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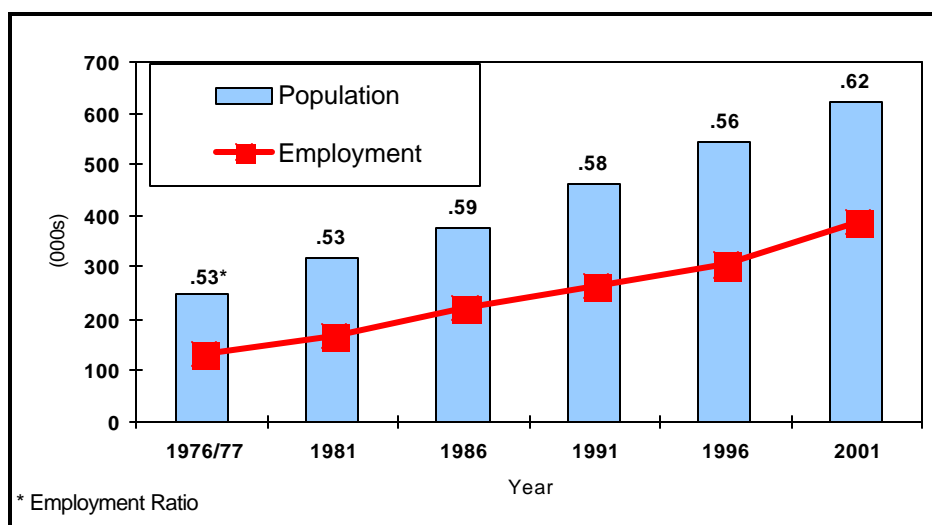
Employment Trends

This newsletter presents a profile of employment and business activities in the City of Mississauga in 2001. The data in this report were compiled from an extensive field survey, a mail-out questionnaire, and telephone interviews. A property-based approach is used to collect employment information and data are recorded by location. Where one business has several locations, the employment at each of the separate locations is documented. This allows an analysis of employment by Planning District and other geographic boundaries. The numbers in this newsletter have been rounded.

The City of Mississauga has had steady growth in employment over the last twenty-five years as illustrated in Figure 1.

In 2001, Mississauga continued to experience increases in employment levels, labour import and the number of established businesses.

**Figure 1:
Employment and Population Trends, 1976/77 to 2001**



Source: Census of Canada and City of Mississauga Employment Survey

Historically, employment increased from 132,000 in 1977 to 387,000 in 2001 (193%). Population has kept pace increasing from approximately 250,000 in 1976 to 623,000 in 2001 (149%). Over the last two years employment growth has been at an annual rate of 6%. Total employment was 387,000 in 2001, 366,000 in 2000, and 345,500 in 1999.

The employment ratio represents the proportion of total employment positions to population. 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. The current employment ratio of .62 means that there are 62 employment positions for every 100 residents.

Recent employment growth is largely originating from within existing organizations. The 2001 Employment Survey found a total of 20,100 operating businesses in the City, as compared with 20,000 in 2000. This represents a year-over-year increase of 1%, compared to a 6% increase in the number of operating businesses from 1999 to 2000.

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Total Employment

The total employment¹ in the City of Mississauga was approximately 387,000 in 2001. Employment data for 81% of the 20,100 operating businesses were obtained. Data for the remaining business were extrapolated based on the existing records.² The discussion in this newsletter regarding employment by planning district, business size, types of business activity, and employment density, refers only to the businesses where data were obtained.

Table 1 presents employment and population information. It shows that with a total population of 623,000 and a resident labour force of 320,000, Mississauga is a net importer of 66,500 employment opportunities.

The Northeast Planning District (see Map 1 for Planning District boundaries) has the largest employment population with 111,080 or 32% of the total employment. Gateway follows with 44,720 or 13% of employment and Meadowvale Business Park is ranked third with 35,810 employment positions representing 10% of employment. These three districts combined have over half of the City's employment opportunities. (Figure 2)



Mississauga Executive Centre,
*shown above, is in one of the most
dense employment areas in the City.*

Full time employment is 93% of all employment positions and part-time employment represents 7% of total employment.

Table 1:
Population, Total Employment and Resident Labour Force, 2001

Population	623,000
Total Employment*	387,000
Employment Ratio ¹	0.62
Resident Labour Force ²	320,000
Labour Import ³	66,500

* 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.

