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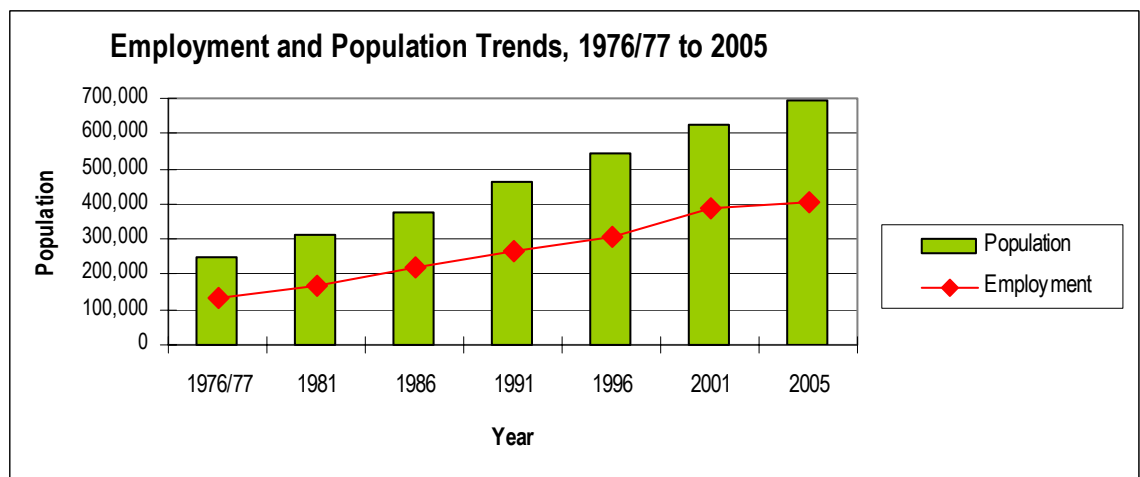


City of Mississauga, Planning and Building Department 2005 Employment Profile

This newsletter presents a profile of employment and business activities in the City of Mississauga in 2005. It discusses employment levels, existing businesses and vacancies.

The data in this report are based on information from the Mississauga Employment Database and the 2005 Employment Survey. The Employment Survey, a joint effort by the Planning and Building Department and the Economic Development Office, is conducted annually. The data are used for a variety of purposes, including monitoring the goals and objectives of the Strategic and Official Plans, forecasting and planning for future needs, attracting businesses to the City, retention programs for existing businesses and development of future economic strategies.

The results of the 2005 Employment Survey counted 381,380¹ employment positions in 2005. Employment data for 90% of the 21,105² operating businesses were obtained. When the employment figure of 381,380 is brought in line with the Census definition of employment to consider persons with multiple jobs and to include home-based businesses, the estimate of total employment is 406,330³.



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

Note: Employment information is from the City of Mississauga Employment Survey except for 1991 which is from the Census of Canada Journey to Work data and 2005 which is the 2005 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 2005 which is the City of Mississauga 2005 Growth Forecast projection of population for June 2005.

¹ Employment was estimated based on data contained in the Mississauga Employment Database, data from the 2005 Employment Survey, and estimates made for businesses for which employment data were not available. Part-time positions have been converted to full-time equivalents, based on the assumption that two part-time positions are equivalent to one full-time position. This does not include home-based businesses.

² The Canadian Business Patterns prepared by Statistics Canada, reports approximately 49,780 businesses in the City of Mississauga, with 29,430 of these businesses reporting no employment. When the number of businesses with no employment is subtracted from the total, the figure derived is approximately the number of operating businesses noted in this newsletter.

³ The following modifications were made to the 2005 Employment Survey employment to reflect the Census definition of employment: 40% of total part-time employment was excluded to account for individuals holding multiple jobs and 80% of the estimated home-based businesses in the City of Mississauga in 2005 (based on the 2001 Census) was added. Home-based businesses are assumed to be 4% of the resident labour force.

2005 Employment Profile

The City of Mississauga has had steady growth in employment over the last twenty-eight years. In 2005 Mississauga remained a net importer of labour and continued to experience increases in the number of established businesses. Historically, employment increased from 132,000 in 1977 to 406,330 in 2005 (208%). Population has kept pace increasing from approximately 250,000 in 1976 to 693,800 in 2005 (178%). In comparing Employment Survey results (with no adjustment for census definition of employment) from 2004 and 2005, the 2005 Employment Survey found 485 more operating businesses than in 2004 and a 1% increase in employment for businesses that provided information through the survey. A slight decrease in total employment was estimated in this period due to a decrease in the number of employees assumed for businesses for which employment data was not available.

