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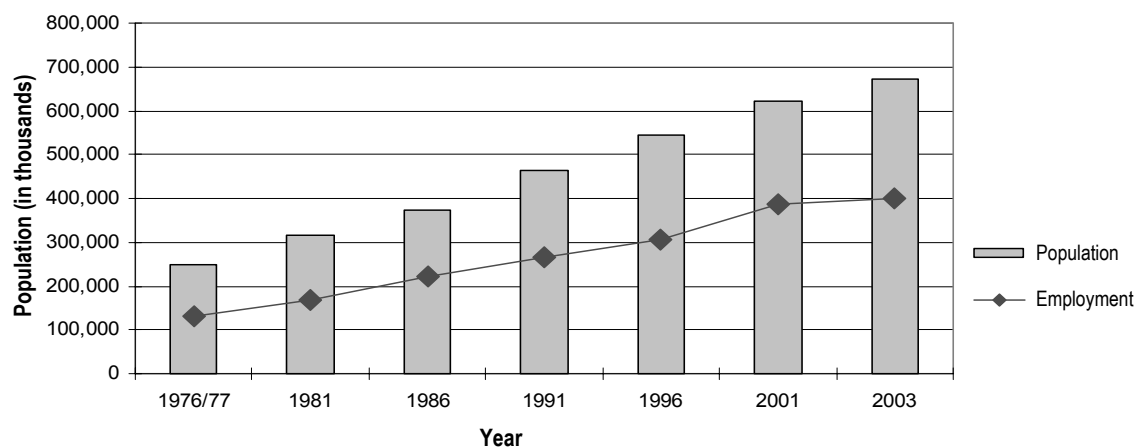
# City of Mississauga, Planning and Building Department 2003 Employment Profile

This newsletter presents a profile of employment and business activities in the City of Mississauga in 2003. It discusses employment levels, existing businesses and vacancies.

The data in this report are based on information from the Mississauga Employment Database and the 2003 Employment Survey. The Employment Survey, a joint effort by the Planning and Building Department and the Economic Development Office is conducted annually and is an important data resource. The data are used in forecasting and planning for future needs and services, attracting businesses to the City, retention programs for existing businesses and development of future financial and economic strategies.

The results of the 2003 Employment Survey counted 375,620<sup>1</sup> employment positions in 2003. Employment data for 87% of the 20,450<sup>2</sup> operating businesses were obtained. When the employment figure of 375,620 is brought in line with the Census definition of employment to consider persons with multiple jobs, to include home-based businesses and to add office employment for new office buildings, the estimate of total employment is 400,000<sup>3</sup>. This is also the 2003 Growth Forecast projection of employment in the City of Mississauga for June 2003.

**Employment and Population Trends, 1976/77 to 2003**



Sources: Census of Canada, City of Mississauga Employment Survey, 2003 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 2003 which is the 2003 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 2003 which is the City of Mississauga 2003 Growth Forecast projection of population for June 2003.

<sup>1</sup> Employment was estimated based on data contained in the Mississauga Employment Database, data from the 2003 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.

<sup>2</sup> The Canadian Business Patterns, Statistics Canada reports approximately 45,734 businesses in the City of Mississauga, with over half 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.

<sup>3</sup> The following modifications were made to the 2003 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, 80% of home-based businesses in the City of Mississauga, as reported in the 2001 Census, was added and office employment as added for new office buildings that were vacant at the time of the 2003 Employment Survey.

## 2003 Employment Profile

The City of Mississauga has had steady growth in employment over the last twenty-six years. In 2003, 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 400,000 in 2003 (203%). Population has kept pace increasing from approximately 250,000 in 1976 to 673,700 in 2003 (169%).

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 380,500 and employment of 400,000, Mississauga must import a net labour force of approximately 19,500 persons. When consideration is made for a portion of the participating labour force that is unemployed, around 8%, the imported labour force increases to approximately 49,900 persons.

The Northeast Planning District has the largest employment population with 123,110 or 33% of the total employment. Gateway has the second largest concentration with 50,295 or 13% of employment. This is followed by Meadowvale Business Park with 36,140 employment positions representing 10% of the employment. These three districts combined have over half of the City's employment opportunities.