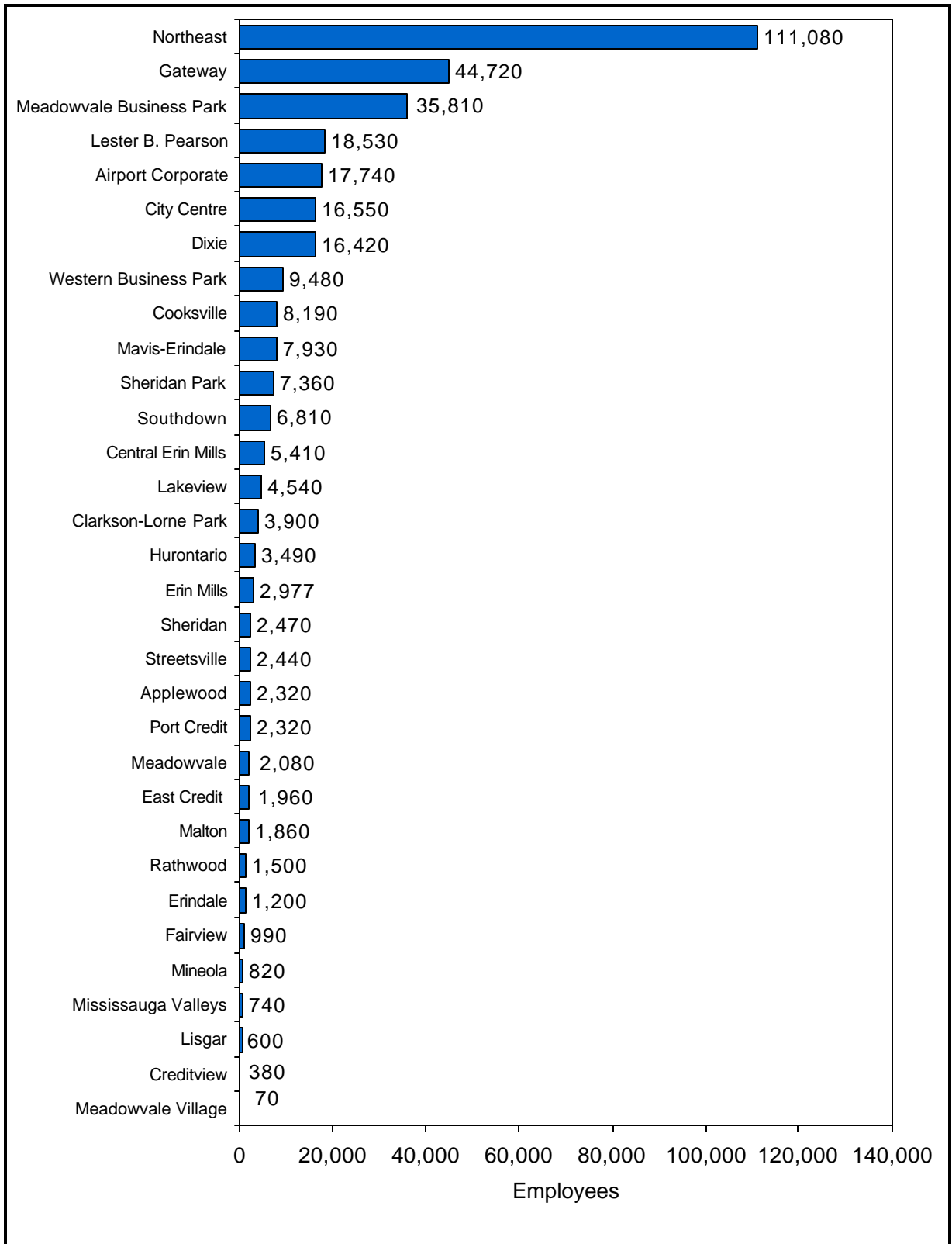
³ Labour Import refers to the total employment positions minus the resident labour force.

Note: Numbers may not add due to rounding.

¹ Total Employment - Total employment was estimated based on existing and extrapolated employment data. Part-time positions have been converted to full-time equivalents (one part-time employment position is considered half or .5 of one full-time employment position).

² 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 3,800 businesses where no employment data were available.

**Figure 2:
Employment by Planning District, 2001**



2001 Employment Profile

Businesses and Vacancies

As shown in Table 2, there were 20,100 businesses operating in Mississauga in 2001. In addition, the 2001 employment survey recorded a total of 1,600 vacancies¹. Seven percent of total business sites were vacant. 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. The largest proportion of vacancies is found in Northeast with 29% or 460 vacancies. Dixie and Gateway followed with 160 (10%) and 140 (9%) of the vacancies, respectively.