Mississauga has an employment ratio of .59. That is, for every 100 residents of the City, there were 59 local jobs. With a participating labour force of 390,300 and employment of 406,330, Mississauga must import a net labour force of approximately 16,030 persons. When consideration is made for a portion of the participating labour force that is unemployed, about 7.4%, the imported labour force increases to approximately 44,910 persons.

A review of the total employment by Planning District finds that the four main concentrations are Northeast-South, Northeast-West, Meadowvale Business Park and Gateway-South, which represent approximately 40% of the total employment opportunities in the City in 2005.

Population, Total Employment and Resident Labour Force, 2005*	
Employment from the 2005 Employment Survey	381,380
Census Adjustment ^a	24,950
Total Employment ^b	406,330
Total Population ^c	693,800
Resident Labour Force ^d	556,770
Participating Labour Force ^e	390,300
Employed Labour Force	361,420
Unemployed Labour Force ^f	28,880
Employment Ratio ^g	.59
Difference Between Total Employment and Participating Labour Force	16,030
Labour Import ^h	44,910

*Numbers have been rounded

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

^b This figure represents the 2005 Employment Survey total plus the Census adjustment.

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

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

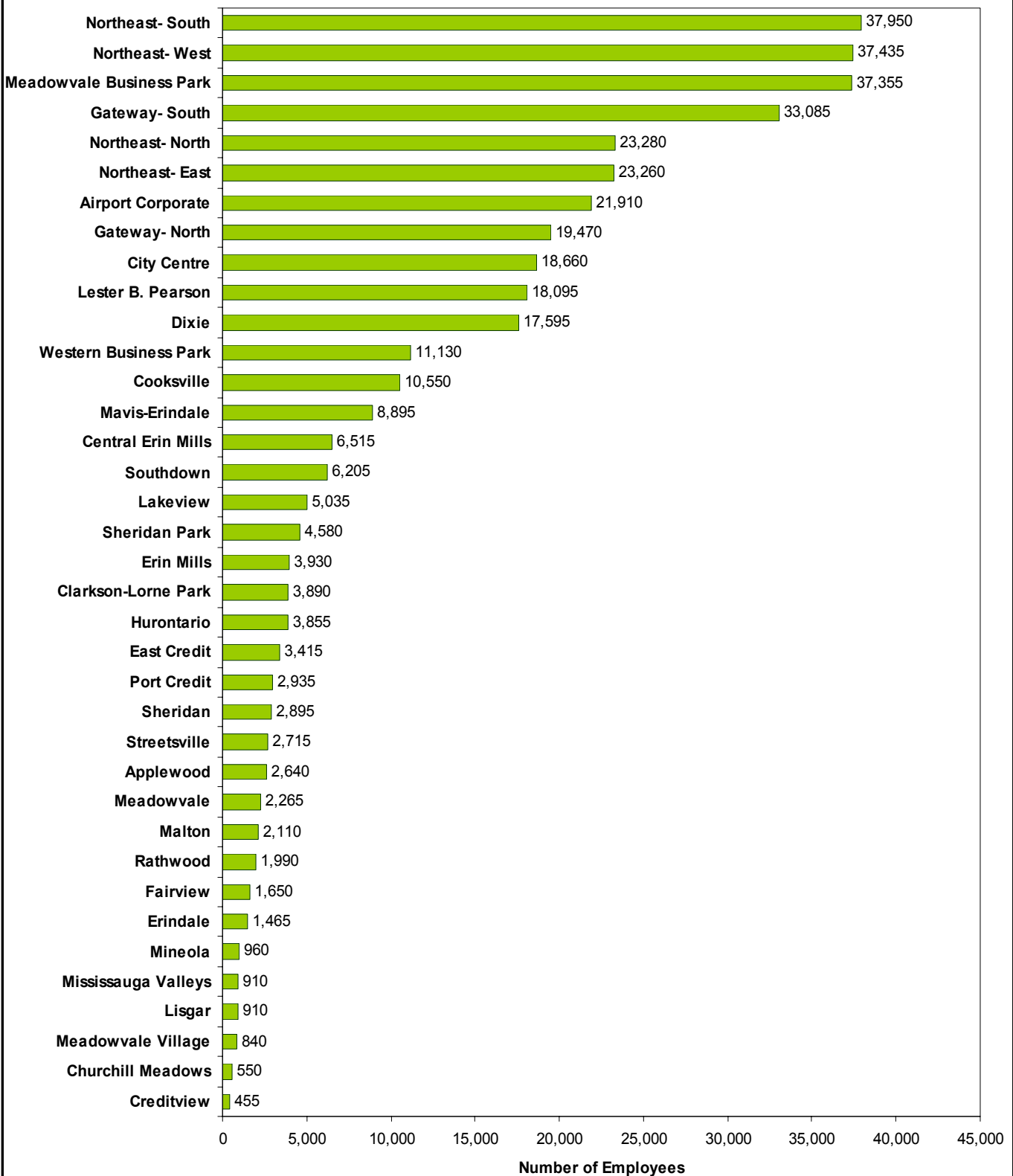
^e Participating Labour Force is the resident labour force multiplied by the participation rate of 70.1% from the Labour Force Survey by Statistics Canada for June 2005.

