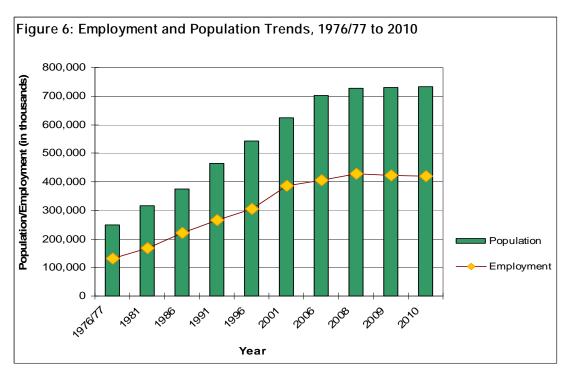
In comparing Employment Survey results (with no adjustment for census definition of employment) from 2009 and 2010, the 2010 Employment Survey found approximately 475 more business sites (operating businesses and vacancies) than in 2009. Operating businesses increased from 21,060 in 2009 to 21,190 in 2010, while vacancies increased by 12% over the same time period from 2,740 to 3,080.

From 2009 to 2010 a 1.6% decrease in employment was observed. This decrease can be attributed to increase of vacancies in all employment areas from 2009 to 2010.

In 2010 total vacancies increased by 12% or 340 vacancies with the proportion of vacancies to the business sites 12.5%. The number of vacant buildings in the City increased by 24% to a total of 170 buildings in 2010. In developments with less than 5 units the vacancies increased by 5.6% from 2009 to 2010. This occurred mainly in office buildings and multi-unit industrial developments.

City of Mississauga, Planning and Building Department

⁷ Population and employment numbers referenced in this section have been rounded.



Sources: Census of Canada, City of Mississauga Employment Survey, 2008 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 2010which is the 2010 Employment Survey figure brought in line with the Census definition of employment. The population
information is from the Census of Canada, and from City of Mississauga 2008 Growth Forecast with projection of population for June 2010.

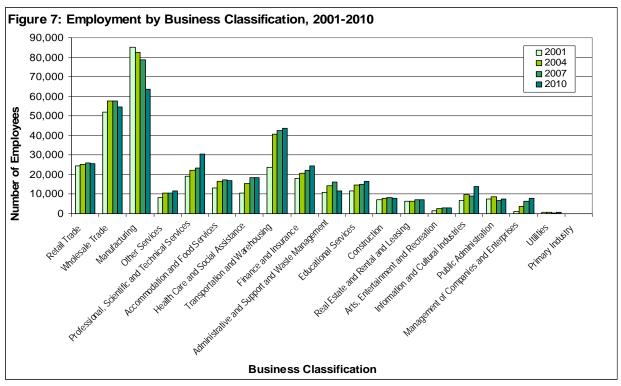
3.2 Employment and Businesses by Business Classification

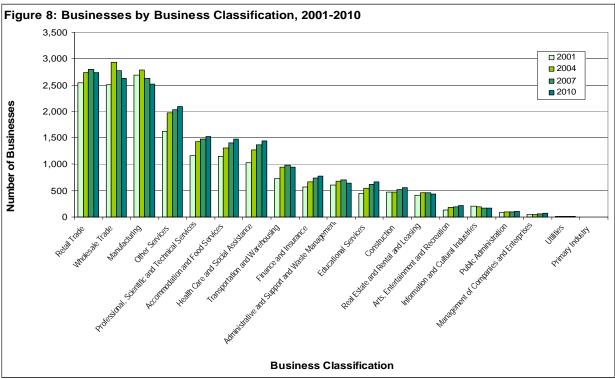
This section reviews the types of business activities that constitute Mississauga's employment base. Figures 7 and 8 summarize businesses and number of employees by the type of business activity from the 2001, 2004, 2007 and 2010 Employment Survey. It uses the North American Standard Industrial Classification System (NAICS)⁸ coding to categorize businesses.

Figure 7 summarizes the number of employees from 2001 to 2010. It is visible that the Arts, Entertainment and Recreation, Information and Cultural Industries and Management of Companies sectors have the highest increase in employment. In comparison there was a decrease in employment in the Manufacturing sector during that period.

Figure 8 represents the changes in the number of businesses from 2001 to 2010. Overall most sectors have had an increase in the number of businesses. The sectors with the largest increase are: Arts, Entertainment and Recreation, Educational Services and Health Care and Social Assistance.

⁸NAICS 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. The six digit codes are used to identify the type of business.



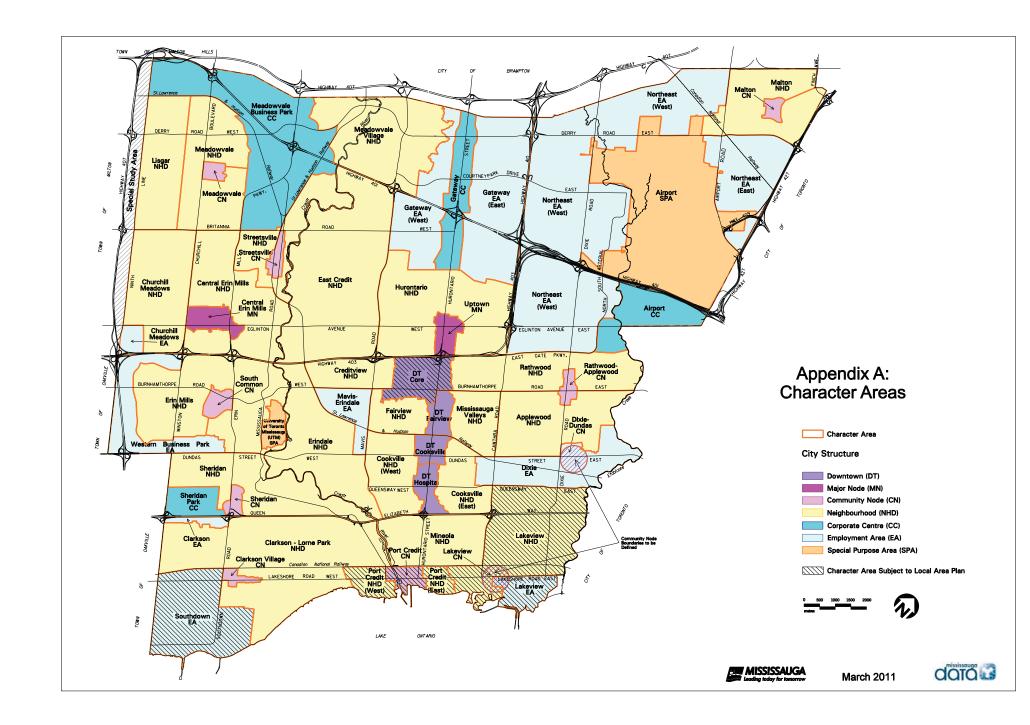


4.0 KEY FINDINGS

This report presents a profile of employment and businesses in the City in 2010 and reviews employment and business growth trends. The principal findings of the report are as follows:

- Employment based on the 2010 Employment Survey was 389,505. 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 418,990;
- The total employment estimate of 418,990 employees is a 7.5% difference from the City of Mississauga 2008 Growth Forecast projection of employment for June 2010 of 454,000 employees;
- Mississauga has an employment ratio of .57, that is, for every 100 residents of the City, there were 57 local jobs;
- There are approximately 7,400 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 46,090 positions in 2010.
- Full-time employment was 90% of total employment and part-time employment was 10% of total employment in the City in 2010;
- A review of the total employment by Character Area finds that the four main concentrations are Northeast-West Employment Area, Meadowvale Business Park Corporate Centre, Airport Corporate Centre, and Gateway-East Employment Area, which represents almost 50% of the total employment opportunities in the City in 2010;
- In 2010, the largest concentration of businesses was found in Northeast-West Employment Area and Sheridan Park Corporate Centre;
- In terms of vacancies, the largest proportion of total city vacancies 36.5% are found in areas that have the largest concentration of businesses such as Northeast-West Employment Area and Dixie Employment Area;
- The City's employment profile continues to be dominated by small businesses. In 2010, 70% of the City's businesses were establishments of less than 20 employees while 43% 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 50% of the work force;

- Most Character Areas had a representation of businesses with less than 300 employees, which provides for a range of employment opportunities;
- The largest concentration of businesses in Mississauga was in the retail trade sector. A total of 13% of businesses and 7% of employment positions are in retailing establishments. The second and third largest sectors are wholesaling and manufacturing, respectively. Twelve percent of businesses in the City are wholesale, accounting for 14% of all employees and 12% of business activities are in manufacturing, consisting of 16% 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 (4%), it has the third largest number of employees in Mississauga, making up 11% of the total employment. Professional, scientific and technical services are a growing sector in the City of Mississauga, consisting of 8% of total employment as well as 7% of total businesses;
- The four business sectors wholesale trade, manufacturing, professional, scientific and technical services and transportation and warehousing make up approximately 35% of businesses and 49% 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. The City's average gross employment density is 13.5 employees per hectare (5.5 employees per acre) and the average net employment density is 42.5 employees per hectare (17 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 2009 to 2010, total vacancies increased by 12% or 340 vacancies with the proportion of vacancies at 12,5% of total businesses;
- There has been an increase in the number of operating businesses in the City from 2009 to 2010 by 130 businesses; and
- From 2009 to 2010, a 1.6% decrease in employment was observed.



Appendix B: Employment Adjustment Factors

To estimate total employment in the City of Mississauga, an adjustment factor is applied to those businesses with no employment. To ensure that the figures are accurate and better reflect the characteristics of the businesses located within each Character Area, a different methodology is used to estimate adjusted factors in each Character Area.

Downtown, Community Node and Neighbourhood Adjustment Factor

The adjustment factor for Downtowns, Community Nodes and Neighbourhoods is unique and is calculated based on the average number of employees for businesses with less than 50 employees in each Character Area.

The following adjustment factors were applied to businesses with no employment (599 businesses):

Character Area	Adjustment Factor	Character Area	Adjustment Factor
Applewood NHD	5.24	Ninth Line Corridor	2.00
Central Erin Mills MN	6.87	Port Credit CN	4.45
Central Erin Mills NHD	6.41	Port Credit NHD (East)	3.36
Churchill Meadows NHD	6.87	Port Credit NHD (West)	5.70
Clarkson - Lorne Park NHD	7.19	Rathwood NHD	5.80
Clarkson Village CN	5.10	Rathwood-Applewood CN	5.02
Cooksville NHD (East)	4.89	Sheridan CN	5.39
Cooksville NHD (Weast)	5.30	Sheridan NHD	6.83
Creditview NHD	5.63	South Common CN	7.40
DT Cooksville	4.14	Streetsville CN	4.32
DT Core	8.47	Streetsville NHD	5.78
DT Fairview	6.87	Uptown MN	7.67
DT Hospital	4.82		
East Credit NHD	7.55		
Erin Mills NHD	7.37		
Erindale NHD	5.29		
Fairview NHD	8.13		
Hurontario NHD	7.33		
Lakeview NHD	5.75		
Lisgar NHD	6.65		
Malton CN	5.42		
Malton NHD	5.44		

6.53

8.97

9.87

6.19

6.99

Meadowvale CN

Mineola NHD

Meadowvale NHD

Meadowvale Village NHD

Mississauga Valleys NHD

Corporate Centre, Employment Area and Special Purpose Area Adjustment Factors

The adjustment factor for Corporate Centres, Employment Areas and Special Purpose Areas is the average number of employees for all businesses in each Character Area with less than 100 employees.

The following adjustment factors for Corporate Centres, Employment Areas and Special Purpose Areas were applied to businesses with no employment data (1949 businesses):

Character Area	Adjustment Factor
Airport CC	15.32
Airport SPA	13.74
Clarkson EA	18.78
Dixie EA	7.80
Gateway CC	17.77
Gateway EA (East)	14.64
Gateway EA (West)	18.70
Lakeview EA	18.44
Mavis-Erindale EA	9.29
Meadowvale Business Park CC	15.18
Northeast EA (East)	18.99
Northeast EA (West)	10.54
Sheridan Park CC	23.33
Southdown EA	9.37
UTM SPA	17.33
Western Business Park EA	9.63

Appendix C: Businesses with 300+ Employees

	Businesses with 300+ Employees					
Business Name	Street Address	Character Area				
	Businesses with 1000+ employees					
Air Canada	1 PIA	Airport SPA				
Bell Canada	5115 Creekbank Rd	Airport CC				
R B C Financial Group	6880 Financial Dr	Meadowvale Business Park CC				
Trillium Health Centre - Mississauga Site	100 Queensway W	DT Hospital				
TD Bank Financial Group	4880 Tahoe Blvd	Airport CC				
Hewlett-Packard (Canada) Co.	5150 Spectrum Way	Airport CC				
Credit Valley Hospital, The	2200 Eglinton Ave W	Central Erin Mills MN				
Atomic Energy of Canada Ltd. (AECL)	2251 Speakman Dr	Sheridan Park CC				
Maple Leaf Consumer Foods	6985 Financial Dr	Meadowvale Business Park CC				
Canada Cartage	1115 Cardiff Blvd	Northeast EA (West)				
University of Toronto at Mississauga - Erindale Campus	3359 Mississauga Rd	UTM SPA				
Hatch	2800 Speakman Dr	Sheridan Park CC				
Wal-Mart Canada Inc.	1940 Argentia Rd	Meadowvale Business Park CC				
Group 4 Falck	5770 Hurontario St	Gateway CC				
Canada Post - Gateway Postal Facility	4567 Dixie Rd	Northeast EA (West)				
Greater Toronto Airports Authority	3111 Convair Dr	Airport SPA				
Canada Revenue Agency	5800 Hurontario St	Gateway CC				
Microsoft Canada Co.	1950 Meadowvale Blvd	Meadowvale Business Park CC				
Citigroup	2920 Matheson Blvd E	Airport CC				
Accenture Inc.	5450 Explorer Dr	Airport CC				
RIM	4701 Tahoe Blvd	Airport CC				
	500-999 employees:					
Honeywell	3333 Unity Dr	Western Business Park EA				
United Technologies Pratt & Whitney Canada Inc.	1801 Courtneypark Dr E	Northeast EA (West)				
GlaxoSmithKline Inc.	7333 Mississauga Rd	Meadowvale Business Park CC				
Citi	5900 Hurontario St	Gateway CC				
City of Mississauga (City Hall)	300 City Centre Dr	DT Core				
Mississauga Transit	975 Central Pky W	Mavis-Erindale EA				
Just Energy	6345 Dixie Rd	Northeast EA (West)				
General Electric Canada	2300 Meadowvale Blvd	Meadowvale Business Park CC				
Cara Operations	2498 Britannia Rd E	Airport SPA				
Peel District School Board	5650 Hurontario St	Gateway CC				
Oracle Corp. Canada	100 Milverton Dr	Gateway CC				
Intria Items Inc.	155 Britannia Rd E	Gateway EA (East)				
Personal Insurance Company of Canada/Certas Direct Insurance	122 3.1	22				
Company	3 Robert Speck Pky	DT Core				
Symcor	1 Robert Speck Pky	DT Core				
Winners Merchant LP	3185 American Dr	Northeast EA (East)				
Patheon Inc.	2100 Syntex Crt	Meadowvale Business Park CC				
Ingram Micro Inc.	55 Standish Crt	Gateway CC				
Winners Merchants Inc.	6715 Airport Rd	Northeast EA (East)				

Business Name	Street Address	Character Area
Aditya Birla Minacs	6655 Airport Rd	Northeast EA (East)
Resolve Corporation	2 Robert Speck Pky	DT Core
FedEx Canada Ltd.	6895 Bramalea Rd	Airport SPA
Petro-Canada Business Centre	2489 North Sheridan Way	Sheridan Park CC
Ecolab Co.	5075 Tomken Rd	Northeast EA (West)
Matrix Logistics Services Ltd.	6941 Kennedy Rd	Gateway EA (East)
AstraZeneca Canada Inc.	1004 Middlegate Rd	Dixie EA
Sobeys Ontario	6355 Viscount Rd	Northeast EA (East)
S C M Supply Chain Management	6800 Maritz Dr	Gateway EA (West)
Pepsi Bottling Group, The	5900 Falbourne St	Gateway EA (West)
Maxxam Analytics Inc.	6740 Campobello Rd	Meadowvale Business Park CC
Shaw Satellite Services/Star Choice	2055 Flavelle Blvd	Sheridan Park CC
Penauille Servisair	5915 Airport Rd	Northeast EA (East)
	300-499 employees	
Peel Regional Police	180 Derry Rd E	Gateway EA (East)
Airport Information Services	1 PIA	Airport SPA
Booth Centennial Healthcare Linen Services	6580 Northwest Dr	Northeast EA (East)
World Vision Canada	1 World Dr	Gateway CC
Universal ATM Services Inc.	2345 Stanfield Rd	Dixie EA
Panasonic Canada Inc.	5770 Ambler Dr	Northeast EA (West)
Federal Express Canada Ltd.	5985 Explorer Dr	Airport CC
NAV Canada	6055 Midfield Rd	Airport SPA
Royal & SunAlliance Insurance Co.	2225 Erin Mills Pky	Sheridan CN
NexInnovations Inc.	5700 Explorer Dr	Airport CC
Sysco Food Services of Toronto Inc.	7055 Kennedy Rd	Gateway EA (East)
Magna Seating Systems	400 Courtneypark Dr E	Gateway EA (East)
Independent Electricity System Operator	2635 Lakeshore Rd W	Southdown EA
P C L Constructors Canada Inc.	2085 Hurontario St	DT Hospital
Maritz Canada Inc.	6900 Maritz Dr	Gateway EA (West)
C C S I Technology Solutions	2480 Meadowvale Blvd	Meadowvale Business Park CC
Rosedale Group, The	6845 Invader Cres	Northeast EA (West)
Golder Associates	6700 Century Ave	Meadowvale Business Park CC
Purolator Courier Ltd.	5995 Avebury Rd	Gateway CC
Daimler Chrysler	350 Hazelhurst Rd	Southdown EA
SHOW Broadcast Services	2055 Flavelle Blvd	Sheridan Park CC
The Brick	6765 Kennedy Rd	Gateway EA (East)
H B Group Insurance Management Ltd.	5600 Cancross Crt	Gateway EA (West)
Peel Children's Aid	6860 Century Ave	Meadowvale Business Park CC
Staples Advantage Canada	550 Pendant Dr	Gateway EA (East)
Wal-Mart	800 Matheson Blvd W	East Credit NHD
Enersource Hydro Mississauga	3240 Mavis Rd	Mavis-Erindale EA
Wells Fargo Financial Corporation Canada	55 Standish Crt	Gateway CC
T S T Overland Express	5200 Maingate Dr	Northeast EA (West)
Skyservice Airlines	3 PIA	Airport SPA
CIBA Vision Sterile Manufacturing Ltd.	6515 Kitimat Rd	Meadowvale Business Park CC

Business Name	Street Address	Character Area
Golder Associates Ltd.	2390 Argentia Rd	Meadowvale Business Park CC
Kuehne + Nagel International Ltd.	5800 Hurontario St	Gateway CC
Clearstone	1980 Matheson Blvd E	Northeast EA (West)
Pharma Medica Research Inc.	6100 Belgrave Rd	Gateway EA (West)
Rubbermaid Canada Inc.	2550 Stanfield Rd	Dixie EA
Baxter Corporation	4 Robert Speck Pky	DT Core
Morguard Investments Ltd Property Management Office	55 City Centre Dr	DT Core
Symcor Inc.	1625 Tech Ave	Northeast EA (West)
Canon Canada Inc.	6390 Dixie Rd	Northeast EA (West)
ADP Canada	6200 Kenway Dr	Gateway EA (East)
C M L Healthcare Inc.	6560 Kennedy Rd	Gateway EA (East)
Telus	5090 Explorer Dr	Airport CC
Mother Parker's Tea & Coffee Inc.	2531 Stanfield Rd	Dixie EA
Rexel Canada Electrical Inc.	5600 Keaton Cres	Gateway EA (West)
Stackpole Ltd Automotive Gear Division	2430 Royal Windsor Dr	Southdown EA
Livingston International Inc.	6725 Airport Rd	Northeast EA (East)
Petro-Canada Lubricants	385 Southdown Rd	Southdown EA
G N Johnston Equipment Co. Ltd.	5990 Avebury Rd	Gateway EA (West)
Government of Canada/ Canada Customs and Revenue Agency	1980 Matheson Blvd E	Northeast EA (West)
Tech Data Canada Inc.	6911 Creditview Rd	Meadowvale Business Park CC
Peel Regional Police-11 Division	3030 Erin Mills Pky	Erin Mills NHD
Psion Teklogix Inc.	2100 Meadowvale Blvd	Meadowvale Business Park CC
Trans X Ltd.	7225 Transmark Crt	Northeast EA (West)
Accenture Inc.	33 City Centre Dr	DT Core
Johnson Controls Mississauga LP	6450 Cantay Rd	Gateway EA (West)
Kingsway General Insurance Company	7120 Hurontario St	Gateway CC
Carlson Marketing Group	2845 Matheson Blvd E	Airport CC
Mosaic Sales Solutions	2700 Matheson Blvd E	Airport CC
MJ Manufacturing	2457 Lakeshore Rd W	Southdown EA
Investment Planning Counsel of Canada (IPC)	2680 Skymark Ave	Airport CC
Garland Commercial Ranges Ltd.	1177 Kamato Rd	Northeast EA (West)
Coach Canada	6020 Indian Line	Northeast EA (West)
General Mills Corp.	5825 Explorer Dr	Airport CC
E.I. DuPont Canada Company	7070 Mississauga Rd	Meadowvale Business Park CC
SS&C Technologies	5255 Orbitor Dr	Airport CC
Ministry of Finance	77 City Centre Dr	DT Core
Commercial Spring & Tool Co. Ltd.	160 Watline Ave	Gateway EA (East)
LG Electronics	550 Matheson Blvd E	Gateway EA (East)
TransGlobe	5945 Airport Rd	Northeast EA (East)
Citizenship & Immigration Canada Greater Toronto Enforcement	3743 All port Ru	NOTHIEGSLEM (East)
Centre	6900 Airport Rd	Northeast EA (East)
Shopping Channel, The	59 Ambassador Dr	Gateway CC
R R Donnelley	6100 Vipond Dr	Northeast EA (West)
S C M Supply Chain Management	200 Courtneypark Dr W	Gateway EA (West)
ADELT Mechanical Works	2640 Argentia Rd	Meadowvale Business Park CC
UNITED MICHIGINAL MOIKS	2040 Argenila Ku	INICAUUWVAIC DUSIIICSS FAIN CC

Business Name	Street Address	Character Area
Consolidated Aviation Fuelling of Toronto Ltd.	5600 Silver Dart Dr	Airport SPA
Orenda Aerospace Corporation	3160 Derry Rd E	Northeast EA (East)
Pharma Plus	5965 Coopers Ave	Gateway EA (East)
Hoffmann-La Roche Ltd.	2455 Meadowpine Blvd	Meadowvale Business Park CC
Anixter Canada Inc.	200 Foster Cres	Gateway EA (West)

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.

