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2001 EMPLOYMENT PROFILE

November 13, 2001

**prepared by
Planning and Building Department**



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2001 Employment Profile

1.0 INTRODUCTION

This report presents a profile of employment and business activities in the City of Mississauga in 2001. The City acknowledges the importance of a strong employment base¹ by incorporating objectives regarding employment in both its Strategic Plan and City Plan.

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

Employment is also a principal theme of City Plan. City Plan states that the City influences the local economy through the provision of infrastructure, the regulation of public and private development, and the location and construction of places of employment. City Plan Goal 2.4, “*Population and Employment*” states, “*Mississauga will encourage a range of employment opportunities.*” Objectives relating to this goal state that the City, “*continue to be a net importer of employment.*”

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

1.1 Background and Methodology

Annual monitoring of employment trends has proven challenging and methodologies have changed to address issues that have emerged at various times. Employment surveys from 1980 to 1987 involved a major staff effort due to the time-consuming nature of data collection. Technological advances and data availability increased the efficiency of surveying employment information. In 1995, 1996 and 1997 employment data were maintained through an interdepartmental collaboration and the merging of existing databases including the assessment roll, the Mississauga Business Directory, the Retail Survey and the Institutional and Dispersed Retail Survey.

1999 was a transition year in terms of the methodology used to assemble a profile of businesses and employment in the City. 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 employment data collected were limited and some of the data fields required for analysis were scarcely populated due to a transition from Standard Industrial Classification (SIC) to the North American Industrial Classification System (NAICS). The 1999 Employment Profile focussed on information relating to businesses and vacancies with estimated

¹ Employment base in this context refers to the total number of employment positions.

employment levels. As such, much of the 1999 data are not comparable to the 2000 and 2001 data. The Total Employment Figures from 1999, 2000 and 2001 do not include an adjustment for home occupations.

The methodology for the 2001 Employment Survey included an extensive field survey, where all business land use codes from the *2000 Land Use Inventory* were incorporated and surveyed to compile a complete list of employment sites; a mail-out questionnaire, requesting further information on business operations, employment information and space requirements of firms; and a follow-up telephone and in-person interviews, where there was no response to the mail-out questionnaire. The department also undertook database restructuring and a series of procedural modifications to improve the accuracy of the Employment Database. Finally, extensive quality control was performed for the data collected at all stages of the process.

A property-based approach is used to collect employment data. Employment information is recorded by location and where one business has several locations, employment is recorded at each of the separate locations. This allows an analysis of employment by Planning District and other geographic boundaries.

Finally, an expanded collaborative interdepartmental effort was undertaken in 2001 to complete the Employment Survey. The two employment data sets formerly maintained by Policy Planning and the Economic Development Office have been combined into one database that is now shared by both Planning and Building and the Economic Development Office. This collaboration also included the sharing of field data, the results of the mail-out questionnaire, and the information obtained from a telephone survey conducted by Call Response for the Economic Development Office.

2.0 EMPLOYMENT DATA - 2001

This section presents a profile of businesses and employment in Mississauga in 2001. It discusses existing businesses, employment levels and vacancies. In addition, an analysis by business size, type of activity and locational characteristics are also incorporated, where available.

2.1 Total Employment

The total employment² in the City of Mississauga was approximately 386,750 in 2001. Employment data for 16,299 businesses or 81% of the 20,101 operating businesses were obtained. The discussion which follows, regarding employment by planning district, business size, types of business activity, and employment density, refers only to the businesses where data were obtained. Data for the remaining business were extrapolated based on the existing records.³ Where extrapolated data are used, it is indicated as "adjusted"⁴.

Table 1: Population, Total Employment and Resident Labour Force, 2001	
Population	623,000
Total Employment*	386,750
Employment Ratio ¹	0.62
Resident Labour Force ²	320,234
Labour Import ³	66,516

* See footnote.

¹ Employment Ratio is total employment divided by population.

² Resident labour force is the population of Mississauga age 15 and over. This figure has been estimated based on age structure from the 1998 Growth Forecasts applied to the 2001 interim population forecasts.

³ Labour Import refers to the total employment positions minus the resident labour force.

Table 1 presents employment and population information. It illustrates that with a total population of 623,000, Mississauga has an employment ratio of .62. That is, for every 100 residents of the City, there were 62 local jobs. This table also illustrates that with a resident labour force of 320,234, Mississauga is a net importer of 66,516 employment opportunities. These figures indicate that the City is meeting the Population and Employment objective in City Plan regarding being a net importer of employment.

² Total Employment - Total employment was estimated based on existing and extrapolated employment data. Part-time positions have been converted to full-time equivalents.

³ A concerted effort was made to collect data for businesses thought to have 100+ employees. Therefore, it was assumed that the remaining businesses with no employment data, were smaller establishments. The average number of employees for businesses with less than 100 employees was 11.6 employees per business. This average was applied to the 3,802 businesses where no employment data were available.

⁴ Adjusted employment refers to the proportion of employment positions as a portion of the total employment estimate.

2.1.1 Employment by Planning District

Figure 1 summarizes employment by Planning District. Northeast has the largest employment population with 111,080 or 32% of the total employment in the City. Gateway has the second largest concentration with 44,721 or 13% of employment. This is followed by Meadowvale Business Park with 35,813 employment positions representing 10% of the employment. These three districts combined have over half of the City's employment opportunities.

Full-Time and Part-Time Employment

Full-time employment is 93% of total employment and represents a total of 359,678 adjusted employment positions. The rankings of the proportion of full-time employment reflect the total employment concentrations. Northeast has the largest proportion of full-time employment with 34%, where Gateway follows with 13% and Meadowvale Business Park has the third largest proportion of full-time employment with 11%.

Part-time employment represents 7% of total employment. For this report, one part-time employment position is considered half or .5 of one full-time employment position. The 2001 Employment Survey confirmed a total of 50,887 part-time jobs which represents 27,073 full-time equivalent positions.

As anticipated, Northeast has the largest proportion of part-time employment with 17%. Outside of Northeast, City Centre (11%), Meadowvale Business Park and Central Erin Mills (8%) and Gateway and Cooksville (7%) also have significant concentrations of part-time positions.

The proportion of full-time positions within Planning Districts ranges from 64% in Central Erin Mills and 68% in Rathwood, to 99% in Lester B. Pearson, Sheridan Park and Meadowvale Village. Conversely, part-time employment ranges from 36% in Central Erin Mills and 32% in Rathwood, to 1% each in Lester B. Pearson, Sheridan Park and Meadowvale Village.

2.2 Businesses and Vacancies

There were 20,101 businesses operating in Mississauga in 2001. In addition, the 2001 employment survey recorded a total of 1,583 vacancies⁵. Seven percent of total business sites were vacant.

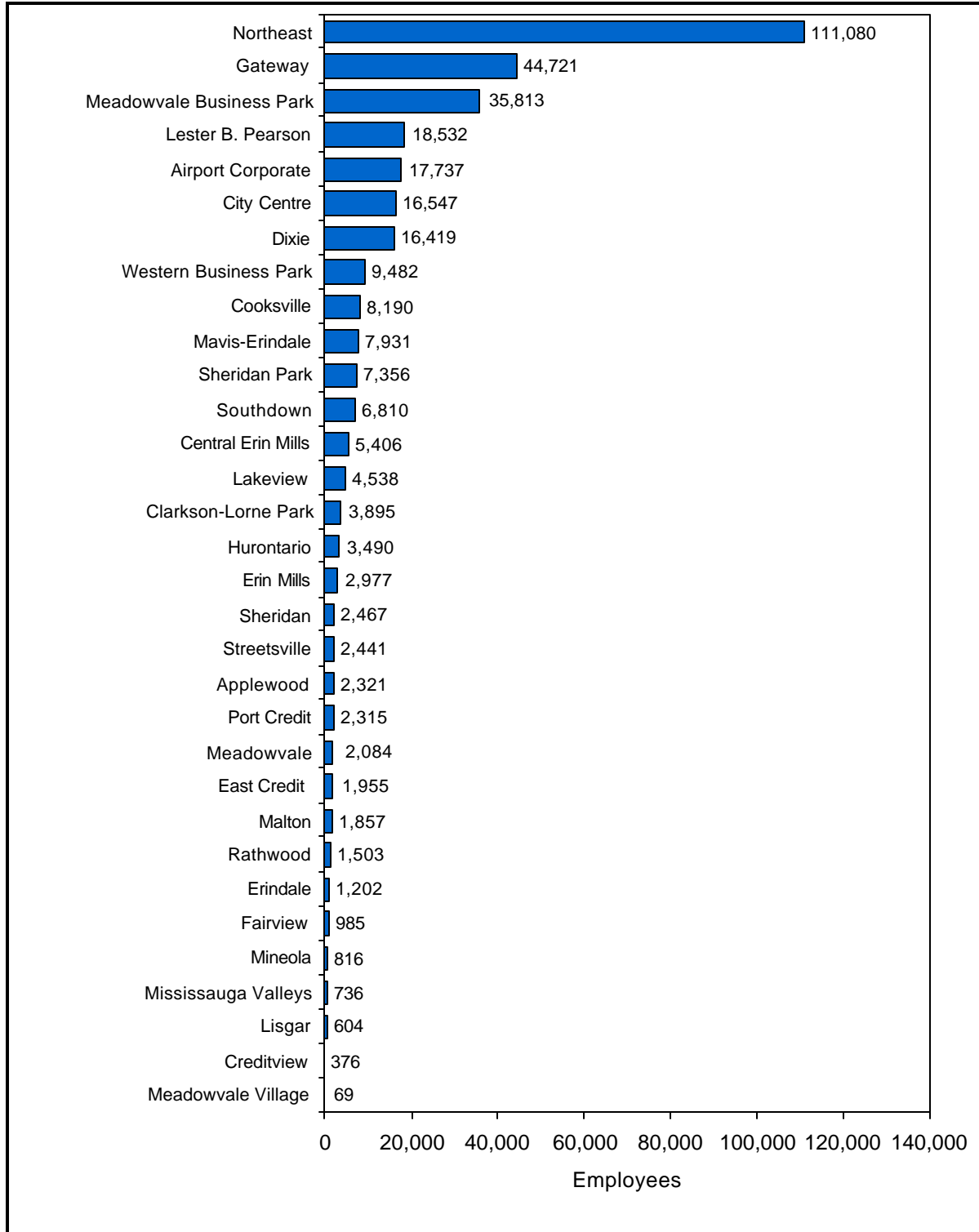
2.2.1 Businesses and Vacancies by Planning District

Table 2 and Figures 2a and 2b, provide a summary of existing businesses and vacancies by Planning District.

Northeast has the largest concentration of businesses with 6,880 or 34%. This is followed by Gateway with 1,570 or 8%, and Dixie with 1,480 or 7% of businesses.

⁵ Vacancies refers to vacant buildings and vacant units within multiple unit developments.

**Figure 1:
Employment* by Planning District, 2001**

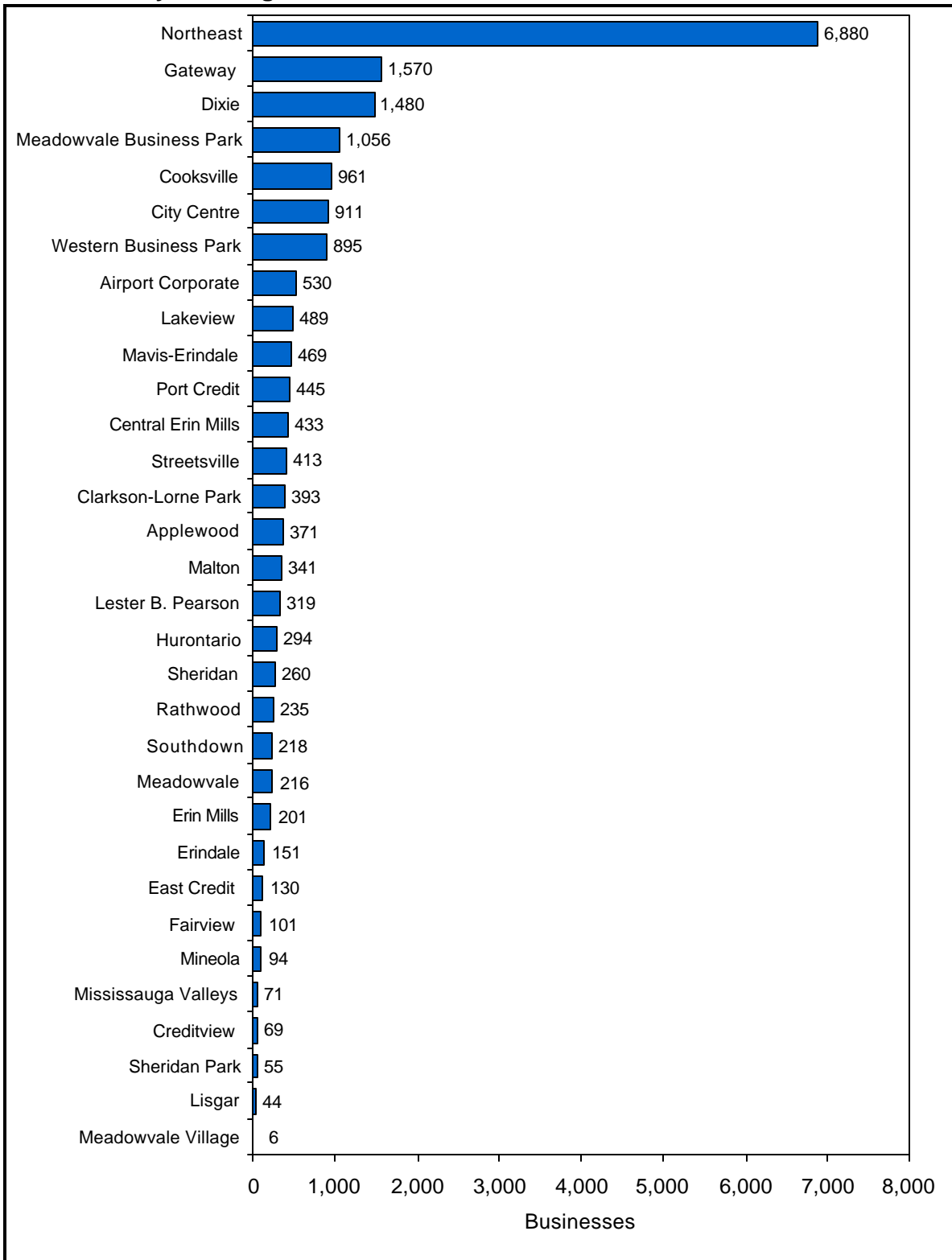


* Employment data in this figure are not adjusted.