Table 2:
Businesses and Vacancies by Planning District, 2001

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	7,340	6,880	34%	34%	460	29%	6%
Gateway	1,710	1,570	8%	8%	140	9%	8%
Dixie	1,640	1,480	7%	7%	160	10%	10%
Meadowvale Business Park	1,130	1,060	5%	5%	80	5%	7%
Cooksville	1,050	960	5%	5%	90	6%	9%
City Centre	1,020	910	5%	5%	110	7%	11%
Western Business Park	970	890	4%	4%	80	5%	8%
Airport Corporate	590	530	3%	3%	60	4%	10%
Lakeview	530	490	2%	2%	50	3%	8%
Mavis-Erindale	520	470	2%	2%	50	3%	10%
Port Credit	490	450	2%	2%	50	3%	10%
Central Erin Mills	450	430	2%	2%	20	1%	4%
Streetsville	430	410	2%	2%	20	1%	4%
Clarkson-Lorne Park	430	390	2%	2%	40	2%	8%
Applewood	410	370	2%	2%	40	2%	9%
Malton	360	340	2%	2%	20	1%	6%
Lester B. Pearson	320	320	2%	2%	0	0%	0%
Hurontario	320	290	1%	1%	20	1%	7%
Sheridan	280	260	1%	1%	20	1%	7%
Rathwood	250	240	1%	1%	10	1%	5%
Southdown	240	220	1%	1%	20	1%	9%
Meadowvale	240	220	1%	1%	20	1%	8%
Erin Mills	215	200	1%	1%	10	1%	5%
Erindale Residential	160	150	1%	1%	4	0.3%	3%
East Credit	130	130	1%	1%	2	0.1%	2%
Fairview	100	100	1%	1%	3	0.2%	3%
Mineola	100	90	0.5%	0.5%	10	1%	10%
Mississauga Valleys	80	70	0.4%	0.4%	4	0.3%	5%
Creditview	70	70	0.3%	0.3%	2	0.1%	3%
Sheridan Park	60	60	0.3%	0.3%	4	0.3%	7%
Lisgar	50	40	0.2%	0.2%	2	0.1%	4%
Meadowvale Village	6	6	0.03%	0.03%	0	0%	0%
Totals	21,680	20,100	100%	100%	1,600	100%	7%

Note: Numbers in the table may not add due to rounding. Percentages may vary due to rounding.

¹ Vacancies refers to vacant buildings and vacant units within multiple unit developments.

Business Size

The City's employment profile is dominated by small businesses. Approximately 80% of business had less than 20 employees. Smaller firms do not, however, constitute a large portion of total employment, these represent about one-fifth or 21% of the total employment positions. Figures 3 and 4 illustrate the percentage of businesses by business size and the percentage of employees by business size.

The largest portion of the employment base in Mississauga is currently found in mid-sized firms employing 20 to 99 employees. These businesses represent 16% of the total businesses but constitute approximately 31% of the work force.