<b>Population, Total Employment and Resident Labour Force, 2003*</b>	
Employment from the 2003 Employment Survey	375,620
Census Adjustment <sup>a</sup>	24,380
Total Employment <sup>b</sup>	400,000
Total Population <sup>c</sup>	673,700
Resident Labour Force <sup>d</sup>	539,000
Participating Labour Force <sup>e</sup>	380,500
Employed Labour Force	350,100
Unemployed Labour Force <sup>f</sup>	30,400
Employment Ratio <sup>g</sup>	.59
Difference Between Total Employment and Participating Labour Force	19,500
Labour Import <sup>h</sup>	49,900

\*Numbers have been rounded

<sup>a</sup> This figure accounts for multiple part-time jobs, home-based businesses and an adjustment for new office space.

<sup>b</sup> This figure represents the 2003 Employment Survey total plus the Census adjustment.

<sup>c</sup> Population figure is the 2003 Growth Forecast projection for June 2003 including the census undercount.

<sup>d</sup> The Resident Labour Force represents the population 15 years+ calculated from the 2003 Growth Forecast projection for June 2003.

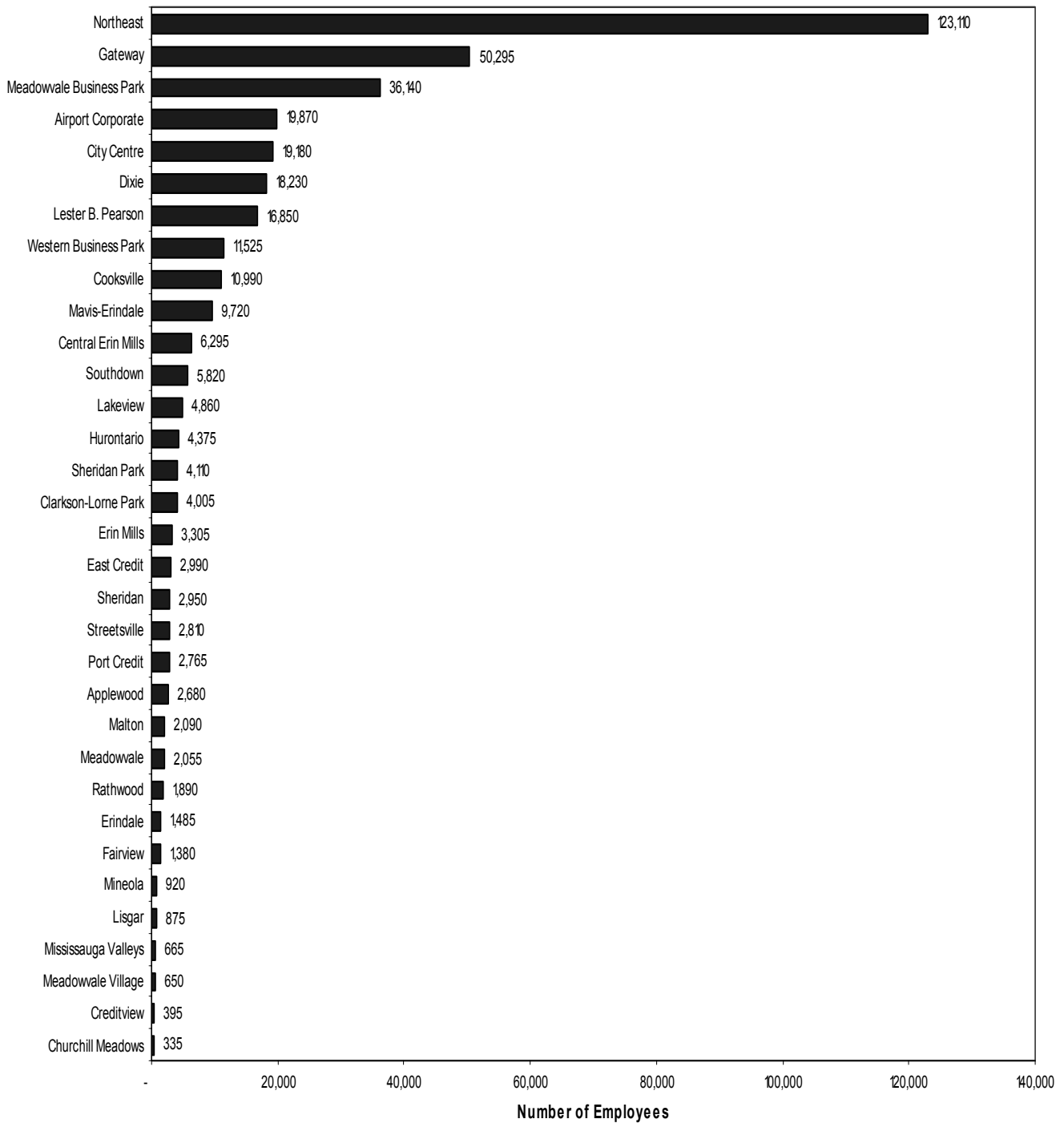
<sup>e</sup> Participating Labour Force is the resident labour force multiplied by the participation rate of 70.6% from the Labour Force Survey by Statistics Canada for the second quarter of 2003.