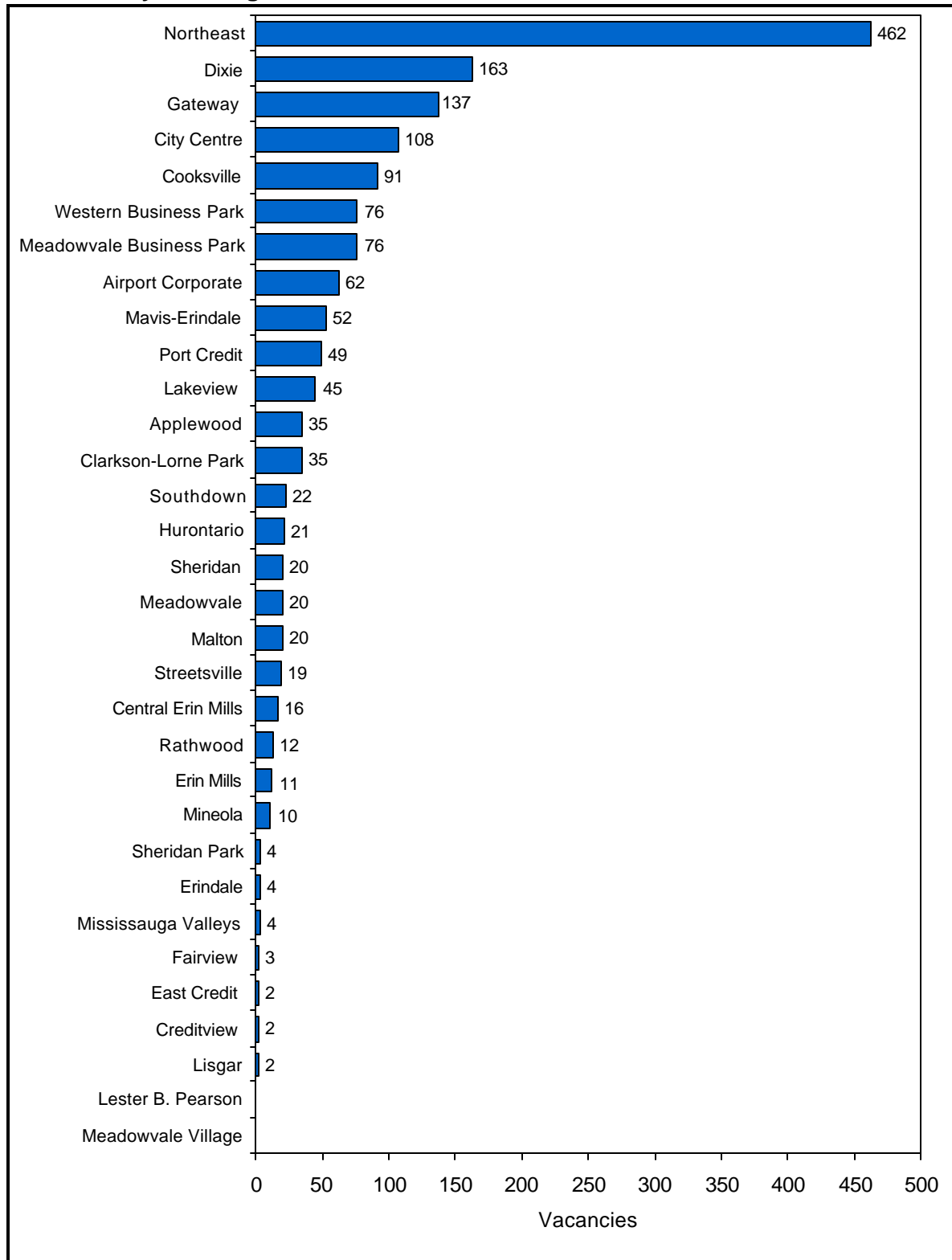
Planning District	Total Business Sites	Businesses			Vacancies		
		# of Businesses	% of Businesses	% of Total Business Sites	# of Vacancies	% of Vacancies	% Vacancies to Total Business Sites
Northeast	7,342	6,880	34%	34%	462	29%	6%
Gateway	1,707	1,570	8%	8%	137	9%	8%
Dixie	1,643	1,480	7%	7%	163	10%	10%
Meadowvale Business Park	1,132	1,056	5%	5%	76	5%	7%
Cooksville	1,052	961	5%	5%	91	6%	9%
City Centre	1,019	911	5%	5%	108	7%	11%
Western Business Park	971	895	4%	4%	76	5%	8%
Airport Corporate	592	530	3%	3%	62	4%	10%
Lakeview	534	489	2%	2%	45	3%	8%
Mavis-Erindale	521	469	2%	2%	52	3%	10%
Port Credit	494	445	2%	2%	49	3%	10%
Central Erin Mills	449	433	2%	2%	16	1%	4%
Streetsville	432	413	2%	2%	19	1%	4%
Clarkson-Lorne Park	428	393	2%	2%	35	2%	8%
Applewood	406	371	2%	2%	35	2%	9%
Malton	361	341	2%	2%	20	1%	6%
Lester B. Pearson	319	319	2%	2%	0	0%	0%
Hurontario	315	294	1%	1%	21	1%	7%
Sheridan	280	260	1%	1%	20	1%	7%
Rathwood	247	235	1%	1%	12	1%	5%
Southdown	240	218	1%	1%	22	1%	9%
Meadowvale	236	216	1%	1%	20	1%	8%
Erin Mills	212	201	1%	1%	11	1%	5%
Erindale Residential	155	151	1%	1%	4	0.3%	3%
East Credit	132	130	1%	1%	2	0.1%	2%
Fairview	104	101	1%	1%	3	0.2%	3%
Mineola	104	94	0.5%	0.5%	10	1%	10%
Mississauga Valleys	75	71	0.4%	0.4%	4	0.3%	5%
Creditview	71	69	0.3%	0.3%	2	0.1%	3%
Sheridan Park	59	55	0.3%	0.3%	4	0.3%	7%
Lisgar	46	44	0.2%	0.2%	2	0.1%	4%
Meadowvale Village	6	6	0.03%	0.03%	0	0%	0%
Totals	21,684	20,101	100%	100%	1,583	100%	7%

* Vacancies refers to vacant buildings and vacant unit within multiple unit developments.

**Figure 2a:
Businesses by Planning District, 2001**



**Figure 2b:
Vacancies by Planning District, 2001**



The largest proportion of vacancies is found in Northeast with 29% or 462 vacancies. Dixie and Gateway followed with 163 (10%) and 137 (9%) of the vacancies, respectively. Map 1 shows the location of vacancies in the City.

Examining the proportion of vacancies-to-total business sites finds the largest proportion in City Centre with 11%. Airport Corporate, Dixie, Mavis-Erindale, Mineola and Port Credit each have 10%.

2.3 Business Size

Total employees are used as an indication of business size. The distribution of businesses by Planning District as well as the number and percent of employees for 2001 are found in Table 3 and Figures 3a to 3d.

The City's employment profile is dominated by small businesses. The largest proportion of businesses, 45% had fewer than five employees. These represented 5% of total jobs or 18,076 employment positions.

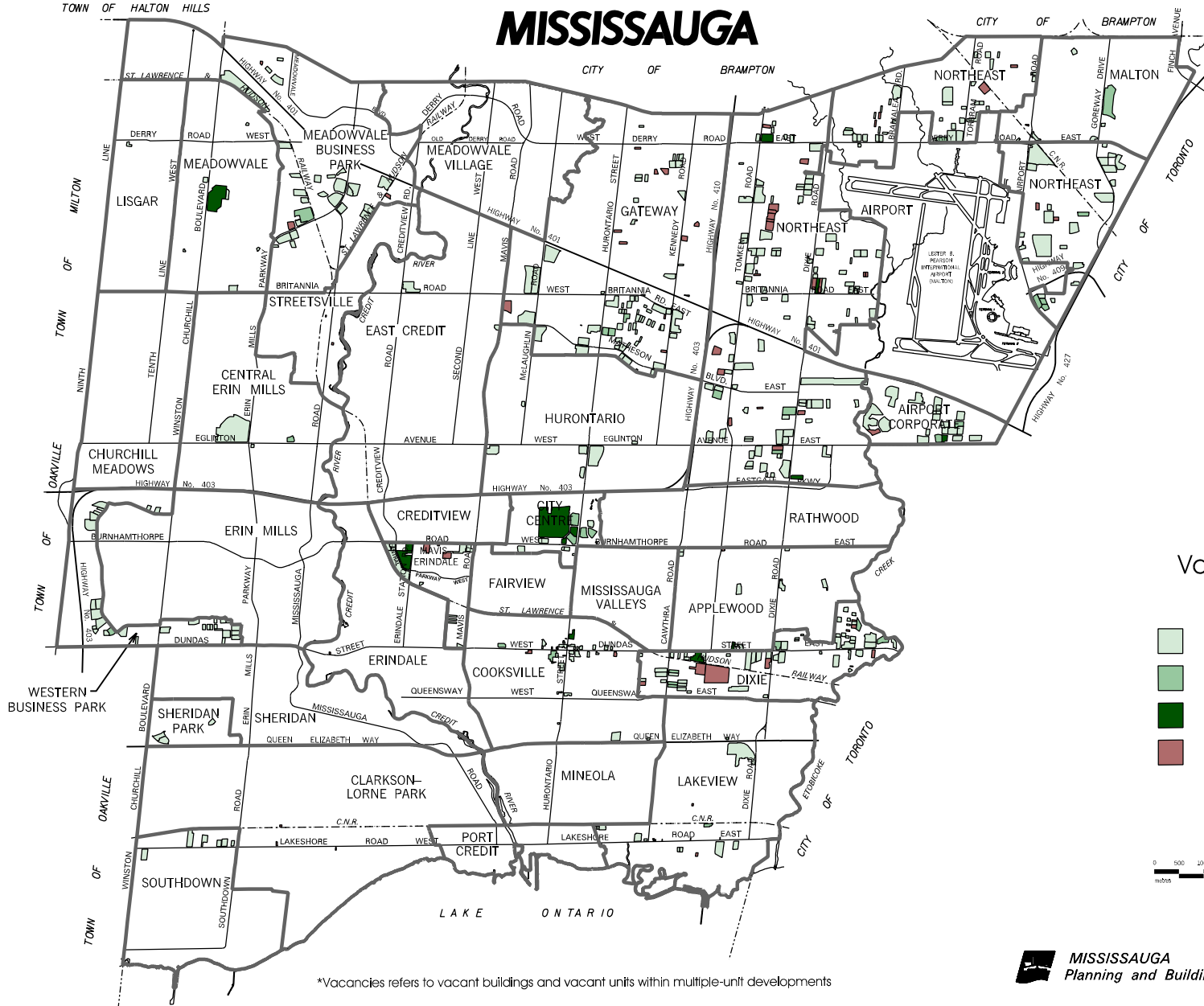
Smaller firms do not, however, constitute a large portion of total employment. While approximately 80% of the City's business are establishments of less than 20 employees, these represent about one fifth or 21% of the total employment positions.

The largest portion of the employment base in Mississauga is currently found in mid-sized firms between 20 and less than 100 employees. These businesses represent 16% of the total businesses but constitute approximately 31% of the work force or 104,256 employment positions. Table 3 summarizes the number of businesses by size in each Planning District. It illustrates the dominance of firms with less than 10 employees, particularly in the Residential Districts.

