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# Mississauga Growth Forecasts

## Employment Growth

November, 2003

City of Mississauga, Planning and Building Department

The City of Mississauga retained Hemson Consulting Limited to prepare growth forecasts for the City. This brochure presents the forecasts of employment by planning district to the year 2021.

The growth forecasts are based on 2001 Census of Canada results and City of Mississauga land supply and development activity data.

Mississauga is part of the economy of the Greater Toronto Area (GTA) and the

performance of that economy has direct consequences for growth in Mississauga. The forecasts are premised on the assumption that the GTA economy is sound and will experience continued growth.

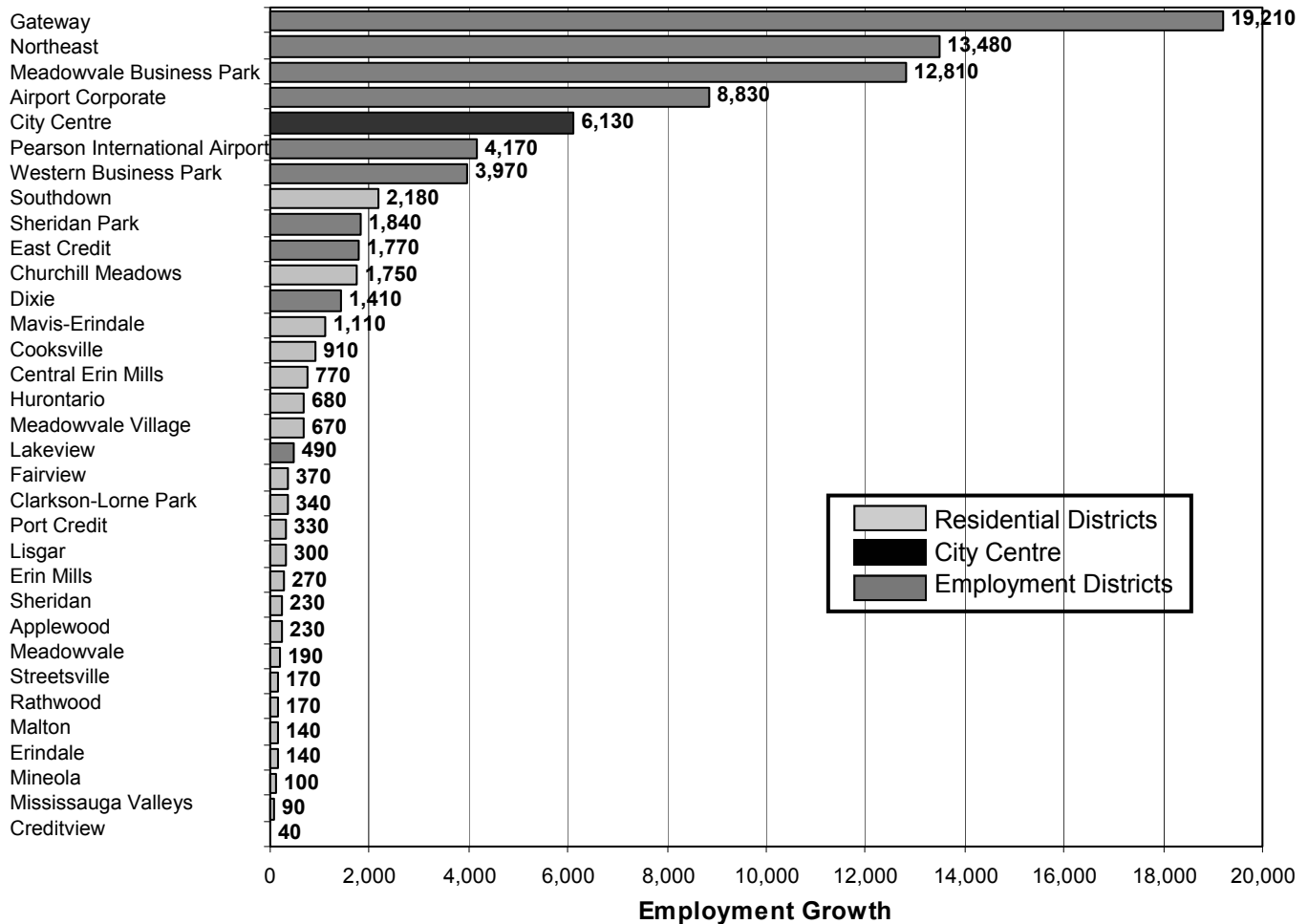
As an important growth centre within the GTA Mississauga will receive much of this growth, however, the amount of growth will be constrained by a dwindling supply of land. During the forecast period, Mississauga will make the transition from

a rapidly growing green field community to a maturing community. Once green field land supply is limited, growth rates will be much lower.