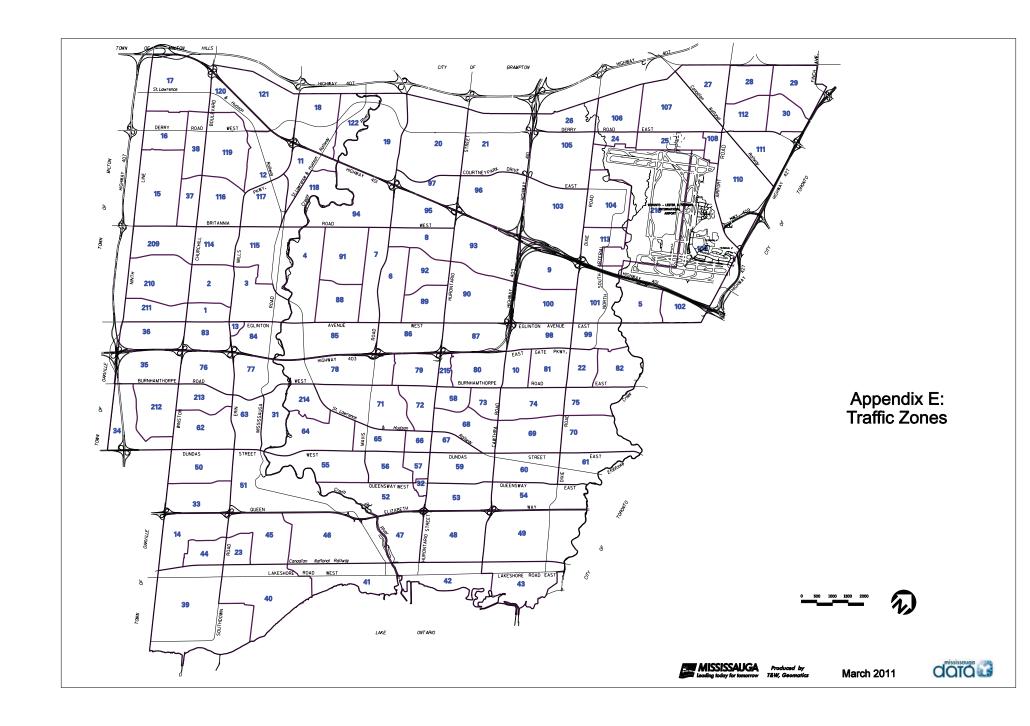
Utilities (NAICS Code 22)

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, 2007



Appendix F: Employment Density by Traffic Zone Calculations

	Gross Density		Net De	nsity
Traffic Zone	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
1	36.0	14.6	56.4	22.8
2	2.0	0.8	19.0	7.7
3	0.9	0.3	19.0	7.7
4	1.7	0.7	16.7	6.8
5	67.6	27.4	128.5	52.0
6	1.4	0.6	33.0	13.3
7	7.9	3.2	43.4	17.6
8	77.8	31.5	97.2	39.3
9	33.8	13.7	48.9	19.8
10	2.5	1.0	24.2	9.8
11	59.7	24.2	74.9	30.3
12	44.6	18.0	64.0	25.9
13	191.1	77.3	219.9	89.0
14	5.6	2.3	28.1	11.4
15	1.3	0.5	24.2	9.8
16	2.7	1.1	32.6	13.2
17	3.4	1.4	25.4	10.3
18	38.0	15.4	92.8	37.5
19	0.7	0.3	29.4	11.9
20	5.6	2.3	28.2	11.4
21	26.8	10.8	37.6	15.2
22	6.6	2.7	62.5	25.3
23	1.8	0.7	28.6	11.6
24	16.4	6.7	49.8	20.1
25	5.3	2.2	6.4	2.6
26	37.0	15.0	48.6	19.7
27	23.2	9.4	29.3	11.9
28	1.6	0.6	14.8	6.0
29	1.9	0.8	18.2	7.4
30	6.5	2.6	38.4	15.5
31	7.5	3.0	15.3	6.2
32	222.1	89.9	321.6	130.1
33	32.8	13.3	90.7	36.7
34	19.6	7.9	46.5	18.8
35	16.0	6.5	49.9	20.2
36	0.8	0.3	26.0	10.5
37	0.3	0.1	11.9	4.8
38	3.2	1.3	26.2	10.6

	Gross Density		Net Density		
Traffic Zone	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre	
39	8.5	3.4	13.9	5.6	
40	2.7	1.1	46.5	18.8	
41	3.5	1.4	50.5	20.5	
42	11.5	4.6	58.6	23.7	
43	7.0	2.8	49.6	20.1	
44	3.3	1.4	43.3	17.5	
45	1.4	0.6	12.2	5.0	
46	0.6	0.2	19.1	7.7	
47	0.5	0.2	27.6	11.2	
48	2.1	0.8	25.2	10.2	
49	3.2	1.3	30.6	12.4	
50	3.2	1.3	33.6	13.6	
51	3.5	1.4	47.0	19.0	
52	0.7	0.3	35.8	14.5	
53	5.0	2.0	40.9	16.6	
54	1.6	0.6	26.9	10.9	
55	2.4	1.0	30.7	12.4	
56	0.9	0.4	19.3	7.8	
57	13.7	5.5	73.3	29.7	
58	3.9	1.6	32.6	13.2	
59	15.8	6.4	52.2	21.1	
60	35.0	14.2	42.6	17.2	
61	19.5	7.9	38.9	15.8	
62	19.6	8.0	56.7	22.9	
63	1.5	0.6	16.5	6.7	
64	3.3	1.3	29.2	11.8	
65	19.3	7.8	49.0	19.8	
66	20.4	8.2	62.3	25.2	
67	13.6	5.5	78.0	31.6	
68	2.4	1.0	39.6	16.0	
69	5.0	2.0	35.0	14.2	
70	17.1	6.9	41.8	16.9	
71	26.2	10.6	58.0	23.5	
72	22.8	9.2	149.1	60.4	
73	1.1	0.4	17.8	7.2	
74	3.0	1.2	26.2	10.6	
75	5.0	2.0	37.7	15.3	
76	1.0	0.4	32.4	13.1	
77	1.4	0.6	31.4	12.7	
78	1.5	0.6	18.6	7.5	
79	68.4	27.7	125.0	50.6	
80	2.5	1.0	37.5	15.2	

	Gross Density		Net De	nsity
Traffic Zone	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
81	1.8	0.7	39.0	15.8
82	1.4	0.6	40.6	16.4
83	1.9	0.8	40.4	16.3
84	3.2	1.3	34.3	13.9
85	1.0	0.4	32.5	13.2
86	8.3	3.4	113.7	46.0
87	2.5	1.0	33.1	13.4
88	3.1	1.2	26.8	10.9
89	2.2	0.9	23.0	9.3
90	5.9	2.4	41.5	16.8
91	1.5	0.6	26.1	10.6
92	22.6	9.2	26.2	10.6
93	41.9	16.9	58.1	23.5
94	3.2	1.3	33.1	13.4
95	25.6	10.3	41.5	16.8
96	23.1	9.3	37.3	15.1
97	5.5	2.2	20.3	8.2
98	18.3	7.4	49.3	19.9
99	54.5	22.0	98.2	39.7
100	43.3	17.5	51.8	21.0
101	52.4	21.2	99.4	40.2
102	99.2	40.1	171.5	69.4
103	33.2	13.4	39.6	16.0
104	37.5	15.2	54.6	22.1
105	30.4	12.3	39.8	16.1
106	32.4	13.1	41.0	16.6
107	19.1	7.7	23.6	9.5
108	0.4	0.2	15.5	6.3
109	25.7	10.4	23.7	9.6
110	46.6	18.8	54.4	22.0
111	18.6	7.5	38.1	15.4
112	2.7	1.1	33.4	13.5
113	21.6	8.7	26.8	10.8
114	2.0	0.8	30.9	12.5
115	6.7	2.7	43.8	17.7
116	1.5	0.6	31.4	12.7
117	8.7	3.5	14.7	6.0
118	2.8	1.1	36.8	14.9
119	5.3	2.2	38.3	15.5
120	16.6	6.7	48.8	19.8
121	33.3	13.5	55.8	22.6
122	1.4	0.6	21.4	8.7

	Gross Density		Net Density	
Traffic Zone	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
209	2.8	1.1	39.1	15.8
210	0.8	0.3	21.8	8.8
211	1.1	0.5	22.7	9.2
212	0.8	0.3	17.7	7.2
213	12.7	5.1	46.8	18.9
214	1.0	0.4	23.5	9.5
215	161.4	65.3	532.1	215.3
216	1.9	0.8	1.8	0.7
City Wide Average	13.5	5.5	42.5	17.0

Note: In 2010 the density calculation by traffic zone does not include figures from the new lands acquired from Milton.

Appendix G: Employment Density by Character Area Calculations

	Gross D	ensity	Net Density		
Character Area	Employees per	Employees per	Employees per	Employees per	
	Hectare	Acre	Hectare	Acre	
Airport CC	89.3	36.1	190.2	77.0	
Airport SPA	11.7	4.7	12.5	5.0	
Applewood NHD	3.4	1.4	29.7	12.0	
Central Erin Mills MN	46.8	19.0	87.5	35.4	
Central Erin Mills NHD	1.9	0.8	26.5	10.7	
Churchill Meadows EA	0.0	0.0	0.0	0.0	
Churchill Meadows NHD	1.8	0.7	29.1	11.8	
Clarkson - Lorne Park NHD	1.3	0.5	22.7	9.2	
Clarkson EA	19.3	7.8	33.4	13.5	
Clarkson Village CN	21.3	8.6	62.9	25.5	
Cooksville NHD (East)	3.7	1.5	31.1	12.6	
Cooksville NHD (West)	2.7	1.1	33.8	13.7	
Creditview NHD	1.5	0.6	38.1	15.4	
Dixie EA	28.7	11.6	42.3	17.1	
DT Cooksville	30.2	12.2	92.9	37.6	
DT Core	77.9	31.5	189.1	76.5	
DT Fairview	4.7	1.9	55.5	22.5	
DT Hospital	51.6	20.9	223.8	90.6	
East Credit NHD	2.9	1.2	31.2	12.6	
Erin Mills NHD	1.5	0.6	26.6	10.8	
Erindale NHD	2.0	0.8	24.1	9.8	
Fairview NHD	6.9	2.8	35.0	14.2	
Gateway CC	44.3	17.9	100.3	40.6	
Gateway EA (East)	27.8	11.2	43.3	17.5	
Gateway EA (West)	22.9	9.3	36.7	14.8	
Hurontario NHD	1.9	0.8	13.9	5.6	
Lakeview EA	9.9	4.0	55.3	22.4	
Lakeview NHD	3.3	1.3	31.0	12.5	
Lisgar NHD	1.7	0.7	29.0	11.7	
Malton CN	19.3	7.8	46.9	19.0	
Malton NHD	2.6	1.1	24.1	9.8	
Mavis-Erindale EA	42.7	17.3	63.2	25.6	
Meadowvale Business Park CC	32.1	13.0	59.7	24.2	
Meadowvale CN	28.6	11.6	60.3	24.4	
Meadowvale NHD	1.6	0.6	23.6	9.5	
Meadowvale Village NHD	1.4	0.6	19.1	7.7	
Mineola NHD	1.7	0.7	25.5	10.3	
Mississauga Valleys NHD	2.2	0.9	30.3	12.3	

	Gross D	ensity	Net Density	
Character Area	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
Northeast EA (West)	29.3	11.8	42.4	17.2
Port Credit CN	24.4	9.9	81.9	33.1
Port Credit NHD (East)	8.2	3.3	54.2	22.0
Port Credit NHD (West)	3.6	1.5	56.4	22.8
Rathwood NHD	1.8	0.7	36.9	14.9
Rathwood-Applewood CN	21.9	8.9	54.4	22.0
Sheridan CN	33.3	13.5	86.6	35.0
Sheridan NHD	1.5	0.6	28.3	11.5
Sheridan Park CC	45.6	18.5	89.8	36.3
South Common CN	16.5	6.7	45.6	18.5
Southdown EA	8.1	3.3	13.9	5.6
Special Study Area	0.03	0.01	2.7	.3
Streetsville CN	26.7	10.8	65.4	26.5
Streetsville NHD	2.7	1.1	29.0	11.7
Uptown MN	18.5	7.5	101.0	40.9
UTM SPA	15.4	6.2	15.6	6.3
Western Business Park EA	29.1	11.8	52.4	21.2
City Wide Average	13.5	5.5	42.5	17.0

APPENDIX H: CHANGES TO CITY STRUCTURE

Through the Official Plan Review process, the Proposed New Mississauga Official Plan adopted by City Council on September 29, 2010 replaced the previous "Mississauga Plan". The new Mississauga Official Plan modifies the city structure. Instead of planning districts the city is organized into functional areas called "Character Areas". The new City Structure helps to establish the framework for planning policies that will guide development.

The new City Structure includes the following elements:

- Downtown (DT);
- Major Nodes (MN);
- Community Nodes (CN);
- Corporate Centres (CC);
- Neighbourhoods (NHD);
- Employment Areas (EA); and
- Special Purpose Areas (SPA).

Breakdown of Character Areas by Mississauga Official Plan (1)						
Type of Character Area	Name of Character Area					
Downtown (DT)	DT Cooksville, DT Core, DT Fairview, DT Hospital					
Major Nodes (MN)	Central Erin Mills MN, Uptown MN					
Community Nodes (CN) (2)	Clarkson Village CN, Malton CN, Meadowvale CN, Port Credit CN, Rathwood-Applewood CN, Sheridan CN, Rathwood-Applewood CN, Sheridan CN, South Common CN, Streetsville CN					
Corporate Centres (CC)	Airport CC, Gateway CC, Meadowvale Business Park CC, Sheridan Park CC					
Neighbourhoods (NHD)	Applewood NHD, Central Erin Mills NHD, Churchill Meadows NHD, Clarkson - Lorne Park NHD, Cooksville NHD (East), Cooksville NHD (West), Creditview NHD, East Credit NHD, Erin Mills NHD, Erindale NHD, Fairview NHD, Hurontario NHD, Lakeview NHD, Lisgar NHD, Malton NHD, Meadowvale NHD, Meadowvale Village NHD, Mineola NHD, Mississauga Valleys NHD, Port Credit NHD (East), Port Credit NHD (West), Rathwood NHD, Sheridan NHD, Streetsville NHD					
Employment Areas (EA)	Churchill Meadows EA, Clarkson EA, Dixie EA, Gateway EA (East), Gateway EA (West), Lakeview EA, Mavis-Erindale EA, Northeast EA (East), Northeast EA (West), Southdown EA, Western Business Park EA					
Special Purpose Areas (SPA)	University of Toronto Mississauga SPA, Airport SPA					

- (1) Schedule 9 of the Mississauga Official Plan provides details to the City Structure.
- (2) The Dixie/Dundas CN and Lakeview CN are not included in this report. Their boundaries have not been finalized yet. Town of Milton lands acquired by the City of Mississauga in January 2010 have yet to be assigned a Character Area(s). These lands are still subject to the land use study and are currently referred to as a Special Study Area.

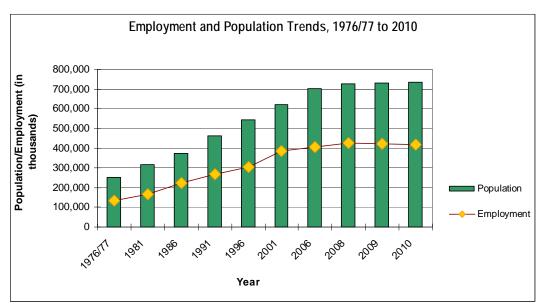


2010 Employment Profile Newsletter

This newsletter presents a profile of employment and business activities in the City of Mississauga in 2010. It discusses employment levels, existing businesses and vacancies.

The data in this report are based on information from the Mississauga Employment Database and the 2010 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 the Official Plan, 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 2010 Employment Survey counted 389,505¹ employment positions 2010. Employment data for 87% of the 21,190 businesses operating were obtained. When the employment figure 389,505 is adjusted to more closely reflect the Census definition of employment to consider persons with multiple jobs and to include homebased businesses, the estimate of total employment is 418,990².



Sources: Census of Canada, City of Mississauga Employment Survey, 2008 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 2010 which is the 2010 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 2008, 2009 and 2010 which is the City of Mississauga 2008 Growth Forecast projection of population for June 2010.

¹ Employment was estimated based on data contained in the Mississauga Employment Database, data from the 2010 Employment Survey, and estimates made for businesses for which employment data were not available (see Appendix B of the 2010 Employment Profile report 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.

²The following modifications were made to the 2010 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 home-based businesses are assumed to be a ratio 31 jobs per 1,000 of the population based on 2006 Census figures.

2010 Employment Profile

The City of Mississauga has had steady growth in employment over the last thirty-one years. In 2010 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 418,990 in 2010 (194%). Population has kept pace increasing from approximately 250,000 in 1976 to 734,000 in 2010 (194%). In comparing Employment Survey results (with no adjustment for census definition of employment) from 2009 and 2010, the 2010 Employment Survey found 130 more businesses than in 2009. A decrease in employment of 1.6% was observed from 2009 to 2010.

Mississauga has an employment ratio of .57. That is, for every 100 residents of the City, there were 57 local jobs. With a participating labour force of 411,590 and employment of 418,990, Mississauga must import a net labour force of approximately 7,400 persons. When consideration is made for a portion of the participating labour force that is unemployed, about 9.4%, the imported labour force increases to approximately 46,090 persons.

A review of the total employment by Character Area finds that the four main concentrations are Northeast-West Employment Area, Meadowvale Business Park Corporate Centre, Airport Corporate Centre, and Gateway-East Employment Area, which represents almost 50% of the total employment opportunities in the City in 2010.

Character Areas as defined by our new Mississauga Official Plan replace Planning Districts from the Mississauga Plan. A map of Character Areas can be found in the 2010 Employment Profile report in Appendix A.

Population, Total Employment and Resident Labour Force, 2010*	
Employment from the 2010 Employment Survey	389,505
Census Adjustment ^a	29,485
Total Employment ^b	418,990
Total Population ^c	734,000
Resident Labour Force ^d	603,500
Participating Labour Force ^e	411,590
Employed Labour Force	372,900
Unemployed Labour Force ^f	38,690
Employment Ratio ^g	0.57
Labour Import ^h	46,090

^{*}Numbers have been rounded

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

^b This figure represents the 2010 Employment Survey total plus the Census adjustment.

^c Population figure is the 2008 Growth Forecast projection for June 2010 including the census undercount.

d The Resident Labour Force is the population15 years+ calculated from the 2008 Growth forecast projection for June 2010.

^e Participating Labour Force is the Resident Labour Force multiplied by the participation rate of 68.2% from the Labour Force Survey by Statistics Canada for June 2010.

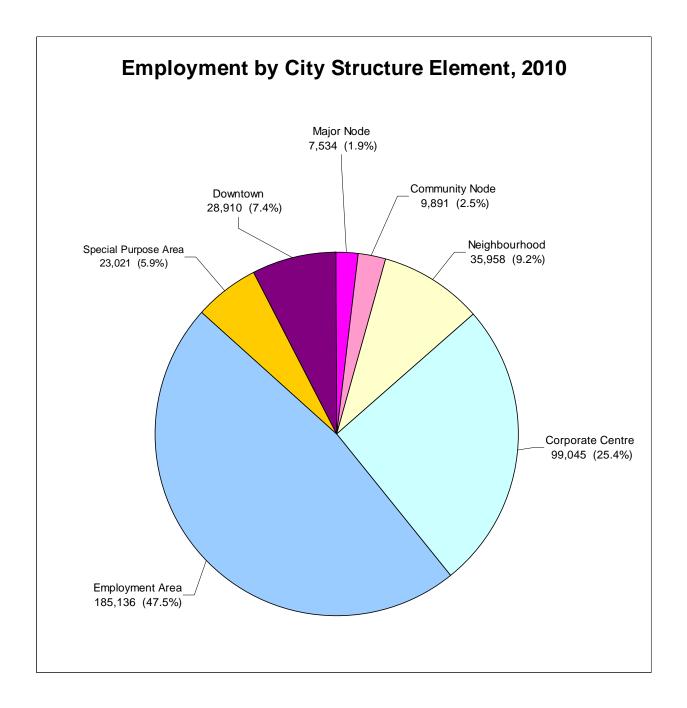
f Unemployed Labour Force is the Participating Labour Force multiplied by the unemployment rate 9.4% from the Labour Force Survey by Statistics Canada for June 2010.

^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 City Structure Element, 2010

A summary of employment by City Structure Element is provided to gain a greater understanding of the businesses and employment characteristics within these areas.



2010 Employment Profile

Businesses and Vacancies

The 2010 survey recorded a total of 24,274 business sites in Mississauga. Of these sites, 21,190 were operating businesses and a total of 3,080 vacancies.

	Total Business	Busin	esses	Vacancies			
Character Area	Sites	# of Businesses	% of Businesses	# of Vacancies	% of Vacancies	% of Vacancies in each Area	
DT Fairview	40	40	0.2%	1	0.,0%	0.5%	
DT Hospital	225	200	1%	25	0.8%	12.5%	
DT Cooksville	690	630	3%	60	1.9%	30.0%	
DT Core	1,185	1,070	5%	115	3.7%	57.5%	
Downtown Total:	2,140	1,940	9%	200	6.5%	100.0%	
Uptown MN	210	200	0.9%	10	0.3%	100%	
Central Erin Mills MN	315	305	1.4%	10	0.3%	100%	
Major Node Total:	525	505	2.4%	10	0.3%	100%	
South Common CN	80	70	0.3%	10	0.3%	7.4%	
Meadowvale CN	125	120	0.6%	5	0.2%	3.7%	
Malton CN	140	125	0.6%	15	0.5%	11.1%	
Clarkson Village CN	155	145	0.7%	10	0.3%	7.4%	
Sheridan CN	185	155	0.7%	30	1.0%	22.2%	
Rathwood-Applewood CN	165	160	0.8%	5	0.2%	3.7%	
Port Credit CN	340	310	1.5%	30	1.0%	22.2%	
Streetsville CN	350	320	1.5%	30	1.0%	22.2%	
Community Node Total:	1,540	1,405	6.6%	135	4.4%	100.0%	
Mississauga Valleys NHD	55	50	0.2%	5	0.2%	1.4%	
Port Credit NHD (West)	75	65	0.3%	10	0.3%	2.8%	
Creditview NHD	75	70	0.3%	5	0.2%	1.4%	
Meadowvale Village NHD	95	80	0.4%	15	0.5%	4.2%	
Cooksville NHD (West)	95	90	0.4%	5	0.2%	1.4%	
Lisgar NHD	95	90	0.4%	5	0.2%	1.4%	
Churchill Meadows NHD	105	100	0.5%	5	0.2%	1.4%	
Streetsville NHD	110	100	0.5%	10	0.3%	2.8%	
Meadowvale NHD	115	110	0.5%	5	0.2%	1.4%	
Mineola NHD	125	110	0.5%	15	0.5%	4.2%	
Sheridan NHD	120	115	0.5%	5	0.2%	1.4%	
Fairview NHD	130	115	0.5%	15	0.5%	4.2%	
Port Credit NHD (East)	145	130	0.6%	15	0.5%	4.2%	
Erin Mills NHD	145	140	0.7%	5	0.2%	1.4%	
Rathwood NHD	160	145	0.7%	15	0.5%	4.2%	
Cooksville NHD (East)	170	150	0.7%	20	0.6%	5.6%	
Erindale NHD	170	155	0.7%	15	0.5%	4.2%	
Central Erin Mills NHD	180 210	175 195	0.8% 0.9%	5 15	0.2% 0.5%	1.4% 4.2%	
Hurontario NHD Clarkson - Lorne Park NHD	240	210	1.0%	30	1.0%	8.3%	
Malton NHD	260	230	1.1%	30	1.0%	8.3%	
East Credit NHD	350	325	1.5%	25	0.8%	6.9%	
Applewood NHD	375	345	1.6%	30	1.0%	8.3%	
Lakeview NHD	500	445	2.1%	55	1.8%	15.3%	
Neighourhood Total:	4,100	3,740	17.6%	360	11.7%	100.0%	
Sheridan Park CC	60	50	0.2%	10	0.3%	2.9%	
Gateway CC	290	260	1.2%	30	1.0%	8.8%	
Airport CC	695	600	2.8%	95	3.1%	27.9%	
Meadowvale Business Park CC	1,425	1,220	5.8%	205	6.7%	60.3%	
Corporate Centre Total:	2,470	2,130	10.1%	340	11.0%	100.0%	
Churchill Meadows EA	1	0	0.0%	1	0.03%	0.0%	
Clarkson EA	55	50	0.2%	5	0.2%	0.2%	
Lakeview EA	75	55	0.3%	20	0.6%	1.0%	
Gateway EA (West)	260	245	1.2%	15	0.5%	0.7%	
Southdown EA	305	280	1.3%	25	0.8%	1.2%	
Mavis-Erindale EA	550	485	2.3%	65	2.1%	3.2%	
Northeast EA (East)	765	595	2.8%	170	5.5%	8.5%	
Western Business Park EA	1,165	1,025	4.8%	140	4.5%	7.0%	
Gateway EA (East)	1,390	1,200	5.7%	190	6.2%	9.4%	
Dixie EA	1,680	1,435	6.8%	245	8.0%	12.2%	
Northeast EA (West)	6,895	5,760	27.2%	1135	36.9%	56.4%	
Employment Area Total:	13,140	11,130	52.5%	2010	65.3%	100.0%	
UTM SPA	5	5	0.0%	0	0.00%	0.0%	
Airport SPA	350	330	1.6%	20	0.6%	0.99%	
Secial Purpose Area TotaL:				20		0.99%	
	355	335	1.6%	20	0.6%	0.7	
NinthLine Special Study Area	355 5	335 5	0.0%	0	0.0%	0.0%	

Mississauga, Leading Today for Tomorrow

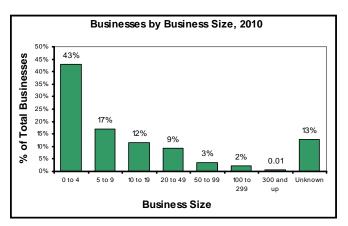
Businesses by Business Size

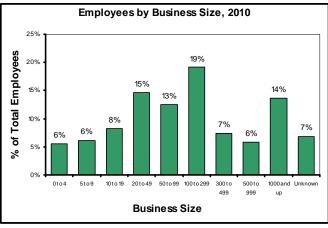
The City's business profile is dominated by small businesses. Forty-three percent of all businesses have fewer than five employees. However, smaller firms do not constitute a large portion of total employment. Firms with fewer than five employees represent only 5% of total employment positions. While 70% of the City's businesses are establishments of less than 20 employees, these businesses only represent 20% of total employment positions.

The largest portion of the employment base is currently found in mid-sized firms employing between 20 to 299 employees. These businesses represent 15% of the total businesses, but constitute approximately 50% of the work force.