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 A. They represent less than 1% of the total number of businesses but constitute approximately 27% of the employment base. They are concentrated generally in the Employment Districts and City Centre. In the northern Employment Districts there is a marked presence of these businesses along the Highway 401 corridor. In the southern half of the City they are dispersed.

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

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Map 1:
Vacancies*

- Less than 5 units
- 5 units to 9 units
- Greater than 10 units
- Vacant buildings

0 500 1000 1500 2000
metres



*Vacancies refers to vacant buildings and vacant units within multiple-unit developments

Planning District	Range of Employees*									
	0-4	5-9	10-19	20-49	50-99	100-299	300-499	500-999	1000+	Total
Northeast	1,981	1,173	873	728	298	195	19	12	1	5,280
Gateway	339	268	232	229	100	62	13	7	4	1,254
Dixie	573	253	170	101	26	20	6	0	1	1,150
Meadowvale Business Park	235	203	180	140	63	48	9	7	2	887
Cooksville	577	131	43	34	15	10	0	0	1	811
City Centre	313	214	131	79	38	22	6	1	1	805
Western Business Park	325	182	133	70	15	9	0	0	1	735
Airport Corporate	116	98	86	59	45	23	8	2	3	440
Lakeview	242	112	31	32	18	4	0	0	0	439
Central Erin Mills	212	111	34	23	4	7	0	0	1	392
Mavis-Erindale	189	77	47	35	13	25	0	1	0	387
Port Credit	270	63	30	14	4	3	0	0	0	384
Streetsville	234	65	34	9	4	3	0	0	0	349
Clarkson-Lorne Park	203	56	32	36	13	4	0	0	0	344
Applewood	230	49	21	25	7	0	0	0	0	332
Malton	214	41	19	16	4	1	0	0	0	295
Hurontario	124	58	33	18	10	4	1	0	0	248
Sheridan	147	44	19	15	4	2	0	1	0	232
Rathwood	154	38	15	12	5	0	0	0	0	224
Meadowvale	116	40	20	12	8	2	0	0	0	198
Southdown	75	35	32	17	10	11	0	3	1	184
Erin Mills	101	34	15	16	5	4	1	1	0	177
Erindale	83	18	11	9	5	1	0	0	0	127
Lester B. Pearson	31	33	13	20	10	12	4	1	1	125
East Credit	51	29	9	13	9	4	0	0	0	115
Fairview	55	13	4	9	3	1	0	0	0	85
Mineola	49	17	6	8	2	1	0	0	0	83
Mississauga Valleys	40	12	5	5	3	1	0	0	0	66
Creditview	39	12	3	6	0	0	0	0	0	60
Sheridan Park	6	6	5	9	9	9	0	1	3	48
Lisgar	24	8	1	1	4	1	0	0	0	39
Meadowvale Village	1	0	1	2	0	0	0	0	0	4
Total	7,349	3,493	2,288	1,802	754	489	67	37	20	16,299

* Note: Due to part-time employment calculation, firm employment totals may be .5 above the stated range.

Figure 3a:
Businesses by Business Size, 2001

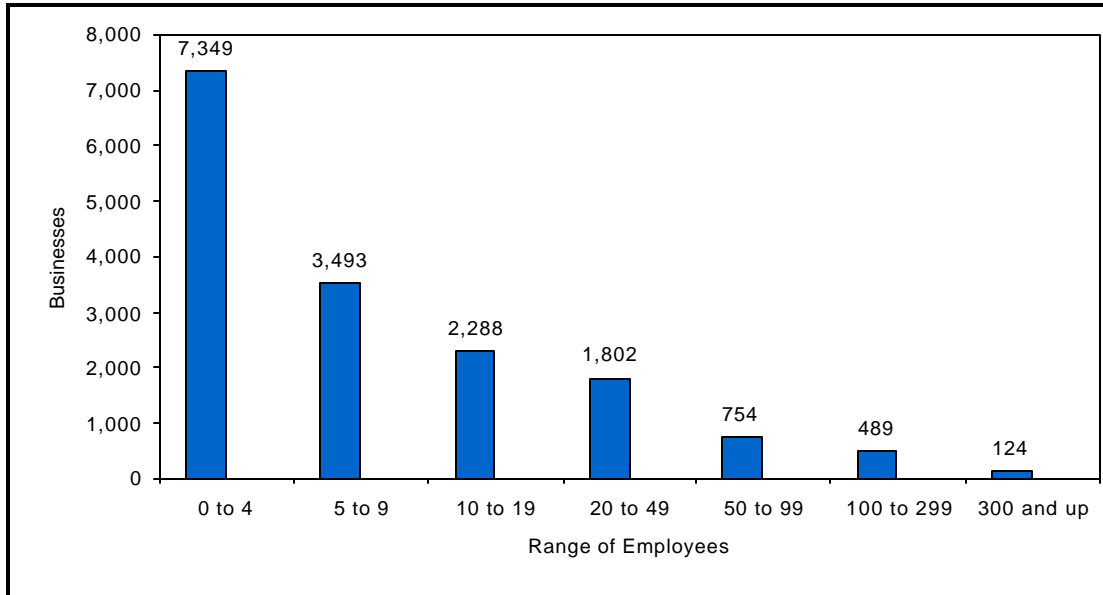
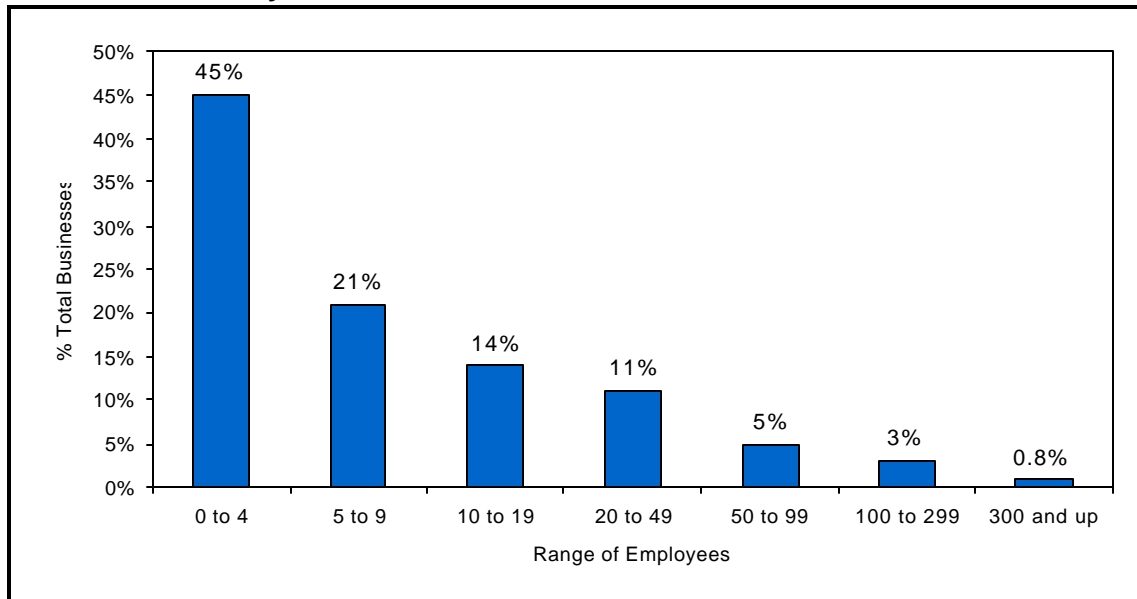
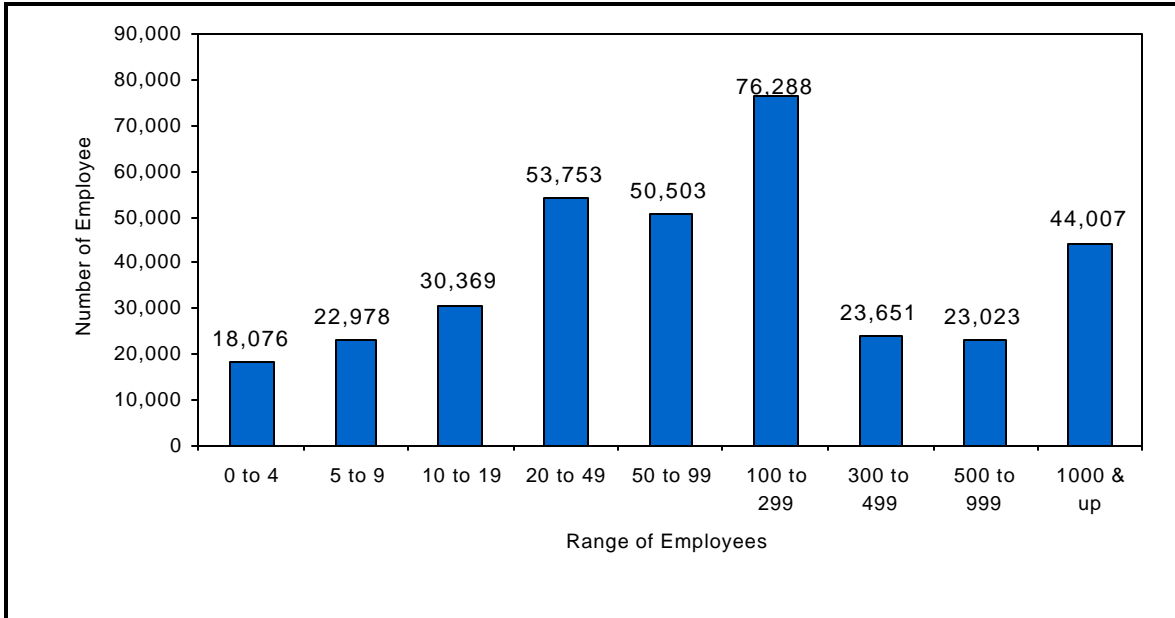


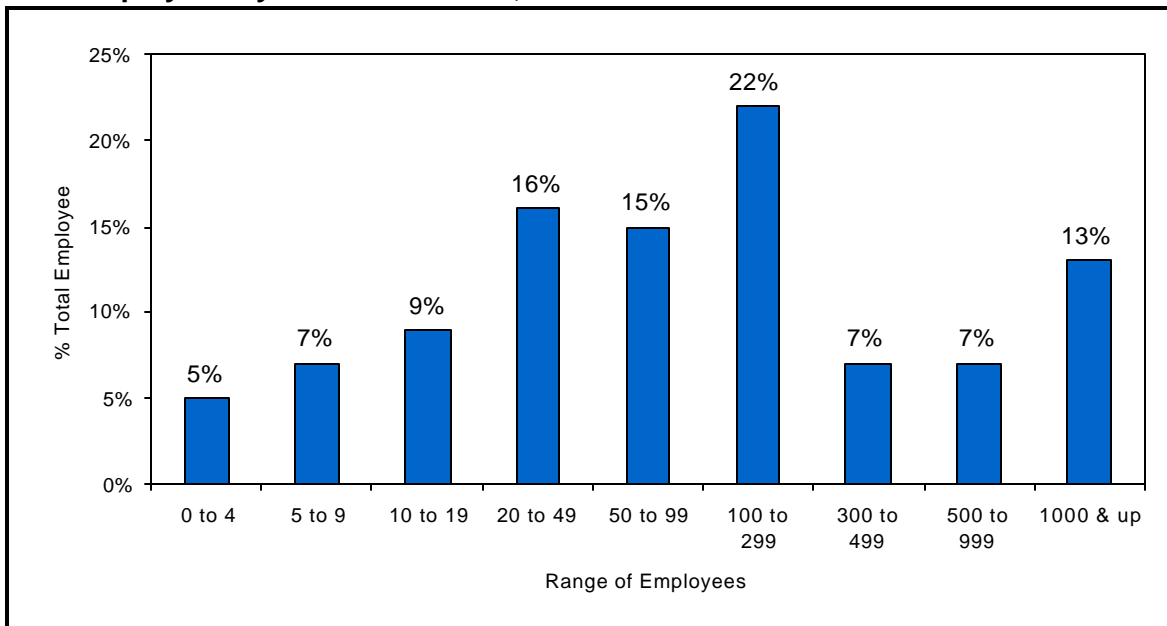
Figure 3b:
% of Businesses by Business Size, 2001