^f Unemployed Labour Force is the Participating Labour Force multiplied by the unemployment rate of 7.4% from the Labour Force Survey by Statistics Canada for June 2005.

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

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

Employment by Planning District, 2005



2005 Employment Profile

Businesses and Vacancies

There were 21,105⁴ businesses operating in Mississauga in 2005. In addition, the 2005 Employment Survey recorded a total of 2,100 vacancies⁵. Nine percent of total business sites were vacant. Northeast-West has the largest concentration of businesses followed by Northeast-South, Northeast-North and Dixie. The largest proportion of total City vacancies were found in Northeast-West, Northeast-South and Dixie, however, when considering vacancies as a percent of total business sites within a planning district, Northeast-East, Airport Corporate, Dixie, Mavis-Erindale and Mississauga Valleys emerge as the districts with the highest vacancies. It should be noted that some vacancies represent new construction where tenants have not yet occupied the premises.

Businesses and Vacancies by Planning District in 2005						
Planning District	Total Business Sites	Businesses		Vacancies		
		# of Businesses	% of City Businesses	# of Vacancies	% of City Vacancies	% of Vacancies in each Planning District
Northeast- West	2,610	2,320	11%	290	14%	11%
Northeast- South	2,250	2,030	10%	215	10%	10%
Northeast- North	1,665	1,530	7%	130	6%	8%
Dixie	1,675	1,480	7%	195	9%	12%
Meadowvale Business Park	1,305	1,220	6%	85	4%	7%
Cooksville	1,205	1,100	5%	100	5%	8%
Gateway- South	1,205	1,090	5%	120	6%	10%
City Centre	1,155	1,025	5%	130	6%	11%
Western Business Park	1,060	955	5%	105	5%	10%
Northeast- East	865	705	3%	160	8%	18%
Gateway- North	585	545	3%	40	2%	7%
Airport Corporate	620	540	3%	80	4%	13%
Lakeview	585	530	3%	55	3%	9%
Port Credit	550	500	2%	50	2%	9%
Mavis-Erindale	550	485	2%	65	3%	12%
Central Erin Mills	480	470	2%	10	0%	2%
Streetsville	470	445	2%	25	1%	5%
Clarkson-Lorne Park	440	415	2%	25	1%	6%
Applewood	430	400	2%	30	1%	7%
Hurontario	380	365	2%	15	1%	4%
Malton	375	355	2%	25	1%	7%
Lester B. Pearson	350	345	2%	2	0.1%	1%
Southdown	300	275	1%	20	1%	7%
Sheridan	300	265	1%	30	1%	10%
Rathwood	260	240	1%	20	1%	8%
East Credit	245	235	1%	10	0.5%	4%
Meadowvale	235	225	1%	10	0.5%	4%
Erin Mills	230	220	1%	10	0.5%	4%
Erindale	170	165	1%	5	0.2%	3%
Fairview	140	135	1%	5	0.2%	4%
Mineola	115	105	0.5%	5	0.2%	4%
Mississauga Valleys	85	75	0.4%	10	0.5%	12%
Creditview	75	70	0.3%	5	0.2%	7%
Sheridan Park	65	60	0.3%	5	0.2%	8%
Meadowvale Village	60	60	0.3%	1	0.0%	2%
Lisgar	55	55	0.3%	1	0%	2%
Churchill Meadows	55	50	0.2%	5	0.2%	9%
Total	23,200	21,105	100%	2,100	100%	9%

Numbers may not add due to rounding.