Employment is divided into three categories. The first category is "major office employment" and refers to employment occurring in office buildings 20,000 sq.ft. (1,860 m<sup>2</sup>) or over in size. "Population related employment", the second cate-

*(Continued on page 2)*

### Employment Growth by Planning District, 2003-2021



(Continued from page 1)

gory, refers to employment that serves the local population base. For example, this would include retail services, schools and government activities. The last category is "employment land employment" and includes the wide variety of jobs that occur on lands set aside for employment purposes. This category would include manufacturing, warehousing, wholesaling, research and development, etc.

Over the forecast period Mississauga will maintain a strong employment base. Employment is forecasted to increase from approximately 400,000 in 2003 to over 485,000 by the year 2021. However,

the employment market will shift in the coming years as the green fields are depleted and the employment lands are built-out within the next 10 to 15 years.

The majority of employment growth will occur in the office sector as employment increases from 73,000 in 2003 to over 112,000 by 2021. The greater part of this growth will occur by 2011 and then after 2011 the growth rate will slow.

Mississauga has a large amount of land for office space and has managed to attract the majority of new office development in the past five years in the GTA outside of the City of Toronto. The Airport Corporate Centre, Meadowvale Business

Park and the City Centre are major office space nodes. Office growth will continue to grow in these districts and will remain concentrated in the employment districts. The employment districts will have almost 77% of the total major office employment by 2021- up from 73% in 2003.

Outside of the employment districts, the City Centre will experience significant office employment growth. The forecast assumes that by 2021 major office employment will increase by over 5,000 positions. The City Centre will accommodate approximately 16% of the total office employment. The remaining 7% will be distributed throughout the residential

**Table 1. Major Office Employment**

This refers to employment occurring in office buildings 20,000 sq.ft. (1,860 m<sup>2</sup>) or over in size.

Planning District	Mid-2003	Mid-2006	Mid-2011	Mid-2016	Mid-2021
Airport Corporate	15,660	18,880	22,340	23,600	24,340
Applewood	380	400	400	410	410
Central Erin Mills	490	520	520	640	740
Churchill Meadows	0	0	0	110	220
City Centre	12,720	13,550	14,900	16,560	17,580
Clarkson-Lorne Park	60	70	70	70	70
Cooksville	3,220	3,420	3,430	3,480	3,450
Creditview	0	0	0	0	0
Dixie	1,210	1,290	1,290	1,310	1,300
East Credit	0	0	0	110	110
Erin Mills	140	150	150	150	150
Erindale	30	30	30	30	30
Fairview	70	70	70	180	290
Gateway	9,530	11,740	15,920	17,330	18,360
Hurontario	960	1,030	1,030	1,040	1,030
Lakeview	0	0	0	0	110
Lisgar	0	0	0	0	0
Malton	30	30	30	30	30
Mavis-Erindale	1,430	1,520	1,530	1,550	1,530
Meadowvale	300	320	320	330	320
Meadowvale Business Park	11,350	13,190	16,750	18,410	19,430
Meadowvale Village	0	0	0	0	0
Mineola	230	250	250	250	250
Mississauga Valleys	0	0	0	0	0
Northeast	10,900	12,310	13,830	15,210	15,790
Pearson International Airport	340	360	360	370	360
Port Credit	90	100	100	210	210
Rathwood	0	0	0	0	0
Sheridan	750	790	800	810	800
Sheridan Park	2,630	3,010	3,370	3,650	3,620
Southdown	80	90	90	90	90
Streetsville	0	0	0	0	0
Western Business Park	400	710	1,060	1,320	1,540
<b>Total</b>	<b>73,000</b>	<b>83,830</b>	<b>98,640</b>	<b>107,230</b>	<b>112,150</b>

Numbers may not add due to rounding. Numbers are rounded to the nearest ten. All forecasts are for mid-year.

districts.

