

## Welcome to Mississauga Data

This report and other related documents can be found at [www.mississauga.ca/data](http://www.mississauga.ca/data).



Mississauga Data is the official City of Mississauga website that contains urban planning related reports, newsletters, brochures and data. The Information Planning Research Unit manages statistical data including: population, demographics, census, development monitoring/activity, growth forecasts, housing, employment, office, land use, vacant employment lands, and the environment.

Visit our Publications and Open Data Catalogue to find our complete inventory of our freely available information products.

Working on a research project? Contact us below for the latest statistics.

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)



2004 EMPLOYMENT PROFILE



# 2004 Employment profile

The information presented in this report is based on the 2004 Employment Survey. The survey was a collaborative effort by the Planning and Building Department and the Economic Development Office.

Figures in this report have been rounded. Calculations (e.g., summations and percentages) have been performed on unrounded data.

December 2004

## Table of Contents

	Page
1.0 INTRODUCTION .....	1
1.1 Background .....	1
1.2 Methodology.....	2
2.0 EMPLOYMENT DATA - 2004 .....	3
2.1 Total Employment .....	3
2.1.1 Employment by Planning District.....	4
2.2 Businesses and Vacancies .....	7
2.2.1 Businesses and Vacancies by Planning District.....	7
2.3 Businesses by Employment Range.....	12
2.4 Businesses and Employment by Business Classification/Sector .....	18
2.5 Employment Density .....	27
3.0 TRENDS IN EMPLOYMENT AND BUSINESS GROWTH.....	31
3.1 Employment and Business Trends to 2004.....	31
3.2 Businesses by Planning District .....	33
4.0 CONCLUSIONS .....	35

Appendix A: Planning Districts

Appendix B: Employment Adjustment Factors

Appendix C: Businesses with 300+ Employees

Appendix D: NAICS Descriptions

Appendix E: Traffic Zones

Appendix F: Employment Density Calculations

## LIST OF TABLES

	Page
1 Population, Total Employment and Resident Labour Force, 2004 .....	4
2 Businesses and Vacancies by Planning District, 2004 .....	8
3 Number of Businesses by Employment Range and Planning District, 2004 .....	13
4 Number of Employees by Employment Range and Planning District, 2004 .....	14
5 Businesses and Employment by Business Classification, 2004 .....	19
6 Businesses by Planning District, 2002-2004 .....	34

## LIST OF FIGURES

1 Employment by Planning District, 2004 .....	6
2a Businesses by Planning District, 2004 .....	9
2b Vacancies by Planning District, 2004 .....	10
3a Number of Businesses by Employment Range, 2004.....	15
3b % of Businesses by Employment Range, 2004 .....	15
3c Number of Employees by Employment Range, 2004 .....	16
3d % of Employees by Employment Range, 2004.....	16
4a Businesses by Business Classification, 2004 .....	20
4b Employment by Business Classification, 2004 .....	20
5 Business Classification by Employment Ranges, 2004 .....	21
6 Employment and Population Trends, 1976/77 to 2004 .....	32

## LIST OF MAPS

1 Vacancies .....	11
2 Location of Businesses with 300+ Employees .....	17
3 Location of Wholesale Trade Businesses .....	23
4 Location of Manufacturing Businesses .....	24
5 Location of Retail Trade Businesses .....	25
6 Location of Transportation and Warehousing Businesses.....	26
7 Gross Employment Density by Traffic Zone.....	29
8 Net Employment Density by Traffic Zone.....	30

# 2004 Employment Profile

## 1.0 INTRODUCTION

This report presents a profile of employment and business activities in the City of Mississauga in 2004. The City acknowledges the importance of a strong employment base by incorporating objectives regarding employment in both its Strategic Plan and Mississauga Plan.

One of the Strategic Plan visions is that *“Mississauga will be a distinct major Canadian City.”* Objectives relating to this statement include, *“to develop a regional employment centre in excess of 500,000 jobs”* and *“to provide a variety of opportunities in housing, employment, recreation, cultural and social amenities.”* In addition, the Strategic Plan states that *“Mississauga will have a dynamic and diverse economic base.”* Objectives related to this goal include *“. . . assist(ing) local business to grow and prosper”* and *“attract(ing) new businesses that offer good growth prospects and provide high-quality jobs.”*

Employment is also a principal theme of Mississauga Plan. Mississauga Plan states that the City will have a strong economic base having a diversity of business activities, capability for growth and a wide range of employment activities. Mississauga Plan Goal 2.3, *“Population and Employment”* states, *“Mississauga will encourage a range of employment opportunities...”* Objectives relating to this goal state that the City, *“continue to be a net importer of labour.”*

Monitoring of strategic and planning policies is undertaken to ensure the objectives outlined in these policies are being met. The Employment Survey and Employment Profile are part of the monitoring activities and contribute to the assessment of how the goals in the Strategic Plan and Mississauga Plan are being implemented.

Collection of employment information is an important data resource. In addition to monitoring strategic and planning policies, 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.

## 1.1 Background

Annual monitoring of employment trends is a challenging endeavour and methodologies have changed to address issues that have emerged at various times. The present employment survey method was initiated in 1999. The 1999 review of employment in the City concentrated on developing a complete inventory of businesses from the variety of databases used in the past as well as field checking the existing data set. The 1999 employment survey focussed on information relating to businesses. In subsequent years, emphasis was placed on adding and updating employment data. The employment survey does not collect employment data for home-based businesses.

Employment information is stored in the Mississauga Employment Database (MED). This database, shared by both the Planning and Building Department and Economic Development Office, is maintained and updated on an on-going basis.