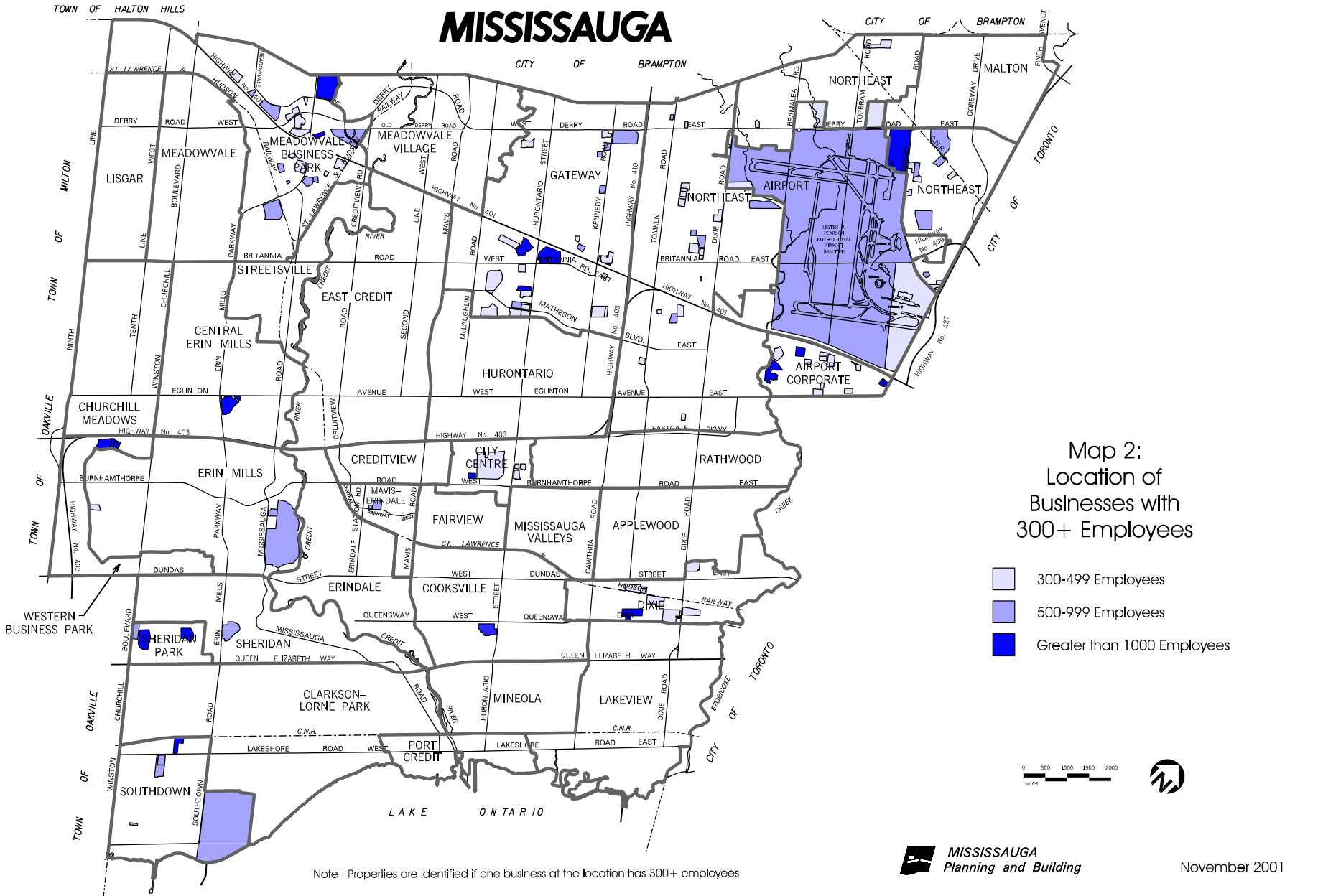
**Figure 3c:
Employees by Size of Business, 2001**



**Figure 3d:
% of Employees by Size of Business, 2001**

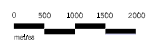


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Map 2:
Location of
Businesses with
300+ Employees

- 300-499 Employees
- 500-999 Employees
- Greater than 1000 Employees



Note: Properties are identified if one business at the location has 300+ employees

2.4 Employment by Sector/Business Activity

This section reviews the types of business activities that constitute Mississauga's employment base. Table 4 and Figures 4a and 4b summarize the businesses and number of employees by the type of business activity from the 2001 Employment Survey. It uses the North American Standard Industrial Classification System (NAICS)⁶ coding to categorize businesses.

The largest concentration of businesses in Mississauga is in the manufacturing sector. A total of 16% of businesses and 28% of employment positions are found in manufacturing businesses. A cross tabulation of business type by business size reveals that many manufacturing firms are smaller firms with less than 20 employees. A total of 65% of the manufacturing firms (1,746 businesses) had less than 20 employees. There are also a significant number of firms with between 20 and 49 employees (17% or 456 businesses). As expected, the manufacturing firms are concentrated in Northeast with 58% of the total.

Retail Trade and Wholesaling are the next two largest sectors. Each have 15% of the total business activities, however, Wholesaling represents 17% of total employment and Retail Trade 8%.

The largest proportion of wholesalers are firms with fewer than 10 employees. Fifty-seven percent (1,431 businesses) of wholesalers fall into this category. Seventy-six percent (1,896 businesses) of these firms have fewer than 20 employees. The majority of wholesale activities, (53% or 1,323 businesses) are found in Northeast.

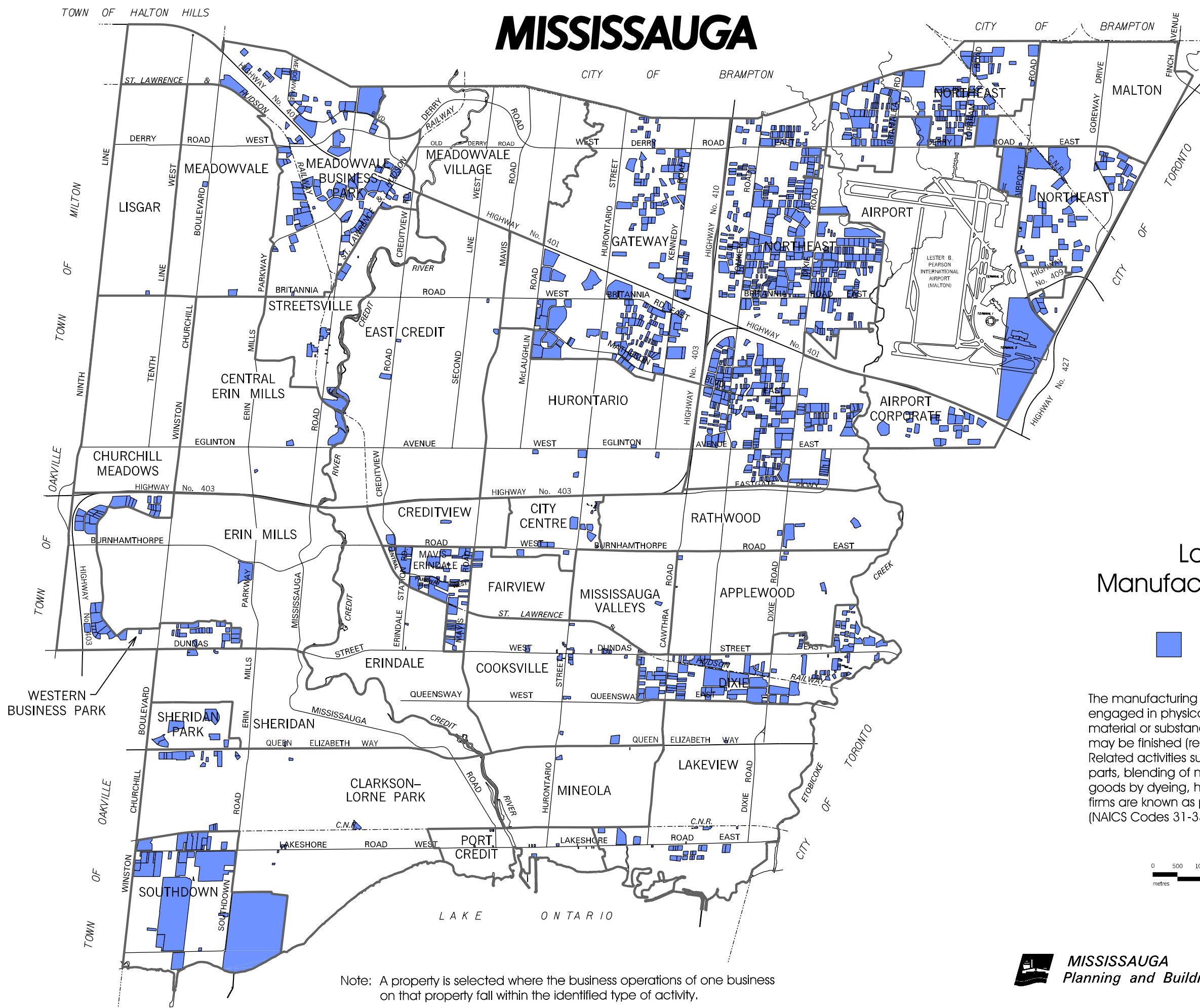
Retail Trade businesses are smaller establishments, 74% (1,878 businesses) of the businesses have fewer than 10 employees. Retail Trade is distributed throughout the City. The largest concentration, 11%, is found in City Centre.

Maps 3, 4 and 5 indicate the location of Manufacturing, Wholesaling and Retail Trade businesses. Firms are highlighted through the boundaries of the properties on which they are located. A property may have multiple businesses and addresses. The property is displayed if there is NAICS and property identification number information for the business with the selected type of activity and if there is a minimum of one business that is classified with this type of activity on site. Where a property has multiple businesses, the parcel will be highlighted if one business on that property is within the selected type of activity. A parcel may be represented on more than one map as a result of the multiple business activities at that location.

The maps illustrate the concentrations of the Manufacturing firms in the Employment Districts and the dispersed pattern of Retail Trade businesses across the City. Wholesaling firms are similar to Manufacturing firms in their locational characteristics and are much more concentrated in the Employment Districts.

⁶ NAICS has generally replaced the SIC (Standard Industrial Classification) System. It has been adopted by Statistics Canada to classify 2001 Census information.

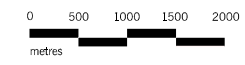
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Map 3:
Location of
Manufacturing Businesses

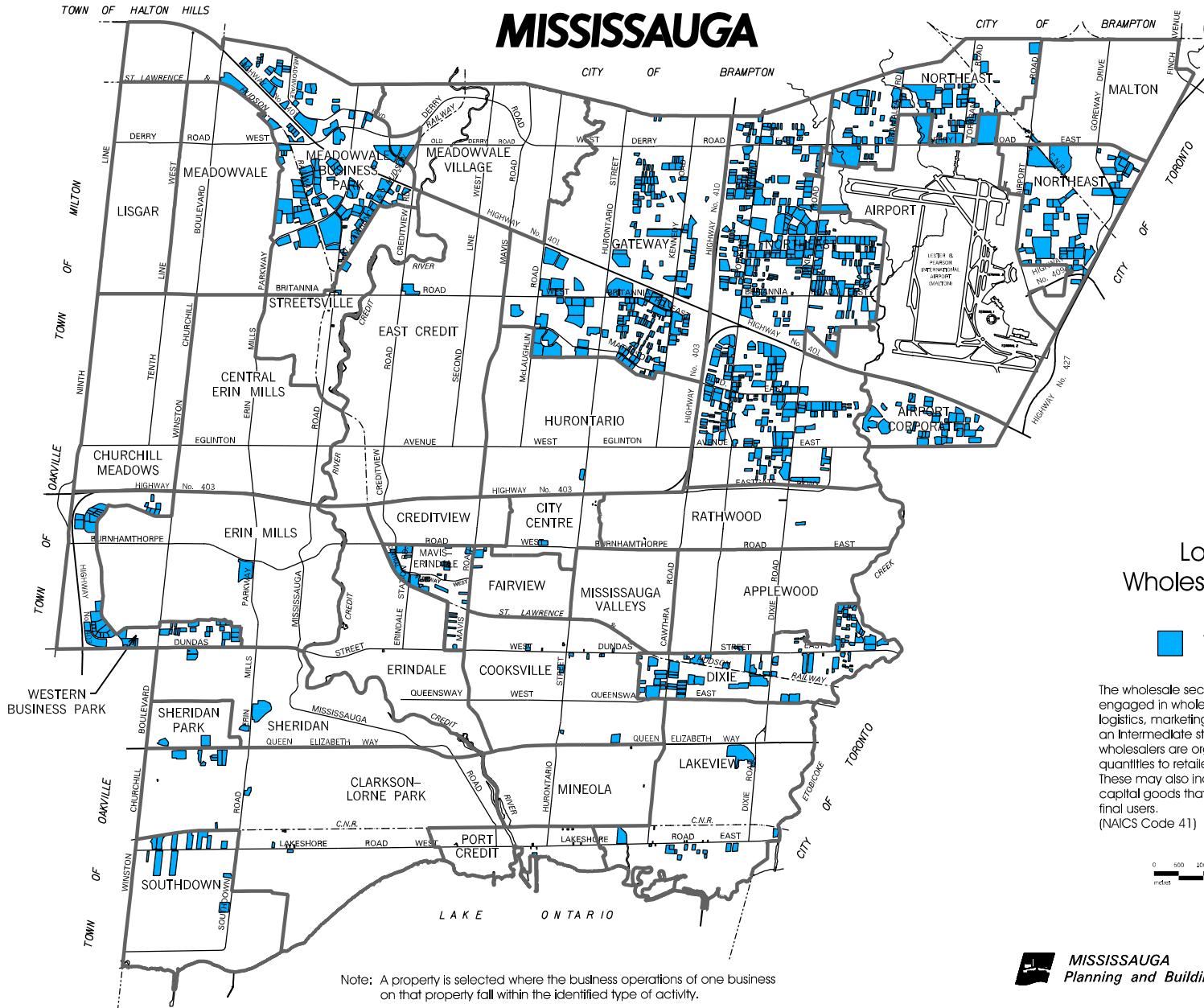
 Manufacturing

The manufacturing sector comprises establishments engaged in physical or chemical transformation of material or substances into new products. Products may be finished (ready to consume) or unfinished. Related activities such as the assembly of component parts, blending of material and finishing of manufactured goods by dyeing, heat treating or plating. Manufacturing firms are known as plants, factories or mills. (NAICS Codes 31-33)