In the residential districts there is little major office space. Where major office space does occur it is typically in the form of medical office buildings. The demand for office space in residential districts is largely fulfilled by small buildings and office space within retail commercial developments.

In terms of total employment, the office category is not as large as the other employment categories - it accounts for 18% of employment in Mississauga. However, for future employment growth it will be important that Mississauga maintain its competitive position in the

office market as the land supply in employment areas approaches its development potential. The office market is very competitive and is not dependent on the availability of land since little area is required.

Population related employment is mostly concentrated in the residential districts of the City and will continue to increase. Population related employment is expected to maintain a fairly constant ratio to the total population.

Population related employment is forecast to grow the most in areas experiencing high levels of population growth, such as Churchill Meadows, and only increase

slightly in areas with declining populations, such as Malton. This increase in employment is due to changes in home-based employment, education and, in part, retail and service businesses.

While the residential districts and City Centre now comprise over 72% of the total population related employment, by 2021 this number will drop slightly to 71% because population related employment will have increased in the employment districts. As the employment districts grow, retail, service, health care and municipal functions will develop to accommodate the employment base.

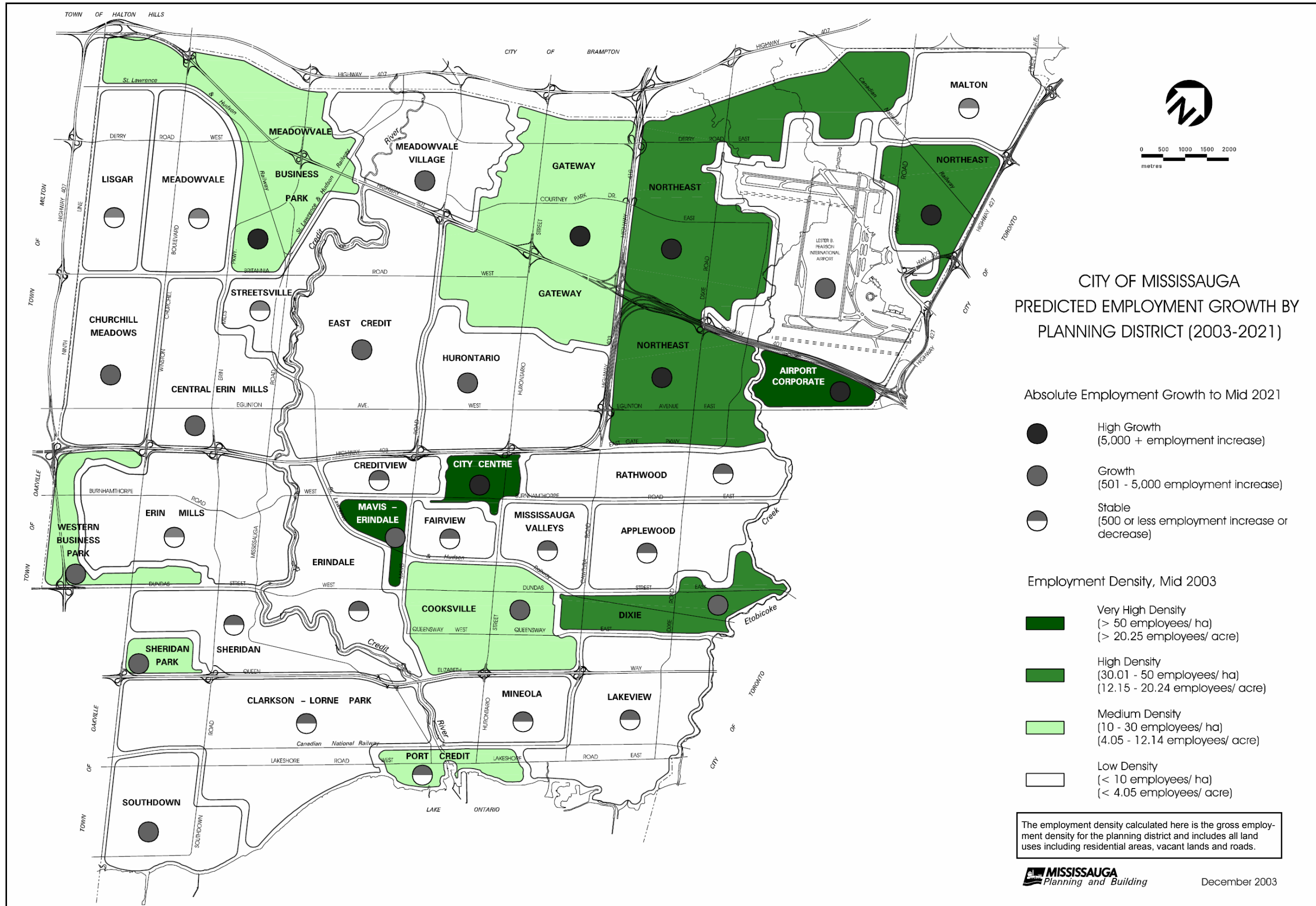
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**Table 2. Population Related Employment**