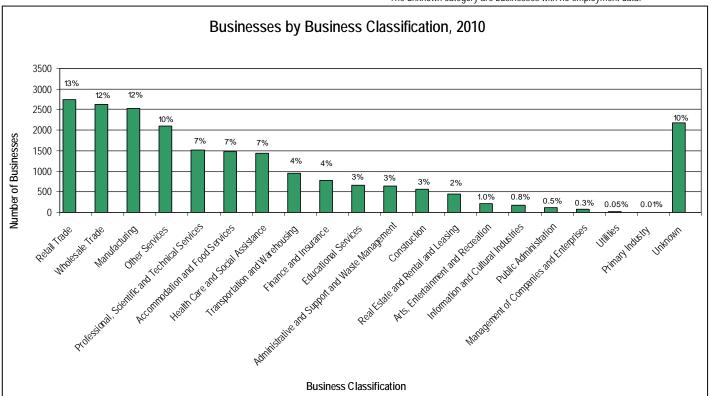
Businesses and Employment by Business Sector

Businesses are categorized by economic activity using the North American Industrial Classification System (NAICS)⁵. The largest concentration of businesses in Mississauga is in the retail trade sector. A total of 13% of businesses with 7% of employment positions are in retail establishments. Wholesale trade is the second largest sector. Twelve percent of businesses in the City are wholesale, accounting for 14% of all employees. Manufacturing is the third largest sector, comprising 12% of total business activities and 16% of total employment. The transportation and warehousing sector accounts for 4% of total businesses and represents 11% of total employment. The professional, scientific and technical services sector comprises 7% of total business activities, as well as 8% of employment positions.



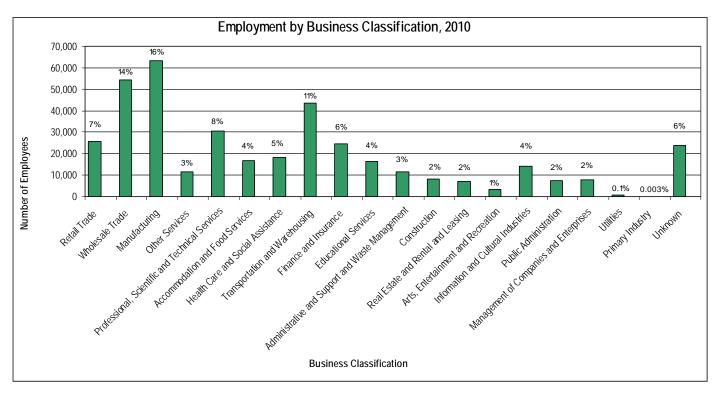


The unknown category are businesses with no employment data.



⁵NAICS is a classification system used to describe businesses' economic activities. This system has been designed by Statistics Canada.

2010 Employment Profile



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

	# of	% of	# of	% of
Business Classification	Businesses	Businesses	Employees	Employees
Retail Trade	2,735	13%	25,710	7%
Wholesale Trade	2,630	12%	54,515	14%
Manufacturing	2,520	12%	63,480	16%
Other Services	2,095	10%	11,605	3%
Professional, Scientific and Technical Services	1,520	7%	30,495	8%
Accommodation and Food Services	1,470	7%	16,875	4%
Health Care and Social Assistance	1,445	7%	18,285	5%
Transportation and Warehousing	945	4%	43,630	11%
Finance and Insurance	775	4%	24,470	6%
Educational Services	665	3%	16,500	4%
Administrative, Support and Waste Management	640	3%	11,660	3%
Construction	560	3%	8,010	2%
Real Estate and Rental and Leasing	440	2%	7,025	2%
Arts, Entertainment and Recreation	215	1.0%	3,195	1%
Information and Cultural Industries	170	0.8%	14,110	3.6%
Public Administration	110	0.5%	7,445	1.9%
Management of Companies and Enterprises	70	0.3%	7,890	2.0%
Utilities	10	0.05%	580	0.1%
Primary Industry	5	0.01%	10	0%
Unknown	2,170	10%	24,015	6%
Total	21,190	100%	389,505	100%

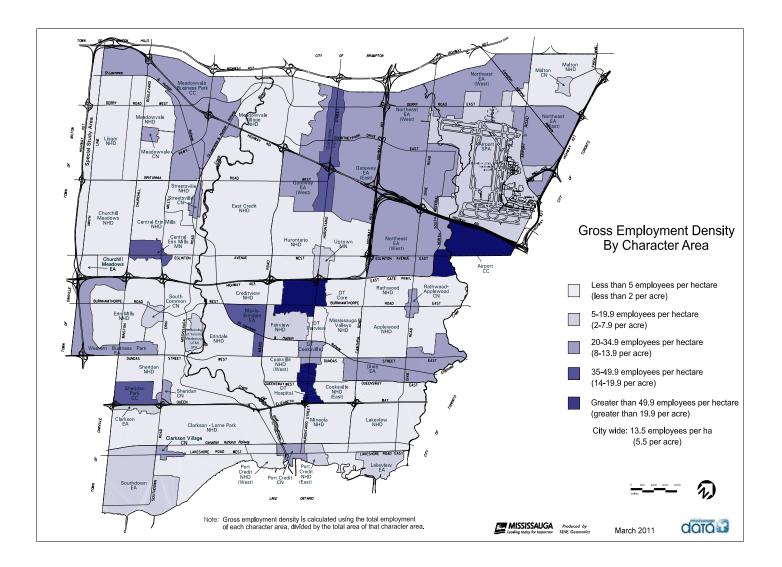
^{*}Numbers may not total due to rounding. The unknown classification are businesses where a NAICS code is not assigned. Does not include home-based businesses.

Mississauga, Leading Today for Tomorrow

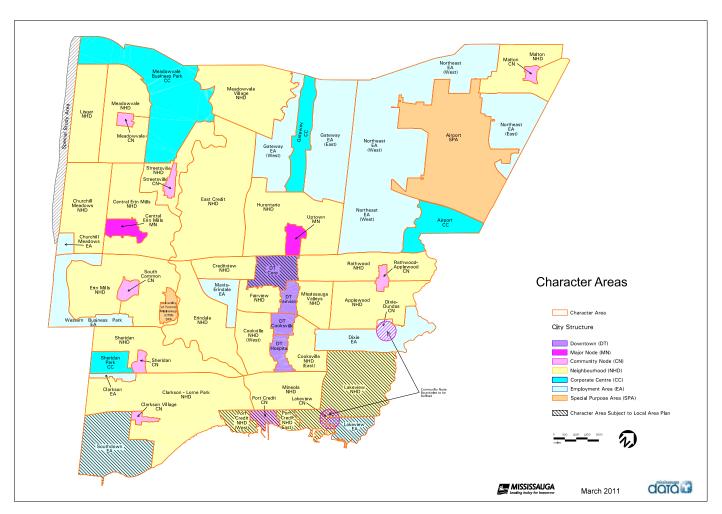
Employment Density

Employment density refers to the number of employees in a geographic area. Employment density by traffic zone is calculated using the employment information of each traffic zone as a ratio of the area of that traffic zone. Employment density by character area is calculated using the employment information of each character area as a ratio of the area of that character area

The City's average gross employment density is 13.5 employees per hectare (5.5 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 42.5 employees per hectare (17 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.



2010 Employment Profile









Port Credit mixed use development

Hewlett-Packard, 5150 Spectrum Way

Lakeview Library, 1110 Atwater Ave

The full 2010 Employment Profile report and this newsletter can be viewed on at: www.mississauga.ca/data



For additional information please contact: City of Mississauga, Planning and Building Department 300 City Centre Drive Mississauga, Ontario, L5B 3C1





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1.0 EXECUTIVE SUMMARY

- The total area of vacant sites is 1 308.3 hectares (3,232.8 acres) which comprises 4.5% of the City of Mississauga.
- There are 536 vacant land sites. Of the total 536 vacant sites, only 13 vacant sites are larger than 20 hectares (49 acres), and 396 (74%) are smaller than 2 hectares (4.9 acres). There are 225 vacant sites less than 0.4 ha (0.99 acres).
- The combined area of vacant lands in Wards: 2, 5, 9 and 11 is 904 hectares (2,234 acres), which represents approximately 70% of the total vacant lands in the City.
- The combined area of vacant lands located in the Employment Areas and Corporate Centres is 973 hectares (2,403 acres), which represents 74% of the total vacant lands in the City.
- Proportions of the vacant land area and total land area are the highest in the Special Study Area – (Former Milton Lands) (25.5%), Major Nodes (20.1%) and Corporate Centres (18.5%).
- The percent of the vacant land area to total land area in the Gateway Corporate Centre is 31.6%
- The total area of vacant lands designated Business Employment and Industrial is 936 hectares (2,313 acres). This represents an observed decrease of 9 hectares (22 acres) or 0.9% since 2010.
- The total area of vacant lands within an environmental area identified in the City's Natural Area Survey (NAS) is 82 hectares (203 acres), which represents 6% of the total vacant lands in the City.

2.0 NEW FEATURES OF THIS REPORT

This report replaces the "Vacant Employment Lands" report which has been released in prior years. Due to client demands, and in an effort to modernize and improve the usability of this report, we have implemented the following changes:

1. All Vacant Lands:

This year 2011 Vacant Lands Report now includes all vacant lands. This is a significant change from past publications where vacant lands only within employment areas were reported.

2. New Interactive Map:

We have created an Interactive Vacant Lands Map (including full attributes of each site) that can be viewed in Google Earth or software that is compatible with KML. To download and visualize this interactive map visit out website at: www.mississauga.ca/data (navigate to the Open Data & Publications Catalogue).



3. Changes to City Structure:

Character Areas from our proposed new Mississauga Official Plan now replace Planning Districts from the Mississauga Plan. The 2011 Vacant Lands report now reflects statistics summarized by our new Character Areas. Please refer to Appendix 1 for a description of the changes to the city structure.

4. New Statistics by Ward:

In addition to providing statistics summarized by City Structure we are also providing statistics summarized by ward.

5. Non-Conforming Uses:

Non - Conforming Uses which have previously been reported on Business Employment and Industrial designated lands in the Mississauga Plan have been removed in this report. Non-conforming uses will be the subject of a proposed separate report (pending resource availability).

- 6. Vacant Buildings:
 - Vacant buildings have been removed from this report.
- 7. Changes to Designated Land Use Codes:

The proposed new Mississauga Official Plan contains new land use designations. We are providing both the new and old Land Use Designations in this report. Please refer to Appendix 2 for a summary of the changes to land use designations.

3.0 INTRODUCTION

This report presents information on the location and size of vacant lands in the City of Mississauga.

The reason for collecting information on vacant lands in the City of Mississauga is to:

- Assist businesses in locating in the City, for economic development purposes;
- Help with planning for residential development;
- Monitor and develop strategic and planning policies;
- Forecast growth and plan for future needs and services, and
- Update the database of a vacant lands inventory that is used as an input to our growth forecast.

The information provided by the online documents is only for convenience and SHOULD NOT BE USED AS AN AUTHORITY ON WHICH TO BUY REAL ESTATE, FINALIZE DEVELOPMENT PROPOSALS OR SEEK BUILDING PERMITS.

4.0 METHODOLOGY

Vacant status of land parcels was confirmed through the Existing Land Use Survey that was conducted during the fall of 2010. Following the site visits, the database was updated with current information on development applications, issuance of building permits and property parcel sizes as of January 2011. Information has also been updated to reflect amendments to the Official Plan and to the Zoning By-law, based on approved Official Plan Amendment and Rezoning applications.

The selection of vacant lands identified in this report was based on land use designation, as outlined in the new Mississauga Official Plan. All vacant sites greater than 200 m² (0.05 acres) with designations that permit industrial, retail or residential developments are included.

In previous years, some large undeveloped portions of properties with existing employment buildings were identified as vacant. These portions of those properties are included in this report; however residential lots with large undeveloped portions are not included. Residential parcels only partially developed require examination through site checks and analysis of approved development plans. Where applicable, existing land use codes may need to be changed from residential to vacant. This exercise will be done in the future (pending resource availability) and residential infill lands will be included in vacant lands reports. Infill lands may provide future opportunities for expansion of the existing use or for intensification.

This report also includes all vacant sites that are subject to a development proposal, but the approval process of development applications has not been completed.

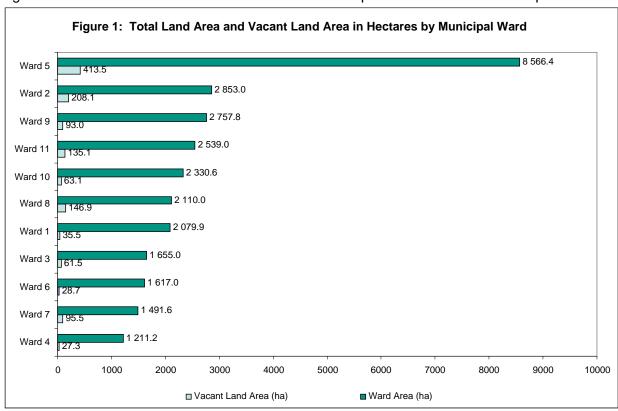
5.0 VACANT LAND STATISTICS BY WARD

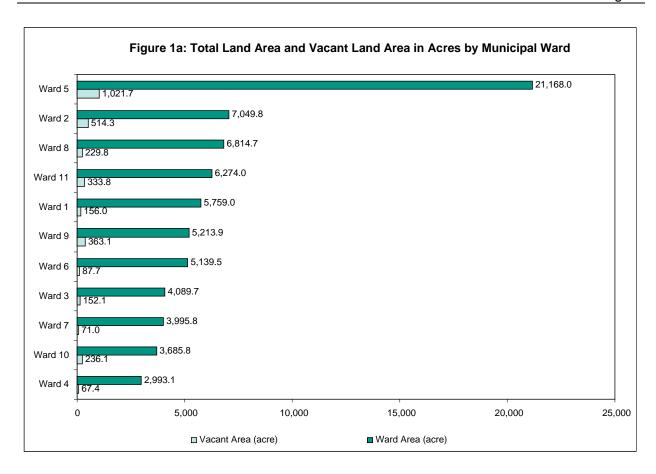
The total area of vacant lands is 1 308.26 hectares (3,232.78 acres), 4.5% of the total land area in the City of Mississauga. The area of vacant lands by municipal Ward is shown in Table 1.

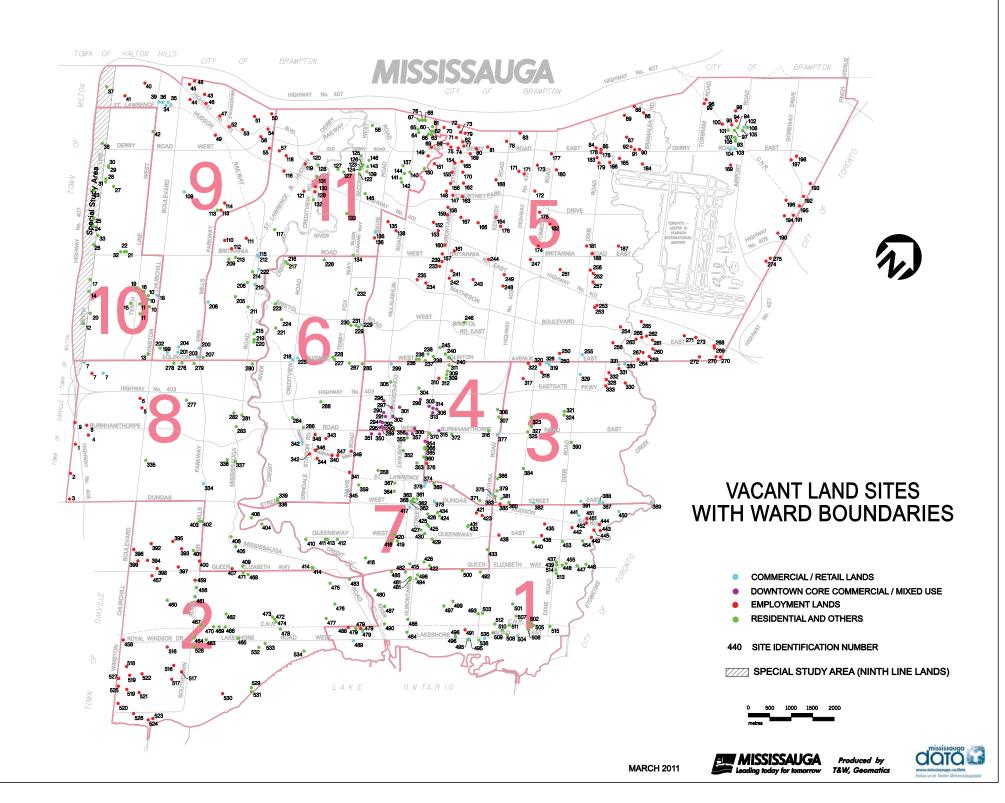
Table 1: Area of	Vacant Lands by	Municipal Ward			
Ward Number	Ward Area (ha)	Ward Area (acre)	Vacant Area (ha)	Vacant Area (acre)	Percentage of Vacant
Ward 1	2 330.57	5,758.97	63.13	156.01	2.7%
Ward 2	2 852.97	7,049.84	208.14	514.33	7.3%
Ward 3	1 655.05	4,089.71	61.54	152.06	3.7%
Ward 4	1 211.25	2,993.06	27.26	67.37	2.3%
Ward 5	8 566.38	21,167.99	413.45	1,021.66	4.8%
Ward 6	2 079.90	5,139.54	35.50	87.71	1.7%
Ward 7	1 617.04	3,995.79	28.72	70.97	1.8%
Ward 8	2 757.82	6,814.73	92.98	229.76	3.4%
Ward 9	2 109.98	5,213.87	146.93	363.08	7.0%
Ward 10	1 491.58	3,685.78	95.53	236.07	6.4%
Ward 11	2 539.00	6,273.99	135.07	333.76	5.3%
Total	29 211.54	72,183.28	1 308.26	3,232.78	4.5%

Numbers may not total due to rounding

Figures 1 and 1a illustrate the area of vacant lands compared to the area of municipal Wards.

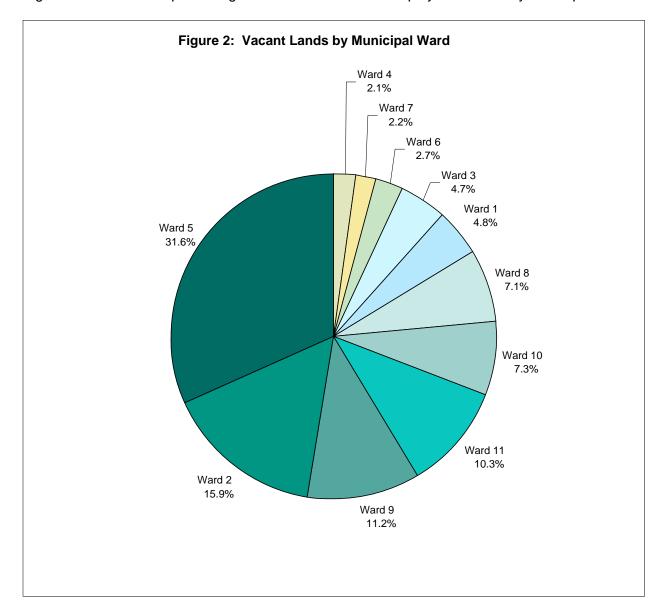






The wards with the largest amounts of vacant lands are Ward 5, Ward 2, Ward 9 and Ward 11. The combined area of vacant lands in these four Wards is 904 hectares (2,234 acres) which represents approximately 70% of the total vacant lands in the City.

Figure 2 illustrates the percentage distribution of vacant employment lands by municipal Ward.



The total number of vacant sites in the city is 536. Ward 5 has the largest number of vacant sites. The 134 vacant sites in this Ward represent 25% of the total vacant sites in the city. Table 2 shows the number of vacant sites in each Ward by size.

Table 2: Number of Vacant Sites by Ward and Size Range									
Ward	> 0.02 ha (0.05 ac)	>= 2 ha (4.9 ac)	>= 4 ha (9.9 ac)	>= 8 ha (19.8 ac)	s = 20 ha (40 4 aa)	Total			
Number	< 2 ha (4.9 ac)	< 4 ha (9.9 ac)	< 8 ha (19.8 ac)	< 20 ha (49.4 ac)	- >= 20 ha (49.4 ac)	IOlai			
Ward 1	51	3	4	1	0	59			
Ward 2	40	4	2	5	4	55			
Ward 3	25	3	0	1	1	30			
Ward 4	32	2	0	0	0	34			
Ward 5	77	28	15	12	2	134			
Ward 6	26	2	2	1	0	31			
Ward 7	44	4	0	0	0	48			
Ward 8	19	3	3	2	1	28			
Ward 9	17	7	2	0	3	29			
Ward 10	15	4	3	4	0	26			
Ward 11	50	8	0	2	2	62			
Total	396	68	31	28	13	536			

Table 3 shows the breakdown of vacant sites that are less than 2 hectares (4.9 acres) by Ward and size ranges. Approximately 57% of small vacant sites are less than 0.4 ha (0.99 acres).

Table 3: No	Table 3: Number of Small Vacant Sites by Ward and Size Range									
Ward	> 0.02 ha (0.05 ac)	>= 0.4 ha (0.99 ac)	>= 0.8 ha (1.98 ac)	>= 1.2 ha (2.97 ac)	>= 1.6 ha (3.95 ac)					
Number	< 0.4 ha (0.99 ac)	< 0.8 ha (1.98 ac)	< 1.2 ha (2.97 ac)	< 1.6 ha (3.95 ac)	< 2 ha (4.9 ac)	Total				
Ward 1	34	9	5	2	1	51				
Ward 2	31	4	2	3	0	40				
Ward 3	15	10	0	0	0	25				
Ward 4	15	4	8	3	2	32				
Ward 5	29	20	13	11	4	77				
Ward 6	15	4	3	2	2	26				
Ward 7	31	7	2	2	2	44				
Ward 8	11	3	3	1	1	19				
Ward 9	4	2	3	6	2	17				
Ward 10	12	1	0	2	0	15				
Ward 11	28	11	3	5	3	50				
Total	225	75	42	37	17	396				

Please refer to Appendix 4 for a map of vacant sites by Ward.

6.0 VACANT LAND STATISTICS BY CHARACTER AREA

The area of vacant lands by City Structure Element is shown in Table 4

Table 4: Vacant Lands by City Structure Element								
Character Area Class	AREA of Character Area (ha)	AREA of Character Area (acre)	Vacant Site Area (ha)	Vacant Site Area (acre)	Percentage			
Community Node (CN)	416.12	1,028.25	5.51	13.63	1.3%			
Corporate Centre (CC)	2 210.56	5,462.41	408.33	1,009.01	18.5%			
Downtown (DT)	558.63	1,380.41	35.68	88.18	6.4%			
Employment Area (EA)	7 050.42	17,421.98	564.25	1,394.30	8.0%			
Major Node (MN)	219.63	542.72	44.07	108.91	20.1%			
Neighbourhood (NHD)	16 466.35	40,689.24	161.25	398.45	1.0%			
Special Purpose Area (SPS)	1 938.69	4,790.62	0.00	0.00	0.0%			
Special Study Area	350.11	865.15	89.15	220.29	25.5%			
Total	29 210.53	72,180.79	1 308.26	3,232.78	4.5%			

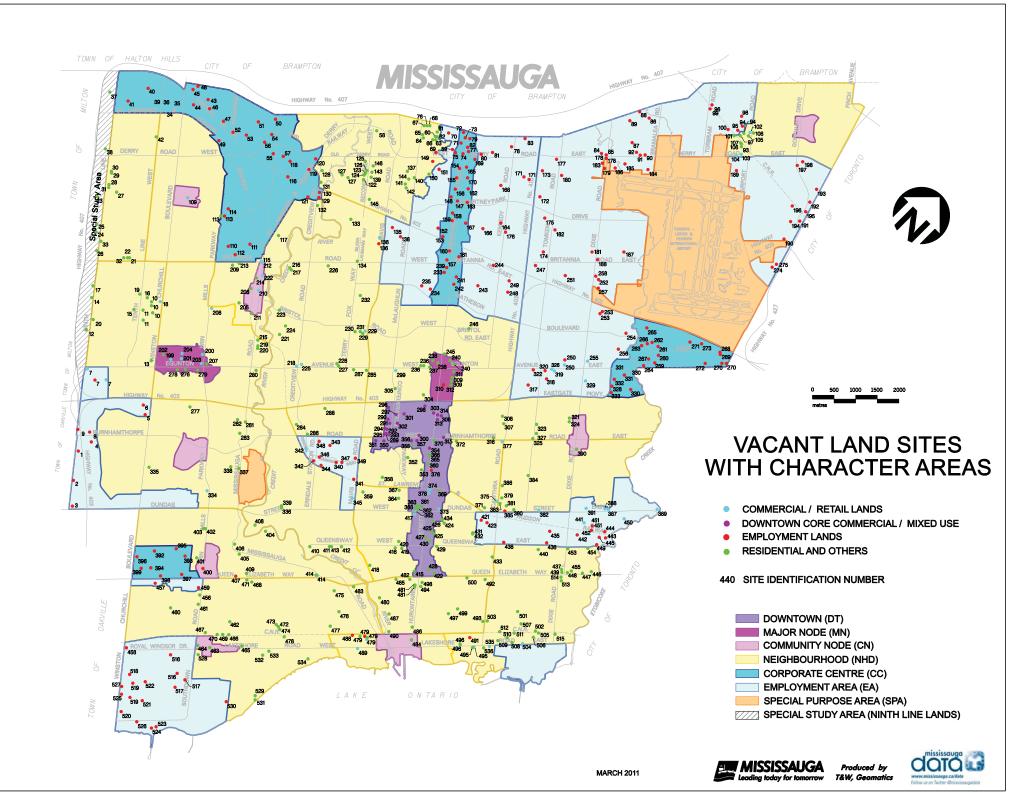
Numbers may not total due to rounding

The City Structure Elements with the largest amounts of vacant land are Employment Areas and Corporate Centres. The combined area of vacant lands located in these Elements is 973 hectares (2,403 acres) which represents 74% of the total vacant lands in the city.