Other sources of employment information for the City of Mississauga includes data from the Canadian Business Patterns (CBP), produced by Statistics Canada, the 2001 Census of Canada labour force activity data, released in February 2003, and the 2003 Growth Forecasts prepared by Hemson Consulting. Employment data from these sources are monitored and reviewed on a continuing basis.

## **1.2 Methodology**

The methodology for the 2004 Employment Survey included the compilation of a complete list of employment sites from the 2003 Mississauga Employment Database, new businesses from Building Permit Reports, and an extensive field survey to confirm the name and location of every business in the City. For businesses located within Residential Districts, a mail-out questionnaire was sent to selected businesses requesting further information on business operations and employment information; a follow-up telephone interview was attempted where there was no response to the mail-out questionnaire. For businesses located within Employment Districts, a telephone survey was conducted of selected businesses by the firm Call Response and monitored by the Economic Development Office<sup>1</sup>.

A property-based approach is used to collect employment data. Employment information is recorded by location. Where a business has several locations, employment is recorded at each separate location. For businesses that have several buildings on a property, employment figures may be stored at one building address. The property-based approach allows an analysis of employment by Planning District (see Appendix A) and other geographic boundaries.

A concerted effort is made to collect data for businesses thought to have 100 or more employees, therefore, it was assumed that for the most part, the remaining businesses with no employment data are smaller establishments. To estimate total employment in the City of Mississauga, an adjustment factor is applied to those businesses with no employment. To better reflect the characteristics of the businesses located within each Planning District, the adjustment factor that is applied depends on whether the business is located in a Residential or Employment District. The Residential District adjustment factor is calculated using the average number of employees for businesses with less than 100 employees in all Residential Planning Districts. This overall adjustment factor is then applied to businesses with no employment data located in Residential Districts. The Employment District adjustment factor is unique to each Employment Planning District and is calculated based on the average number of employees for businesses with less than 100 employees within each Employment District. This unique adjustment factor is then applied to those businesses with no employment within each Employment Planning District. The Residential District adjustment factor and Employment District adjustment factors are outlined in Appendix B.

---

<sup>1</sup> A mailout or telephone survey was administered to businesses with 100 or more employees, if existing employment data was greater than 2 years old, if no employment data was recorded for the business or if the business was part of a sector selected to be profiled.

## **2.0 EMPLOYMENT DATA – 2004**

This section presents a profile of businesses and employment based on results from the 2004 Employment Survey, as well as a comparison to the Census definition of employment.

### **2.1 Total Employment**

Employment<sup>2</sup> in the City of Mississauga, based on the 2004 Employment Survey, was 383,160. Employment data for 18,325 businesses or 89% of the 20,620<sup>3</sup> operating businesses were obtained. When the employment figure of 383,160 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 407,425<sup>4</sup> (see Table 1). This is a difference of less than 1% from the June 2004 Growth Forecast projection of 409,800 employees in the City of Mississauga.

Table 1 on page four summarizes employment and population information. It shows that with a projected population of 683,500 and employment of 407,425, Mississauga has an employment ratio of .60. That is, for every 100 residents of the City, there were 60 local jobs. This table also shows that with a participating labour force of 385,580, Mississauga must import a net labour force of approximately 21,845 persons. When consideration is made for a portion of the participating labour force that is unemployed, about 7.2%, the imported labour force is approximately 49,645 employees. These figures indicate that the City is meeting the population and employment objective in Mississauga Plan regarding being a net importer of employment.

---

<sup>2</sup> Employment was estimated based on data contained in the Mississauga Employment Database, data from the 2004 Employment Survey, and estimates made for businesses for which employment data were not available (see Appendix B for the factors that were applied to these businesses). 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>3</sup>The Canadian Business Patterns, Statistics Canada reports approximately 49,350 businesses in the City of Mississauga, with 29,340 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 report.

<sup>4</sup> The following modifications were made to the 2004 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 2004 (based on the 2001 Census) was added. Home-based businesses are assumed to be 4% of the resident labour force.



Employment from the 2004 Employment Survey	383,160
Census Adjustment <sup>a</sup>	24,265
Total Employment <sup>b</sup>	407,425
Total Population <sup>c</sup>	683,500
Resident Labour Force <sup>d</sup>	547,700
Participating Labour Force <sup>e</sup>	385,580
Employed Labour Force	357,780
Unemployed Labour Force <sup>f</sup>	27,800
Employment Ratio <sup>g</sup>	.60
Difference Between Total Employment and Participating Labour Force	21,845
Labour Import <sup>h</sup>	49,645

\*numbers have been rounded

<sup>a</sup> This figure accounts for multiple part-time jobs and home-based businesses.

<sup>b</sup> This figure represents the 2004 Employment Survey total plus the Census adjustment.

<sup>c</sup> Population figure is the 2003 Growth Forecast projection for June 2004 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 2004.

<sup>e</sup> Participating Labour Force is the resident labour force multiplied by the participation rate of 70.4% from the Labour Force Survey by Statistics Canada for the second quarter of 2004.

<sup>f</sup> Unemployed Labour Force is the Participating Labour Force multiplied by the unemployment rate of 7.2% from the Labour Force Survey by Statistics Canada for the second quarter of 2004.

<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.

Analysis in subsequent sections is based on results from the 2004 Employment Survey and does not include modifications for the Census definition of employment.

### 2.1.1 Employment by Planning District

Figure 1 summarizes employment by Planning District. Northeast has the largest employment population with 124,355 or 32% of the total employment in the City. Gateway has the second largest concentration with 50,500 or 13% of employment. This is followed by Meadowvale Business Park with 36,500 employment positions representing 10% of the total employment. These three districts combined have over half of the City's employment opportunities.