This refers to employment that serves the local population base. This would include retail services, schools and government activities.

Planning District	Mid-2003	Mid-2006	Mid-2011	Mid-2016	Mid-2021
Airport Corporate	150	170	210	230	230
Applewood	3,380	3,420	3,550	3,590	3,580
Central Erin Mills	750	1,350	2,010	2,230	2,280
Churchill Meadows	6,480	6,880	7,480	7,670	7,750
City Centre	4,310	4,400	4,570	4,630	4,630
Clarkson-Lorne Park	8,660	8,830	9,180	9,310	9,330
Cooksville	690	700	730	730	730
Creditview	4,290	4,210	4,350	4,410	4,420
Dixie	4,370	5,010	5,730	5,910	6,020
East Credit	6,440	6,600	6,880	6,960	6,960
Erin Mills	4,360	4,440	4,610	4,640	4,630
Erindale	2,040	2,080	2,150	2,180	2,170
Fairview	1,460	1,510	1,580	1,610	1,610
Gateway	5,050	5,400	5,620	5,710	5,720
Hurontario	5,520	5,770	6,040	6,130	6,140
Lakeview	3,730	3,780	3,940	4,040	4,080
Lisgar	1,560	1,740	1,830	1,860	1,860
Malton	2,830	2,870	2,980	2,990	2,960
Mavis-Erindale	3,060	3,250	3,650	3,700	3,700
Meadowvale	2,980	3,020	3,140	3,160	3,150
Meadowvale Business Park	3,920	3,940	4,090	4,160	4,160
Meadowvale Village	1,180	1,660	1,790	1,840	1,850
Mineola	910	930	970	990	990
Mississauga Valleys	1,320	1,350	1,400	1,410	1,410
Northeast	6,880	7,150	7,510	7,630	7,640
Pearson International Airport	670	700	740	760	760
Port Credit	2,820	2,860	2,970	3,020	3,030
Rathwood	2,660	2,710	2,810	2,840	2,830
Sheridan	3,140	3,170	3,280	3,320	3,310
Sheridan Park	70	70	80	80	80
Southdown	370	670	750	760	760
Streetsville	2,130	2,150	2,240	2,280	2,280
Western Business Park	3,820	3,770	3,880	3,940	3,950
<b>Total</b>	<b>102,000</b>	<b>106,580</b>	<b>112,780</b>	<b>114,700</b>	<b>115,000</b>

Numbers may not add due to rounding. Numbers are rounded to the nearest ten. All forecasts are for mid-year.