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

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Map 4:
Location of
Wholesale Businesses

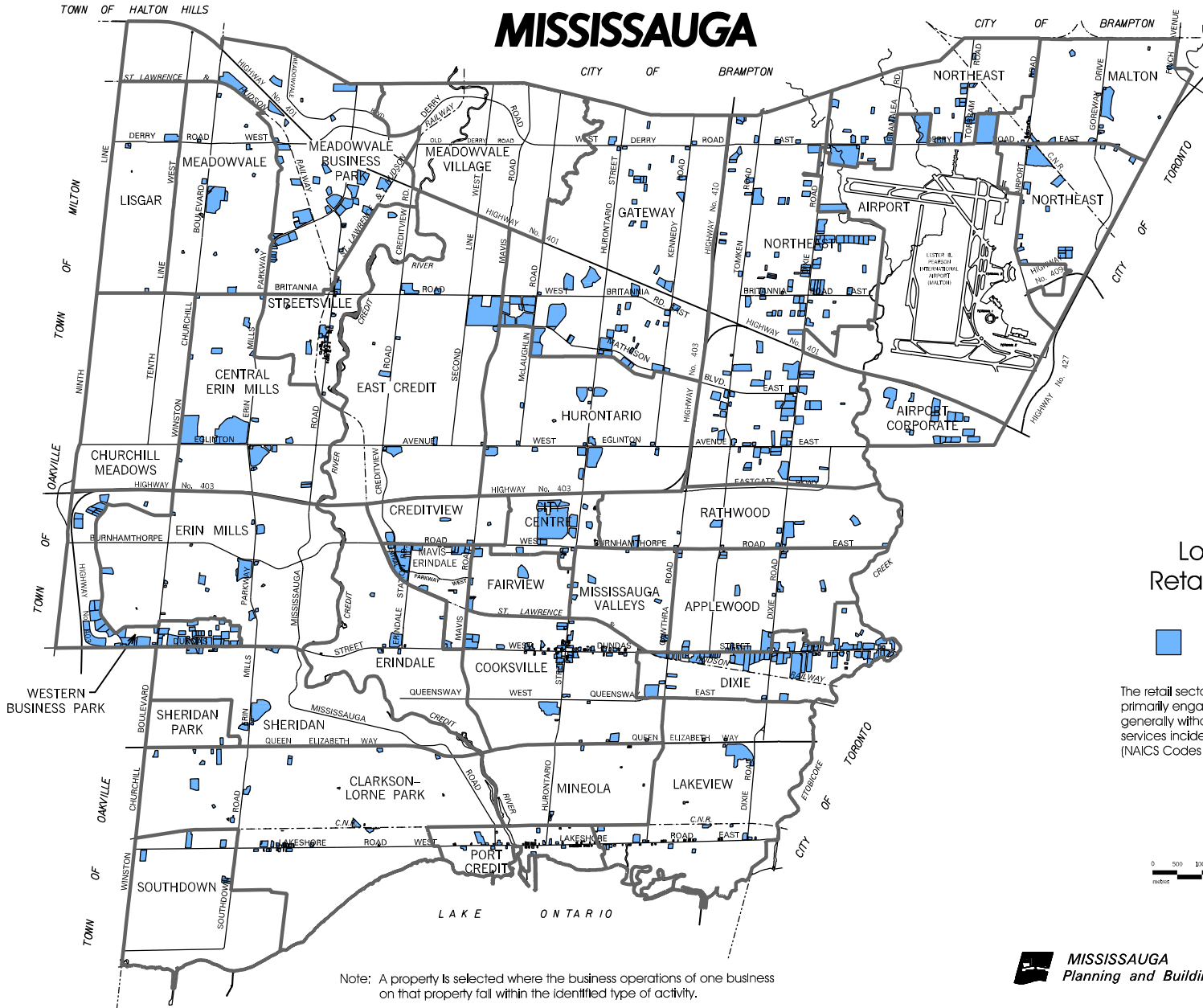
 Wholesale

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



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

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Map 5:
Location of
Retail Businesses

 Retail

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



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

One final sector to note is the Transportation and Warehouse Industry Sector which also represents 8% of the employment. These firms have a broad distribution in terms of the size of their operations. While firms of under 5 employees make up the largest portion of these businesses (23%), a significant number of firms are also found in firms between 5 and 9 employees (19%) and 10 to 19 and 20 to 49 employees (15% each). In terms of locational patterns, Transportation and Warehousing businesses are concentrated in Northeast, with 60% of firms being located in this District.

The industries with the three largest proportion of businesses make up approximately 46% of businesses and 53% of employment positions in the City. Although this is a substantial portion of total employment and businesses, there is representation from all 19 employment classifications and significant representation (over 3% of employees) in eleven of these classifications. The presence of firms in these categories reflects the diversity of employment and business activity in the City and addresses the Strategic Plan initiative that Mississauga maintain a dynamic and diverse economic base.

	Number of Businesses	% of Businesses	Number of Employees	% of Employees
Manufacturing	2,693	16%	85,228	28%
Retail Trade	2,535	15%	24,635	8%
Wholesaling	2,509	15%	52,051	17%
Other Services	1,624	10%	8,177	3%
Technical Services	1,163	7%	19,070	6%
Food/Accommodation	1,153	7%	13,210	4%
Health/Social Assistance	1,030	6%	10,363	3%
Transportation/Warehousing	727	4%	23,752	8%
Support/Waste Management	612	4%	10,911	4%
Finance	573	3%	18,079	6%
Construction	467	3%	7,250	2%
Education	452	3%	11,594	4%
Real Estate/Rental & Leasing	414	3%	6,271	2%
Information/Cultural	197	1%	6,651	2%
Recreation	129	1%	1,532	0.5%
Public Administration	89	1%	7,345	2%
Management	47	0.3%	1,004	0.3%
Utilities	10	0.1%	798	0.3%
Primary	6	0.04%	37	0.01%
Total	16,430	100%	307,958	100%

Figure 4a:
Businesses by Business Classification, 2001

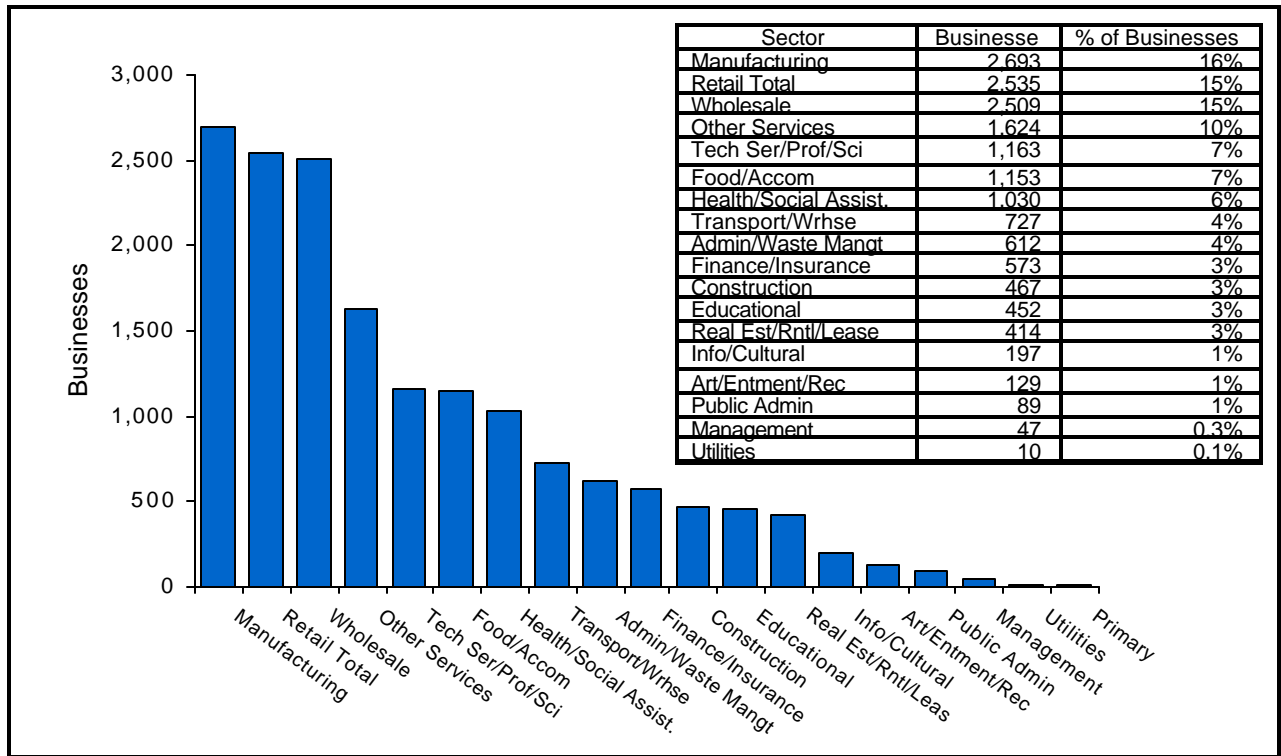
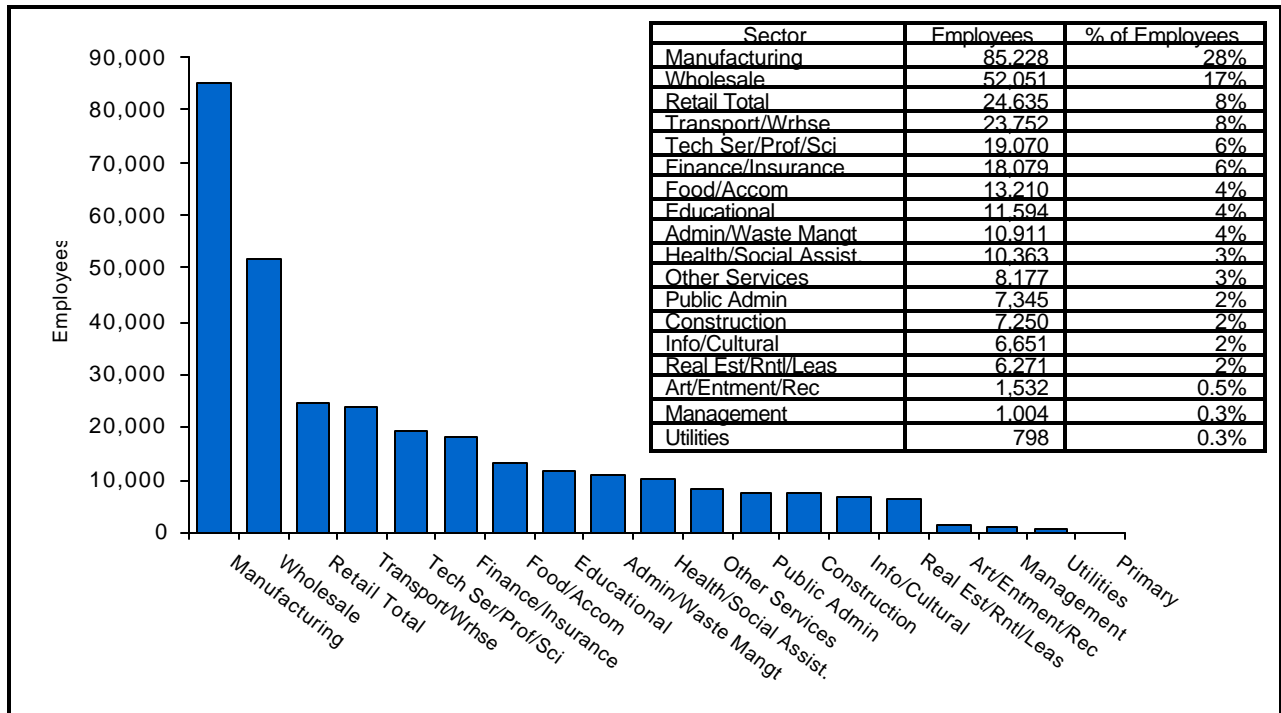