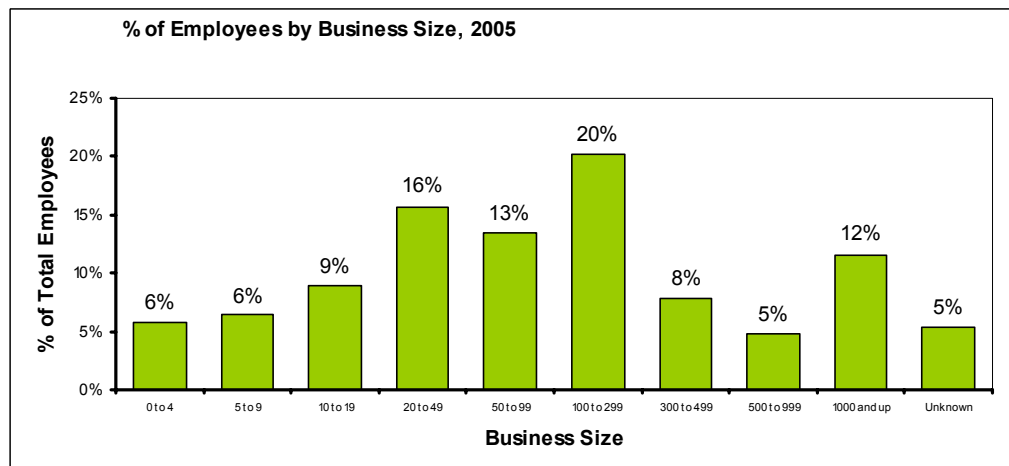
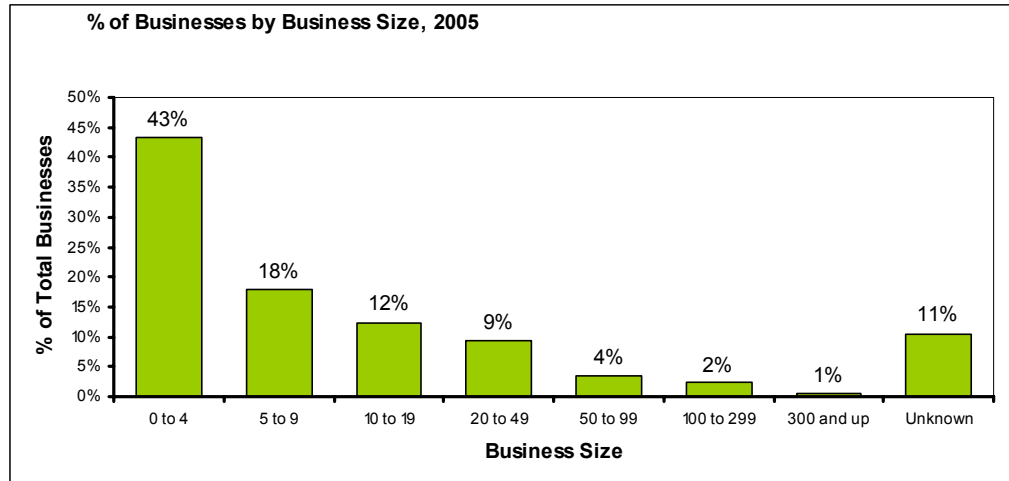
⁴ This figure does not include home-based businesses.

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

Businesses by Business Size

The City's business profile is dominated by small businesses. Forty-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 6% of total employment positions. While 73% of the City's businesses are establishments of less than 20 employees, these businesses only represent 21% of total employment positions.

The largest portion of the employment base is currently found in mid-sized firms employing between 20 to 300 employees. These businesses represent 15% of the total businesses, but constitute approximately 49% of the work force.



The unknown category are businesses with no employment data.