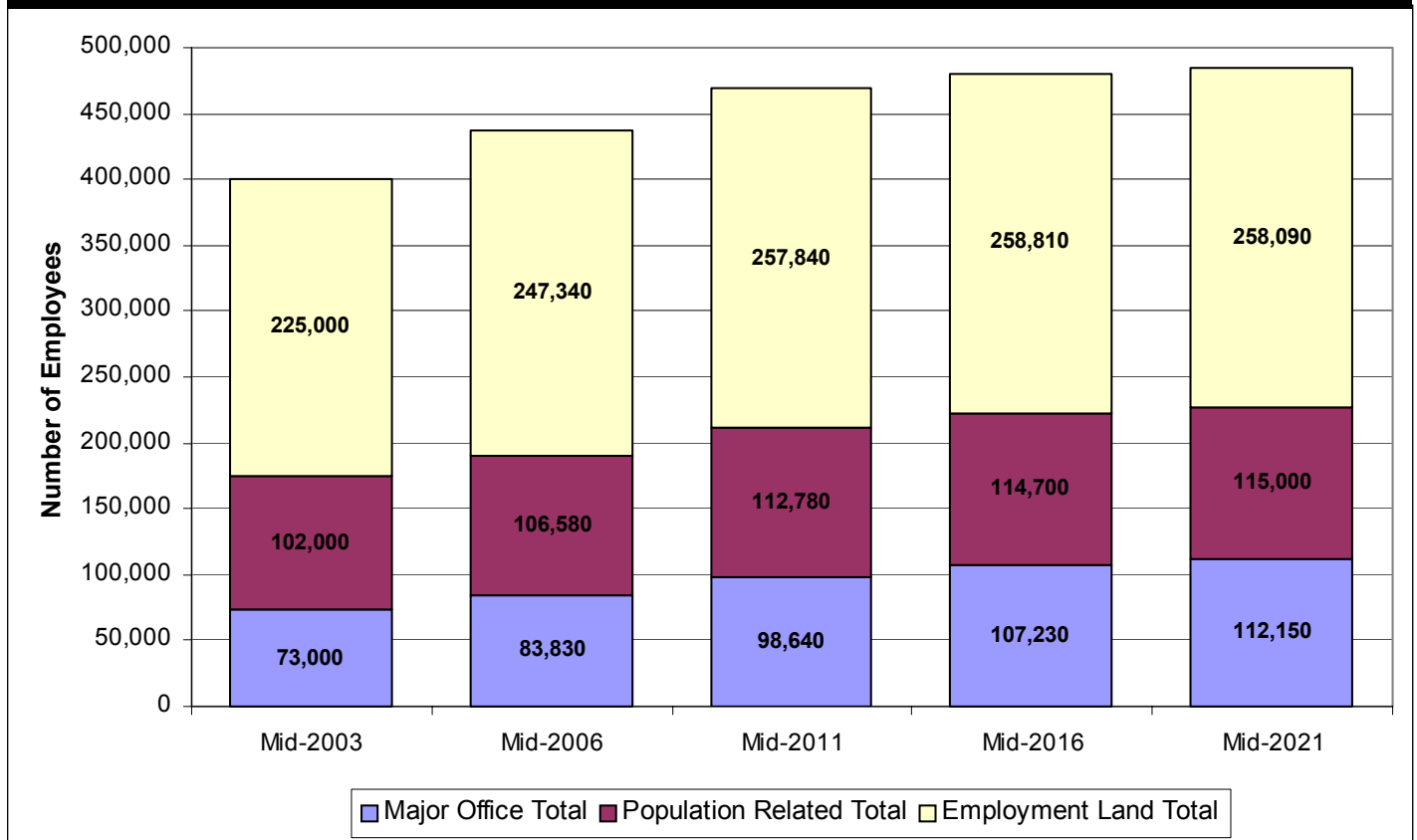


**Table 3. Employment Land Employment**

This includes the wide variety of jobs that occur on lands set aside for employment purposes. This category would include manufacturing, warehousing, wholesaling, research and development, etc.

Planning District	Mid-2003	Mid-2006	Mid-2011	Mid-2016	Mid-2021
Airport Corporate	4,510	4,700	4,710	4,660	4,580
Clarkson-Lorne Park	950	990	990	980	960
Cooksville	100	110	110	110	100
Dixie	13,040	14,090	14,490	14,400	14,220
East Credit	30	30	30	30	30
Fairview	170	180	180	180	170
Gateway	36,960	42,510	46,010	46,540	46,670
Lakeview	1,720	1,790	1,800	1,780	1,750
Malton	20	20	20	20	20
Mavis-Erindale	5,670	6,050	6,170	6,120	6,030
Meadowvale Business Park	20,440	23,050	24,320	24,740	24,930
Northeast	108,710	116,260	118,750	118,000	116,550
Pearson International Airport	16,080	18,000	19,000	19,570	20,140
Port Credit	220	230	230	230	220
Sheridan	30	30	30	30	30
Sheridan Park	1,830	2,310	2,620	2,650	2,650
Southdown	5,700	6,690	7,260	7,400	7,480
Streetsville	970	1,020	1,020	1,010	990
Western Business Park	7,860	9,280	10,110	10,390	10,570
<b>Total</b>	<b>225,000</b>	<b>247,340</b>	<b>257,840</b>	<b>258,810</b>	<b>258,090</b>

**Employment by Type**



Numbers may not add due to rounding. Numbers are rounded to the nearest ten. All forecasts are for mid-year.