### Full-Time and Part-Time Employment<sup>5</sup>

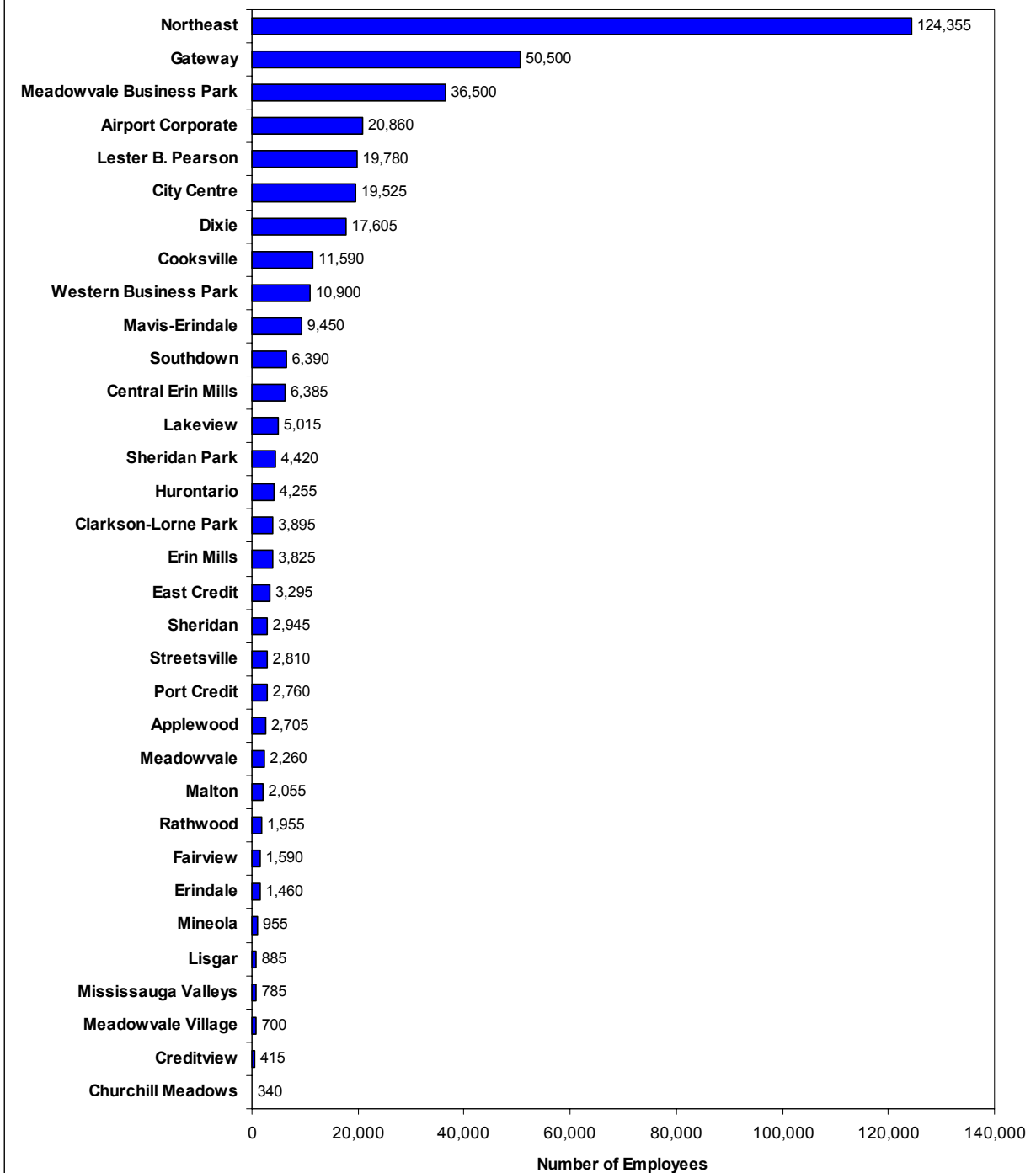
Full-time employment is 91% of total employment. Northeast has the largest proportion of full-time employment with 33%, where Gateway follows with 14%, and Meadowvale Business Park has the third largest proportion of full-time employment with 10%.

<sup>5</sup> Full-time and part-time employment figures are based on businesses where employment information is available.

Part-time employment represents 9% of total employment. For this report, one part-time employment position is considered half or .5 of one full-time employment position. As anticipated, Northeast has the largest proportion of part-time employment with 18%. Outside of Northeast, City Centre (11%), Gateway (7%), Central Erin Mills (7%) and Cooksville (7%) also have significant concentrations of part-time positions.

The proportion of full-time positions within Planning Districts ranges from 63% in Central Erin Mills and 66% in Churchill Meadows, to 98% in Airport Corporate and 99% in Sheridan Park. Most Employment Districts, with the exception of City Centre, have 90% or greater of total employment represented by full-time positions. As expected, most Residential Districts have a higher proportion of total employment represented by part-time positions as compared to Employment Districts.

Figure 1: Employment by Planning District, 2004



## **2.2 Businesses and Vacancies**

There were 20,620 businesses operating in Mississauga in 2004. In addition, the 2004 employment survey recorded 2,235 vacancies<sup>6</sup> for a total of 22,850 business sites. Ten percent of total business sites were vacant.

### **2.2.1 Businesses and Vacancies by Planning District**

Table 2 and Figures 2a and 2b provide a summary of existing businesses and vacancies by Planning District. Map 1 shows the location of vacancies in the City.

Northeast has the largest concentration of businesses with 6,515 or 32%. This is followed by Gateway with 1,610 or 8%, and Dixie with 1,430 or 7% of businesses.