Figure 4b:
Employment by Business Classification, 2001



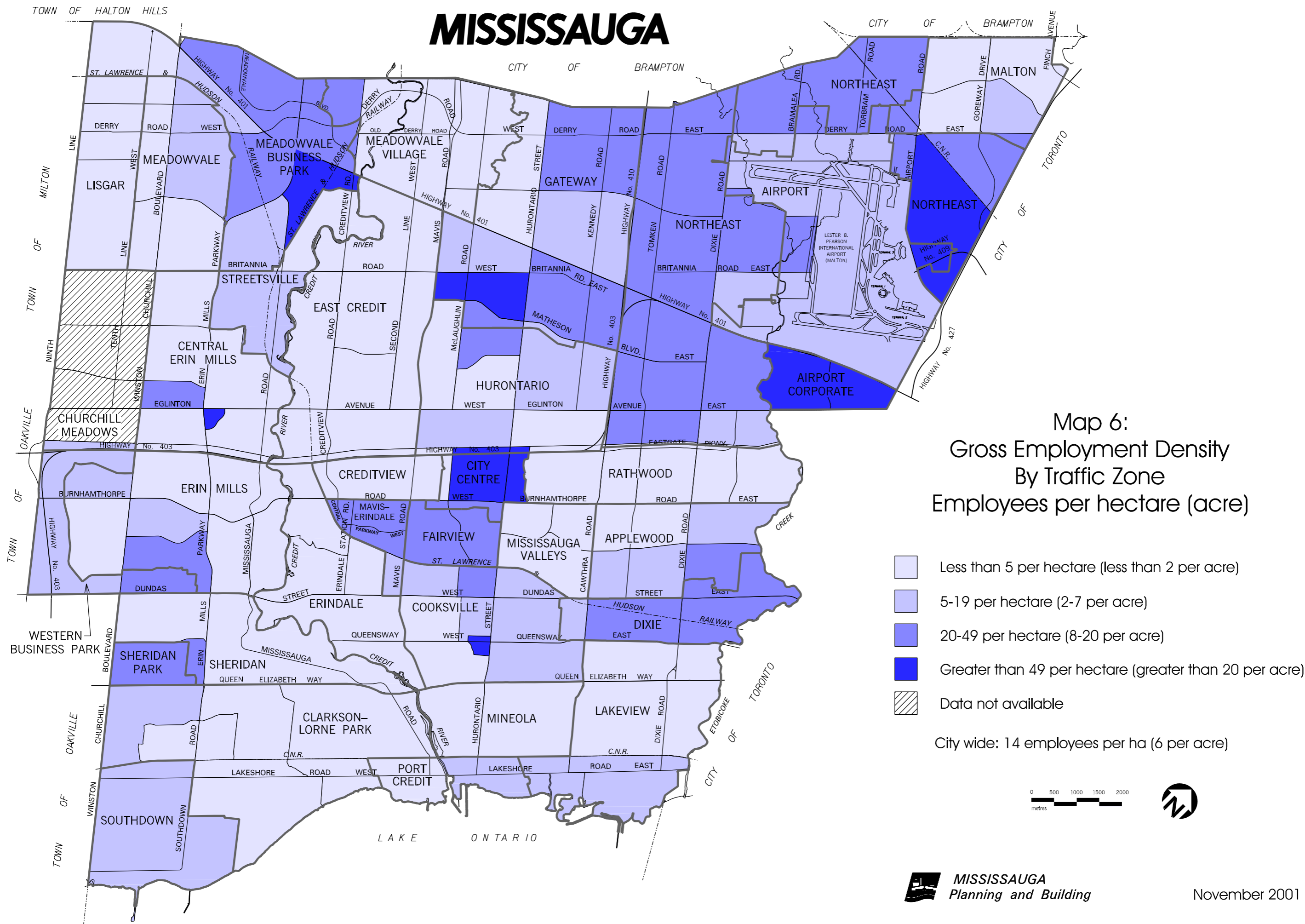
2.5 Employment Density

Employment density refers to the number of employees in a geographic area. The density information is calculated by using the total employment information by traffic zone (TZ) and the gross area for that traffic zone. Gross area includes developed lands as well as all other land uses such as undeveloped lands, natural areas and roads. Appendix B summarizes the employment density calculations per traffic zone and a traffic zone boundaries map is provided in Appendix C. The information in this discussion is the average for the traffic zone and incorporates all employment uses including industrial, office and retail.

The average gross employment density in the City is 14 employees per hectare (6 employees per acre). The largest concentrations of employment were found in the vicinity of Hurontario Street and Queensway West (TZ 32), Hurontario Street and Burnhamthorpe Road East (TZ 215), and Eglinton Avenue West and Erin Mills Parkway (TZ 13). Trillium Health Centre is located in TZ 32 and the Credit Valley Hospital is located in TZ 13. TZ 215 is in City Centre on the east side of Hurontario Street and the location of several large office buildings including the Mississauga Executive Centre, the Village Offices of Sherwoodtowne, the Treetops Office Complex and the Remax building. Other traffic zones with high densities are found in Northeast, Airport Corporate, Meadowvale Business Park and Gateway.

Map 6 illustrates the gross employment density across the City. Higher gross employment densities are found in the employment districts and along highway and arterial corridors. The northern Employment Districts are in the higher employment density ranges of over 20 employees per hectare (8 per acre). The older Employment Districts in the southern part of the City, for the most part, have lower concentrations of employees.

MISSISSAUGA



Map 6:
Gross Employment Density
By Traffic Zone
Employees per hectare (acre)

- Less than 5 per hectare (less than 2 per acre)
- 5-19 per hectare (2-7 per acre)
- 20-49 per hectare (8-20 per acre)
- Greater than 49 per hectare (greater than 20 per acre)
- Data not available

City wide: 14 employees per ha (6 per acre)



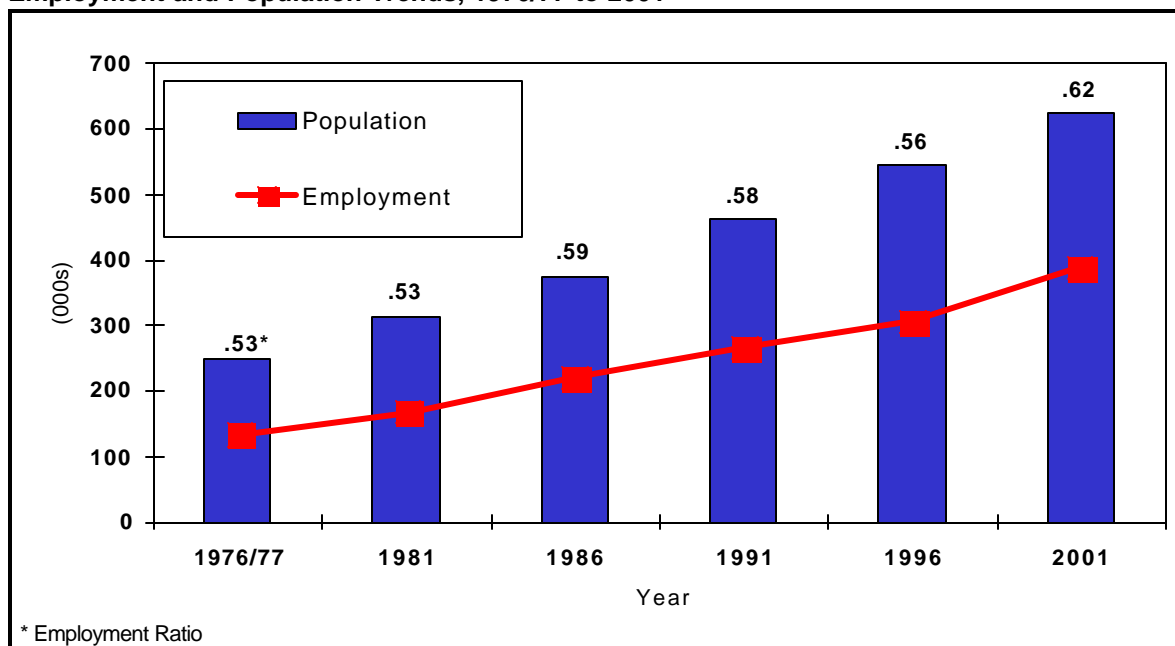
3.0 TRENDS IN EMPLOYMENT GROWTH

This section summarizes employment and business growth trends. It reviews business and employment data from 2000 to 2001 and, where possible, compares these with 1999 findings and historic employment and population trends. Employment trends in the context of the growth forecasts for employment in the City and business activity in 2000 and 2001 as compared to business activity in 1997 and 1987 are also examined.

3.1 Employment and Business Trends to 2001

Figure 5 illustrates the steady growth in population and employment in the City of Mississauga over the last twenty-five years. While population has increased from approximately 250,000 in 1976 to 623,000 in 2001 (149%), employment has kept pace and risen from 132,000 in 1977 to 387,000 in 2001 (193%)⁷. The employment ratio, as mentioned in Section 2.1, represents the proportion of total employment positions to population. The current employment ratio of .62 means that there are 62 employment positions for every 100 residents. This ratio increased from .53 in 1977 to .59 in 1986. It declined through the early and mid 1990s with the economic recession and then started to increase again, reaching a new high in 2001.

Figure 5:
Employment and Population Trends, 1976/77 to 2001



Source: Census of Canada and City of Mississauga Employment Survey

Note: The employment information from 1977 to 1986 and 1996 to 2001 is from the City of Mississauga Employment Survey. Employment data for 1991 are from the Census of Canada. Population data for 1976 to 1996 are from the Census of Canada. Population information for 2001 is from the 2001 interim growth forecast.

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

In 2001 Mississauga continued the growth trends found in 2000 as indicated by employment levels, labour import and established businesses. Total employment has increased steadily over the past two years. Total employment was 386,750 in 2001 up from 366,084 in 2000, an increase of 6% or 20,666 additional employment positions. In 2000, employment was 366,084, up from 345,475 in 1999, a similar increase of 6% and 20,609 employment positions.

Information on labour import is consistent with this trend. In 2000 Mississauga imported 55,738 employment positions. Total employment positions imported was 66,516 in 2001, an increase of 10,778 positions.

Recent employment growth seems to originate from within existing organizations, as opposed to being the result of new firms establishing in the City. The 2001 Employment Survey found a total of 20,101 operating businesses in the City, as compared with 19,953 in 2000. This represents a marginal year-over-year increase of 1% or 148 businesses. This compares to an increase of 6% or 1,126 additional business establishments from 1999 to 2000 (18,827 businesses in 1999 compared with 19,953 in 2000).

Total vacancies increased to 1,583 sites in 2001 from 1,387 sites in 2000. In 1999, 1,670 vacancies were recorded. The proportion of vacancies also increased marginally to 7% of total business sites in 2001 from 6% in 2000; they had previously declined from 8% in 1999. This increase may partly be the result of the new methodology applied to the collection of vacancy data but may also reflect the general slowdown of the Canadian economy.

In addition to the changes in methodology discussed in Section 1.1, the surveying for the 2001 Employment Profile included a more detailed documentation of vacancies. They were coded by type (i.e. unit, property) in order to enhance the inventory of places of employment across the City. In this new classification, additional sites not previously included in the inventory may have been included and thus the increase in vacancies.

Table 5 summarizes total employment in 1999, 2000 and 2001 and compares it to the employment forecasts. The Employment Survey found a total of 386,750 employment positions, this is 1.7% above the forecast of 380,100. These figures indicate that employment growth is generally in line with expectations.

Table 5: Total Employment and Employment Forecasts, 1999, 2000 and 2001					
	1999	2000	2001	1999-2000 Change	2000-2001 Change
Total Employment	345,475	366,084	386,750	+20,609	+20,666
Employment Forecast*	351,010	363,630	380,100	+12,620	+16,470
% Difference	+1.6%	-0.7%	-1.7%		

* Employment Forecasts for 1999 and 2000 prepared in 1998, employment forecast for 2001 prepared in 2001.

3.1.1 Businesses by Planning District

Table 6 summarizes the number of businesses by Planning District in 1999, 2000 and 2001. There are several Planning Districts that have had a significant increase from 2000 to 2001 (Fairview, Lester B. Pearson, Lisgar and Meadowvale Village). Some of these changes are the result of the methodology employed in 2001 which incorporated all business sites from the *2000 Land Use Codes* not previously surveyed and confirmed as employment sites, rather than a significant increase in the number of business establishments in the area. In some instances, the percentage increase is large but the change in the absolute number is small. For example, in Lisgar 12 businesses were added in 2001 from a newly developed retail centre. This resulted in a 38% change from 2000 to 2001.

There has been a small proportion of year-over-year change in the City as a whole (1%), however, there have been some increases in the proportion of businesses per planning district. These are primarily in Residential Districts. Lakeview has had the highest increase with an 8% change from 2000. Erindale ranks second with a 7% increase. As well, Applewood, Cooksville, Creditview, Mississauga Valleys and Sheridan each had a 6% increase in the number of businesses. These increases are linked to the prominence of retailing in these districts. Retailing industries expanded in 2001 and have the third largest proportion of employment in the City. (This is also discussed in the following section.)