(Continued from page 3)

Also, the slow down of population growth will contribute to fewer population related employment positions being created in residential areas.

Employment land employment growth will largely occur through the development of remaining vacant employment lands. This type of employment is forecasted to increase through the year 2016 - growing most rapidly this decade. After 2016 the supply of employment land will be depleted and slow growth and declines in some areas are expected.

The increase will occur mostly in Gateway and Northeast because the supply of vacant land is highly concentrated in

these areas. Mature employment districts will encounter stable employment levels or modest decline as they approach build out, building stock ages and employment densities decline somewhat. The declines reflect a recognized pattern in aging employment districts where some older buildings convert to less intensive uses or become obsolete. By the 2020s Mississauga's building stock from the 1970s will be 40 to 50 years old. The declines reflect the normal aging process and course of the City reaching maturity.

Employment density is expected to be highest in the City Centre at 108.0 employees per hectare in 2021 followed by Airport Corporate with 99.6 employees per hectare - two centres for major office

employment. Gateway, Meadowvale Business Park and Western Business Park are also expected to have significant increases in employment density by 2021.

In summary, the majority of the City's total employment occurs in Mississauga's employment districts. Employment growth will primarily occur through the development of remaining vacant employment lands in these areas. However, land supply is the major determining factor in the employment forecast for Mississauga and after 2011, the majority of green fields will be depleted. Also, population growth rates will slow resulting in less population related employment growth. As such, employment growth will increasingly depend on major office development.

**Table 4. Total Employment**

Planning District	Mid-2003	Mid-2006	Mid-2011	Mid-2016	Mid-2021
Airport Corporate	20,320	23,760	27,270	28,480	29,150
Applewood	3,760	3,830	3,960	4,000	3,990
Central Erin Mills	6,930	7,120	7,400	7,590	7,700
Churchill Meadows	750	1,350	2,010	2,340	2,500
City Centre	19,200	20,430	22,380	24,230	25,330
Clarkson-Lorne Park	5,320	5,450	5,620	5,670	5,660
Cooksville	11,980	12,360	12,720	12,900	12,890
Creditview	690	700	730	730	730
Dixie	18,540	19,590	20,130	20,120	19,950
East Credit	4,390	5,040	5,760	6,050	6,160
Erin Mills	4,500	4,590	4,750	4,790	4,770
Erindale	2,070	2,110	2,190	2,210	2,210
Fairview	1,700	1,760	1,840	1,970	2,070
Gateway	51,530	59,650	67,560	69,580	70,740
Hurontario	6,490	6,800	7,070	7,170	7,170
Lakeview	5,450	5,570	5,740	5,820	5,940
Lisgar	1,560	1,740	1,830	1,860	1,860
Malton	2,870	2,920	3,030	3,040	3,010
Mavis-Erindale	10,160	10,830	11,350	11,360	11,270
Meadowvale	3,280	3,340	3,460	3,490	3,470
Meadowvale Business Park	35,710	40,170	45,160	47,310	48,520
Meadowvale Village	1,180	1,660	1,790	1,840	1,850
Mineola	1,140	1,180	1,220	1,240	1,240
Mississauga Valleys	1,320	1,350	1,400	1,410	1,410
Northeast	126,500	135,720	140,090	140,840	139,980
Pearson International Airport	17,090	19,060	20,110	20,690	21,260
Port Credit	3,130	3,190	3,290	3,450	3,460
Rathwood	2,660	2,710	2,810	2,840	2,830
Sheridan	3,910	3,990	4,110	4,150	4,140
Sheridan Park	4,520	5,390	6,070	6,380	6,360
Southdown	6,150	7,450	8,100	8,260	8,330
Streetsville	3,100	3,170	3,260	3,280	3,270
Western Business Park	12,080	13,760	15,050	15,650	16,050
<b>Total</b>	<b>400,000</b>	<b>437,750</b>	<b>469,260</b>	<b>480,740</b>	<b>485,240</b>

Numbers may not add due to rounding. Numbers are rounded to the nearest ten. All forecasts are for mid-year.

**Table 5. Employment Density by Planning District**

For a graphical representation of the 2003 data in this table, please refer to the centre map.