<sup>f</sup> Unemployed Labour Force is the Participating Labour Force multiplied by the unemployment rate of 8% from the Labour Force Survey by Statistics Canada for the second quarter of 2003.

<sup>g</sup> Employment Ratio is total employment divided by the total population.

<sup>h</sup> Labour Import refers to the total employment positions minus the employed labour force.

**Employment by Planning District, 2003**



## 2003 Employment Profile

### Businesses and Vacancies

There were 20,450<sup>4</sup> businesses operating in Mississauga in 2003. In addition, the 2003 Employment Survey recorded a total of 1,945 vacancies<sup>5</sup>. Nine percent of total business sites were vacant. Northeast has the largest concentration of businesses with 6,630 or 32%. This is followed by Gateway with 1,625 or 8%, and Dixie with 1,435 or 7% of businesses. The largest proportion of total City vacancies is found in Northeast with 35% vacancies, Dixie with 11% vacancies and Gateway, Meadowvale Business Park and City Centre each representing approximately 6% of total City vacancies. The highest vacancies as a percent of total business sites are Airport Corporate (14%), Dixie and Southdown (13%) and Port Credit (12%). It should be noted that some vacancies represent new construction where tenants have not yet occupied the premises.

<b>Businesses and Vacancies by Planning District, 2003</b>						
Planning District	Total Business Sites	Businesses		Vacancies		
		# of Businesses	% of City Businesses	# of Vacancies	% of City Vacancies	% of Vacancies in each Planning District
Northeast	7,305	6,630	32%	675	35%	9%
Gateway	1,740	1,625	8%	115	6%	7%
Dixie	1,650	1,435	7%	220	11%	13%
Meadowvale Business Park	1,245	1,135	6%	115	6%	9%
Cooksville	1,130	1,055	5%	80	4%	7%
City Centre	1,085	965	5%	120	6%	11%
Western Business Park	1,010	940	5%	75	4%	7%
Airport Corporate	615	530	3%	90	5%	14%
Lakeview	565	520	3%	45	2%	8%
Mavis-Erindale	525	470	2%	55	3%	10%
Port Credit	530	465	2%	60	3%	12%
Central Erin Mills	475	455	2%	20	1%	4%
Streetsville	465	445	2%	20	1%	4%
Clarkson-Lorne Park	440	400	2%	35	2%	8%
Applewood	425	395	2%	30	2%	7%
Hurontario	375	355	2%	20	1%	5%
Malton	370	345	2%	20	1%	6%
Lester B. Pearson	280	280	1%	5	0.2%	1%
Sheridan	290	265	1%	25	1%	8%
Rathwood	255	240	1%	15	1%	6%
Southdown	260	230	1%	35	2%	13%
Erin Mills	210	200	1%	10	0.4%	4%
Meadowvale	215	200	1%	15	1%	6%
East Credit	205	190	1%	10	1%	5%
Erindale	170	160	1%	5	0.4%	4%
Fairview	115	110	1%	5	0.3%	5%
Mineola	115	105	1%	10	1%	10%
Creditview	75	70	0.3%	5	0.3%	7%
Mississauga Valleys	70	70	0.3%	5	0.2%	4%
Lisgar	50	50	0.2%	2	0.1%	4%
Sheridan Park	55	50	0.2%	5	0.3%	9%
Meadowvale Village	45	40	0.2%	5	0.3%	11%
Churchill Meadows	35	35	0.2%	5	0.2%	11%
<b>Total</b>	<b>22,395</b>	<b>20,450</b>	<b>100%</b>	<b>1,945</b>	<b>100%</b>	<b>9%</b>