The largest proportion of total City vacancies is found in districts that have the largest concentrations of businesses, Northeast with 36% or 800 vacancies, Dixie with 11% (240 vacancies) and Gateway with 7% (150 vacancies) of total City vacancies. However, in general, these areas do not reflect the highest vacancies when vacancies are viewed as a percent of total business sites within each district, with the exception of Dixie. The highest vacancies as a percent of total business sites within the Planning District are Airport Corporate (15%), Dixie (14%), Southdown (13%) and Western Business Park (13%). Airport Corporate, Dixie and Southdown vacancies occur mainly within multi-unit industrial developments and major office buildings. Thirty-five percent of the vacancies in Western Business Park are attributed to new multi-unit industrial development that was not fully occupied at the time of the employment survey. Similarly, a portion of the vacancies in Southdown are attributed to a new commercial development at the south west corner of Southdown Road and Royal Windsor Drive not fully tenanted at the time of the employment survey.

---

<sup>6</sup> Vacancies refers to vacant buildings and vacant units within multiple unit developments. Some condominium industrial units are recorded as vacant buildings.

Planning District	Total Business Sites	Businesses		Vacancies		
		# of Businesses	% of City Businesses	# of Vacancies	% of City Vacancies	% of Vacancies in each Planning District
Northeast	7,315	6,515	32%	800	36%	11%
Gateway	1,760	1,610	8%	150	7%	8%
Dixie	1,670	1,430	7%	240	11%	14%
Meadowvale Business Park	1,240	1,145	6%	95	4%	8%
Cooksville	1,210	1,100	5%	110	5%	9%
City Centre	1,155	1,025	5%	130	6%	11%
Western Business Park	1,050	915	4%	135	6%	13%
Airport Corporate	620	525	3%	95	4%	15%
Lakeview	575	525	3%	50	2%	9%
Mavis-Erindale	530	470	2%	60	3%	11%
Port Credit	520	465	2%	55	2%	11%
Central Erin Mills	485	455	2%	30	1%	6%
Streetsville	470	445	2%	25	1%	5%
Clarkson-Lorne Park	440	410	2%	30	1%	7%
Applewood	420	400	2%	25	1%	5%
Hurontario	380	360	2%	20	1%	5%
Malton	370	340	2%	25	1%	7%
Lester B. Pearson	360	360	2%	5	0%	1%
Southdown	295	255	1%	40	2%	13%
Sheridan	290	265	1%	30	1%	10%
Rathwood	265	245	1%	20	1%	7%
East Credit	235	210	1%	25	1%	10%
Meadowvale	230	220	1%	15	1%	6%
Erin Mills	210	205	1%	10	0.4%	4%
Erindale	165	160	1%	5	0.3%	4%
Fairview	135	125	1%	10	0.5%	8%
Mineola	115	110	1%	5	0.3%	5%
Creditview	75	70	0.3%	5	0.2%	5%
Mississauga Valleys	75	70	0.3%	2	0.1%	3%
Sheridan Park	60	55	0.3%	5	0.2%	8%
Lisgar	50	50	0.2%	0	0%	0%
Meadowvale Village	50	50	0.2%	1	0%	2%
Churchill Meadows	35	35	0.2%	0	0%	0%
<b>Total</b>	<b>22,850</b>	<b>20,620</b>	<b>100%</b>	<b>2,235</b>	<b>100%</b>	<b>10%</b>

\*Numbers may not add due to rounding. Vacancies refers to vacant buildings and vacant units within multiple unit developments. Some condominium industrial units are recorded as vacant buildings.