3.2 Trends in Business Activity

As mentioned previously, this report uses NAICS coding to categorize businesses by business activity. In the past, Employment Profile Reports have employed SIC classification, which was replaced by NAICS coding in 2000. There are discrepancies between these two systems in terms of the classification of business activity and, therefore, some shifts in employment may be the result of the new classification system. In some cases, coding practices have also changed, for example firms in Lester B. Pearson have been re-classified to Transportation from Government. One final issue to note is that the information on employment by sector is dependent on the availability of data. These data are quite sensitive to year-over-year variations in data and the addition or removal of a small number of employers may cause changes in the proportion of employment reported per sector.

Table 7 summarizes the percent of employment by type of activity in 1987, 1997, 2000 and 2001. (Data are not available for 1999.) The dominant business activities in Mississauga have been prevalent for over a decade.

The largest proportion of employees are in manufacturing, which has ranged from 33.6% in 1987 to 27.7% in 2001. Although the proportion of employees in manufacturing has declined over this timeframe, this industry has maintained its position as the largest type of employer in the City for over a decade. The decline in the industry may reflect the overall restructuring in the manufacturing sector over the last economic cycle and may now be captured in other sectors such as Transportation/Communications/Warehousing.

Planning District	1999		2000		2001		% Change 1999-2000	% Change 2000-2001
	# of Businesses	% of Total	# of Businesses	% of Total	# of Businesses	% of Total		
Northeast	6,617	35%	7,006	35%	6,880	34%	6%	-2%
Gateway	1,427	8%	1545	0.0774	1570	8%	8%	2%
Dixie	1301	7%	1468	7%	1480	7%	13%	1%
Meadowvale Business Park	1044	6%	1099	6%	1056	5%	5%	-4%
Cooksville	842	4%	903	5%	961	5%	7%	6%
City Centre	863	5%	927	5%	911	5%	7%	-2%
Western Business Park	871	5%	900	5%	895	4%	3%	-1%
Airport Corporate	517	3%	540	3%	530	3%	4%	-2%
Lakeview	440	2%	452	2%	489	2%	3%	8%
Mavis-Erindale	447	2%	458	2%	469	2%	2%	2%
Port Credit	420	2%	444	2%	445	2%	6%	0%
Central Erin Mills	408	2%	421	2%	433	2%	3%	3%
Streetsville	399	2%	411	2%	413	2%	3%	0%
Clarkson-Lorne Park	370	2%	394	2%	393	2%	6%	0%
Applewood	347	2%	350	2%	371	2%	1%	6%
Malton	325	2%	330	2%	341	2%	2%	3%
Lester B. Pearson	222	1%	238	1%	319	2%	7%	34%
Hurontario	269	1%	282	1%	294	1%	5%	4%
Sheridan	256	1%	245	1%	260	1%	-4%	6%
Rathwood	224	1%	240	1%	235	1%	7%	-2%
Southdown	202	1%	219	1%	218	1%	8%	0%
Meadowvale	211	1%	215	1%	216	1%	2%	0%
Erin Mills	184	1%	199	1%	201	1%	8%	1%
Erindale	138	1%	141	1%	151	1%	2%	7%
East Credit	108	1%	125	1%	130	1%	16%	4%
Fairview	73	0.4%	88	0.4%	101	1%	21%	15%
Mineola	94	0.5%	94	0.5%	94	0.5%	0%	0%
Mississauga Valleys	67	0.4%	67	0.3%	71	0.4%	0%	6%
Creditview	59	0.3%	65	0.3%	69	0.3%	10%	6%
Sheridan Park	52	0.3%	53	0.3%	55	0.3%	2%	4%
Lisgar	28	0.1%	32	0.2%	44	0.2%	14%	38%
Meadowvale Village	2	0.01%	2	0.01%	6	0.03%	0%	200%
Total	18,827	100%	19,953	100%	20,101	100%	6%	1%

	1987	1997	2000*	2001
Manufacturing	33.6	36	27.1	27.7
Wholesaling	12.2	12.0	18.1	16.9
Retail Trade	10.3	9.0	7.5	8.0
Transportation/Communication/Warehousing	9.3	12.5	12.0	7.7
Finance	3.5	4.3	3.8	5.9
Food/Accommodation	4.5	4.2	4.1	4.3
Education	2.6	3.2	3.2	3.8
Health/Welfare	3.0	3.0	3.0	3.4
Other Services	0.7	2.7	2.8	2.7
Government/Public Administration	6.7	1.7	1.4	2.4
Construction	3.5	2.6	2.4	2.4
Recreation	0.5	0.5	0.3	0.3
Primary	0.5	0.1	0.01	0.01
Business Services	8.2	7.0	na	na
Personal Service	0.7	0.9	na	na
Institutional	0.2	0.3	na	na

* The proportion of employees has been adjusted to reflect additional sites not incorporated in the 2000 inventory.

Wholesaling activities have the second largest concentration of employees. It has maintained its second place ranking since 1987. It had been fairly stable between 1987 to 1997 at 12%. In 2001, it represents 16.9% of employment positions.

Retail Trade has replaced Transportation/Communications/Warehousing as the third largest proportion of employment in the City. This currently represents 8% of total employment, an increase from 7.5% in 2000.

The proportion of employment in the Transportation/Communications/Warehousing shows a decline to 7.7% in 2001 from 12.0% in 2000. This is likely the result of some mergers in the airline industry which began at the end of 2000. Airlines would be classified transportation.

The Transportation/Communication/Warehousing sector is difficult to compare directly with 1997 statistics as there has been a change in the grouping of these industries. The SIC classification used in 1997 categorized Transportation with Communication and, at this time, this industry was ranked second in terms of the number of employees occupied in these activities. In the NAICS classification system, Transportation and Warehousing are classified together, reflecting the emerging logistics industry. Also, it is important to note that although a category title may not have changed, there may be some discrepancies within the classifications.

In addition to the changes in the ranking of the industries, the proportion of employment in selected sectors has increased. Finance accounts for a larger share of total employment in 2001. Other sectors with marginal gains include Manufacturing, Retail, Food/Accommodation, Education, Health and Welfare, and Government. In 2000, Wholesaling and Other Services⁸ were the only sectors where the share of employment increased from 1997.

⁸ Includes repair and maintenance services, personal and laundry services and religious, grant-making, civic and professional organizations.

4.0 CONCLUSIONS

This report presents a profile of employment and businesses in the City in 2000 and 2001. It also reviews the trends in businesses, employment and types of business activities. The principal findings of the report are as follows:

- Total employment was approximately 386,750 in 2001 with 20,101 operating businesses in the City and 1,583 vacancies. This has increased from a total employment of approximately 366,084 in 2000 with 19,953 businesses and 1,387 vacancies;
- In 2001, Mississauga continued the growth trends found in 2000 as indicated by employment levels, labour import and established businesses;
- Total employment in the City increased 6% from 2000 to 2001. It had also expanded by 6% from 1999 to 2000;
- Total employment positions imported in 2001 was 66,516. In 2000 Mississauga imported 55,738 employment positions. Total number of labour imported increased by 10,778 positions. This addresses the “*Population and Employment*” objective in City Plan regarding being a net importer of employment;
- Total businesses operating in the City increased to 20,101 in 2001 from 19,953 in 2000. This represents a marginal year-over-year increase of 1% or 148 businesses;
- Employment growth seems to be originating from existing businesses as compared to being the result of new firms establishing in the City;
- Vacancies increased to 7% of total business sites in 2001 from 6% in 2000, they had previously declined from 8% in 1999. This increase may be partly the result of the new methodology applied to the collection of vacancies but may also reflect a general slowdown of the Canadian economy;
- Total employment of 386,750 is in line with the forecast employment levels of 380,100 for 2001, indicating that employment growth is occurring as expected;
- A review of employment by Planning District finds that the top three concentrations are: Northeast, Gateway and Meadowvale Business Park, which represent over half of the total employment opportunities in the City in 2001;
- Full-time employment was 93% of total employment and part-time employment was 7% of total employment in the City in 2001. These are the same levels of full-time and part-time employment levels found in 2000;
- The City’s employment profile continues to be dominated by small businesses. In 2001, approximately 80% of the City’s businesses were establishments of under 20 employees while 45% had fewer than five employees. The 2000 Employment Profile found similar results;

- The largest portion of the employment base in Mississauga was in mid-sized firms between 20 and 100 employees. These businesses represented 16% of the total but constituted approximately 31% of the work force;
- Most Planning districts had a representation of businesses with less than 300 employees. These businesses would also provide for a range of employment opportunity. Mississauga's Strategic Plan objective to maintain a variety of employment opportunities would seem to be addressed in this distribution of businesses;
- The largest concentration of businesses in Mississauga was in the manufacturing sector. A total of 16% of businesses and 28% of employment positions were found in manufacturing businesses. Retail Trade and Wholesaling businesses follow, both with 15% of the total business activities in the City. Wholesaling represented 17% of total employment and Retail Trade 8%. These three sectors made up approximately 46% of businesses and 53% of employment positions in the City;
- Although the top three ranked sectors comprise a substantial portion of total employment and businesses in the City, there was representation from all nineteen employment sectors and significant representation in eleven of these sectors. The presence of firms in these categories reflects the diversity of employment and business activity in the City and addresses the Strategic Plan initiative that Mississauga maintain a dynamic and diverse economic base;
- Increases in the number of businesses within Planning Districts have been primarily in the Residential Districts. These increases are likely linked to the prominence of retailing establishments in these districts. Retailing industries have expanded in 2001 and have the third largest share of employment in the City;
- The dominant business activities in Mississauga have been prevalent for over a decade. Manufacturing continues to have the largest proportion of employment despite the decline in this industry's share of total employment from 33.6% in 1987 to 27.7% in 2001. Wholesaling activities have the second largest concentration of employees. This activity was fairly stable between 1987 to 1997 at 12%. In 2001, it represents 16.9% of employment positions. Retail Trade is ranked third and represents 8% of total employment;
- Employment density refers to the number of employees per geographic area and has been calculated by traffic zone. The average gross employment density in the City is 14 employees per hectare (6 employees per acre). The greatest concentrations of employment density were found in traffic zones containing the Trillium Health Centre, Credit Valley Hospital and in City Centre on the east side of Hurontario Street;
- Most planning districts had businesses in all size ranges and from all employment classifications. This reflects to the diversity of employment and business activity in the City. It addresses the Strategic Plan and City Plan initiatives for a dynamic and diverse economic base with a range of employment opportunities.

Appendix A: Businesses with over 300 Employees

BUSINESS NAME	ADDRESS	PLANNING DISTRICT
<i>Businesses with 1000+ employees:</i>		
A E C L Limited or Atomic Energy of Canada Limited	2251 Speakman Dr, 2599 Speakman Dr, 2285 Speakman Dr	Sheridan Park
Air Canada	6500 Silver Dart Dr	Lester B. Pearson
AstraZeneca	1004 Middlegate Rd	Dixie
Bell Mobility Inc.	2920 Matheson Blvd E	Airport Corporate
Boeing Toronto, Ltd.	6972 Airport Rd	Northeast
Canada Customs & Revenue Agency	5800 Hurontario St	Gateway
City of Mississauga	300 City Centre Dr	City Centre
Credit Valley Hospital	2200 Eglinton Ave W	Central Erin Mills
E D S Innovations Inc.	5300 Satellite Dr	Airport Corporate
GlaxoSmithKline (Glaxo Wellcome Inc.)	7333 Mississauga Rd	Meadowvale Business Park
Hewlett-Packard (Canada) Ltd.	5150 Spectrum Way	Airport Corporate
Honeywell	3333 Unity Dr	Western Business Park
Ingram Micro Inc.	55 Standish Crt	Gateway
Intria Items Inc.	155 Britannia Rd E	Gateway
PPG Canada Inc.	2301 Royal Windsor Dr	Southdown
Royal Bank of Canada	6880 Financial Dr	Meadowvale Business Park
Trillium Health Centre - Mississauga Site	100 Queensway W	Cooksville
<i>Businesses with 500-999 employees:</i>		
Accenture	5450 Explorer Dr	Airport Corporate
ADP Canada	6200 Kenway Dr	Gateway
C P I Plastics Group Inc.	979 Gana Crt	Northeast
C F M Majestic Inc.	410 Admiral Blvd	Gateway
Canadian Medical Laboratories Ltd.	6560 Kennedy Rd	Gateway
Certas	3 Robert Speck Pky	City Centre
CFM Majestic Inc.	475 Admiral Blvd	Gateway
Consumer Products	2233 Argentia Rd	Meadowvale Business Park
F A K International	1335 Shawson Dr	Northeast
Faurecia	6141 Vipond Dr	Northeast
G E Capital Information Technology Solutions Inc.	2480 Meadowvale Blvd	Meadowvale Business Park
Garland Commercial Ranges Limited	1177 Kamato Rd	Northeast
General Electric Canada	2300 Meadowvale Blvd	Meadowvale Business Park
Greater Toronto Airports Authority	3111 Convair Dr	Lester B. Pearson
Hatch Associates Ltd.	2800 Speakman Dr	Sheridan Park
Hudson General Aviation Services Inc.	5915 Airport Rd	Northeast
Insurance Co. of Canada	2225 Erin Mills Pky	Sheridan
Loblaws (formerly National Grocers)	6363 Millcreek Dr	Meadowvale Business Park
Loyalty Management Group Cda	5055 Satellite Dr	Airport Corporate
Matrix Logistics Services Ltd.	6941 Kennedy Rd	Gateway
Mississauga Transit	975 Central Pky W	Mavis-Erindale