Numbers may not add due to rounding.

<sup>4</sup> This figure does not include home-based businesses.

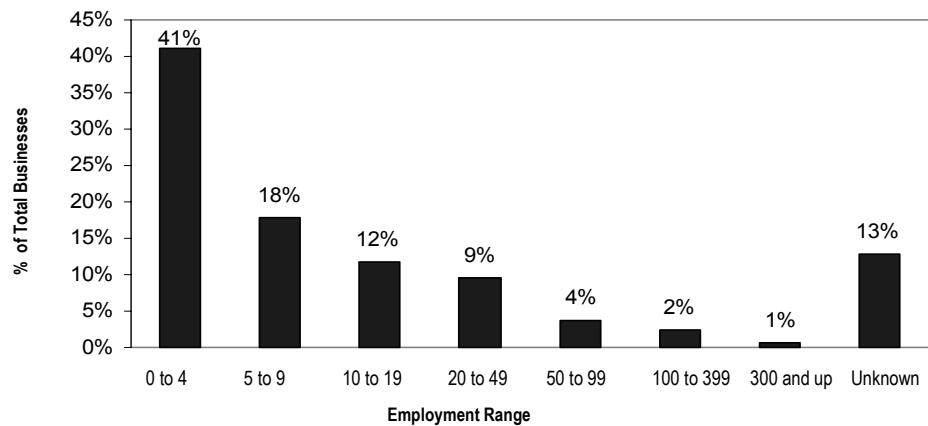
<sup>5</sup> Vacancies refers to vacant buildings and vacant units within multiple unit developments. Some condominium industrial units are recorded as vacant buildings.

## Businesses by Employment Range

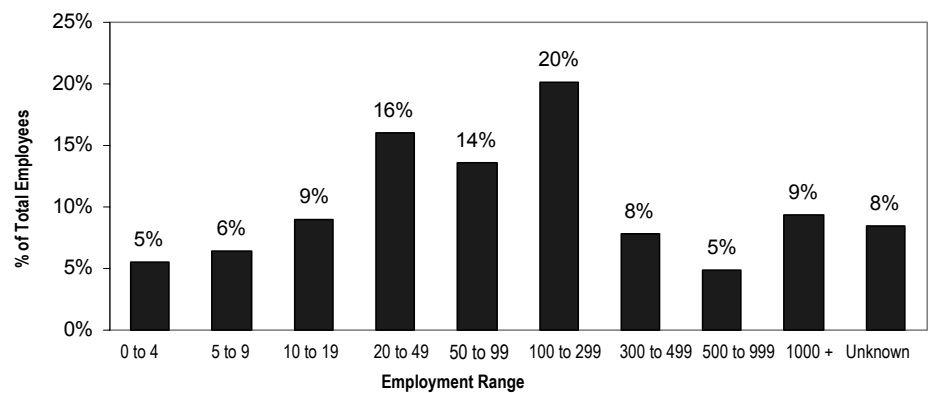
The City's business profile is dominated by small businesses. Forty-one percent of all businesses have fewer than five employees. However, smaller firms do not constitute a large portion of total employment. Firms with fewer than five employees represent only 5% of total employment positions. While 71% 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 300 employees. These businesses represent 15% of the total businesses, but constitute approximately 50% of the work force.