Figure 2a: Businesses by Planning District, 2004

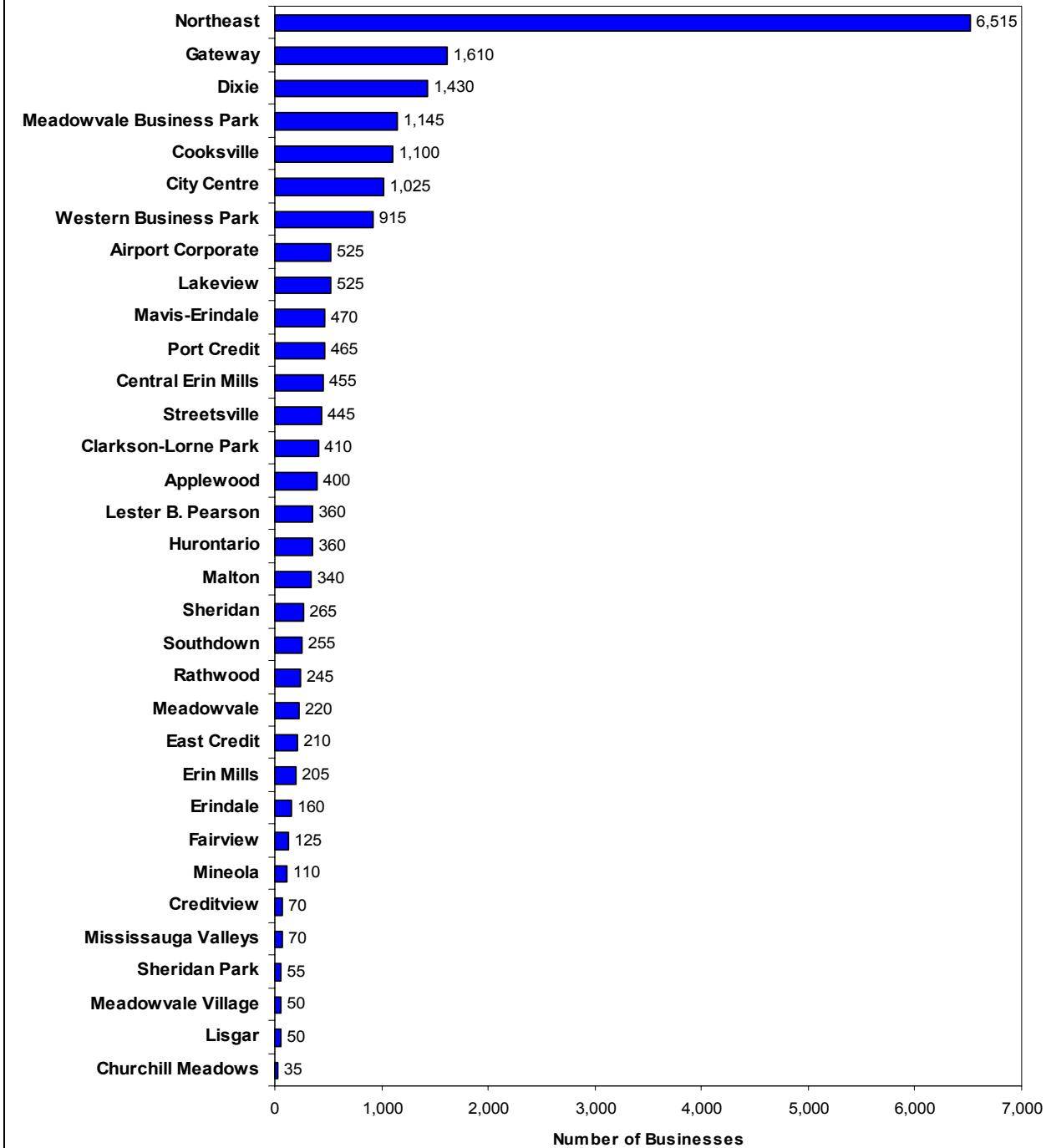
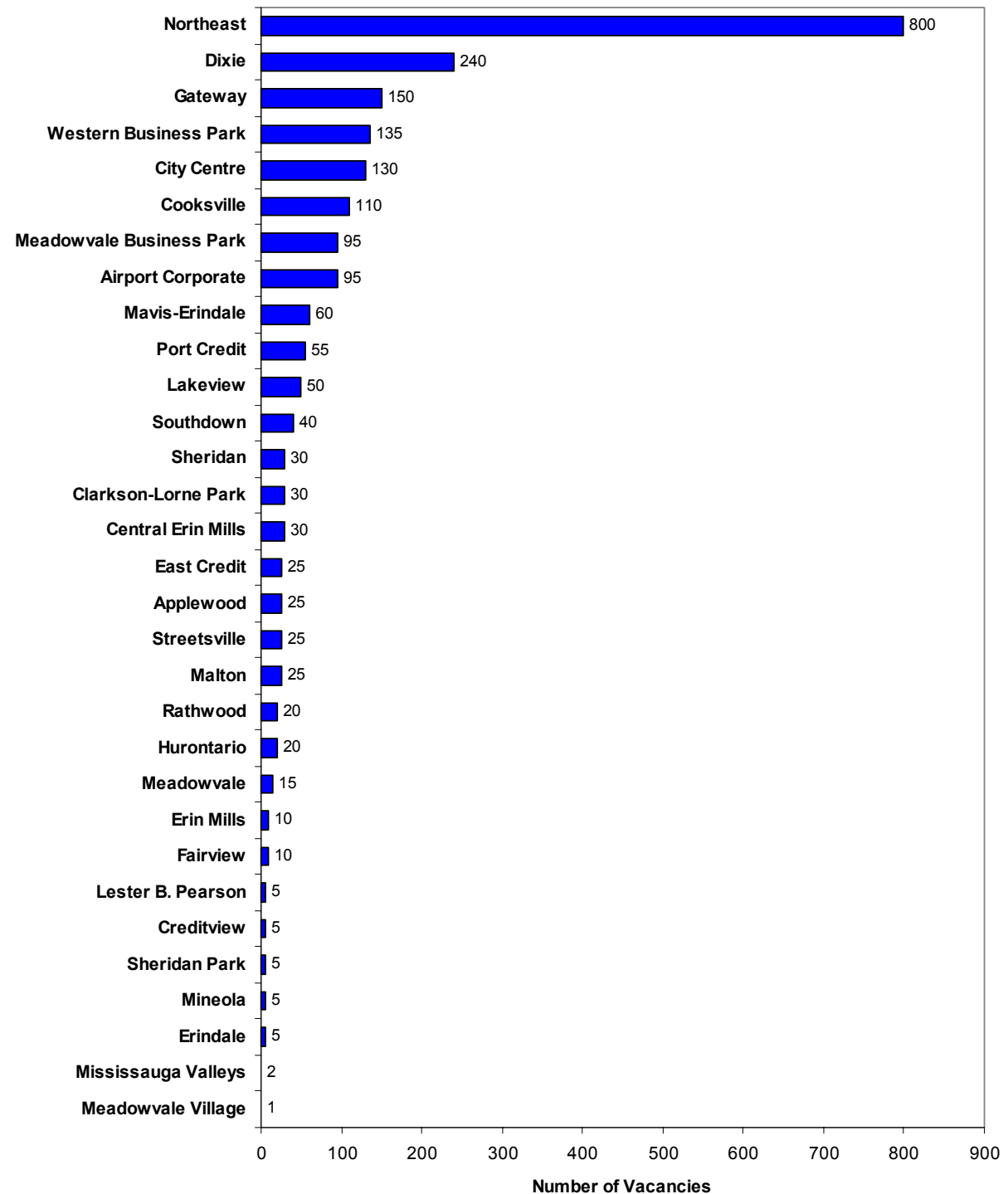
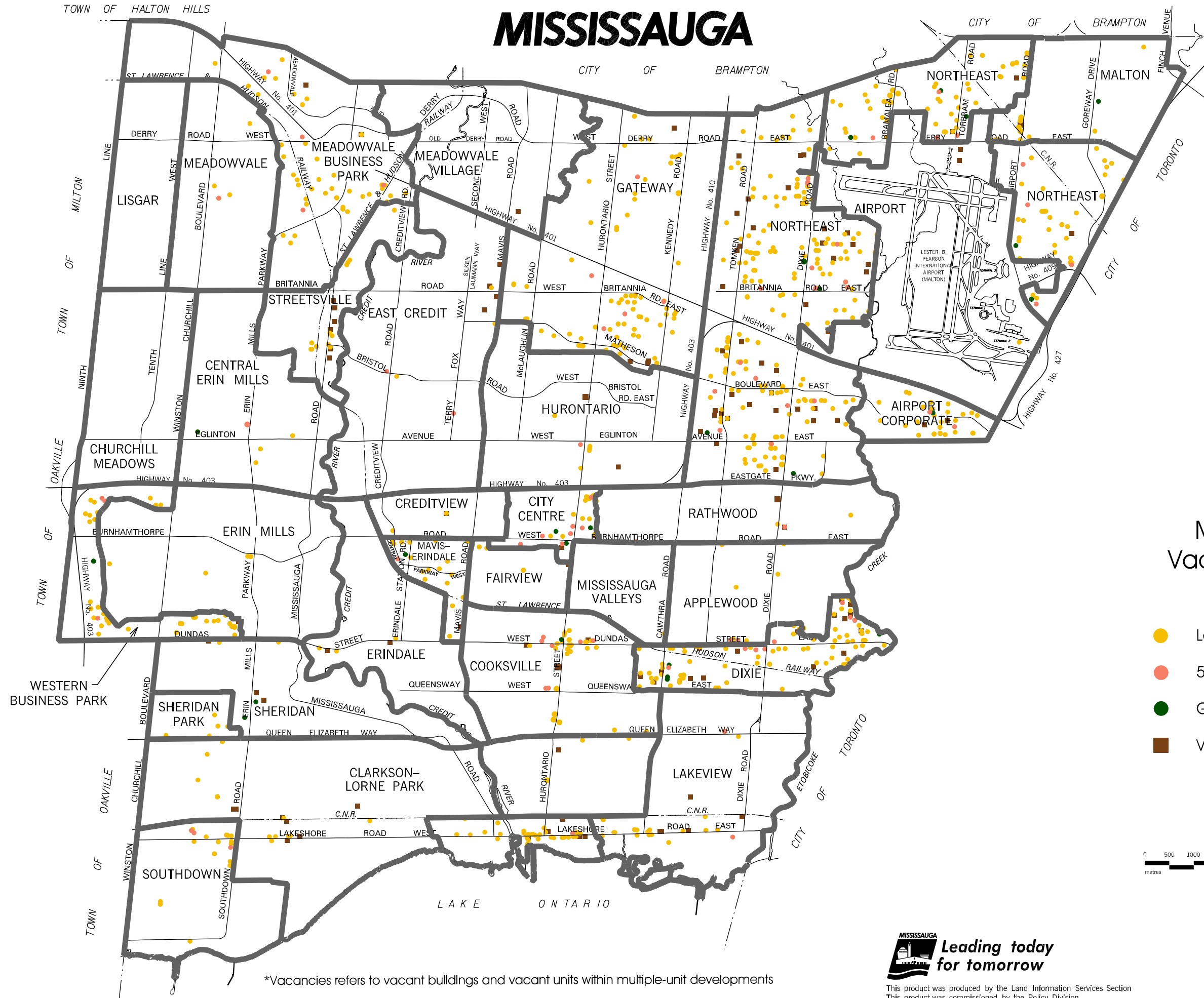