Businesses and Employment by Business Sector

Businesses are categorized by economic activity using the North American Industrial Classification System (NAICS)⁶. The largest concentration of businesses in Mississauga is in the wholesale trade sector. A total of 14% of businesses with 15% of employment positions are in wholesaling establishments. Retail trade is the second largest sector. Fourteen percent of businesses in the City are retail, accounting for 7% of all employees. Manufacturing is the third largest sector, comprising 13% of total business activities and 22% of total employment. The transportation and warehousing sector accounts for 5% of total businesses and represents 11% of total employment.

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

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

2005 Employment Profile

Businesses and Employment by Business Classification, 2005*				
Business Classification	# of Businesses	% of Businesses	# of Employees	% of Employees
Wholesale Trade	2,965	14%	57,315	15%
Retail Trade	2,855	14%	25,530	7%
Manufacturing	2,825	13%	83,295	22%
Other Services	2,020	10%	10,680	3%
Professional, Scientific and Technical Services	1,460	7%	21,250	6%
Accommodation and Food Services	1,375	7%	16,695	4%
Health Care and Social Assistance	1,325	6%	15,820	4%
Transportation and Warehousing	1,005	5%	42,425	11%
Administrative and Support and Waste Management	695	3%	15,110	4%
Finance and Insurance	680	3%	21,210	6%
Educational Services	580	3%	15,160	4%
Construction	505	2%	8,295	2%
Real Estate and Rental and Leasing	455	2%	6,345	2%
Arts, Entertainment and Recreation	190	1%	2,865	1%
Information and Cultural Industries	190	1%	8,915	2%
Public Administration	100	0.5%	7,135	2%
Management of Companies and Enterprises	55	0.3%	4,740	1.2%
Utilities	15	0.07%	590	0.2%
Primary Industry	5	0.03%	20	0.006%
Unknown	1,805	9%	17,985	5%
Total	21,105	100%	381,380	100%

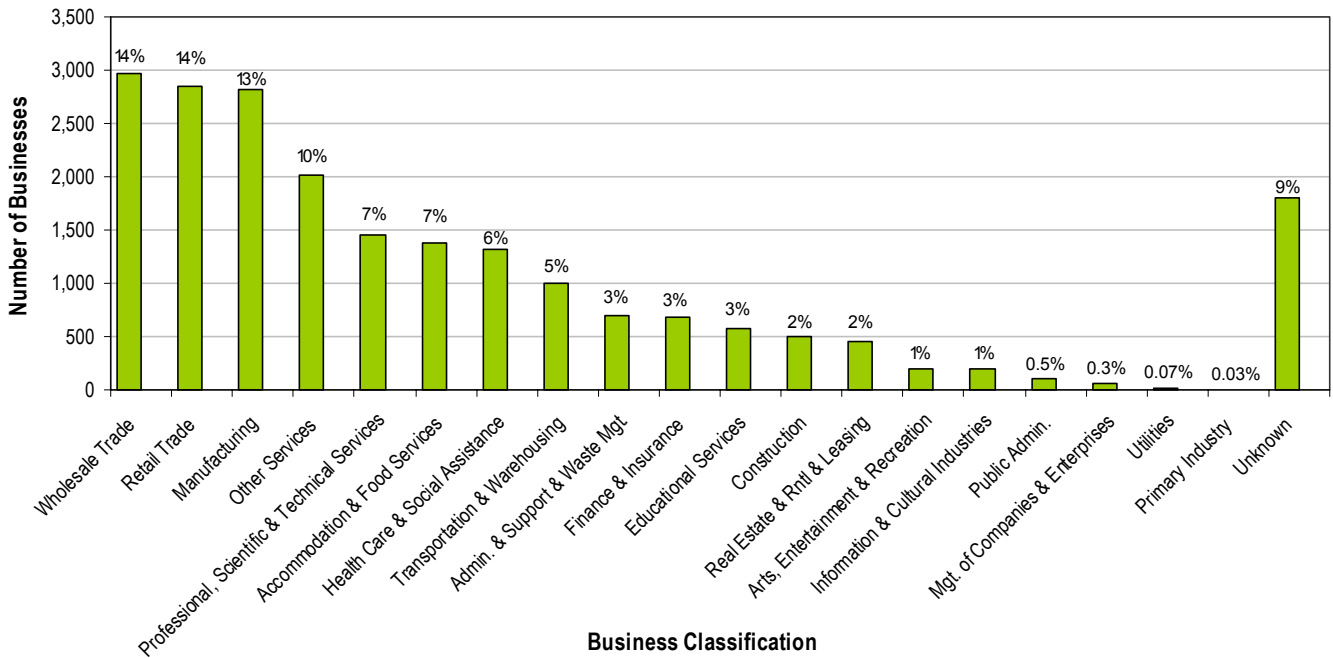
Numbers may not add due to rounding. The unknown classification are businesses where a NAICS code is not assigned. Does not include home-based businesses.