Proportions of the vacant land area and total land area are the highest in the Special Study Area (25.5%), Major Node (20.1%) and Corporate Centre (18.5%).

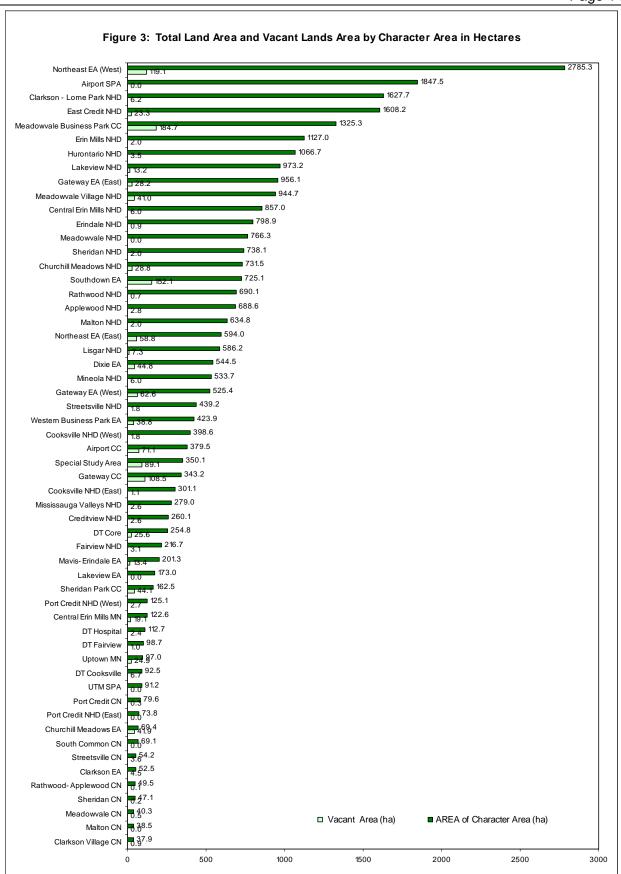
Map 2 shows vacant land sites by Character Area.

The breakdown of vacant lands area by each Character Area is presented in Table 5.



	acter Area AREA of	AREA of			
	Character	Character	Vacant	Vacant	Vacant
Character Area Name	Area (ha)	Area (acre)	Area(ha)	Area (acre)	Percentage
Airport CC	379.46	937.68	71.07	175.62	18.7%
Airport SPA	1 847.48	4,565.23	0.00	0.00	0.0%
Applewood NHD	688.62	1,701.62	2.78	6.87	0.4%
Central Erin Mills MN	122.63	303.02	19.13	47.26	15.6%
Central Erin Mills NHD	856.97	2,117.61	5.96	14.72	0.7%
Churchill Meadows EA	69.39	171.47	41.86	103.44	60.3%
Churchill Meadows NHD	731.48	1,807.53	28.83	71.23	3.9%
Clarkson - Lorne Park NHD	1 627.67	4,022.05	6.18	15.27	0.4%
Clarkson EA	52.45	129.61	4.52	11.16	8.6%
Clarkson Village CN	37.88	93.60	0.95	2.34	2.5%
Cooksville NHD (East)	301.11	744.07	1.07	2.64	0.4%
Cooksville NHD (West)	398.59	984.94	1.77	4.37	0.4%
Creditview NHD	260.12	642.78	2.55	6.31	1.0%
Dixie EA	544.52	1,345.54	44.78	110.65	8.2%
DT Cooksville	92.49	228.54	6.71	16.59	7.3%
DT Core	254.75	629.51	25.61	63.29	10.1%
DT Fairview	98.65	243.77	0.99	2.44	1.0%
DT Hospital	112.74	278.59	2.37	5.86	2.1%
East Credit NHD	1 608.17	3,973.87	23.28	57.53	1.4%
Erin Mills NHD	1 126.97	2,784.81	1.98	4.90	0.2%
Erindale NHD	798.93	1,974.19	0.92	2.28	0.1%
Fairview NHD	216.74	535.57	3.14	7.76	1.4%
Gateway CC	343.25	848.18	108.55	268.23	31.6%
Gateway EA (East)	956.11	2,362.60	28.18	69.63	2.9%
Gateway EA (West)	525.40	1,298.29	62.58	154.64	11.9%
Hurontario NHD	1 066.72	2,635.92	3.48	8.60	0.3%
Lakeview EA	173.04	427.58	0.00	0.00	0.0%
Lakeview NHD	973.25	2,404.95	13.19	32.59	1.4%
Lisgar NHD	586.21	1,448.56	7.33	18.12	1.3%
Malton CN	38.48	95.10	0.00	0.00	0.0%
Malton NHD	634.83	1,568.70	1.96	4.84	0.3%
Mavis-Erindale EA	201.26	497.31	13.41	33.15	6.7%
Meadowvale Business Park CC	1 325.33	3,274.97	184.66	456.31	13.9%
Meadowvale CN	40.26	99.48	0.45	1.12	1.1%
Meadowvale NHD	766.34	1,893.67	0.00	0.00	0.0%
Meadowvale Village NHD	944.65	2,334.29	41.00	101.31	4.3%
Mineola NHD	533.67	1,318.73	6.01	14.86	1.1%
Mississauga Valleys NHD	279.00	689.42	2.58	6.36	0.9%
Northeast EA (East)	593.97	1,467.74	58.83	145.37	9.9%
Northeast EA (West)	2 785.27	6,882.56	119.15	294.42	4.3%
Port Credit CN	79.62	196.76	0.27	0.68	0.3%
Port Credit NHD (East)	73.77	182.29	0.00	0.00	0.0%
Port Credit NHD (West)	125.14	309.24	2.72	6.72	2.2%
Rathwood NHD	690.09	1,705.24	0.67	1.66	0.1%
Rathwood-Applewood CN	49.47	122.25	0.08	0.21	0.2%
Sheridan CN	47.14	116.49	0.19	0.47	0.4%
Sheridan NHD	738.06	1,823.80	2.02	4.99	0.3%
Sheridan Park CC	162.51	401.58	44.05	108.86	27.1%
South Common CN	69.08	170.70	0.00	0.00	0.0%
Southdown EA	725.14	1,791.86	152.15	375.96	21.0%
Special Study Area	350.11	865.15	89.15	220.29	25.5%
Streetsville CN	54.18	133.89	3.56	8.81	6.6%
Streetsville NHD	439.24	1,085.39	1.83	4.53	0.4%
UTM SPA	91.21	225.39	0.00	0.00	0.0%
Uptown MN	97.00	239.70	24.95	61.65	25.7%
Western Business Park EA	423.87	1,047.41	38.80	95.87	9.2%
Total	29 210.53	72,180.79	1 308.26	3,232.78	4.5%

Numbers may not total due to rounding



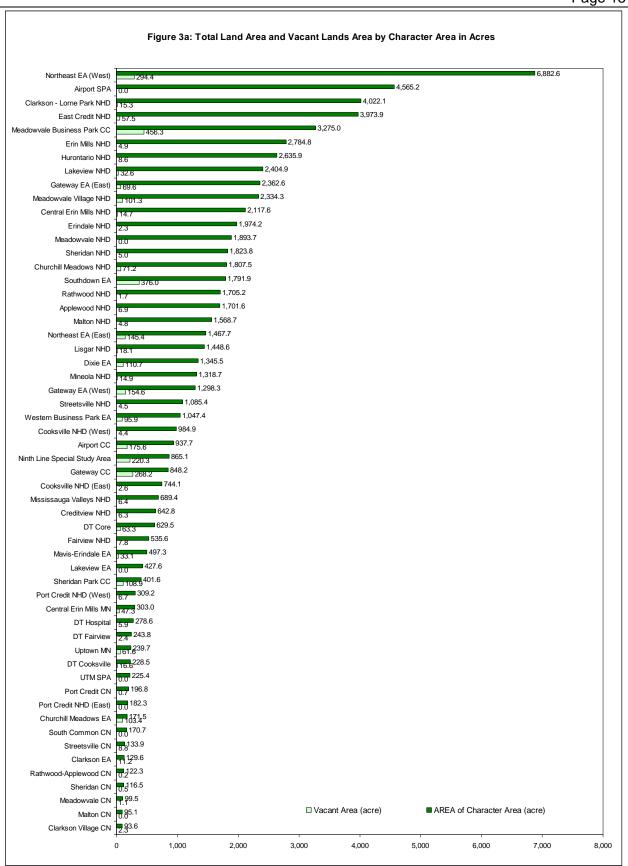


Figure 3 and Figure 3a illustrate the area of vacant lands compared to the area of Character Areas.

Figure 4 illustrates the percentage distribution of vacant lands by City Structure Element.

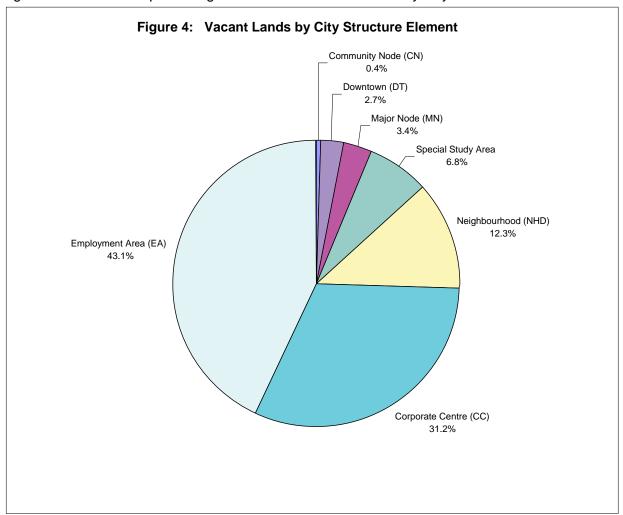


Table 6 shows the number of vacant sites in each Character Area by size ranges.

	> 0.02 ha (0.05 ac)	>= 2 ha (4.9 ac)	>= 4 ha (9.9 ac)	>= 8 ha (19.8 ac)		
Character Area Name	< 2 ha (4.9 ac)	< 4 ha (9.9 ac)	< 8 ha (19.8 ac)	< 20 ha (19.8 ac)	>=20 ha (19.8 ac)	Total
Airport CC	10	4	4	2	0	20
Applewood NHD	8	0	0	0	0	8
Central Erin Mills MN	6	4	0	0	0	10
Central Erin Mills NHD	4	1	0	0	0	5
Churchill Meadows EA	0	0	0	0	1	1
Churchill Meadows NHD	3	3	1	1	0	8
Clarkson - Lorne Park NHD	25	0	0	0	0	25
Clarkson EA	1	0	1	0	0	2
Clarkson Village CN	2	0	0	0	0	2
Cooksville NHD (East)	5	0	0	0	0	5
Cooksville NHD (West)	8	0	0	0	0	8
Creditview NHD	2	1	0	0	0	3
Dixie EA	12	2	3	1	0	18
DT Cooksville	9	1	0	0	0	10
DT Cooksville	21	3	0	0	0	24
DT Fairview	5	0	0	0	0	5
DT Hospital	6	0	0	0	0	6
East Credit NHD	15	2	2	0	0	19
Erin Mills NHD					0	8
Erin Mills NHD	8 7	0	0	0	0	
Fairview NHD	2	0	0	0	0	7
				_	_	
Gateway CC	12	8	6	3	0	29
Gateway EA (East)	10	2	0	1	0	13
Gateway EA (West)	1	2	2	2	1	8
Hurontario NHD	6	1	0	0	0	7
Lakeview NHD	28	0	1	0	0	29
Lisgar NHD	9	0	1	0	0	10
Malton NHD	10	0	0	0	0	10
Mavis-Erindale EA	9	0	0	1	0	10
Meadowvale Business Park CC	18	7	3	1	4	33
Meadowvale CN	1	0	0	0	0	1
Meadowvale Village NHD	27	3	0	1	0	31
Mineola NHD	14	0	0	0	0	14
Mississauga Valleys NHD	4	0	0	0	0	4
Northeast EA (East)	8	3	0	0	1	12
Northeast EA (West)	30	11	3	3	1	48
Port Credit CN	1	0	0	0	0	1
Port Credit NHD (West)	2	1	0	0	0	3
Rathwood NHD	8	0	0	0	0	8
Rathwood-Applewood CN	1	0	0	0	0	1
Sheridan CN	1	0	0	0	0	1
Sheridan NHD	9	0	0	0	0	9
Sheridan Park CC	4	2	0	1	1	8
Southdown EA	4	2	1	4	3	14
Special Study Area	3	1	1	3	1	9
Streetsville CN	5	1	0	0	0	6
Streetsville NHD	6	0	0	0	0	6
Uptown MN	3	1	0	2	0	6
Western Business Park EA	3	1	2	2	0	8
Total	396	68	31	28	13	536

Table 7 shows breakdown of the vacant sites that are less than 2 hectares (4.9 acres) by Character Area and size ranges. Approximately 57% of small vacant sites are less than 0.4 ha (0.99 acres).

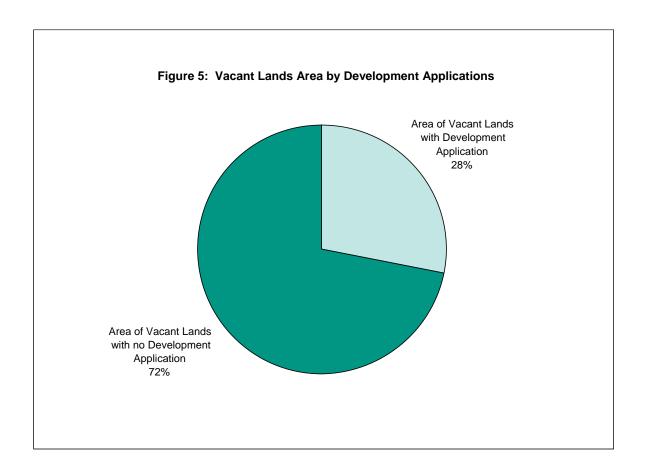
Table 7: Number of Sma	all Vacant Sites b	y Character Area	and Size Range			
Character Area Name	> 0.02 ha (0.05 ac)	>=0.4 ha (0.99 ac)	>=0.8 ha (1.98 ac)	>=1.2 ha (2.97 ac)	>=1.6 ha (3.95 ac)	Total
	< 0.4 ha (0.99 ac)	< 0.8 ha (1.98 ac)	< 1.2 ha (2.97 ac)	< 1.6 ha (3.95 ac)	< 2 ha (4.9 ac)	
Airport CC	3	3	0	4	0	10
Applewood NHD	5	3	0	0	0	8
Central Erin Mills MN	0	1	1	3	1	6
Central Erin Mills NHD	2	1	0	1	0	4
Churchill Meadows EA	0	0	0	0	0	0
Churchill Meadows NHD	2	1	0	0	0	3
Clarkson - Lorne Park NHD	23	0	1	1	0	25
Clarkson EA	1	0	0	0	0	1
Clarkson Village CN	1	1	0	0	0	2
Cooksville NHD (East)	4	1	0	0	0	5
Cooksville NHD (West)	7	1	0	0	0	8
Creditview NHD	2	0	0	0	0	2
Dixie EA	4	5	1	1	1	12
DT Cooksville	6	2	0	0	1	9
DT Core	6	6	5	1	3	21
DT Fairview	5	0	0	0	0	5
DT Hospital	4	1	0	1	0	6
East Credit NHD	9	2	1	1	2	15
Erin Mills NHD	7	0	1	0	0	8
Erindale NHD	7	0	0	0	0	7
Fairview NHD	2	0	0	0	0	2
Gateway CC	2	3	2	3	2	12
Gateway EA (East)	2	2	5	0	1	10
Gateway EA (West)	0	0	0	1	0	1
Hurontario NHD	5	0	1	0	0	6
Lakeview NHD	21	3	3	1	0	28
Lisgar NHD	9	0	0	0	0	9
Malton NHD	9	0	1	0	0	10
Mavis-Erindale EA	4	2	2	1	0	9
Meadowvale Business Park CC	4	3	4	4	3	18
Meadowvale CN	0	1	0	0	0	1
Meadowvale Village NHD	15	6	2	3	1	27
Mineola NHD	8	3	2	1	0	14
Mississauga Valleys NHD	2	0	2	0	0	4
Northeast EA (East)	1	4	2	1	0	8
Northeast EA (West)	11	13	3	2	1	30
Port Credit CN	1	0	0	0	0	1
Port Credit NHD (West)	2	0	0	0	0	2
Rathwood NHD	8	0	0	0	0	8
Rathwood-Applewood CN	1	0	0	0	0	1
Sheridan CN	1	0	0	0	0	1
Sheridan NHD	7	2	0	0	0	9
Sheridan Park CC	0	1	1	2	0	4
Southdown EA	2	2	0	0	0	4
Special Study Area	1	0	0	2	0	3
Streetsville CN	5	0	0	0	0	5
Streetsville NHD	4	2	0	0	0	6
Uptown MN	0	0	1	2	0	3
Western Business Park EA	0	0	1	1	1	3
Total	225	75	42	37	17	396

7.0 VACANT LANDS WITH DEVELOPMENT APPLICATIONS

Some vacant sites are currently subject to a development proposal. As of January 2011, development applications have been submitted to the City of Mississauga for part of, or whole of 85 vacant sites, which accounts for approximately 16% of the total 536 vacant sites throughout the city.

The total area of vacant land with a development application submitted is 369 hectares (911 acres). These vacant sites have been included in the report because for the majority of them, the development application has yet to be approved and development has not yet commenced.

Figure 5 illustrates the percentage distribution of vacant lands area, for sites under development applications and with no applications.



8.0 VACANT LANDS SITE INFORMATION

A complete list of all vacant sites sorted by ID number is included in Appendix 3 of this report. A table with the complete list of all vacant sites, information on Character Areas and Ward numbers is included. The table provides an identification number (Site ID) assigned to each vacant site. Vacant sites may comprise of multiple adjacent parcels. The table also includes information on site size, land use designation (old and new) and zoning.

Information has also been included on the area of the site which is within an environmental area identified in the City's Natural Area Survey (NAS), where it is applicable. This area has been provided separately to indicate how much of the vacant parcel(s) is subject to the Mississauga Plan environment policies and potential development restrictions. The NAS area is the area of the portion of vacant site that is occupied by NAS.

For all sites that are subject to a development proposal, general information on the type of development application is provided (i.e. official plan amendment, rezoning, subdivision or site plan).

Two maps with the location of vacant sites are included within this report. The vacant sites on these maps (including the interactive map) are grouped into four categories and labelled by site ID numbers. The vacant sites categories include:

- Employment Lands,
- Commercial / Retail Lands,
- Downtown Mixed Use / Core Commercial Lands, and
- Residential / Others Lands.

All of this information on vacant land sites is also available on-line at www.mississauga.ca/data in a KML format.

Detailed description of each data attribute provided is presented in Table 8.

Table 8: Descriptions of	Table 8: Descriptions of Data Attributes					
Attribute	Description					
Site ID	A unique number assigned to each vacant site.					
Area (ha)	The vacant site area in hectares. For vacant sites that include multiple parcels, the site area is the sum of vacant land that is occupied within these parcels.					
Area (acre)	The vacant site area in acres. For vacant sites that include multiple parcels, the site area is the sum of vacant land that is occupied within these parcels.					
Character Area	As provided by the proposed new Mississauga Official Plan adopted by City Council on September 29, 2010. Instead of planning districts the city is organized into functional areas called "Character Areas".					
Ward	Number of a municipal Ward.					
OP Designation (Old)	Land use designation as provided by the Mississauga Plan.					
OP Designation (New)	Land use designation as provided by the proposed new Mississauga Official Plan adopted by City Council on September 29, 2010.					
Zoning	Zoning category as per By-law 0225-2007.					
NAS (ha)	The NAS area in hectares is the amount of land which is a part of an environmental area identified in the City's 2009 Natural Areas Survey. The NAS area is the area of the portion of vacant site that is occupied by NAS.					
NAS (acre)	The NAS area in acres is the amount of land which is a part of an environmental area identified in the City's 2009 Natural Areas Survey. The NAS area is the area of the portion of vacant site that is occupied by NAS.					
Development Application	If development applications have been submitted for a part of, or whole vacant site, information on the application type and year of submission are provided. Development applications abbreviations: OP - Official Plan Amendment, OZ - Rezoning, T - Subdivision, SP - Site Plan.					

In addition to all data attributes provided in the printed version of this report, the KML digital version includes extended attributes. These attributes are listed in Table 8a.

Table 8a: Descriptions of	Table 8a: Descriptions of Data Extended Attributes					
Attribute	Description					
Fire Station	Number of the closest fire station to the vacant site calculated as the crow flies. This has been created for Economic Development Purposes.					
Distance to FS (m)	Distance in metres from each vacant site to the nearest Fire Station.					
Hwy Interchange	Name of the closest highway interchange to the vacant site calculated as the crow flies. This has been created for Economic Development Purposes.					
Distance to HI (m)	Distance in metres from each vacant site to the nearest Highway Interchange.					
Bus Stop	Name of the closest bus stop to the vacant site calculated as the crow flies. This has been created for Economic Development Purposes.					
Distance to BS (m)	Distance in metres from each vacant site to the nearest Bus Stop.					
Pin Number	Pin numbers for each parcel included in the vacant site.					
Roll Number	Roll numbers for each parcel included in the vacant site.					
City Owned Parcel	For each parcel included in the vacant site: Yes - if the parcel is owned by City of Mississauga, No - if other ownership.					

APPENDIX 1: CHANGES TO CITY STRUCTURE

Through the Official Plan Review process, the proposed new Mississauga Official Plan adopted by City Council on September 29, 2010 replaced the previous "Mississauga Plan". Plan is now with the Region of Peel awaiting approval. The new Official Plan modifies the city structure. Instead of planning districts the city is organized into functional areas called "Character Areas". The new City Structure helps to establish the framework for planning policies that will guide development.

The new City Structure includes the following elements:

- Downtown (DT);
- Major Nodes (MN);
- Community Nodes (CN);
- Corporate Centres (CC);
- Neighbourhoods (NHD);
- Employment Areas (EA); and
- Special Purpose Areas (SPA).

Detailed breakdown of character areas is shown in Table 8.

Table 8: Breakdown of City Structure Elements by Mississauga Official Plan (1)						
Type of Element	Name of Character Areas					
Downtown (DT)	DT Cooksville, DT Core, DT Fairview, DT Hospital					
Major Nodes (MN)	Central Erin Mills MN, Uptown MN					
Community Nodes (CN) ⁽²⁾	Clarkson Village CN, Malton CN, Meadowvale CN, Port Credit CN, Rathwood-Applewood CN, Sheridan CN, Rathwood-Applewood CN, Sheridan CN, South Common CN, Streetsville CN					
Corporate Centres (CC)	Airport CC, Gateway CC, Meadowvale Business Park CC, Sheridan Park CC					
Neighbourhoods (NHD)	Applewood NHD, Central Erin Mills NHD, Churchill Meadows NHD, Clarkson - Lorne Park NHD, Cooksville NHD (East), Cooksville NHD (West), Creditview NHD, East Credit NHD, Erin Mills NHD, Erindale NHD, Fairview NHD, Hurontario NHD, Lakeview NHD, Lisgar NHD, Malton NHD, Meadowvale NHD, Meadowvale Village NHD, Mineola NHD, Mississauga Valleys NHD, Port Credit NHD (East), Port Credit NHD (West), Rathwood NHD, Sheridan NHD, Streetsville NHD					
Employment Areas (EA)	Churchill Meadows EA, Clarkson EA, Dixie EA, Gateway EA (East), Gateway EA (West), Lakeview EA, Mavis-Erindale EA, Northeast EA (East), Northeast EA (West), Southdown EA, Western Business Park EA					
Special Purpose Areas (SPA)	University of Toronto Mississauga SPA, Airport SPA					

 $[\]hbox{(1) Schedule 9 of the proposed new Mississauga Official Plan provides details to the City Structure. } \\$

⁽²⁾ The Dixie/Dundas CN and Lakeview CN are not included in this report, as their boundaries have not been finalized.

Lands on the west side of Ninth Line, formerly within the Town of Milton, are referred to as a Special Study Area in Mississauga Official Plan. These lands became part of the City of Mississauga in January 2010 and will be the subject of a land use study review, to determine among other matters, Character Areas. Vacant sites located in the Special Study Area are included in this report.

APPENDIX 2: CHANGES TO LAND USE DESIGNATION

Land use designation was a principle factor in the selection of vacant lands for this report. Throughout the review of the Official Plan, new terminologies to some designations have been provided.

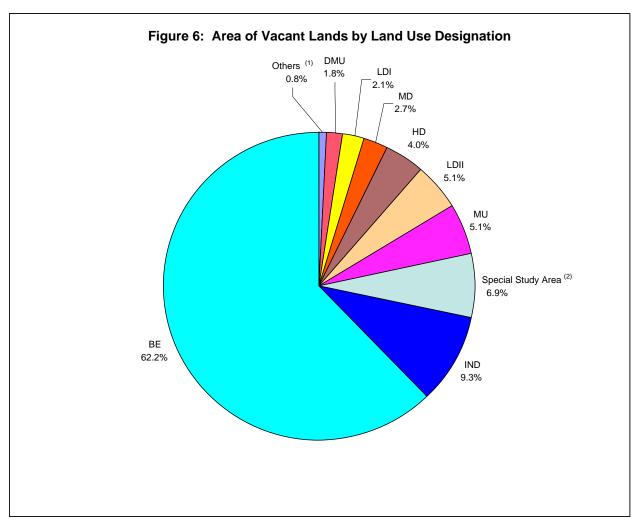
Changes to land use designation for vacant sites included in this report are shown in Table 9.