BUSINESS NAME	ADDRESS	PLANNING DISTRICT
Oracle Corporation Canada	90 Matheson Blvd W	Gateway
Orenda Aerospace Corporation	3160 Derry Rd E	Northeast
Orion Bus Industries Ltd.	350 Hazelhurst Rd	Southdown
Pepsi Bottling Group The	5900 Falbourne St	Gateway
Petro-Canada Lubricants Centre	385 Southdown Rd	Southdown
Plastcoat Ltd.	1200 Meyerside Dr	Northeast
Pratt & Whitney Canada Inc.	1801 Courtneypark Dr E	Northeast
R S L Canada	6655 Northwest Dr	Northeast
Sobey's Ontario	6355 Viscount Rd	Northeast
Stackpole Automotive Gear Division	2430 Royal Windsor Dr	Southdown
Surelink	3185 American Dr	Northeast
Tech Data	6911 Creditview Rd	Meadowvale Business Park
University of Toronto - Erindale Campus	3359 Mississauga Rd	Erin Mills
Wal-Mart Canada Inc.	1940 Argentia Rd	Meadowvale Business Park
Walmar (Eastern Canada) Limited	6610 Turner Valley Rd	Meadowvale Business Park
Xerox Canada Ltd.	3060 Caravelle Dr	Northeast
Businesses with 300-499 employees:		
B C E Emergis	5090 Orbitor Dr	Airport Corporate
Bell World	5055 Satellite Dr	Airport Corporate
C G I Information Systems & Management Consultants	6820 Century Ave	Meadowvale Business Park
Canon Canada Inc.	6390 Dixie Rd	Northeast
Cedara Software Corp.	6509 Airport Rd	Northeast
Chubb Security Systems	5201 Explorer Dr	Airport Corporate
Collins & Aikman Plastics Ltd.	590 Abilene Dr	Gateway
Colorite Plastics Canada	6525 Northwest Dr	Northeast
Dana Hospitality Inc.	6800 Kitimat Rd	Meadowvale Business Park
Delta Meadowvale Resort & Conference Centre	6750 Mississauga Rd	Meadowvale Business Park
Dufferin Peel Roman Catholic District School Board	40 Matheson Blvd W	Gateway
Dufferin Peel Roman Catholic District School Board	3355 The Collegeway	Erin Mills
Dun & Bradstreet Canada	5770 Hurontario St	Gateway
DuPont Canada Inc.	7070 Mississauga Rd	Meadowvale Business Park
Edulinx Canada Corporation	2 Robert Speck Pky	City Centre
Electrical Safety Authority	155 Matheson Blvd W	Gateway
Ericsson Canada Inc.	5255 Satellite Dr	Airport Corporate
Federal Express Canada Ltd.	5985 Explorer Dr	Airport Corporate
Financial Models Company Inc.	5255 Orbitor Dr	Airport Corporate
Grocery Gateway.com	6099 Vipond Dr	Northeast
Group 4 CPS Limited (Group 4 Security (Canada)	1 PIA	Lester B. Pearson
Heidelberg	6265 Kenway Dr	Gateway
Hilton Toronto Airport	5875 Airport Rd	Northeast
Hoffmann-La Roche Limited	2455 Meadowpine Blvd	Meadowvale Business Park
Indalex Ltd.	5675 Kennedy Rd	Gateway
Ingram Micro Inc.	88 Foster Cres	Gateway
Investment Planning Council of Canada	2680 Skymark Ave	Airport Corporate

BUSINESS NAME	ADDRESS	PLANNING DISTRICT
Lear Corporation	3100 Caravelle Dr	Northeast
Livingston International Inc.	6725 Airport Rd	Northeast
M K G Cartridge Systems Inc.	1090 Lorimar Dr	Northeast
Maksteel Service Centre	7615 Torbram Rd	Northeast
Maritz Canada Inc.	1799 Argentia Rd	Meadowvale Business Park
Maritz Canada Inc.	6900 Maritz Dr	Gateway
Mark IV Industries Ltd.	5959 Ambler Dr	Northeast
Matrix Packaging Inc.	955 Pantera Dr	Northeast
Microsoft Canada Co.	320 Matheson Blvd W	Gateway
Moore North America	6100 Vipond Dr	Northeast
Mother Parker's Tea & Coffee Inc.	2530 Stanfield Rd	Dixie
NALCO Canada Inc.	7895 Tranmere Dr	Northeast
National Logistics Services	3105 Dixie Rd	Dixie
Nissan Canada Inc.	5290 Orbitor Dr	Airport Corporate
North American Leisure Group Inc. / Sunquest	1 PIA	Lester B. Pearson
Panasonic Canada Inc.	5770 Ambler Dr	Northeast
Patheon Inc.	2100 Syntex Crt	Meadowvale Business Park
Peel District School Board - HJA Brown Education	5650 Hurontario St	Hurontario
Peel District School Board - Centre for Education &	2 Robert Speck Pky	City Centre
Personal Insurance Company of Canada	3 Robert Speck Pky	City Centre
Premier Candle Corp.	1255 Fewster Dr	Northeast
Purolator Courier Ltd.	5995 Avebury Rd	Gateway
Regal Greetings & Gifts	7035 Ordan Dr	Northeast
Revlon Canada Inc.	2501 Stanfield Rd	Dixie
Rubbermaid Canada Inc.	2550 Stanfield Rd	Dixie
S N N Surgical Navigation	6509 Airport Rd	Northeast
Samuel Son & Co., Limited	2360 Dixie Rd	Dixie
Sealed Air (Canada) Inc./Cryovac	2365 Dixie Rd	Dixie
Siemens Medical Systems	2185 Derry Rd W	Meadowvale Business Park
Skyservice Airlines	2 PIA	Lester B. Pearson
Symcor	1 Robert Speck Pky	City Centre
Systech Retail Systems Inc.	5915 Coopers Ave	Gateway
Teklogix International Inc.	2100 Meadowvale Blvd	Meadowvale Business Park
Trailmobile Canada Limited	455 Gibraltar Dr	Gateway
Walmart	100 City Centre Dr	City Centre
Weather Network, The	1 Robert Speck Pky	City Centre
Westburne Industrial Enterprises	5600 Keaton Cres	Gateway
Winners Merchants Inc.	6715 Airport Rd	Northeast

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.

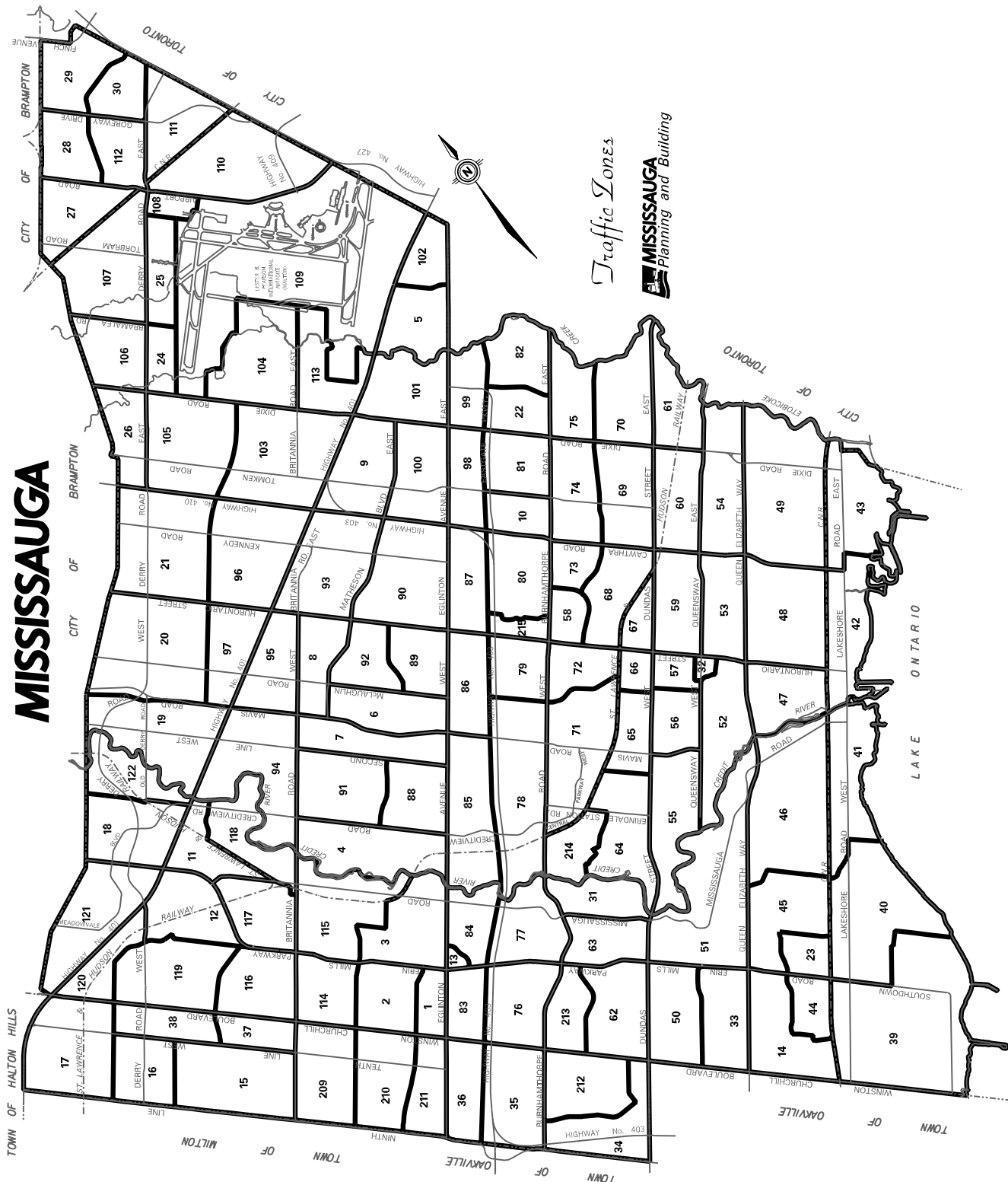
Appendix B: Employment Density Calculations

Traffic Zone	Employees per Hectare	Employees per Acre
1	29	12
2	1	0.3
3	1	1
4	2	1
5	52	21
6	1	1
7	2	1
8	73	30
9	44	18
10	2	1
11	54	22
12	46	18
13	133	54
14	6	2
15	1	0.4
16	3	1
17	0.03	0.01
18	36	14
19	0.3	0.1
20	1	0.5
21	21	8
22	4	2
23	2	1
24	7	3
25	5	2
26	32	13
27	31	13
28	2	1
29	2	1
30	6	2
31	4	1
32	151	61
33	40	16
34	15	6
35	15	6
37	0.5	0.2
38	3	1
39	10	4
40	3	1
41	4	1

Traffic Zone	Employees per Hectare	Employees per Acre
42	11	5
43	9	4
44	4	2
45	1	1
46	1	0.3
47	1	0.3
48	3	1
49	3	1
50	3	1
51	3	1
52	2	1
53	5	2
54	2	1
55	3	1
56	1	0.3
57	17	7
58	4	2
59	17	7
60	48	19
61	22	9
62	20	8
63	1	1
64	3	1
65	19	8
66	24	10
67	18	7
68	2	1
69	5	2
70	21	9
71	24	10
72	26	10
73	1	0.4
74	3	1
75	5	2
76	1	0.2
77	1	1
78	1	0.5
79	54	22
80	2	1
81	2	1
82	1	1
83	1	0.2
84	4	2

Traffic Zone	Employees per Hectare	Employees per Acre
85	0.4	0.2
86	11	4
87	3	1
88	3	1
89	2	1
90	6	2
91	1	0.4
92	23	9
93	47	19
94	1	0.4
95	16	6
96	15	6
97	0.1	0.03
98	28	11
99	12	5
100	47	19
101	21	9
102	84	34
103	44	18
104	28	11
105	38	15
106	37	15
107	23	9
108	24	10
109	15	6
110	59	24
111	21	9
112	4	2
113	17	7
114	2	1
115	8	3
116	2	1
117	10	4
118	4	2
119	5	2
120	9	4
121	27	11
122	0.2	0.1
212	2	1
213	8	3
214	1	0.4
215	134	54
Average	14	6

Appendix C: Traffic Zone Boundaries



Traffic Zones
MISSISSAUGA
Planning and Building