Planning District	Mid-2003		Mid-2006		Mid-2011		Mid-2016		Mid-2021	
	Employees per hectare	Employees per acre	Employees per hectare	Employees per acre	Employees per hectare	Employees per acre	Employees per hectare	Employees per acre	Employees per hectare	Employees per acre
Airport Corporate	69.5	28.1	81.2	32.9	93.2	37.7	97.4	39.4	99.6	40.3
Applewood	5.3	2.1	5.4	2.2	5.6	2.3	5.6	2.3	5.6	2.3
Central Erin Mills	7.0	2.8	7.2	2.9	7.5	3.0	7.7	3.1	7.8	3.2
Churchill Meadows	0.9	0.4	1.7	0.7	2.5	1.0	2.9	1.2	3.1	1.3
City Centre	81.9	33.1	87.1	35.2	95.4	38.6	103.3	41.8	108.0	43.7
Clarkson-Lorne Park	3.1	1.3	3.2	1.3	3.3	1.3	3.3	1.3	3.3	1.3
Cooksville	13.2	5.4	13.7	5.5	14.1	5.7	14.3	5.8	14.2	5.8
Creditview	2.7	1.1	2.7	1.1	2.9	1.2	2.9	1.2	2.8	1.1
Dixie	34.0	13.8	36.0	14.6	36.9	15.0	36.9	14.9	36.6	14.8
East Credit	2.8	1.2	3.3	1.3	3.7	1.5	3.9	1.6	4.0	1.6
Erin Mills	3.5	1.4	3.6	1.4	3.7	1.5	3.7	1.5	3.7	1.5
Erindale	2.6	1.1	2.6	1.1	2.7	1.1	2.8	1.1	2.8	1.1
Fairview	6.6	2.7	6.8	2.8	7.1	2.9	7.6	3.1	8.1	3.3
Gateway	27.2	11.0	31.5	12.8	35.7	14.4	36.8	14.9	37.4	15.1
Hurontario	5.6	2.3	5.9	2.4	6.1	2.5	6.2	2.5	6.2	2.5
Lakeview	4.8	1.9	4.9	2.0	5.0	2.0	5.1	2.1	5.2	2.1
Lisgar	2.7	1.1	3.0	1.2	3.1	1.3	3.2	1.3	3.2	1.3
Malton	4.3	1.7	4.3	1.8	4.5	1.8	4.5	1.8	4.5	1.8
Mavis-Erindale	51.1	20.7	54.5	22.0	57.1	23.1	57.2	23.1	56.7	23.0
Meadowvale	4.1	1.6	4.1	1.7	4.3	1.7	4.3	1.8	4.3	1.7
Meadowvale Business Park	26.9	10.9	30.3	12.3	34.0	13.8	35.7	14.4	36.6	14.8
Meadowvale Village	1.2	0.5	1.8	0.7	1.9	0.8	1.9	0.8	2.0	0.8
Mineola	2.1	0.9	2.2	0.9	2.3	0.9	2.3	0.9	2.3	0.9
Mississauga Valleys	3.7	1.5	3.7	1.5	3.9	1.6	3.9	1.6	3.9	1.6
Northeast	36.5	14.8	39.1	15.8	40.4	16.3	40.6	16.4	40.3	16.3
Pearson International	9.3	3.8	10.4	4.2	10.9	4.4	11.3	4.6	11.6	4.7
Port Credit	11.2	4.5	11.4	4.6	11.8	4.8	12.4	5.0	12.4	5.0
Rathwood	3.6	1.5	3.7	1.5	3.8	1.5	3.9	1.6	3.8	1.6
Sheridan	5.0	2.0	5.1	2.1	5.2	2.1	5.3	2.1	5.3	2.1
Sheridan Park	27.9	11.3	33.3	13.5	37.5	15.2	39.4	15.9	39.2	15.9
Southdown	8.5	3.4	10.3	4.2	11.2	4.5	11.4	4.6	11.5	4.6
Streetsville	6.3	2.6	6.4	2.6	6.6	2.7	6.7	2.7	6.7	2.7
Western Business Park	28.7	11.6	32.7	13.2	35.7	14.5	37.1	15.0	38.1	15.4
<b>Total</b>	<b>13.9</b>	<b>5.6</b>	<b>15.2</b>	<b>6.1</b>	<b>16.3</b>	<b>6.6</b>	<b>16.7</b>	<b>6.7</b>	<b>16.8</b>	<b>6.8</b>

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For further information on the City of Mississauga please visit our website at [www.mississauga.ca](http://www.mississauga.ca)