**% of Businesses by Employment Range, 2003**



**% of Employees by Employment Range, 2003**



The unknown category are businesses with no employment data. Does not include home-based businesses.

## Businesses and Employment by Business Sector

Businesses are categorized by economic activity using the North American Industrial Classification System (NAICS)<sup>5</sup>. The largest concentration of businesses in Mississauga is in the wholesale trade sector. A total of 14% of businesses with 16% of employment positions are in wholesaling establishments. Manufacturing is the second largest sector. Thirteen percent of businesses in the City manufacture, accounting for 23% of all employees. Retail trade is the third largest sector, comprising 13% of total business activities and 7% of total employment. The transportation and warehousing sector accounts for 4% of total businesses and represents 10% of total employment.

Similar to the wholesale trade and manufacturing businesses, transportation and warehousing businesses are mainly in Employment Districts with concentrations in the Northeast Planning District. Retail trade businesses are distributed throughout the City.

<sup>5</sup>NAICS is a classification system used to describe businesses' economic activities. This system has been designed by Statistics Canada to compile statistics.

## 2003 Employment Profile

<b>Businesses and Employment by Business Classification</b>				
<b>Business Classification</b>	<b># of Businesses</b>	<b>% of Businesses</b>	<b># of Employees</b>	<b>% of Employees</b>
Wholesale Trade	2,920	14%	59,435	16%
Manufacturing	2,745	13%	85,580	23%
Retail Trade	2,610	13%	26,410	7%
Other Services	1,910	9%	10,010	3%
Professional, Scientific and Technical Services	1,340	7%	19,100	5%
Accommodation and Food Services	1,280	6%	15,030	4%
Health Care and Social Assistance	1,220	6%	13,810	4%
Transportation and Warehousing	880	4%	36,730	10%
Administrative and Support and Waste Management	650	3%	14,065	4%
Finance and Insurance	635	3%	18,475	5%
Educational Services	525	3%	14,415	4%
Construction	455	2%	7,320	2%
Real Estate and Rental and Leasing	415	2%	5,670	2%
Information and Cultural Industries	195	1%	7,535	2%
Arts, Entertainment and Recreation	155	1%	2,390	1%
Public Administration	100	0.5%	7,605	2%
Management of Companies and Enterprises	30	0.1%	1,300	0.3%
Utilities	10	0.04%	765	0.2%
Primary Industry	5	0.02%	10	0.003%
Unknown	2375	12%	29,940	8%
<b>Total</b>	<b>20,450</b>	<b>100%</b>	<b>375,620</b>	<b>100%</b>