Figure 3:
% of Businesses by Business Size, 2001

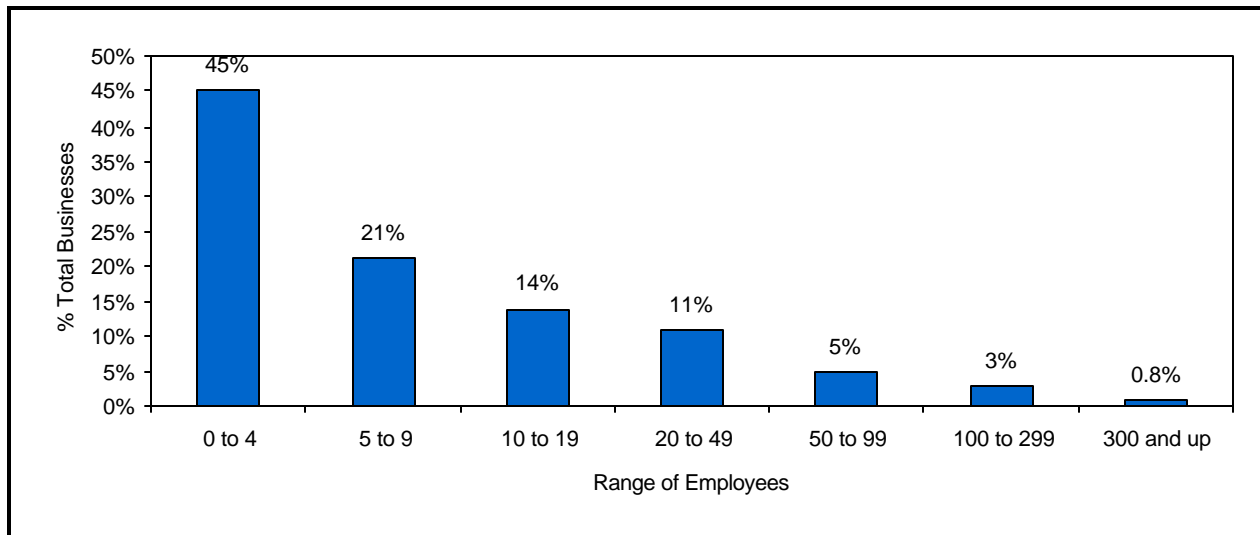
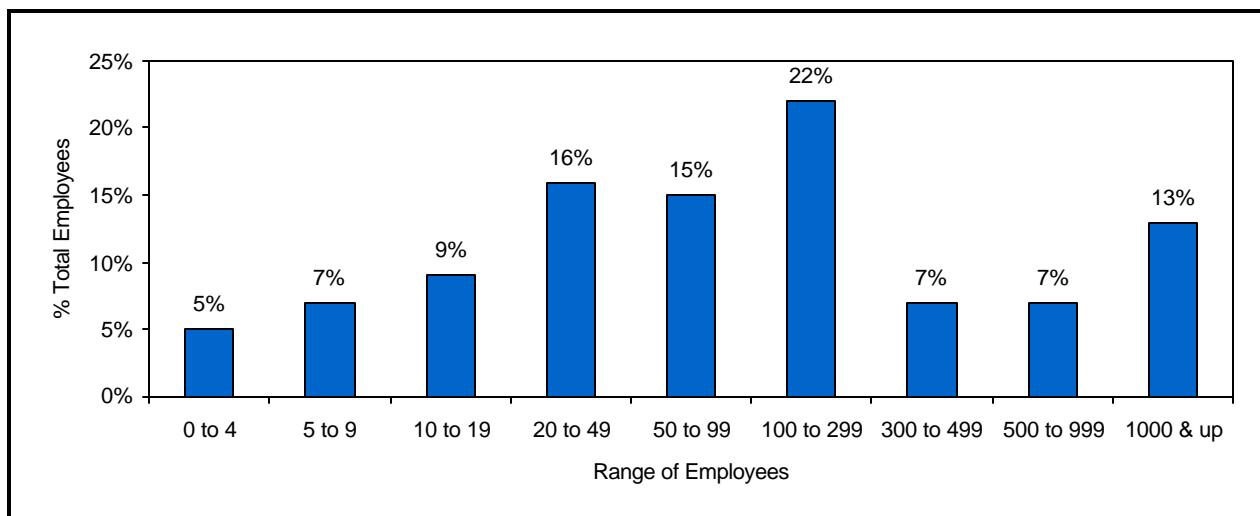


Figure 4:
% of Employees by Business Size, 2001



Employment by Sector/Business Activity

The North American Standard Industrial Classification System (NAICS)¹ is used to categorize business activity. Table 3 and Figures 5 and 6 show the business sectors active in Mississauga.

The largest concentration of businesses in Mississauga is in the manufacturing sector with a total of 16% of businesses and 28% of employment positions. 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%.

Similar to Manufacturing businesses, the majority of Wholesale activities, (53%) are found in Northeast. Retail Trade is distributed throughout the City with the largest concentration of Retail Trade activity, (11%), occurring in City Centre.