Employment Density

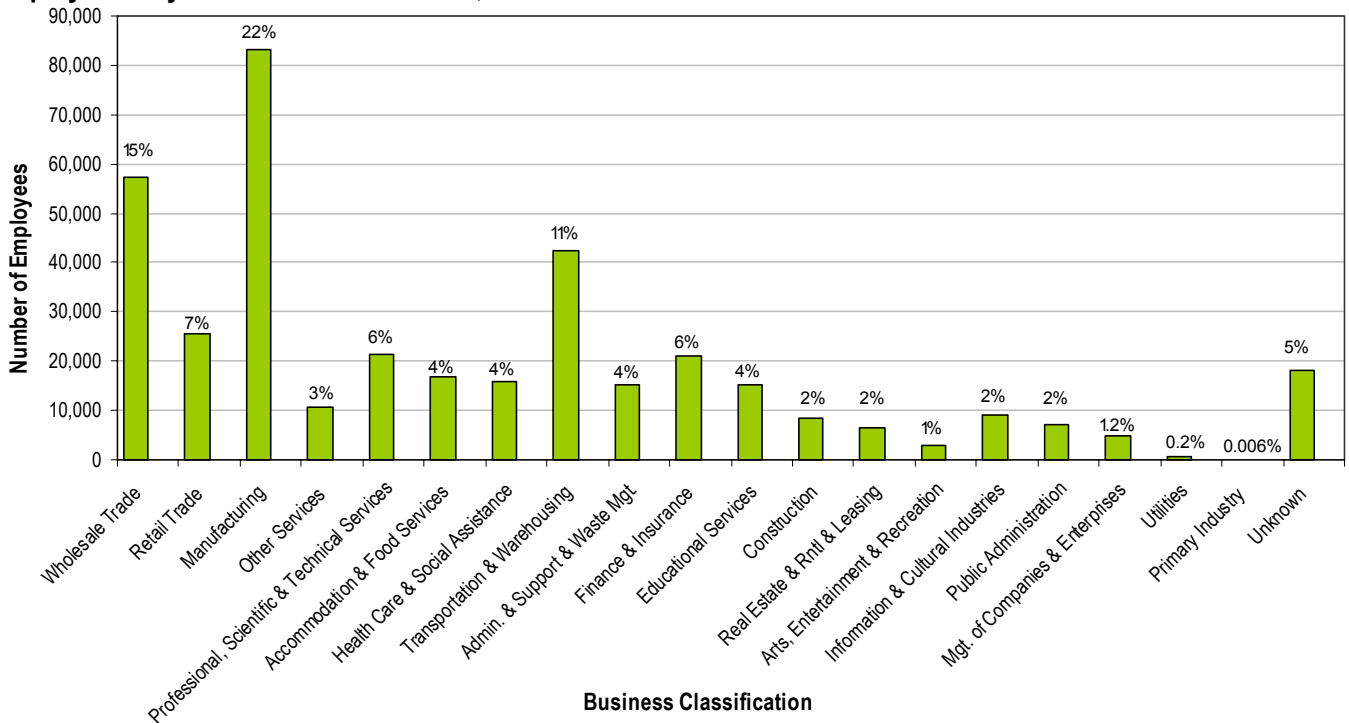
Employment density refers to the number of employees in a geographic area, using the employment information of each traffic zone and the area of that traffic zone. The City's average gross employment density is 13 employees per hectare (5 employees per acre). Gross area includes all land uses, whether they are developed or undeveloped (such as natural areas). Higher gross employment densities are noticeable in the employment districts and along highways and major roads (see map on page 8). The City's average net density is 45 employees per hectare (18 per acre). Net area includes lands developed for commercial, office, industrial, community/cultural, places of religious assembly, public/institutional and school land uses, but excludes lands that do not generate employment such as residential, open space, natural areas, roads and vacant land uses.