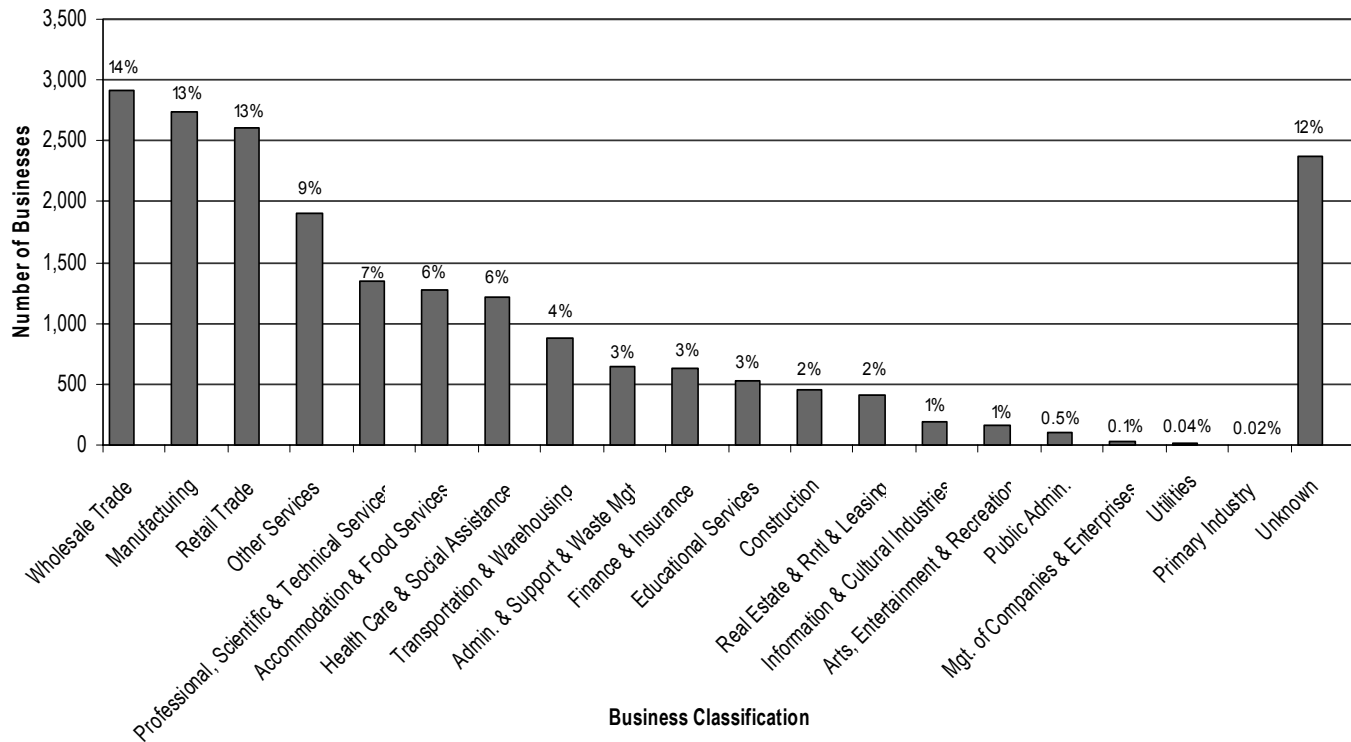
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## Employment Density

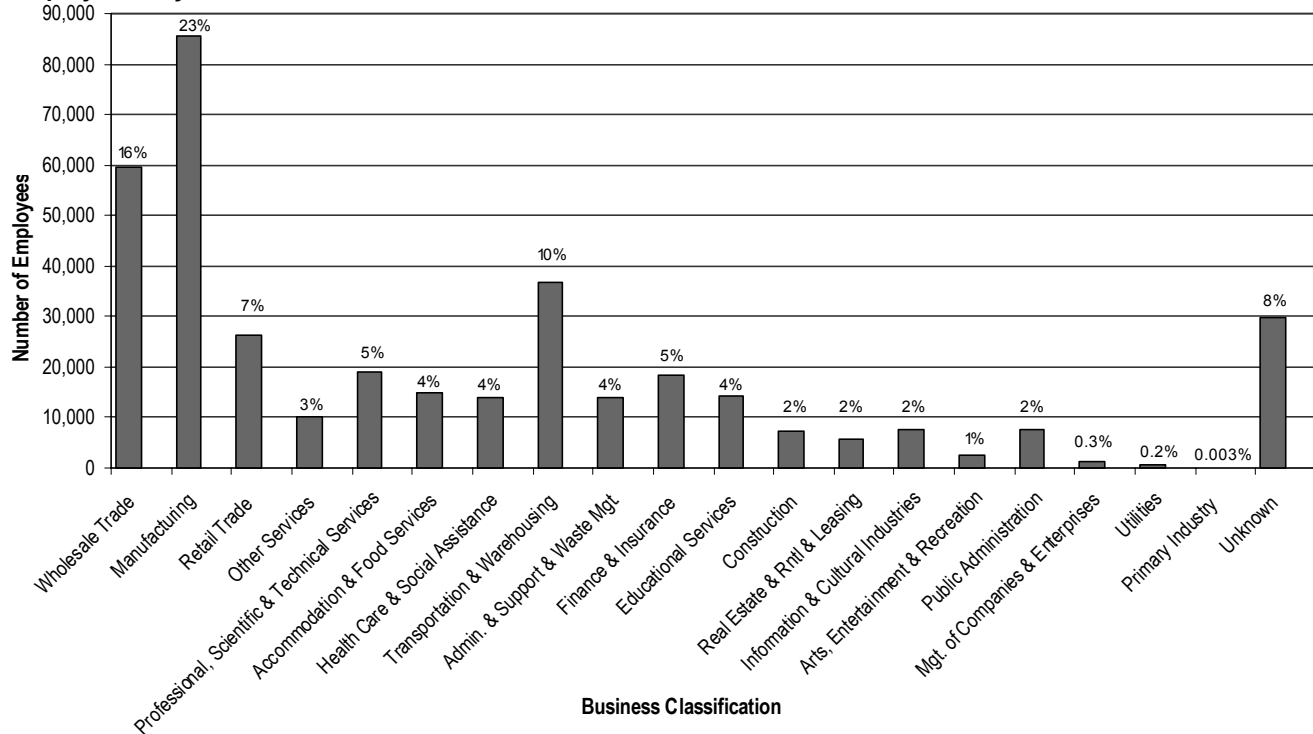
Employment density refers to the number of employees in a geographic area, using the employment information of each traffic zone and the area of that traffic zone. The City's average gross employment density is 13 employees per hectare (5 employees per acre). Gross area includes all land uses, whether 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 northern Employment Districts have higher gross employment density ranges of over 20 employees per hectare (over 8 per acre). The older Employment Districts in the southern part of the City, for the most part, have lower concentrations of employees. As expected, the residential areas have the lowest gross employment densities. However, home-based businesses are not included.