Figure 2b: Vacancies by Planning District, 2004

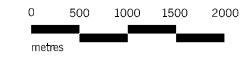


# MISSISSAUGA



Map 1:  
Vacancies\*

- Less than 5 units
- 5 units to 9 units
- Greater than 9 units
- Vacant buildings



\*Vacancies refers to vacant buildings and vacant units within multiple-unit developments

**MISSISSAUGA**  
Leading today  
for tomorrow

This product was produced by the Land Information Services Section  
This product was commissioned by the Policy Division



### **2.3 Businesses by Employment Range**

The distribution of businesses by Planning District as well as the number and percent of employees for 2004 are shown on Tables 3 and 4 and illustrated in Figures 3a to 3d.

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 jobs or 21,445 employment positions. Seventy-three percent of the City's businesses are establishments of less than 20 employees and these represent 21% of the total employment positions (See Tables 3 and 4).

The largest portion of the employment base in Mississauga is currently found in mid-sized firms between 20 and 300 employees. These businesses represent only 15% of total businesses but constitute 47% of the work force or 184,090 employment positions.

Table 3 summarizes the number of businesses by employment range in each Planning District and Figures 3a and 3b illustrate these ranges for the City. It shows the dominance of firms with less than 10 employees, particularly in the Residential Districts.

Table 4 summarizes the number of employees by the employment range in each Planning District and Figures 3c and 3d illustrate these ranges for the City. It is evident from this table that mid-sized firms, representing the largest portion of the employment base, has a greater representation in the Employment Districts versus the Residential Districts. This is an expected result as mid-sized firms tend to be related to industrial/manufacturing type companies, which generally locate in Employment Districts.