Table 9: Land Use Designation – Changes from Mississauga Plan to Mississauga Official Plan ⁽¹⁾						
Old Designation b	y Mississauga Plan	New Designation by Mississauga Official Plan ⁽²⁾				
Abbreviation	Description	Abbreviation	Description			
BE	Business Employment	BE	Business Employment			
CC	Convenience Retail Commercial	СС	Convenience Commercial			
GC	General Retail Commercial	MU	Mixed Use			
MC	Mainstreet Retail Commercial	IVIU	Wilked Ose			
HDI	Residential - High Density I	HD	Decidential Link Density			
HDII	Residential - High Density II	חט	Residential - High Density			
IND	Industrial	IND	Industrial			
INST	Institutional	INST	Institutional			
LDI	Residential - Low Density I	LDI	Residential - Low Density I			
LDII	Residential - Low Density II	LDII	Residential - Low Density II			
MDI	Residential - Medium Density I					
MDII	Residential - Medium Density II	MD	Residential - Medium Density			
MDIII	Residential - Medium Density III					
MU	Mixed Use	DMU	Downtown Mixed Use			
MVC	Motor Vehicle Commercial	MVC	Motor Vehicle Commercial			
0	Office	0	Office			
R	Retail Core Commercial	DCC	Downtown Core Commercial			

⁽¹⁾ Table presents land use designations associated with vacant sites included in the report. Designations excluded: AIR (Airport), G (Greenbelt), OS (Public Open Space), PBW (Parkway Belt Space), POS (Private Open Space), UT (Utilities).

⁽²⁾ Schedule 10 of the proposed new Mississauga Official Plan provides details to the Land Use Designations within the City.

Figure 6 illustrates the percentage distribution of vacant lands in the City of Mississauga by the land use designation



⁽¹⁾ Others include: DCC - Downtown Core Commercial, O - Office, CC - Convenience Commercial, MVC - Motor Vehicle Commercial.

⁽²⁾ To find information on the land use designation for lands included in the Special Study Area refer to the Official Plan of the Town of Milton.

APPENDIX 3: VACANT LANDS SITE INFORMATION

2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽ (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
1	10.93	27.01	Western Business Park EA	8	BE	BE	E2-93	0.00	0.00	
2	4.20	10.38	Western Business Park EA	8	BE	BE	E2-93	0.00	0.00	SPR/10/48
3	2.56	6.34	Western Business Park EA	8	BE	BE	E2-93	0.00	0.00	
4	10.40	25.70	Western Business Park EA	8	BE	BE	E2-81,E2-80	0.00	0.00	SP/8/59
5	1.68	4.15	Western Business Park EA	8	BE	BE	E2-2	0.00	0.00	
6	1.30	3.21	Western Business Park EA	8	BE	BE	E2-2	0.00	0.00	
7	41.86	103.44	Churchill Meadows EA	8	MVC,GC,BE	MVC,MU, BE	C5,G1,E2-102,C3-59,E2,C3	0.00	0.00	SP/11/15,T-94025 Phase 3
8	6.88	17.01	Western Business Park EA	8	BE	BE	E2-1,E2-24	0.00	0.00	SP/9/116
9	0.84	2.07	Western Business Park EA	8	BE	BE	D	0.00	0.00	
10	7.35	18.16	Churchill Meadows NHD	10	HDI,MDI,LDII	HD,MD,LDII	RA1-38,D	0.24	0.60	SP/10/33
11	12.03	29.73	Churchill Meadows NHD	10	LDII,MDI	LDII,MD	D	0.71	1.75	
12	17.33	42.83	Special Study Area	10	A1	A1	GA,A1	0.00	0.00	
13	3.93	9.71	Churchill Meadows NHD	10	HDI	HD	D	0.00	0.00	
14	2.48	6.13	Special Study Area	10	A1	A1	A1,GA	0.00	0.00	
15	2.43	6.01	Churchill Meadows NHD	10	MDI	MD	RM1-14	0.00	0.00	
16	2.02	4.99	Churchill Meadows NHD	10	MDI	MD	RM4-67	0.08	0.19	
17	1.39	3.44	Special Study Area	10	A1	A1	GA	0.00	0.00	
18	0.54	1.35	Churchill Meadows NHD	10	MVC	MVC	C5-21	0.00	0.00	
19	0.39	0.95	Churchill Meadows NHD	10	HDI	HD	H-RA2-28	0.00	0.00	
20	0.13	0.33	Churchill Meadows NHD	10	LDII	LDII	RM1-1	0.00	0.00	
21	0.13	0.33	Lisgar NHD	10	LDII	LDII	R5	0.00	0.00	
22	0.04	0.09	Lisgar NHD	10	LDII	LDII	R5	0.00	0.00	

⁽¹⁾ Official Plan Abbreviations are provided in Table 9 on page 24 of this report and for lands in the Special Study Area refer to the Town of Milton Official Plan.

⁽²⁾ NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey. The NAS figures do not cover sites that fall within the Special Study Area. The City plans to survey this area and report on NAS findings in subsequent years.

⁽³⁾ Development Application Abbreviations note: OP - Official Plan Amendment, OZ - Rezoning, T - Subdivision, SP- Site Plan.

2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽² (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
23	19.20	47.45	Special Study Area	10	A1	A1	A1,GA	0.00	0.00	
24	6.70	16.56	Special Study Area	10	A1	A1	A1,GA	0.00	0.00	
25	1.51	3.73	Special Study Area	10	A1	A1	GA	0.00	0.00	
26	0.39	0.97	Special Study Area	10	A1	A1	GA,A1	0.00	0.00	
27	6.53	16.14	Lisgar NHD	10	LDII	LDII	R4	0.00	0.00	
28	0.14	0.34	Lisgar NHD	10	LDII	LDII	R4	0.00	0.00	
29	0.14	0.34	Lisgar NHD	10	LDII	LDII	R4	0.00	0.00	
30	0.10	0.25	Lisgar NHD	10	LDII	LDII	R4	0.00	0.00	
31	0.09	0.22	Lisgar NHD	10	LDII	LDII	R5	0.00	0.00	
32	0.04	0.09	Lisgar NHD	10	LDII	LDII	R5	0.00	0.00	
33	0.03	0.08	Lisgar NHD	10	LDII	LDII	R7-8	0.00	0.00	
34	1.37	3.40	Meadowvale Business Park CC	9	GC	MU	C3-40	0.00	0.00	
35	0.24	0.58	Meadowvale Business Park CC	9	GC	MU	C3-40	0.00	0.00	
36	0.22	0.53	Meadowvale Business Park CC	9	GC	MU	C3-40	0.00	0.00	
37	29.77	73.57	Special Study Area	9	A1	A1	A1,GA	0.00	0.00	
38	10.37	25.61	Special Study Area	10	A1	A1	A1,GA	0.00	0.00	
39	0.13	0.32	Meadowvale Business Park CC	9	GC	MU	C3-40	0.00	0.00	
40	42.30	104.51	Meadowvale Business Park CC	9	BE	BE	D-8	0.00	0.00	21T-M//8006,SP/9/94
41	21.49	53.11	Meadowvale Business Park CC	9	BE	BE	D-8,D	0.00	0.00	21T-M//8006
42	0.10	0.24	Lisgar NHD	10	LDII	LDII	R5-27	0.00	0.00	
43	0.39	0.96	Meadowvale Business Park CC	9	BE	BE	E2	0.00	0.00	
44	1.10	2.72	Meadowvale Business Park CC	9	BE	BE	E2-24	0.00	0.00	

⁽¹⁾ Official Plan Abbreviations are provided in Table 9 on page 24 of this report and for lands in the Special Study Area refer to the Town of Milton Official Plan.

⁽²⁾ NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey. The NAS figures do not cover sites that fall within the Special Study Area. The City plans to survey this area and report on NAS findings in subsequent years.

⁽³⁾ Development Application Abbreviations note: OP - Official Plan Amendment, OZ - Rezoning, T - Subdivision, SP- Site Plan.

2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽ (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
45	5.07	12.53	Meadowvale Business Park CC	9	BE	BE	E1-13	0.00	0.00	SP/2/510
46	3.38	8.34	Meadowvale Business Park CC	9	BE	BE	E2-24	0.95	2.34	SP/8/200
47	2.77	6.85	Meadowvale Business Park CC	9	BE	BE	E2-24	0.00	0.00	
48	1.83	4.51	Meadowvale Business Park CC	9	BE	BE	E2-1	0.00	0.00	
49	1.46	3.60	Meadowvale Business Park CC	9	BE	BE	E2-1	0.00	0.00	
50	5.68	14.04	Meadowvale Business Park CC	9	BE	BE	E2-74	0.00	0.00	
51	3.05	7.54	Meadowvale Business Park CC	9	BE	BE	E2-74	0.05	0.12	
52	3.43	8.48	Meadowvale Business Park CC	9	BE	BE	E2-24	0.00	0.00	
53	3.41	8.42	Meadowvale Business Park CC	9	BE	BE	E2-1	1.23	3.05	
54	1.54	3.80	Meadowvale Business Park CC	9	BE	BE	E2-1	0.00	0.00	
55	1.10	2.72	Meadowvale Business Park CC	9	BE	BE	E2-1	0.00	0.00	
56	0.91	2.26	Meadowvale Business Park CC	9	BE	BE	E2-1	0.00	0.00	
57	0.50	1.25	Meadowvale Business Park CC	11	BE	BE	E1	0.00	0.00	
58	0.22	0.55	Meadowvale Village NHD	11	LDII	LDII	R10-2	0.00	0.00	
59	4.13	10.19	Gateway EA (West)	5	BE	BE	E2-78	0.00	0.00	
60	0.25	0.62	Meadowvale Village NHD	11	LDII	LDII	R10	0.00	0.00	
61	1.53	3.78	Meadowvale Village NHD	11	LDII	LDII	R9-3	0.00	0.00	SP/7/74
62	0.69	1.69	Meadowvale Village NHD	11	LDII	LDII	R10-7,R10	0.01	0.03	
63	0.32	0.79	Meadowvale Village NHD	11	LDII	LDII	R10	0.00	0.00	
64	0.70	1.73	Meadowvale Village NHD	11	LDII	LDII	G2-1,R10	0.43	1.05	
65	0.30	0.75	Meadowvale Village NHD	11	LDII	LDII	RM5-29	0.00	0.00	
66	0.13	0.31	Meadowvale Village NHD	11	LDII	LDII	R10	0.00	0.00	

⁽¹⁾ Official Plan Abbreviations are provided in Table 9 on page 24 of this report and for lands in the Special Study Area refer to the Town of Milton Official Plan.

⁽²⁾ NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey. The NAS figures do not cover sites that fall within the Special Study Area. The City plans to survey this area and report on NAS findings in subsequent years.

⁽³⁾ Development Application Abbreviations note: OP - Official Plan Amendment, OZ - Rezoning, T - Subdivision, SP- Site Plan.

2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽² (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
67	0.09	0.23	Meadowvale Village NHD	11	LDII	LDII	RM2-33	0.00	0.00	
68	0.05	0.13	Meadowvale Village NHD	11	LDII	LDII	RM2-33	0.00	0.00	
69	2.27	5.60	Meadowvale Village NHD	11	BE	BE	H-E2-23,D	0.00	0.00	
70	13.91	34.37	Gateway EA (West)	5	BE	BE	G1,D	0.70	1.72	21T-M//11001
71	3.24	8.01	Gateway CC	5	BE	BE	D,E2-78	0.00	0.00	OZ/10/7,21T-M//11001
72	3.96	9.79	Gateway CC	5	BE	BE	D	0.00	0.00	21T-M//11001
73	0.75	1.85	Gateway CC	5	BE	BE	D	0.00	0.00	OZ/10/7,21T-M//11001
74	1.34	3.31	Gateway CC	5	BE	BE	D	0.00	0.00	
75	0.46	1.15	Gateway CC	5	BE	BE	E2-78	0.00	0.00	
76	0.09	0.23	Meadowvale Village NHD	11	LDII	LDII	RM2-33	0.00	0.00	
77	1.11	2.73	Gateway CC	5	BE	BE	E2-107	0.00	0.00	
78	2.39	5.91	Gateway EA (East)	5	BE	BE	E2	0.00	0.00	
79	1.48	3.65	Gateway CC	5	BE	BE	E2-107,D	0.00	0.00	SP/10/74
80	0.92	2.27	Gateway EA (East)	5	BE	BE	E2	0.00	0.00	
81	0.82	2.03	Gateway EA (East)	5	BE	BE	E2	0.00	0.00	
82	0.26	0.64	Gateway CC	5	BE	BE	E2-107	0.00	0.00	
83	0.39	0.96	Gateway EA (East)	5	BE	BE	E2	0.00	0.00	
84	2.35	5.81	Northeast EA (West)	5	BE	BE	E2	0.00	0.00	
85	0.37	0.92	Northeast EA (West)	5	BE	BE	E2	0.00	0.00	
86	2.04	5.04	Northeast EA (West)	5	IND	IND	E3	0.00	0.00	
87	3.67	9.08	Northeast EA (West)	5	IND	IND	E3	0.00	0.00	
88	0.84	2.07	Northeast EA (West)	5	IND	IND	E3	0.00	0.00	

⁽¹⁾ Official Plan Abbreviations are provided in Table 9 on page 24 of this report and for lands in the Special Study Area refer to the Town of Milton Official Plan.

⁽²⁾ NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey. The NAS figures do not cover sites that fall within the Special Study Area. The City plans to survey this area and report on NAS findings in subsequent years.

⁽³⁾ Development Application Abbreviations note: OP - Official Plan Amendment, OZ - Rezoning, T - Subdivision, SP- Site Plan.

2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽ (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
89	0.54	1.33	Northeast EA (West)	5	IND	IND	E3	0.00	0.00	
90	0.41	1.02	Northeast EA (West)	5	BE	BE	E2	0.00	0.00	
91	0.31	0.76	Northeast EA (West)	5	BE	BE	E2	0.00	0.00	
92	0.31	0.76	Northeast EA (West)	5	BE	BE	E2	0.00	0.00	
93	0.05	0.13	Malton NHD	5	LDI	LDI	R3	0.00	0.00	
94	5.68	14.04	Northeast EA (West)	5	LDII,BE	LDII,BE	E2-69,R3,E2-38	0.00	0.00	
95	2.80	6.92	Northeast EA (West)	5	BE	BE	E2	0.00	0.00	SP/8/222
96	0.51	1.26	Northeast EA (West)	5	BE	BE	E2-19	0.00	0.00	
97	0.21	0.51	Malton NHD	5	LDI	LDI	R3	0.00	0.00	
98	3.28	8.10	Northeast EA (West)	5	BE	BE	E2-69,E2	0.00	0.00	
99	1.20	2.96	Northeast EA (West)	5	BE	BE	E2	0.00	0.00	
100	0.53	1.32	Northeast EA (West)	5	BE	BE	E2	0.00	0.00	
101	0.17	0.41	Malton NHD	5	LDI	LDI	R3	0.00	0.00	
102	0.14	0.35	Malton NHD	5	MC	MU	D	0.00	0.00	
103	0.12	0.30	Malton NHD	5	GC	MU	D	0.00	0.00	
104	0.08	0.20	Malton NHD	5	GC	MU	C3	0.00	0.00	
105	0.06	0.15	Malton NHD	5	LDI	LDI	R3	0.00	0.00	
106	0.04	0.11	Malton NHD	5	LDII	LDII	R3	0.00	0.00	
107	0.04	0.11	Malton NHD	5	LDII	LDII	R3-6	0.00	0.00	
108	1.04	2.57	Malton NHD	5	LDII	LDII	R3	0.00	0.00	
109	0.45	1.12	Meadowvale CN	9	GC	MU	C3	0.00	0.00	
110	28.11	69.45	Meadowvale Business Park CC	11	BE	BE	E2-100,E2-99	0.00	0.00	

⁽¹⁾ Official Plan Abbreviations are provided in Table 9 on page 24 of this report and for lands in the Special Study Area refer to the Town of Milton Official Plan.

⁽²⁾ NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey. The NAS figures do not cover sites that fall within the Special Study Area. The City plans to survey this area and report on NAS findings in subsequent years.

⁽³⁾ Development Application Abbreviations note: OP - Official Plan Amendment, OZ - Rezoning, T - Subdivision, SP- Site Plan.

2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
111	25.15	62.15	Meadowvale Business Park CC	11	BE	BE	E2-98,E2-99	0.00	0.00	SP/8/192
112	14.41	35.62	Meadowvale Business Park CC	11	BE	BE	E2-98	0.00	0.00	
113	4.22	10.43	Meadowvale Business Park CC	9	LDII,BE	LDII, BE	R3,E2-1	0.00	0.00	
114	1.99	4.92	Meadowvale Business Park CC	9	BE	BE	E2-1	0.00	0.00	
115	0.08	0.19	Streetsville NHD	11	GC	MU	C3-50	0.00	0.00	
116	1.40	3.45	Meadowvale Business Park CC	11	BE	BE	E2-24,E1	0.00	0.00	
117	0.09	0.23	Streetsville NHD	11	LDI	LDI	R2-50	0.00	0.00	
118	1.05	2.60	Meadowvale Business Park CC	11	BE	BE	E2-1	0.00	0.00	
119	2.03	5.02	Meadowvale Business Park CC	11	BE	BE	E2-1	0.00	0.00	
120	2.26	5.58	Meadowvale Business Park CC	11	BE	BE	E2-1	0.00	0.00	
121	1.63	4.04	Meadowvale Business Park CC	11	BE	BE	E2-1	0.00	0.00	
122	0.46	1.13	Meadowvale Village NHD	11	LDI	LDI	R2-10	0.00	0.00	
123	0.32	0.78	Meadowvale Village NHD	11	LDI	LDI	R2-10	0.00	0.00	
124	0.23	0.58	Meadowvale Village NHD	11	LDI	LDI	R2-10	0.00	0.00	
125	1.72	4.26	Meadowvale Village NHD	11	LDI	LDI	G2-6,R16-4,OS1,R16-3	0.00	0.00	SP/8/231,SP/8/231
126	0.13	0.32	Meadowvale Village NHD	11	LDI	LDI	R2-10	0.00	0.00	
127	19.70	48.69	Meadowvale Village NHD	11	LDI,LDII	LDI,LDII	RM5-27,R10-1,RM5-27,D-8	0.00	0.00	
128	2.80	6.92	Meadowvale Village NHD	11	LDII	LDII	D-9	0.00	0.01	
129	0.58	1.43	Meadowvale Business Park CC	11	BE	BE	D	0.00	0.00	
130	0.46	1.13	Meadowvale Business Park CC	11	BE	BE	D	0.00	0.00	
131	1.21	3.00	Meadowvale Village NHD	11	LDII	LDII	D-9	0.00	0.00	
132	0.67	1.66	Streetsville NHD	11	LDI	LDI	RR	0.14	0.35	

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2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽ (ha)	⁽²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
133	0.08	0.19	East Credit NHD	11	LDI	LDI	R3-25	0.01	0.03	
134	0.03	0.08	East Credit NHD	11	MDI	MD	U	0.00	0.00	
135	12.70	31.38	Gateway EA (West)	5	BE	BE	E2-24,E2-1,E2-24	0.00	0.00	
136	3.96	9.77	East Credit NHD	11	CC,BE	CC,BE	E2-54,C1-2,E2-55	0.00	0.00	
137	2.13	5.27	Meadowvale Village NHD	11	LDII	LDII	R10	0.00	0.00	
138	1.34	3.32	Gateway EA (West)	5	BE	BE	E2-24	0.00	0.00	
139	0.88	2.17	Meadowvale Village NHD	11	LDI	LDI	R2-10,R2-53	0.00	0.00	21T-M//8005,SP/10/55
140	0.69	1.69	Meadowvale Village NHD	11	MDI	MD	RM4-69	0.00	0.00	
141	0.60	1.48	Meadowvale Village NHD	11	LDII	LDII	R9-4	0.00	0.00	
142	0.53	1.30	Meadowvale Village NHD	11	LDII	LDII	R10,R9-4	0.00	0.00	
143	0.11	0.26	Meadowvale Village NHD	11	LDI	LDI	R2-10	0.00	0.00	
144	0.08	0.19	Meadowvale Village NHD	11	LDII	LDII	R9	0.00	0.00	
145	0.08	0.20	Meadowvale Village NHD	11	LDII	LDII	RM2-33	0.00	0.00	
146	0.04	0.09	Meadowvale Village NHD	11	LDI	LDI	R8	0.00	0.00	
147	1.39	3.43	Gateway CC	5	BE	BE	E2-63,H-E1-12	0.00	0.00	
148	1.74	4.31	Gateway CC	5	BE	BE	E2-63	0.00	0.00	
149	1.49	3.69	Meadowvale Village NHD	11	BE	BE	D	0.00	0.00	OZ/OPA/8/13,SP/8/213
150	1.15	2.85	Meadowvale Village NHD	11	LDII	LDII	R10,D	0.00	0.00	
151	2.11	5.20	Gateway EA (West)	5	BE	BE	D	0.00	0.01	
152	21.65	53.50	Gateway EA (West)	5	BE	BE	E1-6,E2-17	0.00	0.00	
153	11.73	28.99	Gateway CC	5	BE	BE	E1-21,D,E1-6,E2-17	0.00	0.00	OZ/10/9
154	10.44	25.80	Gateway CC	5	BE	BE	E2-28	0.00	0.00	OZ/OPA/3/25

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2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽ (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
155	9.69	23.96	Gateway CC	5	BE	BE	D	0.00	0.00	OZ/OPA/3/25
156	7.57	18.70	Gateway CC	5	BE	BE	D	0.00	0.00	OZ/OPA/3/25
157	6.93	17.13	Gateway CC	5	BE	BE	E1,E1-22,E1-23	0.00	0.00	SPR/9/28
158	3.84	9.48	Gateway CC	5	BE	BE	E1-2	0.00	0.00	
159	6.91	17.08	Gateway CC	5	BE	BE	E1-20,E1-2	0.00	0.00	
160	1.05	2.60	Gateway CC	5	BE	BE	E1,E1-22	0.00	0.00	SPR/9/28
161	6.74	16.64	Gateway CC	5	BE	BE	E1-7	0.00	0.00	
162	5.71	14.11	Gateway CC	5	BE	BE	E2-107,E2	0.00	0.00	
163	2.88	7.12	Gateway CC	5	BE	BE	E1-14,E2	0.00	0.00	
164	2.77	6.84	Gateway EA (East)	5	BE	BE	E2	0.00	0.00	
165	2.28	5.63	Gateway CC	5	BE	BE	E2-107	0.00	0.00	
166	1.85	4.57	Gateway EA (East)	5	BE	BE	E2	0.00	0.00	
167	2.17	5.37	Gateway CC	5	BE	BE	E1	0.00	0.00	
168	0.84	2.07	Gateway EA (East)	5	BE	BE	E2	0.00	0.00	
169	0.56	1.39	Gateway CC	5	BE	BE	E2-107	0.00	0.00	
170	0.27	0.67	Gateway CC	5	BE	BE	E2	0.00	0.00	
171	14.83	36.65	Gateway EA (East)	5	IND,BE	IND,BE	E2,E2-65,E3	0.00	0.00	
172	1.42	3.51	Northeast EA (West)	5	BE	BE	E2-24	0.00	0.00	
173	0.93	2.30	Northeast EA (West)	5	BE	BE	E2-24	0.00	0.00	
174	0.72	1.79	Northeast EA (West)	5	BE	BE	E2	0.00	0.00	
175	0.49	1.21	Northeast EA (West)	5	BE	BE	E2	0.00	0.00	
176	0.16	0.41	Gateway EA (East)	5	BE	BE	E2	0.00	0.00	

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2011 Vacant Lands

177 0.13 0.32 Northeast EA (West) 5 BE BE BE E2 0.00 0.00 178 0.24 0.58 Northeast EA (West) 5 BE,GC BE,MU D 0.00 0.00 179 0.34 0.83 Northeast EA (West) 5 BE BE D 0.00 0.00 180 2.31 5.70 Northeast EA (West) 5 BE BE BE E2 0.00 0.00 181 2.11 5.22 Northeast EA (West) 5 BE BE BE E2 0.00 0.00 182 0.75 1.85 Northeast EA (West) 5 BE BE BE E2 0.00 0.00 183 0.20 0.50 Northeast EA (West) 5 BE BE BE E2 0.00 0.00 184 9.70 23.97 Northeast EA (West) 5 BE BE BE E2-70 0.00 </th <th>/elopment olication ⁽³⁾</th>	/elopment olication ⁽³⁾
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195 1.13 2.80 Northeast EA (East) 5 BE BE E2 0.00 0.00	
196 0.75 1.86 Northeast EA (East) 5 IND IND E3 0.75 1.85	
197 0.44 1.10 Northeast EA (East) 5 BE BE E2 0.00 0.00	
198 0.26 0.64 Northeast EA (East) 5 BE BE E2 0.00 0.00	