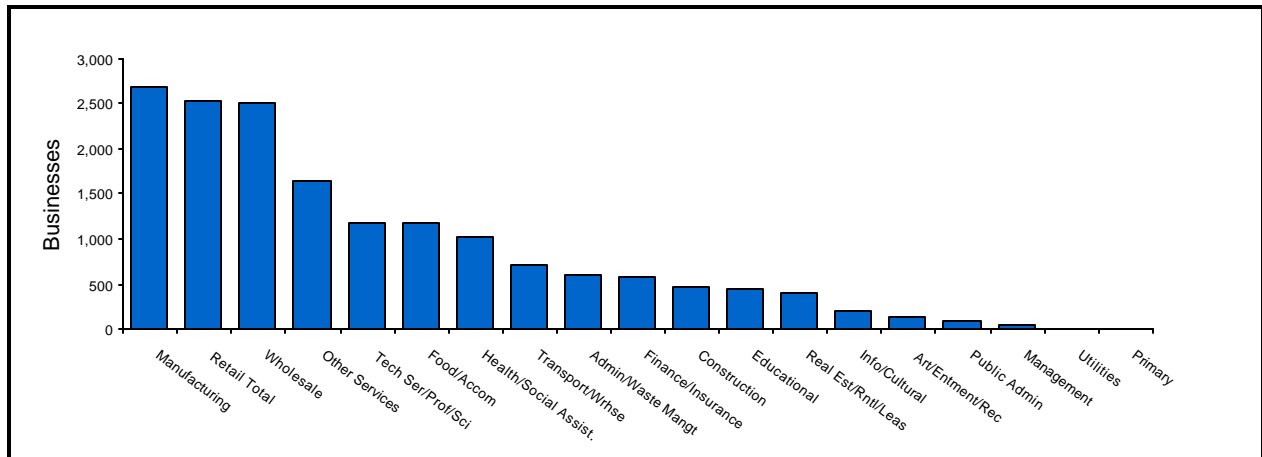
Table 3:
Businesses and Employment by Business Activity, 2001

Business Activity	Number of Businesses	% of Businesses	Number of Employees	% of Employees
Manufacturing	2,690	16%	85,230	28%
Retail Trade	2,540	15%	24,640	8%
Wholesaling	2,510	15%	52,050	17%
Other Services	1,620	10%	8,180	3%
Technical Services	1,160	7%	19,070	6%
Food/Accommodation	1,150	7%	13,210	4%
Health/Social Assistance	1,030	6%	10,360	3%
Transportation/Warehousing	730	4%	23,750	8%
Support/Waste Management	610	4%	10,910	4%
Finance	570	3%	18,080	6%
Construction	470	3%	7,250	2%
Education	450	3%	11,590	4%
Real Estate/Rental & Leasing	410	3%	6,270	2%
Information/Cultural	200	1%	6,650	2%
Recreation	130	1%	1,530	0.5%
Public Administration	90	1%	7,350	2%
Management	50	0.3%	1,000	0.3%
Utilities	10	0.1%	800	0.3%
Primary	6	0.04%	40	0.01%
Total	16,430	100%	307,960	100%

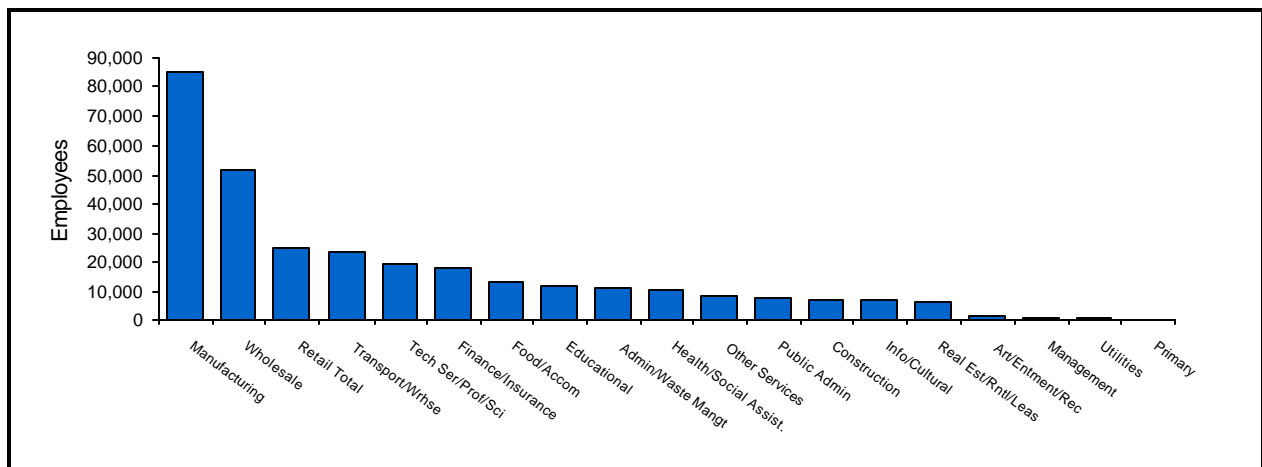
Note: Numbers in the table may not add due to rounding. Percentages may vary due to rounding.