Map 2 illustrates the location of businesses with 300 or more employees and the range of employees per location. A listing of these businesses is provided in Appendix C. They represent less than 1% of the total number of businesses but constitute approximately 25% of the employment base. They are generally concentrated in the Employment Districts and City Centre. There is a marked presence of these businesses in the northern Employment Districts along the Highway 401 corridor.

Finally, it is noted that all Planning Districts have a representation of businesses with less than 300 employees. The number of businesses across the City with these ranges of employees would also provide for a range of employment opportunities. Mississauga's Strategic Plan objective to maintain a variety of employment opportunities is addressed in this distribution of businesses.

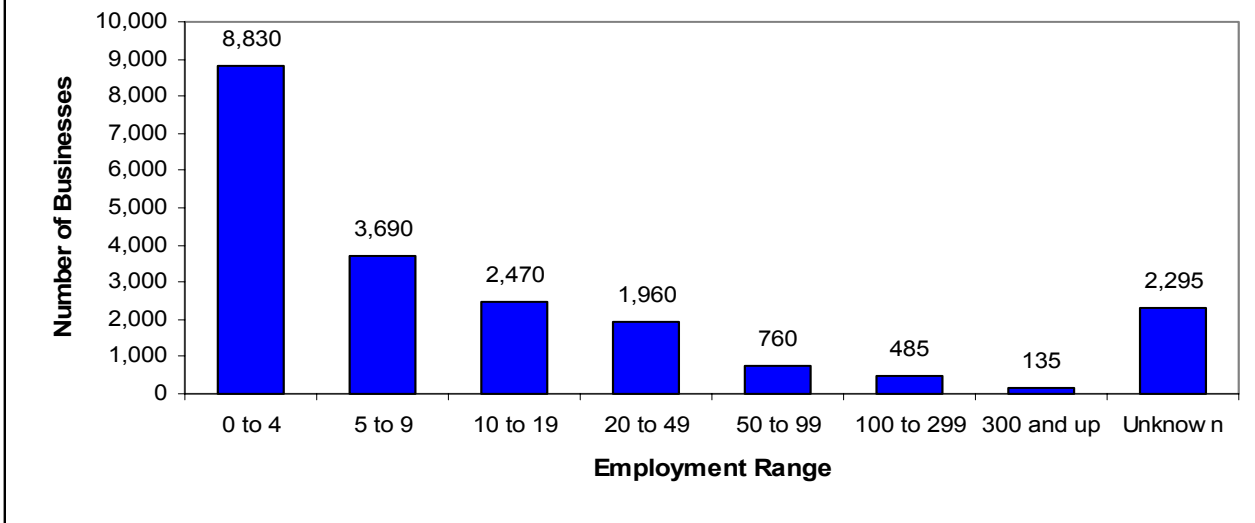
Planning District	Range of Employees									Unknown	Total
	0-4	5-9	10-19	20-49	50-99	100-299	300-499	500-999	1000+		
Northeast	2,265	1,165	905	725	260	175	20	10	5	985	6,515
Gateway	385	280	285	280	115	70	20	5	2	175	1,610
Dixie	660	255	165	100	30	15	5	0	1	190	1,430
Meadowvale Business Park	295	225	195	170	60	50	15	5	5	135	1,145
Cooksville	765	140	55	35	10	10	1	0	2	80	1,100
City Centre	365	240	130	80	40	25	5	5	1	135	1,025
Western Business Park	390	205	145	70	30	5	0	0	1	70	915
Lakeview	290	110	40	35	15	5	0	0	0	35	525
Airport Corporate	105	110	90	65	45	35	10	5	1	60	525
Mavis-Erindale	220	75	40	35	20	15	1	1	1	60	470
Port Credit	320	70	30	15	5	5	0	0	0	25	465
Central Erin Mills	260	100	35	30	5	10	0	1	1	15	455
Streetsville	320	60	30	10	5	5	0	0	0	15	445
Clarkson-Lorne Park	245	60	45	30	10	5	0	0	0	15	410
Applewood	270	60	20	25	10	0	0	0	0	15	400
Hurontario	200	70	40	30	10	5	1	0	0	5	360
Lester B. Pearson	60	35	20	25	10	5	5	2	2	195	360
Malton	260	35	25	20	2	1	0	0	0	5	340
Sheridan	160	50	20	15	5	5	0	1	0	5	265
Southdown	100	55	30	15	10	10	2	2	0	35	255
Rathwood	155	35	15	20	10	0	0	0	0	10	245
Meadowvale	125	35	20	20	5	5	0	0	0	5	220
East Credit	90	50	20	30	10	5	0	0	0	5	210
Erin Mills	110	45	10	25	5	5	1	0	0	5	205
Erindale	105	25	10	10	5	1	0	0	1	5	160
Fairview	65	30	10	10	5	5	0	0	0	5	125
Mineola	65	15	10	5	5	1	0	0	0	5	110
Mississauga Valleys	45	10	5	5	5	1	0	0	0	1	70
Creditview	45	15	5	5	0	5	0	0	0	5	70
Sheridan Park	5	5	10	5	5	10	0	1	1	10	55
Lisgar	25	10	5	5	5	2	0	0	0	0	50
Meadowvale Village	25	10	5	5	5	1	0	0	0	2	50
Churchill Meadows	25	5	1	1	5	0	0	0	0	0	35
<b>Total</b>	<b>8,830</b>	<b>3,690</b>	<b>2,470</b>	<b>1,960</b>	<b>760</b>	<b>485</b>	<b>80</b>	<b>30</b>	<b>20</b>	<b>2,295</b>	<b>20,620</b>
<b>% of Total Businesses</b>	<b>43%</b>	<b>18%</b>	<b>12%</b>	<b>9%</b>	<b>4%</b>	<b>2%</b>	<b>0.4%</b>	<b>0.2%</b>	<b>0.1%</b>	<b>11%</b>	<b>100%</b>

\*Numbers may not add due to rounding. Unknown are businesses with no employment data.