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2011 Vacant Lands

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199	1.57	3.88	Central Erin Mills MN	9	GC	MU	С3	0.00	0.00	SPM/10/136
200	1.31	3.23	Central Erin Mills MN	9	GC	MU	C3	0.00	0.00	
201	0.77	1.91	Central Erin Mills MN	9	GC	MU	C3	0.00	0.00	
202	2.38	5.87	Central Erin Mills MN	9	MDII	MD	RM9-6	0.00	0.00	SP/9/169
203	2.33	5.77	Central Erin Mills MN	9	GC	MU	C3	0.00	0.00	
204	1.27	3.15	Central Erin Mills MN	9	GC	MU	C3	0.00	0.00	
205	0.16	0.41	Streetsville NHD	11	MDI	MD	D	0.00	0.00	OZ/10/11
206	2.81	6.95	Streetsville CN	11	HDI	HD	G2,RA2-26,RA2-25	0.25	0.62	OZ/OPA/10/5
207	1.67	4.13	Central Erin Mills MN	11	HDII	HD	RA5-37	0.01	0.03	
208	1.29	3.19	Central Erin Mills NHD	11	MVC	MVC	D	0.00	0.00	
209	0.74	1.84	Streetsville NHD	11	MDI	MD	RM4-72	0.00	0.00	SP/10/131
210	0.22	0.54	Streetsville CN	11	MC	MU	C4	0.00	0.00	OZ/6/27
211	0.29	0.72	Streetsville CN	11	MDII	MD	D	0.00	0.00	
212	0.10	0.26	Streetsville CN	11	MC	MU	C4-38	0.00	0.00	
213	0.08	0.20	Streetsville NHD	11	LDI	LDI	R2-50	0.00	0.00	
214	0.07	0.18	Streetsville CN	11	LDI	LDI	D	0.00	0.00	
215	3.91	9.66	Central Erin Mills NHD	11	LDII	LDII	D	0.00	0.00	
216	1.65	4.07	East Credit NHD	6	LDII	LDII	R4-7,R4-20,R3-23	1.39	3.43	
217	0.52	1.28	East Credit NHD	6	LDII	LDII	R4-7,R4-20	0.30	0.75	
218	0.40	0.99	East Credit NHD	6	MVC	MVC	C5-3	0.00	0.00	SP/9/141
219	0.08	0.20	Central Erin Mills NHD	11	LDI	LDI	R3	0.00	0.00	
220	0.07	0.18	Central Erin Mills NHD	11	LDI	LDI	R3	0.00	0.00	

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Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
221	0.06	0.16	East Credit NHD	6	LDI	LDI	R3	0.00	0.00	
222	0.06	0.15	Streetsville CN	11	MC	MU	C4	0.00	0.00	SP/7/208
223	0.06	0.15	East Credit NHD	6	LDI	LDI	R4-20	0.00	0.00	
224	0.05	0.12	East Credit NHD	6	LDI	LDI	R3	0.00	0.00	
225	1.76	4.35	East Credit NHD	6	GC	MU	C2-16	0.00	0.00	
226	0.33	0.81	East Credit NHD	6	MDI	MD	RM2-23,RM2-29	0.00	0.00	
227	0.30	0.74	East Credit NHD	6	MDI	MD	RM5-3	0.00	0.00	OZ/9/9,SP/9/74
228	0.10	0.24	East Credit NHD	6	MDI	MD	RM5-3	0.00	0.00	
229	4.91	12.14	East Credit NHD	6	MDI,GC	MD,MU	R5-38,R3-29,RM2-42,C2-11	0.00	0.00	OZ/10/10,T-86095 Phase 2
230	4.53	11.20	East Credit NHD	6	MDI	MD	R5-38,R3-29	0.00	0.00	OZ/10/10,T-86095 Phase 2
231	1.11	2.75	East Credit NHD	6	MDI	MD	RM2-42	0.00	0.00	OZ/10/10,T-86095 Phase 2
232	2.07	5.12	East Credit NHD	6	LDII	LDII	RM2-26	0.00	0.00	
233	2.82	6.98	Gateway CC	5	BE	BE	E1-25	0.00	0.00	
234	4.51	11.15	Gateway EA (West)	5	BE	BE	E2	0.00	0.00	
235	2.23	5.52	Gateway EA (West)	5	BE	BE	E2	0.00	0.00	
236	2.00	4.95	Hurontario NHD	5	LDII,MDI	LDII,MD	D	0.00	0.00	21T-M//7005,OZ/OPA/7/24
237	0.21	0.52	Hurontario NHD	5	MDI	MD	D	0.01	0.03	21T-M//7005,OZ/OPA/7/24
238	8.16	20.16	Uptown MN	5	MDI,HDII	MD,HD	D	0.17	0.41	SP/9/43
239	2.58	6.37	Gateway CC	5	BE	BE	E1-24	0.00	0.00	
240	9.60	23.71	Uptown MN	5	MDI,HDII	MD,HD	RA5-23,D	0.00	0.00	OZ/OPA/9/11,21T-M//9004
241	6.74	16.65	Gateway CC	5	BE	BE	E1	0.00	0.00	
242	1.89	4.67	Gateway CC	5	BE	BE	E1	0.00	0.00	

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Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽ (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
243	1.08	2.68	Gateway EA (East)	5	BE	BE	E2	0.67	1.65	
244	0.97	2.39	Gateway EA (East)	5	BE	BE	E2-24	0.00	0.00	
245	0.07	0.16	Hurontario NHD	5	MDI	MD	RM4-1	0.00	0.00	
246	0.02	0.06	Hurontario NHD	5	LDII	LDII	R4-31	0.00	0.00	
247	2.83	6.98	Northeast EA (West)	5	BE	BE	D	0.00	0.00	
248	0.73	1.81	Gateway EA (East)	5	BE	BE	E2-37	0.00	0.00	
249	0.43	1.07	Gateway EA (East)	5	BE	BE	E2	0.00	0.00	
250	7.29	18.01	Northeast EA (West)	5	BE,GC	BE,MU	E2-19,C3-1	0.00	0.00	
251	0.71	1.75	Northeast EA (West)	5	IND	IND	E3	0.00	0.00	
252	0.46	1.14	Northeast EA (West)	5	BE	BE	E2	0.00	0.00	
253	9.33	23.05	Northeast EA (West)	5	IND,BE	IND,BE	E3,E2-24	0.00	0.00	
254	1.42	3.51	Northeast EA (West)	5	IND	IND	E3	1.18	2.93	
255	2.04	5.04	Northeast EA (West)	5	GC	MU	C3-1	0.00	0.00	
256	1.83	4.53	Northeast EA (West)	5	BE	BE	E2	0.00	0.00	
257	0.47	1.17	Northeast EA (West)	5	IND	IND	E3	0.00	0.00	
258	0.37	0.91	Northeast EA (West)	5	BE	BE	E2	0.00	0.00	
259	9.37	23.14	Airport CC	5	BE	BE	E1-19	0.00	0.00	
260	5.90	14.59	Airport CC	5	BE	BE	E1-19	0.00	0.00	
261	5.75	14.20	Airport CC	5	BE	BE	E1	0.00	0.00	
262	3.82	9.45	Airport CC	5	BE	BE	E1	0.00	0.00	
263	3.79	9.37	Airport CC	5	BE	BE	E1-19	0.02	0.05	
264	1.57	3.89	Airport CC	5	BE	BE	E1-19	0.05	0.13	SP/6/80

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2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽ (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
265	1.28	3.16	Airport CC	5	BE	BE	E1	0.00	0.00	SP/98/168
266	0.33	0.82	Airport CC	5	BE	BE	E1	0.00	0.00	
267	0.20	0.49	Airport CC	5	BE	BE	E1-19	0.00	0.00	
268	1.27	3.13	Airport CC	5	BE	BE	E1-18	0.00	0.00	
269	0.33	0.83	Airport CC	5	BE	BE	E1-18	0.00	0.00	
270	5.14	12.70	Airport CC	5	BE	BE	E1-18	0.00	0.00	
271	4.37	10.79	Airport CC	5	BE	BE	E1	0.00	0.00	
272	1.21	3.00	Airport CC	5	BE	BE	E1-18	0.00	0.00	
273	0.58	1.43	Airport CC	5	BE	BE	E1	0.00	0.00	
274	0.52	1.30	Northeast EA (East)	5	BE	BE	E2-8	0.00	0.00	
275	0.53	1.32	Northeast EA (East)	5	BE	BE	E2-8	0.00	0.00	
276	3.15	7.79	Central Erin Mills MN	8	HDII	HD	RA5-22	0.00	0.00	SP/8/228,SPR/10/2
277	0.03	0.07	Erin Mills NHD	8	LDI	LDI	R3	0.00	0.00	
278	0.81	1.99	Central Erin Mills MN	8	HDII	HD	RA5-36	0.00	0.00	
279	3.87	9.55	Central Erin Mills MN	8	HDII	HD	RA5-34	0.00	0.00	
280	0.60	1.49	Central Erin Mills NHD	8	LDI	LDI	R1	0.00	0.00	
281	0.28	0.70	Erin Mills NHD	8	LDI	LDI	R2-15	0.00	0.00	
282	0.11	0.26	Erin Mills NHD	8	LDI	LDI	H-R2-33	0.00	0.00	
283	0.07	0.18	Erin Mills NHD	8	LDI	LDI	R2	0.00	0.00	
284	2.25	5.56	Creditview NHD	6	HDI	HD	H-RA4-43	0.00	0.00	
285	1.26	3.12	East Credit NHD	6	HDI	HD	RA5-40	0.00	0.00	
286	0.22	0.54	Creditview NHD	6	LDII	LDII	RM2-35	0.00	0.00	

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2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽ (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
287	0.11	0.26	East Credit NHD	6	MDI	MD	RM5	0.00	0.00	
288	0.08	0.21	Creditview NHD	6	LDII	LDII	RM2-4,R3-14	0.00	0.00	
289	0.38	0.94	DT Core	4	MU	DMU	H-CC4-4	0.00	0.00	21T-M//4001
290	2.24	5.54	DT Core	4	MU	DMU	H-CC4-1	0.00	0.00	21T-M//4001
291	0.86	2.12	DT Core	4	MU	DMU	H-CC4-2	0.00	0.00	21T-M//4001
292	0.78	1.94	DT Core	4	MU	DMU	H-CC4-3	0.00	0.00	21T-M//4001
293	0.69	1.71	DT Core	4	MU	DMU	H-CC4-4	0.00	0.00	21T-M//4001
294	0.37	0.91	DT Core	4	MU	DMU	H-CC4-5	0.00	0.00	21T-M//4001
295	0.30	0.73	DT Core	4	MU	DMU	H-CC4-5	0.00	0.00	21T-M//4001
296	1.94	4.78	DT Core	4	MU	DMU	CC2-2	0.00	0.00	
297	1.81	4.48	DT Core	4	MU	DMU	H-CC2{1}	0.00	0.00	
298	1.23	3.03	DT Core	4	R	DCC	H-CC1	0.00	0.00	
299	1.05	2.60	Hurontario NHD	4	CC	CC	C1-18	0.00	0.00	
300	1.01	2.49	DT Core	4	MU	DMU	H-CC2{2}	0.00	0.00	
301	0.83	2.05	DT Core	4	MU	DMU	CC2{1}	0.00	0.00	SP/7/197,H-OZ/7/4
302	0.74	1.83	DT Core	4	MU	DMU	CC2{1}	0.00	0.00	
303	0.38	0.93	DT Core	4	MU	DMU	H-CC2{2}	0.00	0.00	
304	0.08	0.19	Hurontario NHD	4	LDII	LDII	R5-4	0.00	0.00	
305	0.05	0.12	Hurontario NHD	4	LDII	LDII	R4-15	0.00	0.00	
306	0.85	2.11	DT Core	4	MU	DMU	H-CC2{3}	0.02	0.05	
307	0.21	0.52	Rathwood NHD	4	LDI	LDI	R3	0.00	0.00	
308	0.09	0.23	Rathwood NHD	4	LDI	LDI	R4	0.00	0.00	

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2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽ (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
309	3.30	8.15	Uptown MN	4	HDII,HDI	HD,HD	RA5-20	0.00	0.00	
310	1.45	3.58	Uptown MN	4	0	О	O-7	0.00	0.00	
311	1.31	3.23	Uptown MN	4	HDII	HD	RA5-20	0.00	0.00	
312	1.14	2.82	Uptown MN	4	HDI	HD	RA5-20	0.00	0.00	
313	0.61	1.50	DT Core	4	MU	DMU	H-CC2{3}	0.00	0.00	
314	0.36	0.90	DT Core	4	MU	DMU	H-CC2{3}	0.00	0.00	
315	0.11	0.28	DT Core	4	MU	DMU	CC2{3}	0.02	0.06	
316	0.07	0.17	Rathwood NHD	4	LDI	LDI	R3	0.00	0.00	
317	26.39	65.20	Northeast EA (West)	3	BE	BE	G2-2,H-E2-22,E2,E2-59,D	6.81	16.83	OZ/6/4
318	2.10	5.19	Northeast EA (West)	3	BE	BE	D,E2	0.00	0.00	OZ/7/7,OZ/7/17
319	0.75	1.86	Northeast EA (West)	3	GC	MU	D	0.00	0.00	OZ/10/2
320	0.73	1.81	Northeast EA (West)	3	BE	BE	E2	0.00	0.00	
321	0.12	0.31	Rathwood NHD	3	LDI	LDI	R3	0.00	0.00	
322	0.11	0.28	Northeast EA (West)	3	BE	BE	D	0.00	0.00	
323	0.08	0.19	Rathwood NHD	3	LDI	LDI	R3	0.00	0.00	
324	0.04	0.10	Rathwood NHD	3	LDI	LDI	R3	0.00	0.00	
325	0.03	0.08	Rathwood NHD	3	LDI	LDI	R3	0.00	0.00	
326	0.03	0.07	Northeast EA (West)	3	GC	MU	D	0.00	0.00	
327	0.02	0.06	Rathwood NHD	3	LDI	LDI	R3	0.00	0.00	
328	0.52	1.27	Airport CC	3	BE	BE	E2-40	0.00	0.00	SP/9/99
329	0.65	1.62	Northeast EA (West)	3	GC	MU	C3-19	0.00	0.00	
330	18.99	46.92	Airport CC	3	GC,BE	MU,BE	G2,C3-39,G1,E2-40	0.99	2.46	

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2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽² (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
331	3.86	9.54	Airport CC	3	BE,GC	BE,MU	E2-40,C3-39	0.00	0.00	SP/6/20
332	2.16	5.34	Airport CC	3	BE	BE	E2-40	0.00	0.00	
333	0.63	1.56	Airport CC	3	BE	BE	E2	0.00	0.00	
334	1.10	2.71	Erin Mills NHD	8	GC	MU	C2	0.00	0.00	OZ/OPA/10/15
335	0.08	0.19	Erin Mills NHD	8	LDI	LDI	R3	0.00	0.00	
336	0.26	0.65	Erindale NHD	6	LDII	LDII	R4-11	0.00	0.00	
337	0.19	0.47	Erin Mills NHD	8	LDI	LDI	R1-10	0.00	0.00	
338	0.13	0.31	Erin Mills NHD	8	LDI	LDI	R1-18	0.00	0.00	
339	0.05	0.11	Erindale NHD	6	LDI	LDI	R4-11	0.00	0.00	
340	0.65	1.60	Mavis-Erindale EA	6	BE	BE	E2-16	0.00	0.00	
341	1.51	3.73	Mavis-Erindale EA	6	BE	BE	E2-8	0.00	0.00	
342	8.09	19.99	Mavis-Erindale EA	6	BE,GC	BE,MU	E2-16,C3-1	0.00	0.00	
343	0.90	2.21	Mavis-Erindale EA	6	BE	BE	E2-19	0.00	0.00	
344	0.86	2.11	Mavis-Erindale EA	6	BE	BE	E2-16	0.00	0.00	
345	0.66	1.63	Mavis-Erindale EA	6	GC	MU	C3-41	0.00	0.00	SPM/10/18
346	0.27	0.67	Mavis-Erindale EA	6	BE	BE	E2-16	0.00	0.00	
347	0.19	0.47	Mavis-Erindale EA	6	BE	BE	E2-16	0.00	0.00	
348	0.19	0.47	Mavis-Erindale EA	6	BE	BE	E2-19	0.00	0.00	
349	0.11	0.27	Mavis-Erindale EA	6	BE	BE	E2-16	0.00	0.00	
350	3.98	9.84	DT Core	7	MU	DMU	H-CC2{1}	0.00	0.00	
351	2.27	5.60	DT Core	7	MU	DMU	CC2(1),H-CC2{1}	0.00	0.00	SP/8/85,H-OZ/8/1
352	0.06	0.16	Fairview NHD	7	LDI	LDI	R3	0.00	0.00	

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2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽ (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
353	0.10	0.24	Fairview NHD	7	LDI	LDI	R3	0.00	0.00	
354	0.63	1.55	DT Core	7	MU	DMU	H-CC2{2}	0.00	0.00	SP/9/27,H-OZ/9/1
355	1.02	2.51	DT Core	7	HDI	HD	D	0.00	0.00	
356	0.61	1.50	DT Core	7	MU	DMU	H-CC2{2}	0.00	0.00	
357	1.63	4.02	DT Core	7	MU	DMU	H-CC2{2}	0.00	0.00	
358	2.98	7.36	Fairview NHD	7	LDII	LDII	R4	0.07	0.17	
359	0.58	1.44	Cooksville NHD (West)	7	LDII	LDII	В	0.00	0.00	
360	0.31	0.77	DT Fairview	7	HDI	HD	RA3-20	0.00	0.00	
361	0.33	0.81	DT Cooksville	7	HDII	HD	RA4-27	0.00	0.00	
362	0.31	0.76	DT Cooksville	7	MC,HDII	MU,HD	C4,D-1	0.00	0.00	OZ/OPA/10/14
363	0.21	0.51	DT Cooksville	7	HDII	HD	D-1	0.00	0.00	
364	0.19	0.47	Cooksville NHD (West)	7	LDI	LDI	R3	0.00	0.00	
365	0.11	0.26	DT Fairview	7	HDII	HD	D-1	0.00	0.00	
366	0.11	0.26	DT Fairview	7	HDII	HD	D-1	0.00	0.00	
367	0.05	0.13	Cooksville NHD (West)	7	LDII	LDII	R3	0.00	0.00	
368	0.04	0.10	DT Cooksville	7	HDII	HD	D-1	0.00	0.00	
369	1.87	4.63	DT Cooksville	7	HDII	HD	H-RA4-30,RA4-25	0.00	0.00	
370	0.17	0.41	DT Fairview	4	HDII	HD	RA5-18	0.00	0.00	
371	1.06	2.63	Mississauga Valleys NHD	4	HDI	HD	RA4-26	0.00	0.00	SP/10/47
372	0.90	2.21	Mississauga Valleys NHD	4	HDII	HD	RA4-12	0.05	0.12	
373	0.45	1.11	DT Cooksville	7	MC	MU	C4-52	0.00	0.00	SP/3/239
374	0.44	1.08	DT Cooksville	7	MC	MU	C4	0.00	0.00	

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2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) ⁽¹⁾	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽ (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
375	0.36	0.89	Mississauga Valleys NHD	4	GC	MU	C2-20	0.00	0.00	
376	0.29	0.72	DT Fairview	4	0	0	0	0.00	0.00	
377	0.25	0.63	Mississauga Valleys NHD	4	MVC	MVC	C5-3	0.00	0.00	OZ/OPA/10/8
378	0.19	0.48	DT Cooksville	7	MC	MU	C4	0.00	0.00	
379	0.44	1.08	Applewood NHD	3	LDI	LDI	R3	0.00	0.00	
380	0.68	1.68	Applewood NHD	3	HDI	HD	H-RA2-52	0.00	0.00	
381	0.58	1.43	Applewood NHD	3	MDI	MD	RM6-12	0.00	0.00	
382	0.37	0.92	Applewood NHD	3	MVC	MVC	C5-3	0.00	0.00	
383	0.35	0.85	Applewood NHD	3	LDI	LDI	R3	0.00	0.00	OZ/OPA/10/1,SP/11/18
384	0.24	0.60	Applewood NHD	3	MDI	MD	RA1-13	0.00	0.00	SP/10/20
385	0.08	0.20	Applewood NHD	3	0	0	H-RA1-1	0.00	0.00	
386	0.05	0.12	Applewood NHD	3	LDII	LDII	R3	0.00	0.00	
387	0.42	1.04	Dixie EA	3	GC	MU	C3-1	0.00	0.00	
388	0.21	0.53	Dixie EA	3	GC	MU	C3-1	0.00	0.00	
389	0.78	1.94	Dixie EA	3	GC	MU	C3-4	0.05	0.11	
390	0.08	0.21	Rathwood-Applewood CN	3	MDI	MD	RM2-48,R4-57	0.00	0.00	
391	0.03	0.08	Dixie EA	3	GC	MU	C3-1	0.00	0.00	
392	26.23	64.81	Sheridan Park CC	2	BE	BE	E2-5	13.49	33.34	
393	8.61	21.29	Sheridan Park CC	2	BE	BE	E2-101,E2-5	0.00	0.00	
394	2.85	7.05	Sheridan Park CC	2	BE	BE	E2-5	0.00	0.00	
395	2.17	5.35	Sheridan Park CC	2	BE	BE	E2-5	1.75	4.32	
396	1.41	3.49	Sheridan Park CC	2	BE	BE	E2-5	0.00	0.00	

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2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽⁾ (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
397	1.25	3.10	Sheridan Park CC	2	BE	BE	E2-7	0.00	0.00	
398	0.94	2.32	Sheridan Park CC	2	BE	BE	E2-5	0.00	0.00	
399	0.59	1.45	Sheridan Park CC	2	BE	BE	E2-5	0.00	0.00	
400	0.19	0.47	Sheridan CN	2	0	0	O-1	0.00	0.00	
401	0.04	0.10	Sheridan NHD	2	LDII	LDII	R2	0.00	0.00	
402	0.04	0.09	Sheridan NHD	2	LDII	LDII	R4	0.00	0.00	
403	0.03	0.08	Sheridan NHD	2	LDII	LDII	R4	0.00	0.00	
404	0.44	1.09	Sheridan NHD	8	LDI	LDI	R1-5	0.00	0.01	
405	0.36	0.89	Sheridan NHD	8	LDI	LDI	R1	0.00	0.00	
406	0.21	0.53	Sheridan NHD	8	LDI	LDI	R1	0.06	0.16	
407	0.17	0.43	Sheridan NHD	8	BE	BE	H-E2-14	0.00	0.00	
408	0.09	0.23	Erindale NHD	7	LDI	LDI	R2-22	0.00	0.00	
409	0.07	0.17	Sheridan NHD	8	LDI	LDI	R1	0.00	0.00	
410	0.17	0.41	Erindale NHD	7	LDI	LDI	R1-8	0.02	0.05	
411	0.05	0.12	Erindale NHD	7	LDI	LDI	R1-8	0.00	0.00	
412	0.23	0.58	Erindale NHD	7	LDI	LDI	R1-8	0.00	0.00	
413	0.07	0.18	Erindale NHD	7	LDI	LDI	R1-8	0.00	0.00	
414	0.65	1.62	Sheridan NHD	8	LDI,MVC	LDI,MVC	B,C5-14	0.00	0.00	
415	0.07	0.18	Cooksville NHD (West)	7	LDI	LDI	R1-7	0.05	0.12	
416	0.15	0.38	Cooksville NHD (West)	7	LDI	LDI	R16-1	0.00	0.00	SPM/9/158
417	2.83	6.99	DT Cooksville	7	MC	MU	C4-8	0.00	0.00	OZ/OPA/7/22,21T-M//9001
418	0.34	0.83	Cooksville NHD (West)	7	LDI	LDI	R1	0.02	0.04	

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⁽³⁾ Development Application Abbreviations note: OP - Official Plan Amendment, OZ - Rezoning, T - Subdivision, SP- Site Plan.

2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽ (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
419	0.28	0.70	Cooksville NHD (West)	7	LDI	LDI	R1-7	0.00	0.00	
420	0.10	0.24	Cooksville NHD (West)	7	LDII	LDII	R2	0.00	0.00	
421	1.36	3.35	Dixie EA	7	BE	BE	E2,E2-18	0.00	0.00	
422	1.29	3.19	DT Hospital	7	HDII	HD	H-D-6	0.00	0.00	
423	1.04	2.56	Dixie EA	7	BE	BE	E2	0.00	0.00	
424	0.74	1.82	Cooksville NHD (East)	7	LDI	LDI	R3	0.00	0.00	
425	0.42	1.03	DT Hospital	7	LDI,MDI	LDI,MD	R1,D-1	0.04	0.11	
426	0.28	0.70	DT Hospital	7	MDI	MD	D-1	0.00	0.00	
427	0.17	0.41	DT Hospital	7	HDI	HD	D-1	0.00	0.00	
428	0.14	0.34	DT Hospital	7	MDII	MD	RA1-21	0.00	0.00	
429	0.11	0.28	Cooksville NHD (East)	7	LDI	LDI	N/A	0.00	0.00	
430	0.08	0.20	DT Hospital	7	HDI	HD	RA2-5	0.00	0.00	
431	0.07	0.18	Cooksville NHD (East)	7	LDI	LDI	R3	0.00	0.00	
432	0.07	0.18	Cooksville NHD (East)	7	LDI	LDI	R3	0.00	0.00	
433	0.07	0.17	Cooksville NHD (East)	7	LDII	LDII	RM1	0.00	0.00	
434	0.06	0.14	DT Cooksville	7	LDI	LDI	R3	0.00	0.00	
435	1.76	4.36	Dixie EA	1	BE	BE	E2-19	0.00	0.00	
436	3.00	7.41	Dixie EA	1	BE	BE	E2	0.00	0.00	
437	0.70	1.74	Lakeview NHD	1	LDI	LDI	R3	0.00	0.00	
438	0.59	1.45	Dixie EA	1	BE	BE	E2	0.00	0.00	
439	0.27	0.67	Lakeview NHD	1	LDI	LDI	R3	0.00	0.00	
440	0.15	0.38	Lakeview NHD	1	LDI	LDI	R3	0.00	0.00	

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⁽²⁾ NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey. The NAS figures do not cover sites that fall within the Special Study Area. The City plans to survey this area and report on NAS findings in subsequent years.