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 District, 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 companies such as Royal Bank of Canada, GlaxoSmithKline and Wal-Mart in the Meadowvale Business Park Planning District.

**Businesses by Business Classification, 2003**



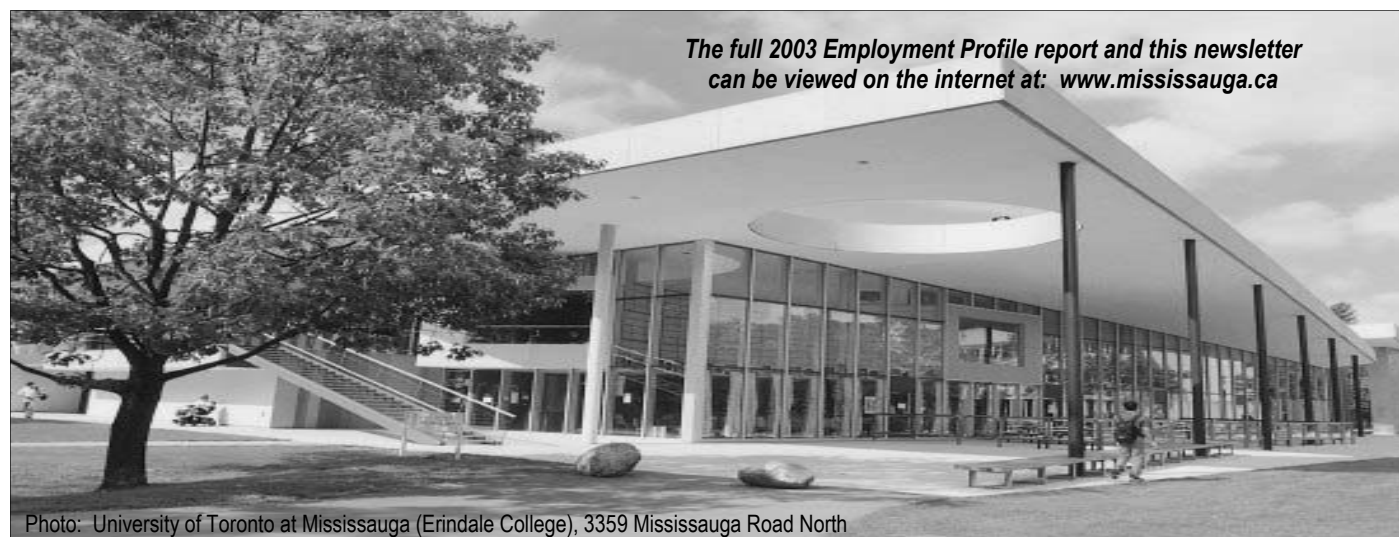
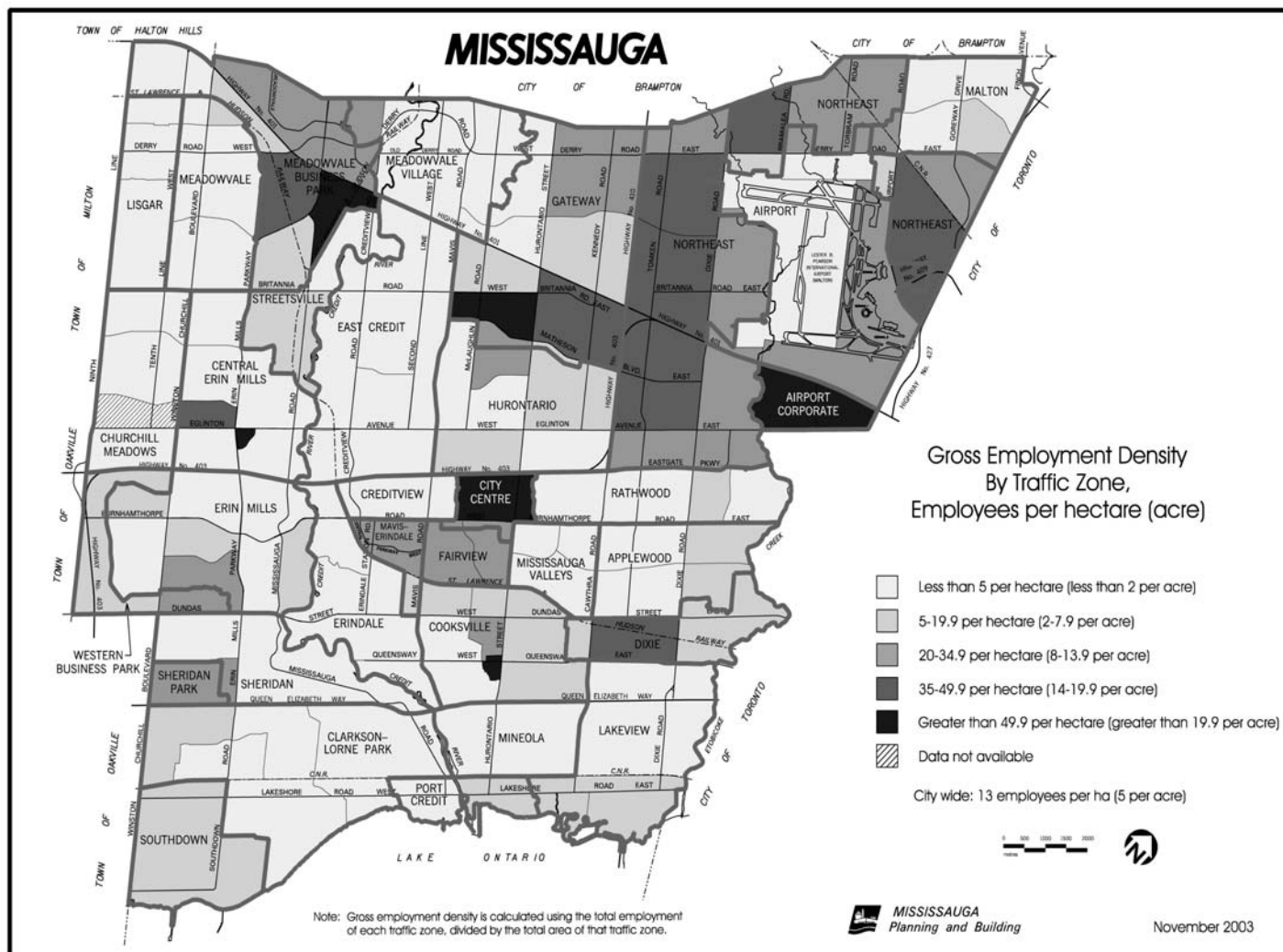
**Employment by Business Classification, 2003**



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# 2003 Employment Profile



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