¹ NAICS has generally replaced the SIC (Standard Industrial Classification) System. It has been adopted by Statistics Canada to classify 2001 Census information.

**Figure 5:
Businesses by Business Classification, 2001**



**Figure 6:
Employment by Business Classification, 2001**

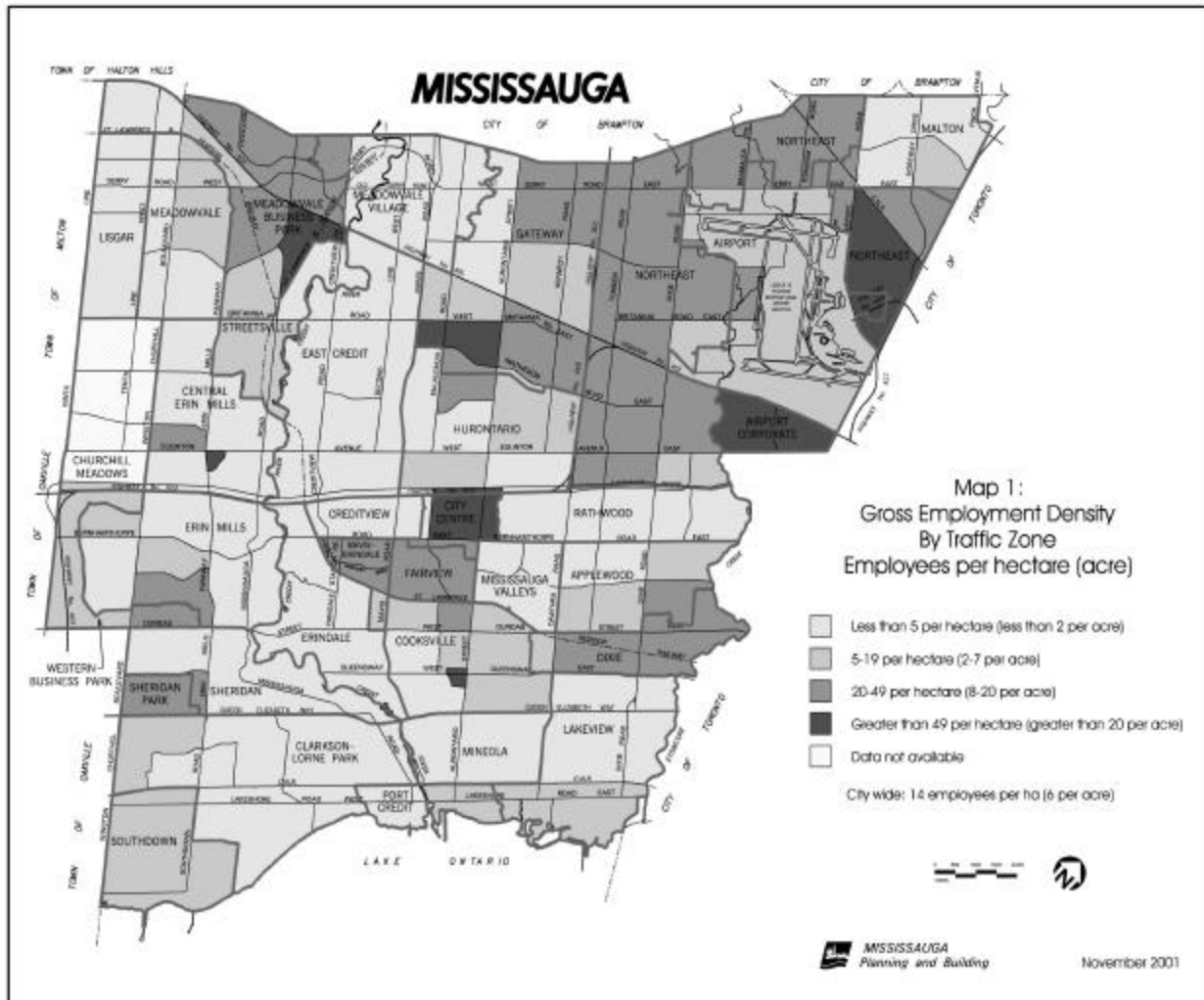


Employment Density

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 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. See Map 1 for densities by traffic zone.

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, which includes the Trillium Health Centre; the area east of Hurontario Street and north of Burnhamthorpe Road East, where a number of office concentrations are located; and Eglinton Avenue West and Erin Mills Parkway, which includes the Credit Valley Hospital. 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.

2001 Employment Profile



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