⁽³⁾ Development Application Abbreviations note: OP - Official Plan Amendment, OZ - Rezoning, T - Subdivision, SP- Site Plan.

2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽ (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
441	14.86	36.73	Dixie EA	1	GC	MU	C3-46,C3-1	0.03	0.09	SP/8/132
442	7.76	19.17	Dixie EA	1	BE	BE	E2-19	0.00	0.00	
443	4.68	11.56	Dixie EA	1	BE	BE	E2	0.01	0.02	
444	4.16	10.28	Dixie EA	1	BE	BE	H-E2-20	2.17	5.36	
445	2.66	6.58	Dixie EA	1	BE	BE	E2	0.00	0.01	
446	0.26	0.64	Lakeview NHD	1	LDI	LDI	R3	0.00	0.00	
447	0.92	2.26	Lakeview NHD	1	LDI	LDI	R3	0.00	0.00	
448	0.89	2.19	Lakeview NHD	1	LDI	LDI	R3	0.00	0.00	
449	0.53	1.32	Dixie EA	1	BE	BE	E2-51	0.00	0.00	
450	0.44	1.09	Dixie EA	1	GC	MU	C3-1	0.00	0.00	
451	0.34	0.84	Dixie EA	1	BE,GC	BE,MU	C3-46	0.00	0.00	SPR/5/92
452	0.15	0.38	Dixie EA	1	BE	BE	E2	0.15	0.38	
453	0.09	0.22	Lakeview NHD	1	LDI	LDI	R3	0.00	0.00	
454	0.07	0.17	Lakeview NHD	1	LDI	LDI	R3	0.00	0.00	
455	0.05	0.13	Lakeview NHD	1	LDI	LDI	R3	0.00	0.00	
456	0.13	0.33	Clarkson - Lorne Park NHD	2	LDII	LDII	R3	0.00	0.00	
457	4.26	10.52	Clarkson EA	2	BE	BE	E2-9	0.00	0.00	
458	0.66	1.63	Southdown EA	2	BE	BE	E2-108	0.00	0.00	
459	0.26	0.64	Clarkson EA	2	BE	BE	E2-12	0.00	0.00	
460	0.24	0.59	Clarkson - Lorne Park NHD	2	MDI	MD	RM4-40	0.00	0.00	SP/10/98
461	0.23	0.57	Clarkson - Lorne Park NHD	2	LDII	LDII	R3-16	0.00	0.00	
462	0.10	0.24	Clarkson - Lorne Park NHD	2	LDI	LDI	R3-3	0.00	0.00	SPI/10/28

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⁽³⁾ Development Application Abbreviations note: OP - Official Plan Amendment, OZ - Rezoning, T - Subdivision, SP- Site Plan.

2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ((ha)	⁽²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
463	0.56	1.37	Clarkson Village CN	2	HDII	HD	RA2-34	0.00	0.00	SP/7/124
464	0.39	0.97	Clarkson Village CN	2	HDII	HD	RA4-23	0.00	0.00	
465	1.59	3.92	Clarkson - Lorne Park NHD	2	HDII	HD	H-RA2-46	0.05	0.13	H-OZ/7/2,SP/7/184
466	0.25	0.61	Clarkson - Lorne Park NHD	2	LDI	LDI	D	0.00	0.00	
467	0.13	0.33	Clarkson - Lorne Park NHD	2	LDII	LDII	R3-2	0.00	0.00	
468	0.11	0.28	Clarkson - Lorne Park NHD	2	LDI	LDI	R2-4	0.00	0.00	
469	0.09	0.22	Clarkson - Lorne Park NHD	2	LDII	LDII	R3-2	0.00	0.00	
470	0.09	0.22	Clarkson - Lorne Park NHD	2	LDII	LDII	R3-2	0.00	0.00	
471	0.12	0.31	Clarkson - Lorne Park NHD	2	LDI	LDI	R2-1,R2-4	0.00	0.00	
472	0.35	0.86	Clarkson - Lorne Park NHD	2	LDII	LDII	RM4-71	0.00	0.00	SP/8/189
473	0.17	0.41	Clarkson - Lorne Park NHD	2	LDI	LDI	R2-1	0.00	0.00	
474	0.08	0.20	Clarkson - Lorne Park NHD	2	LDI	LDI	R2-4	0.00	0.00	
475	0.23	0.57	Clarkson - Lorne Park NHD	2	LDI	LDI	R2-4	0.00	0.00	
476	0.22	0.55	Clarkson - Lorne Park NHD	2	LDI	LDI	H-R2-4	0.00	0.00	
477	0.15	0.36	Clarkson - Lorne Park NHD	2	LDI	LDI	R2-4	0.00	0.00	
478	0.14	0.35	Clarkson - Lorne Park NHD	2	LDI	LDI	R2-1	0.00	0.00	OZ/8/15
479	2.45	6.05	Port Credit NHD (West)	1	LDII,MDII,GC,BE	LDII,MD,MU,BE	RM7,RM4-64,H-C2-10,E2-58	0.00	0.00	
480	1.12	2.77	Mineola NHD	1	LDI	LDI	R1-2	1.12	2.77	
481	1.50	3.70	Mineola NHD	1	LDII,MDI	LDII,MD	H-RM4-30,H-RM4-30	0.87	2.16	
482	1.17	2.89	Mineola NHD	1	LDII	LDII	R2-4	0.73	1.80	
483	1.16	2.87	Clarkson - Lorne Park NHD	2	LDI	LDI	R1-2	0.00	0.00	
484	0.27	0.68	Port Credit CN	1	HDI	HD	D	0.00	0.00	

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2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽² (ha)	⁽²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
485	0.26	0.63	Mineola NHD	1	LDI	LDI	R2-4	0.00	0.00	
486	0.25	0.62	Mineola NHD	1	LDII	LDII	R3-1	0.00	0.00	
487	0.03	0.08	Mineola NHD	1	LDI	LDI	R2-5	0.03	0.08	SPI/11/9
488	0.17	0.42	Port Credit NHD (West)	1	BE	BE	E2-92	0.00	0.00	OZ/80/77 Phase - 0
489	0.10	0.25	Port Credit NHD (West)	1	MC	MU	C4-13	0.00	0.00	
490	0.05	0.11	Mineola NHD	1	LDI	LDI	R1-1	0.05	0.11	
491	5.18	12.81	Lakeview NHD	1	BE	BE	E2	0.13	0.32	OZ/OPA/3/38,SP/4/444
492	0.52	1.29	Mineola NHD	1	LDII	LDII	R3-1	0.00	0.00	
493	0.50	1.24	Mineola NHD	1	MDI	MD	R3-1	0.00	0.00	
494	0.42	1.03	Mineola NHD	1	LDI	LDI	R1-1	0.00	0.00	OZ/OPA/6/18,SP/8/73
495	0.22	0.55	Lakeview NHD	1	LDII,MC	LDII,MU	R3,C4	0.00	0.00	
496	0.13	0.32	Lakeview NHD	1	LDII,MC	LDII,MU	R3,C4	0.00	0.00	
497	0.07	0.18	Mineola NHD	1	LDII	LDII	R3-1	0.00	0.00	
498	0.06	0.16	Mineola NHD	1	LDII	LDII	R1-1	0.00	0.00	
499	0.03	0.08	Mineola NHD	1	LDII	LDII	R3-1	0.00	0.00	
500	0.03	0.07	Mineola NHD	1	LDII	LDII	R3-1	0.00	0.00	
501	0.04	0.10	Lakeview NHD	1	LDII	LDII	R3	0.00	0.00	
502	0.54	1.34	Lakeview NHD	1	LDI	LDI	R3	0.00	0.00	OZ/7/19
503	1.26	3.13	Lakeview NHD	1	HDII	HD	RA3-14	0.00	0.00	SP/8/37
504	0.10	0.24	Lakeview NHD	1	MC	MU	C4	0.00	0.00	
505	0.09	0.23	Lakeview NHD	1	LDII	LDII	R3	0.00	0.00	
506	0.09	0.23	Lakeview NHD	1	LDII	LDII	R3	0.00	0.00	

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2011 Vacant Lands

Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
507	0.05	0.13	Lakeview NHD	1	LDII	LDII	R3	0.00	0.00	
508	0.04	0.10	Lakeview NHD	1	LDII	LDII	R3	0.00	0.00	
509	0.04	0.10	Lakeview NHD	1	LDII	LDII	R3	0.00	0.00	
510	0.07	0.18	Lakeview NHD	1	LDII	LDII	R3	0.00	0.00	
511	0.03	0.08	Lakeview NHD	1	LDII	LDII	R3	0.00	0.00	
512	0.02	0.05	Lakeview NHD	1	LDII	LDII	RM1	0.00	0.00	
513	0.95	2.34	Lakeview NHD	1	LDI	LDI	R3	0.00	0.00	
514	0.58	1.43	Lakeview NHD	1	LDI	LDI	R3	0.00	0.00	
515	0.22	0.55	Lakeview NHD	1	LDI	LDI	R3	0.00	0.00	
516	32.21	79.59	Southdown EA	2	IND,BE	IND,BE	E2-110,E3-11,E2-108	4.45	10.99	
517	35.49	87.70	Southdown EA	2	BE,IND	BE,IND	E3-12,E2-110,E3-12,G2,E3-11	1 18.45	45.60	
518	13.07	32.29	Southdown EA	2	IND	IND	E3-2	0.00	0.00	
519	20.91	51.67	Southdown EA	2	IND,BE	IND,BE	E2-108,E3-1,E3-12,D	5.01	12.38	
520	9.41	23.25	Southdown EA	2	BE	BE	D	0.08	0.19	
521	9.38	23.18	Southdown EA	2	IND	IND	E3-1	0.00	0.00	
522	4.31	10.65	Southdown EA	2	IND	IND	E3-6	0.00	0.00	
523	3.23	7.98	Southdown EA	2	IND	IND	E3-1	0.00	0.00	
524	3.29	8.13	Southdown EA	2	IND	IND	E3-14,E3-1	0.00	0.00	
525	0.72	1.78	Southdown EA	2	BE	BE	D	0.00	0.00	
526	0.22	0.54	Southdown EA	2	BE	BE	E2-108	0.00	0.00	
527	0.10	0.26	Southdown EA	2	BE	BE	D	0.00	0.01	
528	0.04	0.11	Clarkson - Lorne Park NHD	2	MDI	MD	RM6-10	0.00	0.00	

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2011 Vacant Lands

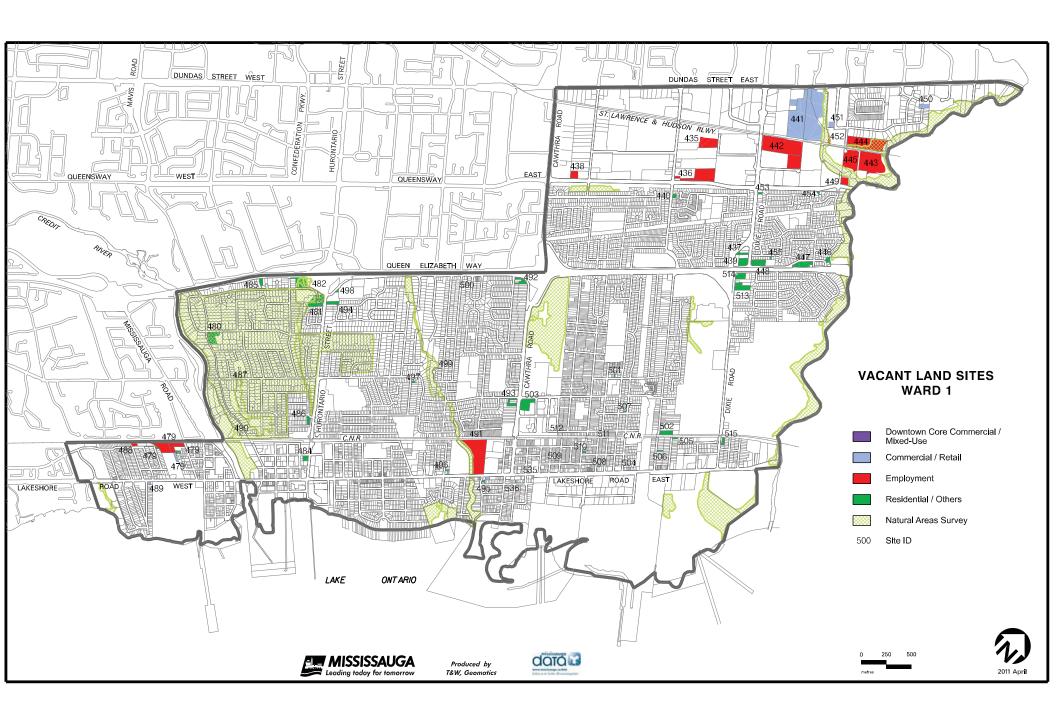
Site ID	Area (ha)	Area (acre)	Character Area	Ward	OP Designation (Old) (1)	OP Designation (New) ⁽¹⁾	Zoning	NAS ⁽⁾ (ha)	²⁾ Nas ⁽²⁾ (acre)	Development Application (3)
529	0.15	0.36	Clarkson - Lorne Park NHD	2	LDI	LDI	R1-2	0.00	0.00	
530	19.15	47.32	Southdown EA	2	IND	IND	E3-1	14.76	36.48	
531	0.23	0.58	Clarkson - Lorne Park NHD	2	LDI	LDI	R1-2	0.00	0.00	
532	0.03	0.07	Clarkson - Lorne Park NHD	2	LDII	LDII	R5-36	0.00	0.00	
533	0.07	0.18	Clarkson - Lorne Park NHD	2	LDI	LDI	R2-5	0.00	0.00	
534	0.07	0.17	Clarkson - Lorne Park NHD	2	LDI	LDI	R2-5	0.07	0.17	
535	0.07	0.17	Lakeview NHD	1	MC	MU	C4	0.00	0.00	SP/10/27
536	0.04	0.10	Lakeview NHD	1	LDII	LDII	R3	0.00	0.00	

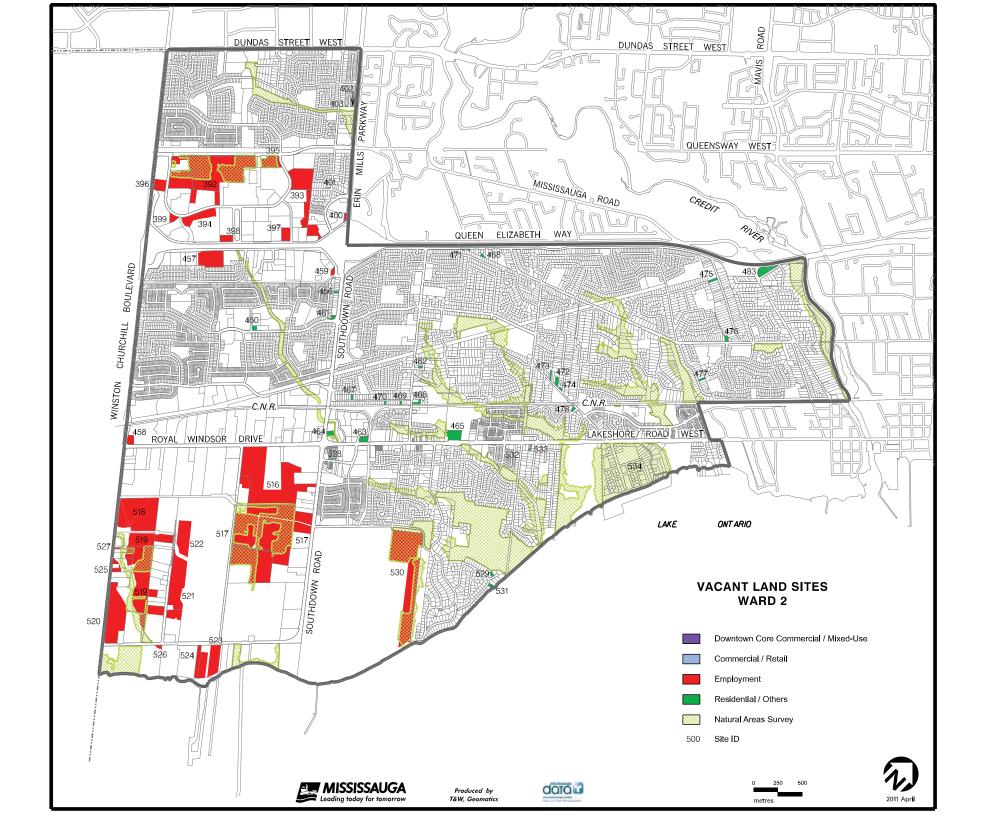
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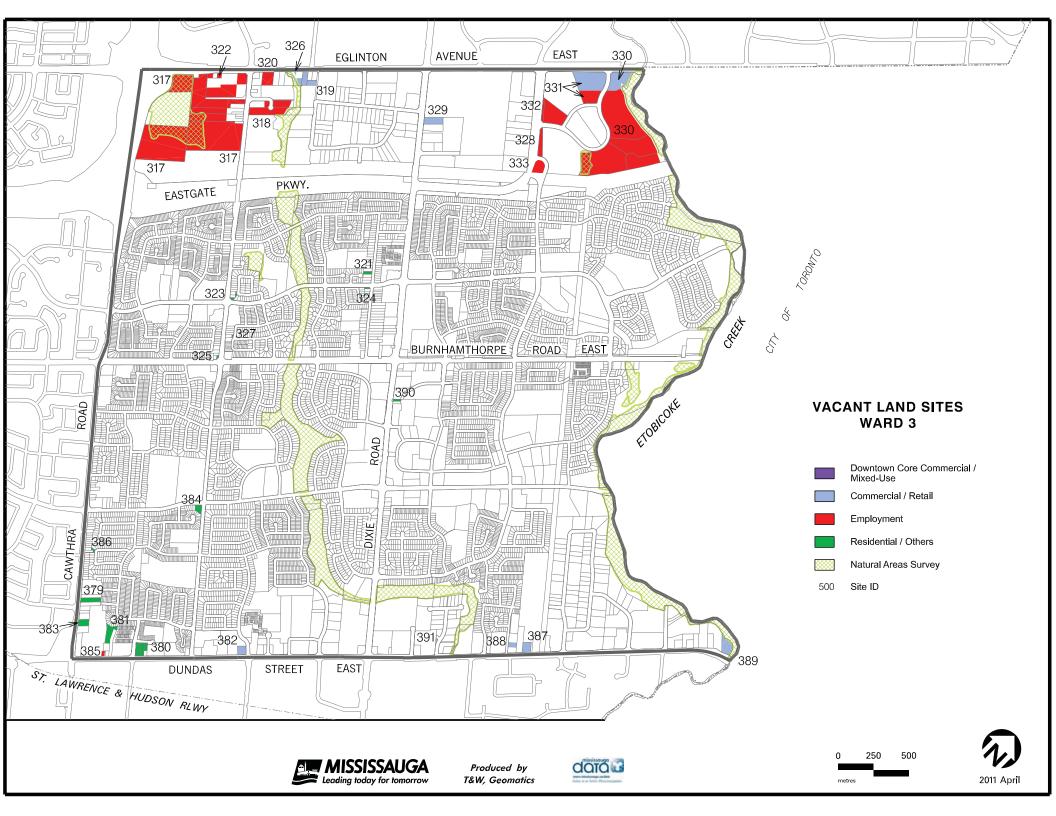
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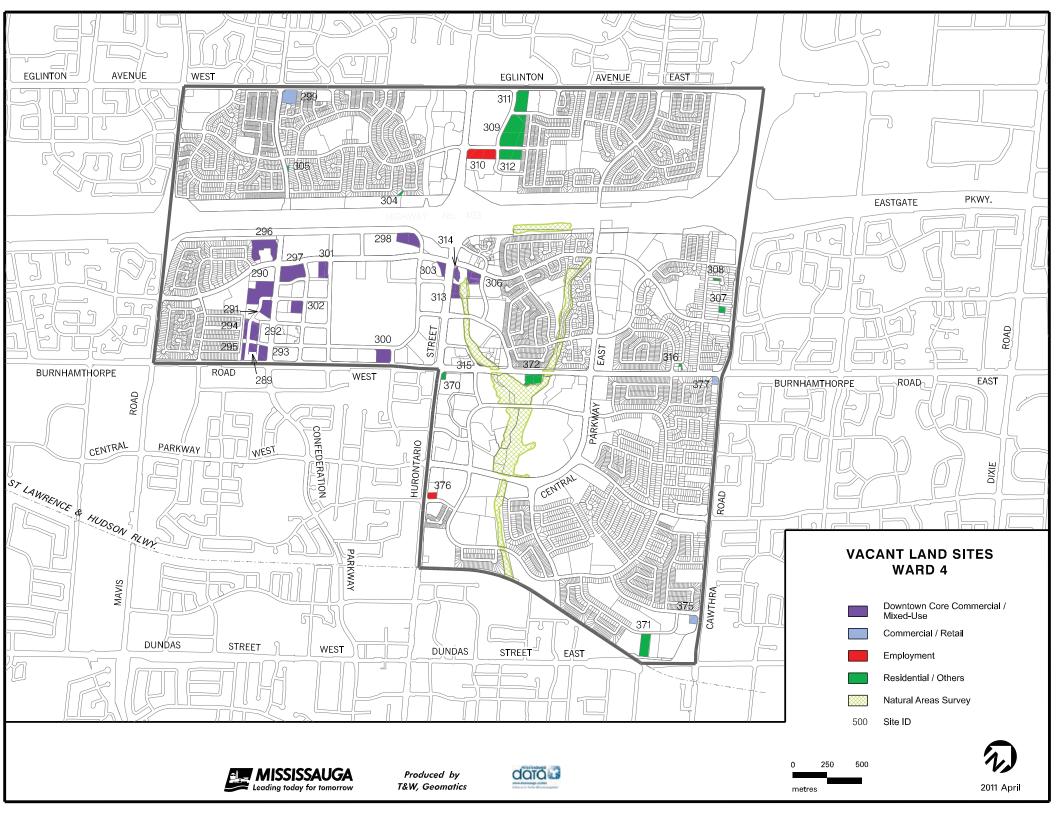
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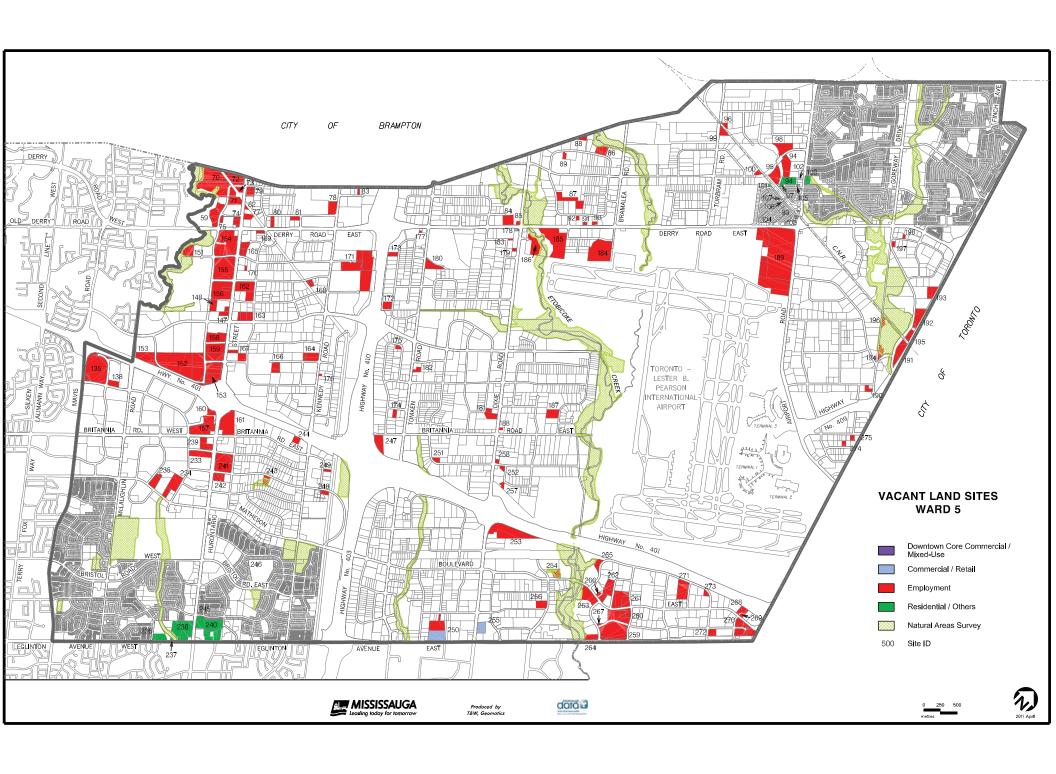
APPENDIX 4: VACANT LAND SITES BY WARD

