

## Scanned Document Notice

This report is a scanned image of the original report. We have included the table of contents only for reference.



You may obtain this report by contacting us directly, however there may be charges associated with the scanning of the original document. Contact us for more details. This report and other related documents can be found at [www.mississauga.ca/data](http://www.mississauga.ca/data)

Phone: (905) 615-3200 ext. 5556

Email: [eplanbuild.info@mississauga.ca](mailto:eplanbuild.info@mississauga.ca)

RSS: <http://feeds.feedburner.com/MississaugaData>

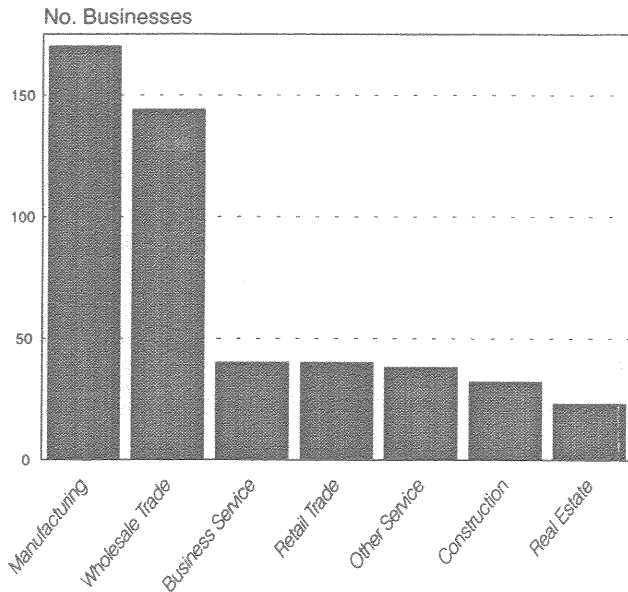
Twitter: [www.twitter.com/mississaugadata](http://www.twitter.com/mississaugadata)

Website: [www.mississauga.ca/data](http://www.mississauga.ca/data)



The distribution of businesses by sector in Western Business Park is shown in the chart below.

**Number of Businesses by Sector**  
(Top 7 Sectors)



The sector with the largest number of businesses was Manufacturing (170) while Wholesaling was a close second with 144 businesses. There were 40 businesses in Business Services, 40 in Retail Trade, 38 in Other Services, 32 in Construction and 23 Real Estate businesses. There are 14 other businesses from a variety of industrial categories.

### Conclusion

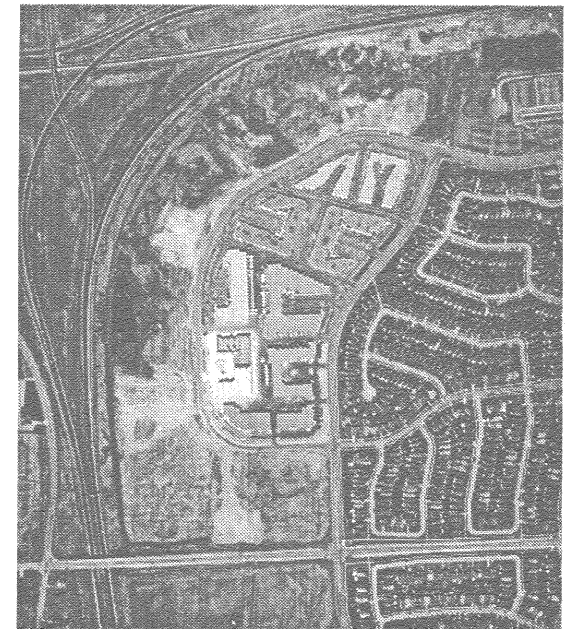
The Western Business Park, with its proximity to Highway 403 and Highway 407, provides a good location for manufacturing, wholesaling, distribution and warehouse facilities. Many businesses have taken advantage of this location, particularly the small business sector. The remaining vacant land parcels in this district is expected to continue to benefit from the improving market conditions for employment land.

Employment number and industry distributions are derived from the Mississauga Business Directory, City of Mississauga Economic Development Office; c. 1998.



City of Mississauga  
Planning and Building Department  
Policy Planning Division

# Western Business Park

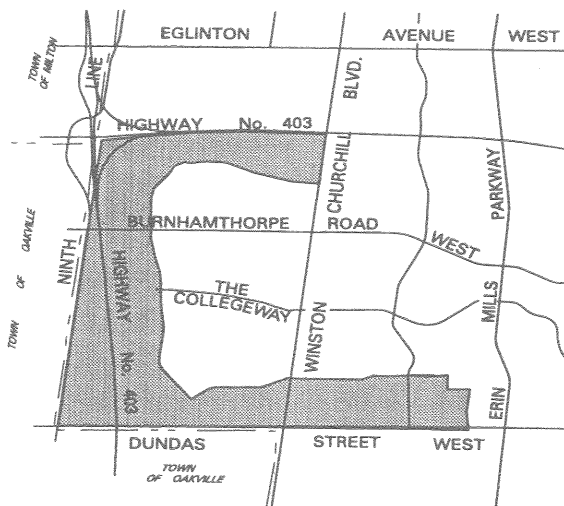


*Aerial Photograph of the Sladeview Crescent area.*

**District Profile**  
May, 1998

## Location

Western Business Park is bounded by Highway 403 to the north, the Town of Oakville to the west, Dundas Street West to the south and encloses the westerly portion of the Erin Mills residential district to the east, as shown below.



## History

Prior to 1974, these lands were designated for agricultural uses in the Town of Oakville Official Plan. This area became part of the City of Mississauga in 1974. The first comprehensive Official Plan for Mississauga was approved in 1981 and designated Erin Mills West as a residential district extending from Winston Churchill Boulevard to the

Parkway Belt. The Western Business Park was located south of Highway 403 and was not connected to the Southern Business Park on the north side of Dundas Street West. When the Western Business Park Secondary Plan was approved in November, 1982 the lands west of Ridgeway Drive were redesignated from Residential to Prestige and General Industrial. Further, the district boundary was adjusted to connect with the Southern Business Park at Winston Churchill Boulevard.

City Plan was approved in July, 1997, which combined the Southern Business Park with the Western Business Park. The Parkway Belt West Plan is proposed to be amended to incorporate the lands west of Highway 403 into the Western Business Park Planning District.

## Transportation Facilities

Businesses in the district have good access to Highway 403/Queen Elizabeth Way via interchanges at Winston Churchill Boulevard and Dundas Street West. The north-south segment of Highway 407 between Highway 403 and Highway 401 is scheduled to be completed in 1999. Highway 403 also provides prominent visual exposure to businesses in this district.

## Business Park Profile

Western Business Park is 380 hectares (940 acres) in area, excluding the Highway 403 corridor. Approximately 210 hectares (520 acres) are vacant employment lands.

## Employment Profile

As shown in the table below, almost three quarters of the businesses in this district are small businesses with fewer than 10 employees.

Distribution by Number of Employees		
Number of Employees	Number of Businesses	Percent of Businesses
1-9	365	73%
10-49	121	24%
50-99	4	0.8%
100-299	6	1.2%
300+	1	0.2%
Unknown	4	0.8%
<b>TOTAL</b>	<b>501</b>	<b>100%</b>

Source: 1998 Mississauga Business Directory