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

Businesses by Business Classification, 2005



Employment by Business Classification, 2005



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

2005 Employment Profile

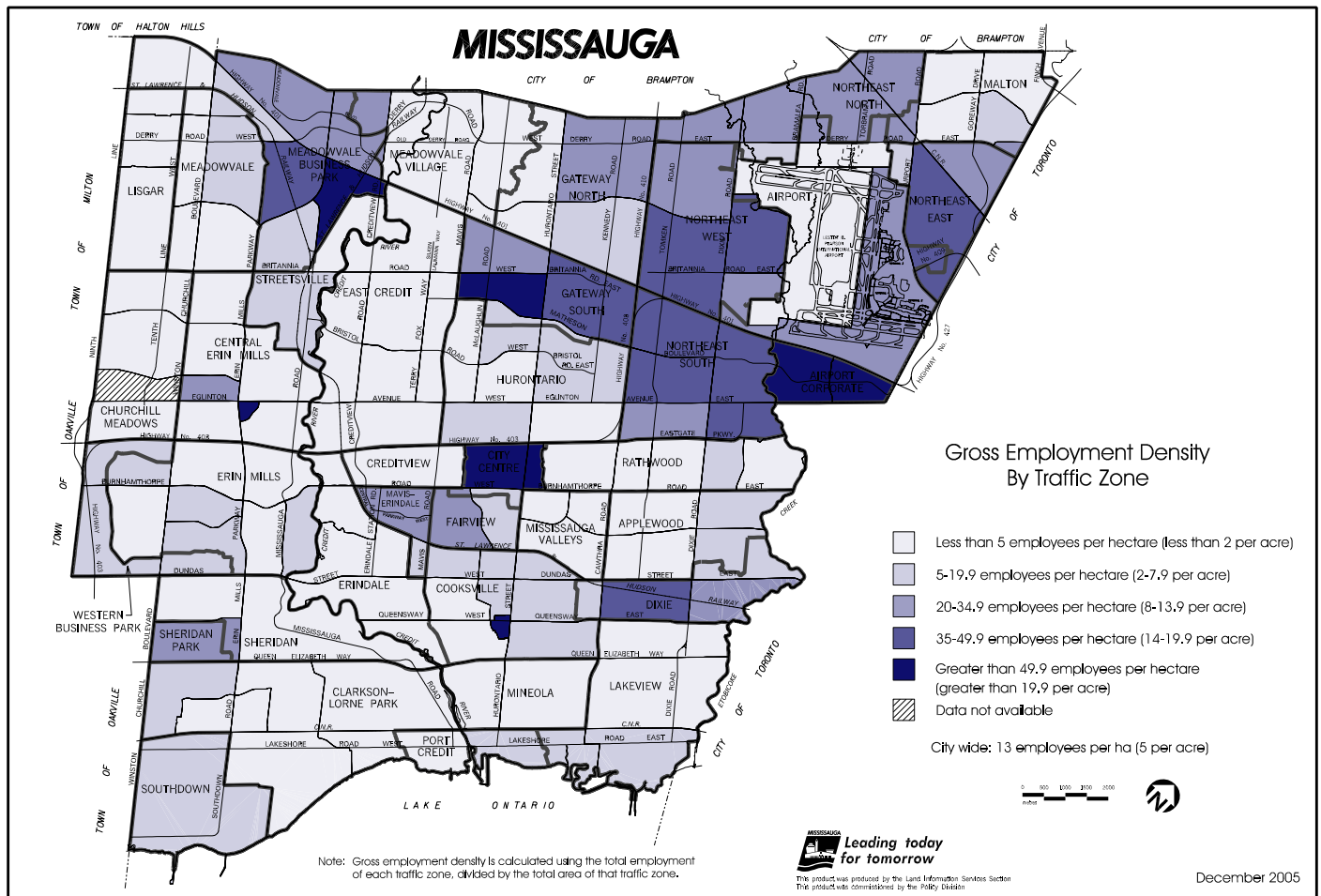


Photo: AstraZeneca Canada Inc., 1004 Middlegate Rd

The full 2005 Employment Profile report and this newsletter can be viewed on the internet at: www.mississauga.ca

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