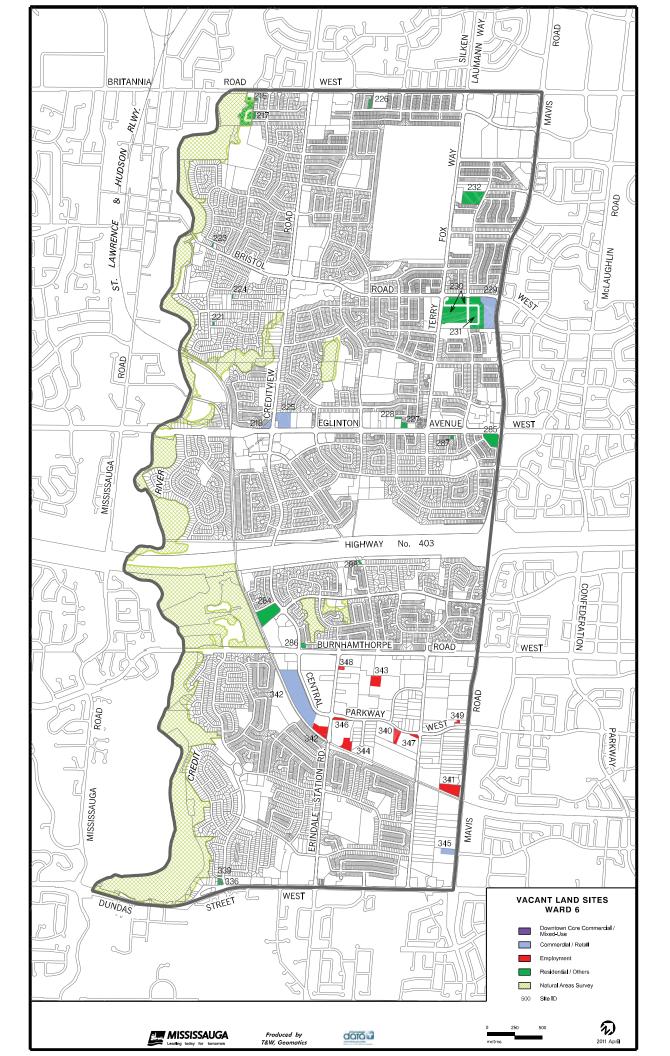


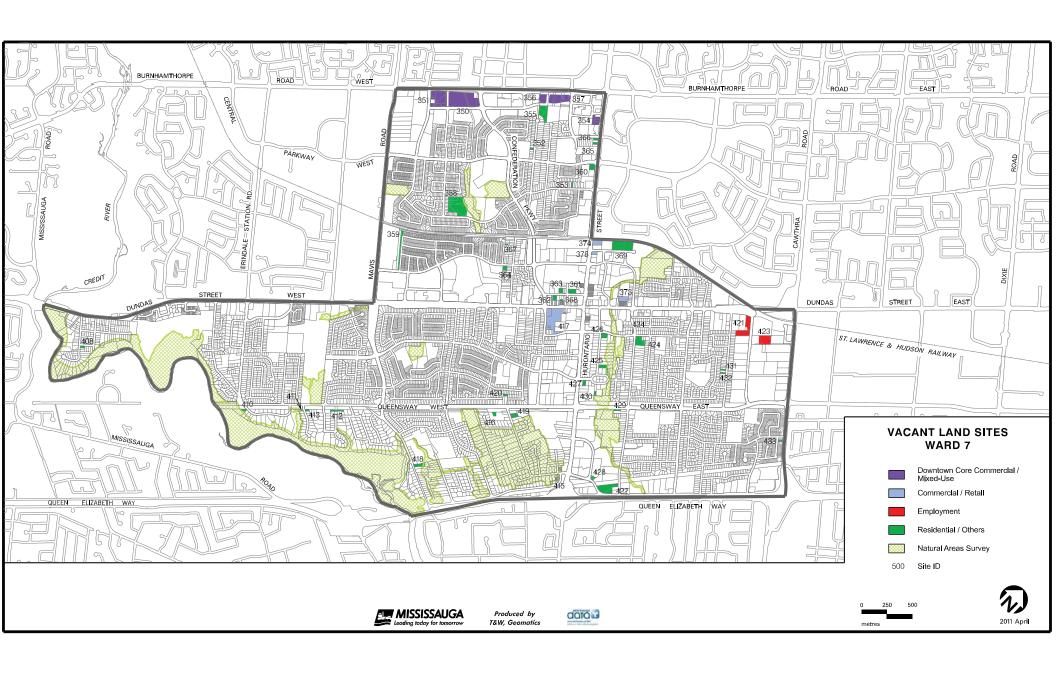


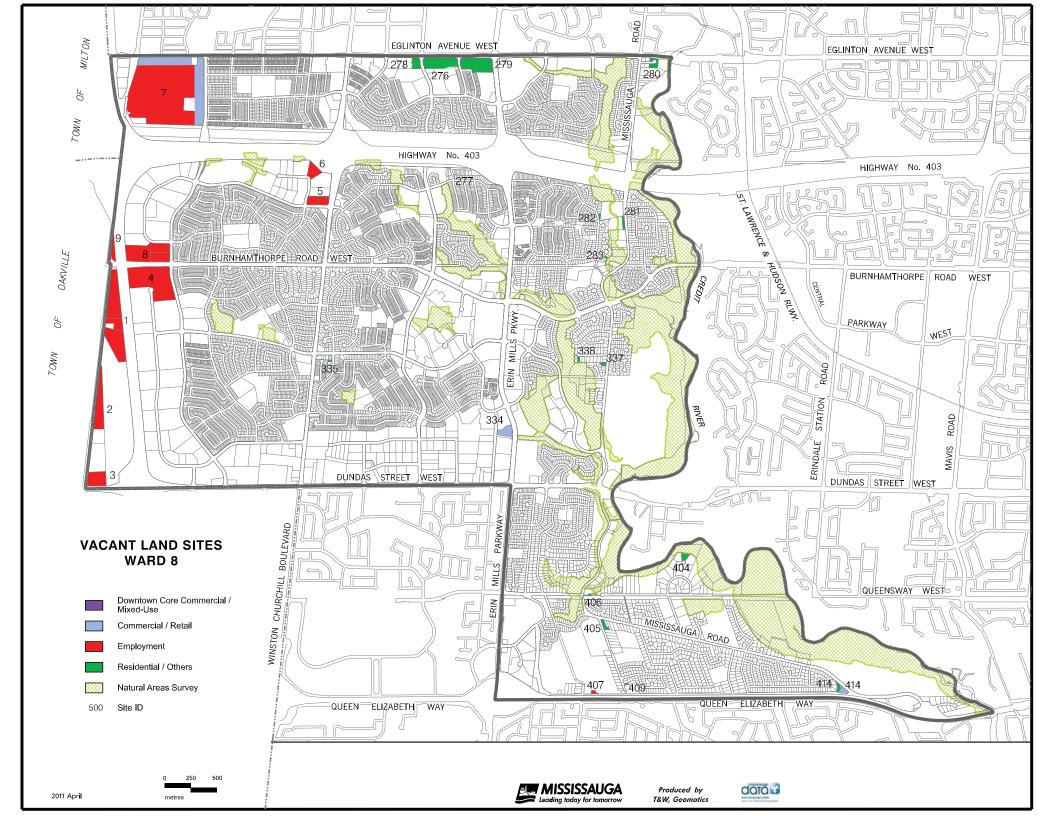


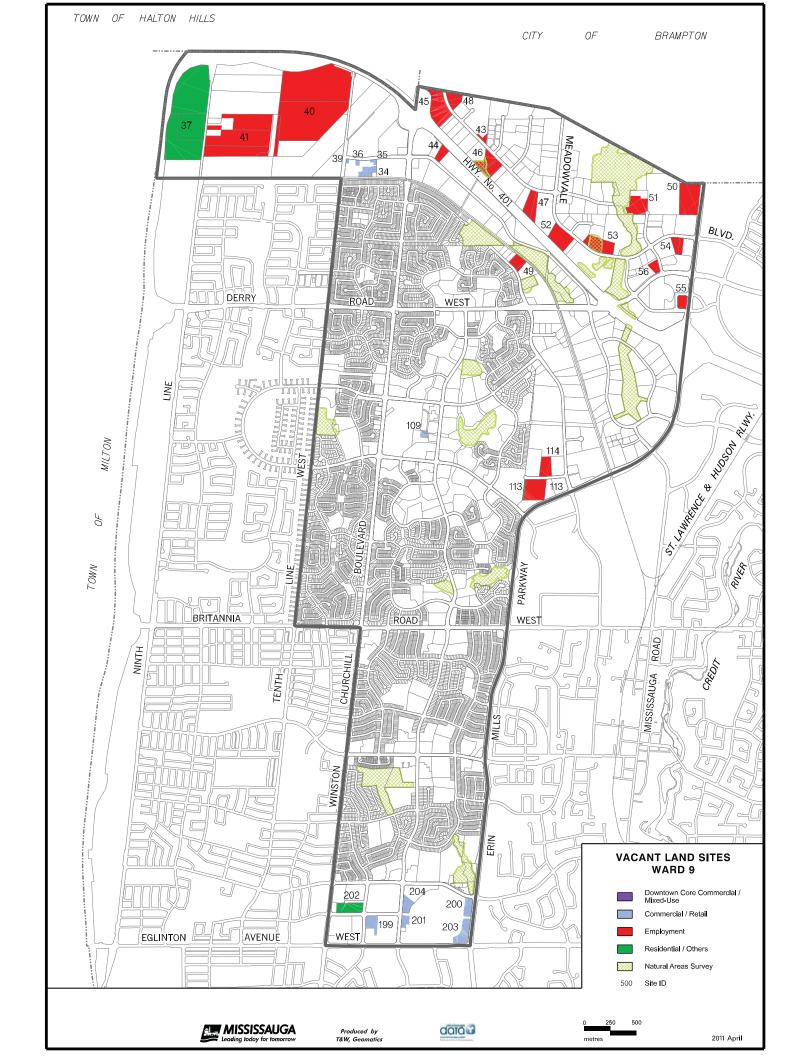




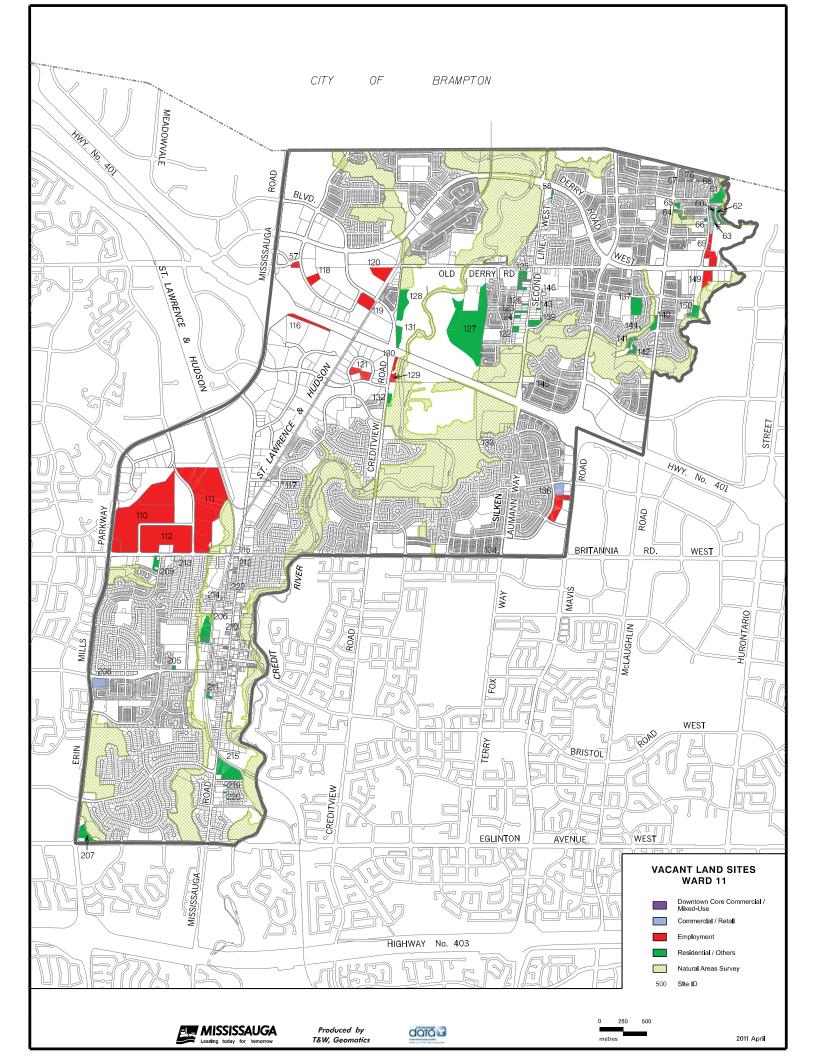


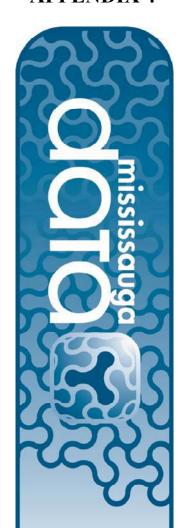












Mississauga Residential Multiple Unit Directory

Dec 2010



Mississauga Residential Multiple Unit Directory

December 2010

Introduction

The Mississauga Residential Multiple Unit Directory, December 2010, includes information on development that is built, under construction or for which a building permit was issued as of October 31, 2010.

The directory is based on an inventory compiled by the Policy Planning Division and provides information on all residential multiple unit sites in the City of Mississauga. In the inventory these sites are organized by the following building types: apartments, plexes, residential institutional buildings, buildings with residential and retail uses (classified as mixed RES/RET), townhouses, cluster detached and semi-detached, and mobile homes.

A Guide to Using this Data

This data is structured into three feature classes: Buildings, Centres, and Complexes. A feature class is a grouping of like items. These feature classes are also represented and delivered in KML file format that can be viewed in mapping software such as Google Earth, ESRI ArcExplorer and many others.

Figure 1. Feature Class Representation Example



Figure 1 illustrates the three feature classes: Buildings (represented as blue dots), Centres (blue polygons), and Complexes (red polygons). Most mapping software applications will allow you to click on any one of these features and display the attributes of an individual Building, Centre, or Complex.

This example also shows how two buildings are located on one centre. We record the individual attributes of each building in this case as well as the centre.

The Figure 1 example also shows how three structures are located in the complex but only the attributes of the entire complex are

available. We do not collect attributes of individual structures within complexes. We encourage you to download the KML file and explore this dataset.

Buildings Feature Class:

This feature class contains: apartments, plexes, residential institutional, and mixed-residential and retail (RES/RET) buildings.

Centres Feature Class:

A centre generally represents a site where one or more buildings exist. In many cases when a development includes multiple buildings on one property, statistics provided through site plans or other sources are for the entire centre, not for each building. The centre table provides data that are common for all buildings on the site (i.e. zoning, designation, etc).

Complexes Feature Class:

This feature class contains: on-street and condominium townhouses, detached and semidetached condominium developments, and mobile homes. Typically complexes contain many blocks, often with one address for the entire site.



<u>Attributes:</u> The following is a description of each data attribute provided:

1. Centre ID or Complex ID	A unique number per site.
2. Building ID	A unique number per buildings within centres. This number is not provided for buildings within complexes.
3. Number of Z Area	Administrative areas in the city, created for mapping purposes.
4. Planning District	As provided by the Mississauga Plan. Please refer to the Mississauga Plan official document for the most up to date source of this information.
5. Designation	Land use designation as provided by the Mississauga Plan. Please refer to the Mississauga Plan official document for the most up to date source of this information.
6. Zoning	Zoning category (By-law 0225-2007). Please refer to the Zoning Bylaw official document for the most up to date source of this information.
7. Building Name or Complex Name	Name given to the building or complex (e.g. Absolute World, City Gate), if a name exists. Not all complexes or buildings are named.
8. Address(es)	Address number for the building and street name. For some townhouse complexes multiple addresses with multiple street names are provided. In these cases addresses numbers are provided first, than names of streets respectively. These are the addresses as they existed at the time of capture. We do not necessarily maintain address changes.
9. Site Area (ha/ac)	The net site area of development as provided by the Site Plan or other sources is entered into this attribute. The net site area is the gross site area minus undevelopable lands (examples of undevelopable lands may include: lands below top of bank, a wood lot, or a road widening).
10. GFA (m²/sq.ft)	Gross floor area of a building. For the mixed type buildings: Res GFA (m2/sq.ft) and Ret GFA (m2/sq.ft).
	Where available the Zoning By-law definition of GFA is reported, however, it is important to note that GFA definitions have changed over the years and GFA data were obtained from a number of different sources. In some instances the data in the Residential Multiple Unit Inventory may not reflect zoning by-law definitions. The GFA for apartments, condominium townhouses and plexes is generally defined in the Zoning By-law as the total area of each floor above or below established grade, measured from the exterior of the outside walls excluding heating equipment mechanical rooms, elevators, enclosed balconies, parking areas, common storage lockers, common laundry facilities, and common facilities such as recreational facilities that are



	not contained within an individual dwelling unit. The GFA definition for on-street townhouses is generally defined in the Zoning By-law as the total area of each floor above established grade, measured from the exterior of the outside walls, excluding any area used for parking.
11. Tenure	Generally describes the title under which property is held. For the mixed type buildings, residential and retail tenure are provided separately. All types of tenure included in this directory are listed under the definitions section of this report.
12. Storeys	Total number of storeys of the building. For townhouse complexes where there are two and three storey components, the highest number of storeys on site is presented.
13. Number of Units	Number of units for which building permit was issued. For the mixed type buildings, numbers of residential and retail units are indicated separately.
14. Number of Beds	Applies only to the residential institutional type of buildings where number of units is not provided, rather number of beds (i.e. long term care dwelling).
15. Number of Townhouse Blocks	Typically a townhouse complex is comprised of multiple structures called blocks that occupy a site. This data element only applies to townhouse complexes.
16. Units per ha/ac	Density on the site
17. FSI	Floor Space Index - the ratio: GFA/Site Area. The ratio of the gross floor area of all buildings on a site to the net developable area of that site.

In some records estimates were made or information was not provided. This occurs in some older developments where the planning and building files were not available. In these cases some of the GFA figures, and subsequently FSI, were not available due to difficulty in obtaining this information. Similarly some of the site areas were estimated given the best information available at the time.

Definitions:Building Types in the Residential Multiple Unit Inventory:

Apartments	Five or more residential units usually sharing a common entrance. High rise apartment buildings with some retail uses at grade are also included in this category.
Townhouses	Three or more residential units joined by an above grade vertical wall with each unit usually having a private outdoor entrance. Includes "stacked", "horizontal multiple" developments.
Plexes	Units joined horizontally including duplexes, triplexes, and quadroplexes.
Residential Institutional	Includes retirement homes, long term care facilities, convents, retreat centre and Halton/Peel Head Injury House.



Cluster Detached	Detached dwellings in a cluster or condominium arrangement.
Semi-Detached	Semi-detached dwellings in a condominium arrangement.
Mixed RES/RET	Apartment units above commercial establishments in buildings with less than four storeys.
	Some of the apartment and townhouse buildings included in this directory also have a commercial component. Many high rise apartment buildings in the City Centre Planning District include retail uses at the ground level. In cases like this where the retail GFA is less than 10% of the total GFA, buildings are classified as apartments or townhouses. In other cases buildings are grouped into the Mixed RES/RET category. This includes mostly two or three storey buildings located in the areas which are designated in the Mississauga Plan as Mainstreet Retail Commercial, General Retail Commercial or Retail Commercial.
	For the Mixed RES/RET category buildings, GFA information on retail and residential portions are provided separately – Residential GFA and Retail GFA. For those buildings where the retail portion is relatively small, only total values for the GFA and number of units are provided and buildings are classified as apartments.
Mobile Homes	A large house trailer, designed for year-round living in one place.

Tenures in the Multiple Unit Inventory:

Freehold	Dwelling unit and associated property privately owned
Freehold – Common Element Condo	Dwelling unit with associated property privately owned and the road is condominium
PCC	Peel Condominium Corporation
CDM	Condominium Development Application in process
RNTL	Market Rental
RNTL – PNP	Rental Peel Non-Profit
RNTL - PNPSC	Rental Peel Non-Profit Senior Citizens
RNTL – PRIVNP	Rental Private Non-Profit
RNTL - PRIVNPSC	Rental Private Non-Profit Senior Citizens
COOP-FED	Co-operative under a Federal Jurisdiction
COOP-ROP	Co-operative – Region of Peel



The data released as a part of this package is a summarized version of the complete database. Please contact us if you require further information about a particular development.

Note: At the time of preparing this publication four new centres were created based on an observation during 2010 Existing Land Use Survey, however the attributes were not prepared. These attributes will be updated when all possible sources of information are available to us.





For questions relating to information contained in this publication, please contact the Information Planning Section of the Policy Planning Division in the Planning and Building Department.

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Mississauga Multiple Unit Residential Directory: Apartment Centre ID: Building ID: A 101 Tenure: RNTL **Building Name: Woodland Apartments** Z Area Map: 23 Storeys: Planning District: Erindale Address: 1125 Forestwood Dr # of Units: 45 Designation: High Density II Site Area (ha/ac): 0.48 / 1.19 Units per ha/ac: 94 / 38 Zoning: RA2-40 GFA (m2/sq.ft): 3,643 / 39,214 **FSI:** 0.76 Centre ID: Building ID: A 102 Tenure: RNTL Z Area Map: 23 **Building Name: Westview Apartments** Storeys: 8 Planning District: Erindale Address: 3100 Erindale Station Rd # of Units: 89 Designation: High Density II Site Area (ha/ac): 1.27 / 3.14 Units per ha/ac: 70 / 28 Zoning: RA2-40 GFA (m2/sq.ft): 8,316 / 89,516 **FSI:** 0.65 Centre ID: Building ID: A 103 Tenure: RNTL Z Area Map: 23 Building Name: The Longwood Storeys: Planning District: Erindale Address: 1111 Forestwood Dr # of Units: 48 Designation: High Density II Site Area (ha/ac): 0.48 / 1.19 Units per ha/ac: 100 / 40 Zoning: RA1-4 GFA (m2/sq.ft): 4,242 / 45,662 FSI: 0.88 COOP-ROP Centre ID: 15 Building ID: A 104 Tenure: Z Area Map: 23 Building Name: Forestwood Co-operative Homes Storeys: 12 Planning District: Erindale Address: 1190 Forestwood Dr # of Units: Site Area (ha/ac): 1.83 / 4.53 Units per ha/ac Designation: High Density II **FSI**: 0.79 Zoning: RA3 GFA (m2/sq.ft): 14,487/ 155,941 Centre ID: Building ID: A 695 COOP-ROP Tenure: Z Area Map: 23 **Building Name:** Storevs: Address: 1180 Forestwood Dr Planning District: Erindale # of Units: 180 Designation: High Density II Site Area (ha/ac): 1.83 / 4.53 Units per ha/ac: 98 / 40 GFA (m2/sq.ft): 14,487/ 155,941 Zoning: RA3 **FSI:** 0.79 Centre ID: Building ID: Tenure: PCC Z Area Map: 23 **Building Name:** Storeys: 6 1055/ 1050 Forestwood Dr/ Stainton Dr Planning District: Erindale Address: # of Units: 170 Site Area (ha/ac): 2.92 / 7.22 Designation: High Density I Units per ha/ac: 58 / 24 GFA (m2/sq.ft): 20,725/ Zoning: RA2 **FSI**: 0.71 Building ID: A 808 Centre ID: Tenure: PCC Building Name: The Centre IV Z Area Map: 22 Storeys: 23 Address: Planning District: Fairview 400 Webb Dr # of Units: 224 Site Area (ha/ac): 1.21 / 2.99 Designation: High Density Units per ha/ac: 185 / 75 GFA (m2/sq.ft): 25,800/ 277,718 Zoning: RA5-15 **FSI:** 2.13 Centre ID: Building ID: A 107 Tenure: RNTL Z Area Map: 23 **Building Name:** Storevs: 13 Planning District: Erindale Address: 1175 Dundas St W # of Units: 104 Designation: High Density Site Area (ha/ac): 0.81 / 2.01 **Units per ha/ac:** 128 / 52 Zoning: RA4-5 GFA (m2/sq.ft): 8,493 / 91,421 **FSI:** 1.04 Centre ID: Building ID: A 108 RNTL Tenure: Z Area Map: 23 Building Name: The Westchester Storeys: 7 Planning District: Erindale Address: 1219 Dundas St W # of Units: 53 Designation: High Density II Site Area (ha/ac): 0.44 / 1.09 Units per ha/ac: 120 / 49 Zoning: RA2-4 GFA (m2/sq.ft): 4,542 / 48,891 FSI: 1.03 Centre ID: Building ID: A 809 Tenure: PCC Building Name: The Phoenix Z Area Map: 22 Storevs: 27 Planning District: Fairview Address: 550 Webb Dr # of Units: 344 Site Area (ha/ac): 1.82 / 4.50 Designation: High Density I Units per ha/ac: 189 / 76 Zoning: RA5-17 GFA (m2/sq.ft): 32,677/ 351,744 **FSI:** 1.80