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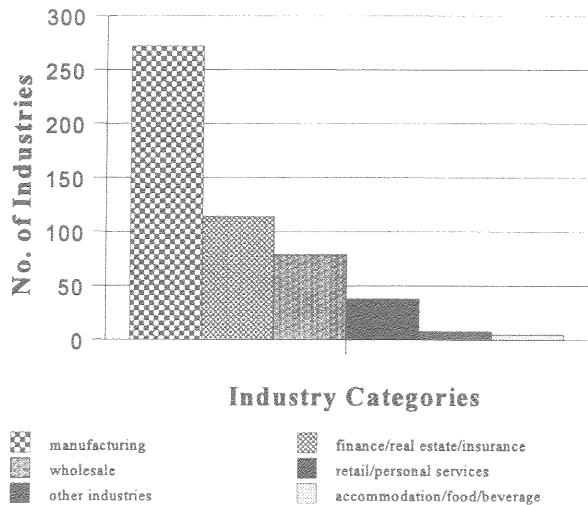
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Business Park Profile

The Meadowvale Business Park is 895 ha (2211 ac.) in area with 438 ha (1082 ac.) developed land and 457 ha (1129 ac.) of undeveloped land. The business park is home to 516 businesses with the largest number in the manufacturing sector (53%). The remaining businesses are categorized as follows: finance, real estate and insurance industries (22%), wholesale industries (15%), retail trade and personal services industries (7%), accommodation, food and beverage service industries (1%) and other industries consisting of health and social services, communications, agricultural services, educational and government services (2%).

Business Park Industry Breakdown



Conclusion

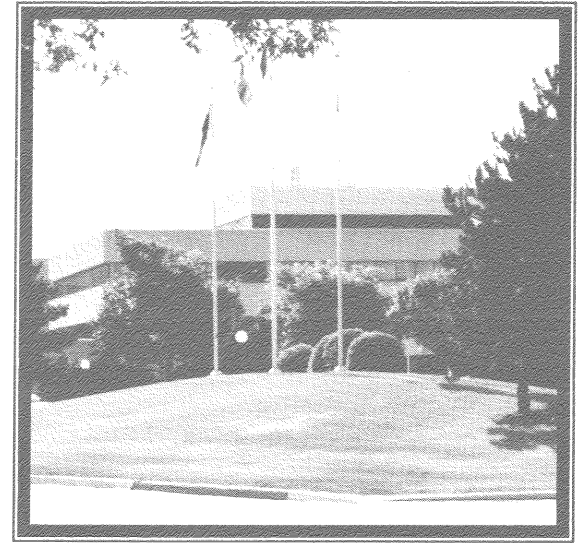
The Meadowvale Business Park has developed as a prestige industrial area with many high profile industries and head offices. The prestige image of the business park is further enhanced by buildings of high architectural standards sited on immaculately landscaped properties.

Employment number and industry breakdowns are derived from the Mississauga Business Directory, City of Mississauga Economic Development Office; c.1995

City of Mississauga
Policy Planning Division
Planning & Building Department



Meadowvale Business Park

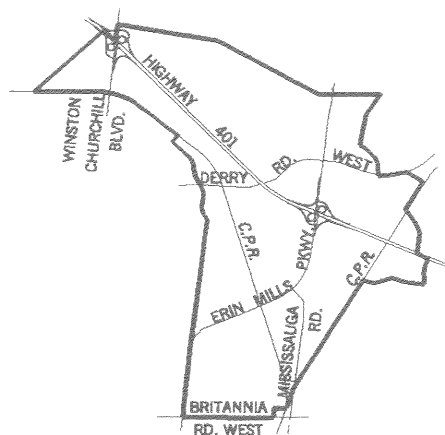


Community Profile

October 1996

Location

The Meadowvale Business Park is located in the northwest quadrant of Mississauga. Its boundaries and major streets are shown on the map below.



History

This area was a farming community from the first settlements in 1820 by John Beatty who led a caravan of Irish Settlers from New York to the district. Meadowvale Village began to grow with the arrival of James Crawford and John Simpson who established two saw mills and a small carding mill in 1831.

The Toronto Township Official Plan approved in 1953, confirmed the designation of agricultural uses for the entire district. However, a comprehensive planning study for the Meadowvale District approved in 1970, proposed land uses for the development of an industrial area of approximately 546 ha (1350 ac.) along the south side of Highway 401.

Between 1970 and 1976 the landowners north of Highway 401 reached agreement with the City that the major land use for the planning district should be industrial in view of developments such as the proposed Highway 407, new hydro transmission lines, the Parkway Belt West, and growth of the airport. This use was seen to be a desirable complement to residential and industrial development already well advanced south of Highway 401, thus establishing the current configuration of the Meadowvale Business Park.

Transportation Facilities

The area is serviced by both Mississauga Transit and GO Transit (Meadowvale GO Station). Inter-regional transportation is facilitated by the close proximity of Winston Churchill Boulevard and Erin Mills Parkway interchanges with Highway

401. Increased benefits will be realized with the completion of Highway 407 and a planned interchange at Mississauga Road.

Labour Force Information

The business employment breakdown for the community indicates that the majority of businesses are small businesses, ie. less than 10 employees. However, there is also a significant number of industries with over 100+ employees representative of the prestige industrial/corporate office component of the community. The employment ratio for the business park is approximately 38.0 employees/hectare of land (15.0 employees/acre).

Business Park Employment Number Breakdown

Number of Employees	Number of Businesses	Percent of Businesses
1-9	229	44%
10-49	195	38%
50-99	38	7%
100+	54	11%