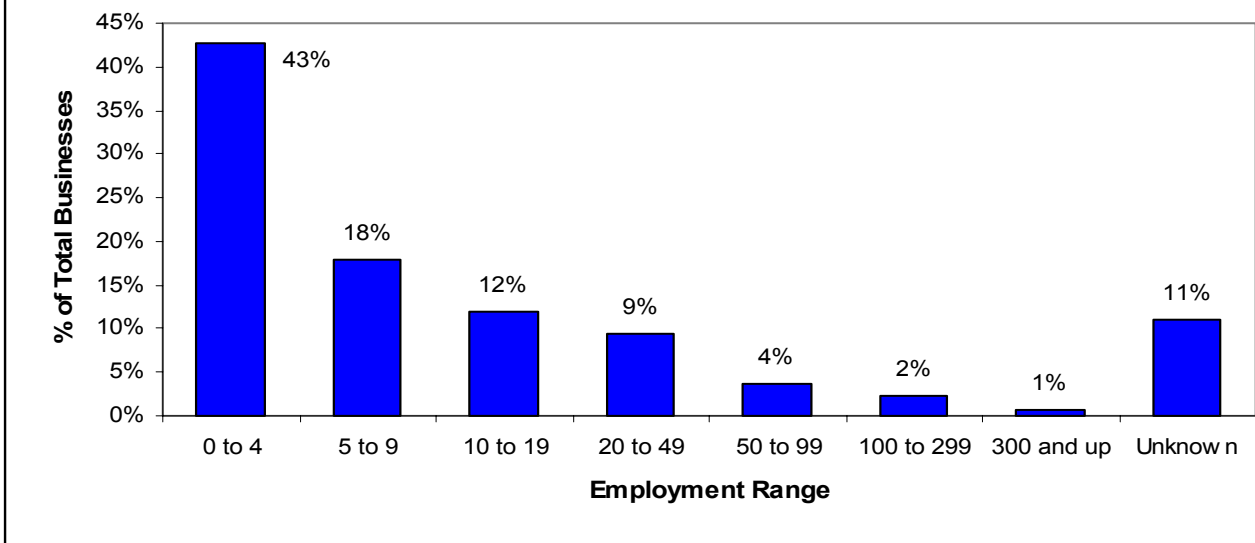
Planning District	Range of Employees										Total
	0-4	5-9	10-19	20-49	50-99	100-299	300-499	500-999	1000+	Unknown	
Northeast	5,575	7,555	11,740	21,040	17,290	27,195	8,095	4,885	9,565	11,405	124,355
Gateway	1,050	1,890	3,740	8,355	7,760	10,905	6,960	4,530	2,525	2,775	50,500
Meadowvale Business Park	795	1,470	2,555	5,045	3,740	8,085	5,260	2,055	5,570	1,930	36,500
Airport Corporate	280	730	1,160	1,935	3,040	5,545	3,090	2,680	1,400	1,000	20,860
Lester B. Pearson	185	245	280	745	695	915	980	1,545	11,650	2,550	19,780
City Centre	975	1,575	1,745	2,390	2,865	3,850	1,410	1,940	1,300	1,480	19,525
Dixie	1,585	1,665	2,225	3,005	2,120	2,720	1,365	0	1,300	1,630	17,605
Cooksville	1,735	940	735	1,115	700	1,245	400	0	4,230	490	11,590
Western Business Park	1,030	1,350	1,890	1,890	1,960	1,015	0	0	1,100	670	10,900
Mavis-Erindale	575	485	550	1,185	1,445	2,365	305	770	1,155	615	9,450
Southdown	230	340	405	435	705	1,695	940	1,310	0	335	6,390
Central Erin Mills	700	685	435	1,035	395	1,050	0	0	2,015	65	6,385
Lakeview	670	735	550	1,070	960	820	0	0	0	210	5,015
Sheridan Park	20	50	110	200	475	1,460	0	600	1,300	210	4,420
Hurontario	495	445	550	1,050	565	665	460	0	0	20	4,255
Clarkson-Lorne Park	560	400	615	915	685	655	0	0	0	65	3,895
Erin Mills	265	285	160	750	390	550	345	0	1,050	35	3,825
East Credit	215	345	260	1,040	730	700	0	0	0	5	3,295
Sheridan	380	305	290	435	385	370	0	750	0	30	2,945
Streetsville	680	390	415	350	280	615	0	0	0	70	2,810
Port Credit	645	440	430	395	200	500	0	0	0	145	2,760
Applewood	605	385	270	820	535	0	0	0	0	95	2,705
Meadowvale	310	245	295	645	390	365	0	0	0	15	2,260
Malton	555	215	325	680	115	135	0	0	0	30	2,055
Rathwood	365	240	220	605	490	0	0	0	0	35	1,955
Fairview	185	215	110	245	425	385	0	0	0	20	1,590
Erindale	220	150	130	310	475	145	0	0	0	30	1,460
Mineola	155	120	120	175	205	150	0	0	0	30	955
Lisgar	65	65	45	140	300	270	0	0	0	0	885
Mississauga Valleys	115	60	70	235	180	120	0	0	0	5	785
Meadowvale Village	65	55	55	235	165	115	0	0	0	15	700
Creditview	95	95	55	150	0	0	0	0	0	20	415
Churchill Meadows	65	35	15	20	205	0	0	0	0	0	340
<b>Total</b>	<b>21,445</b>	<b>24,225</b>	<b>32,540</b>	<b>58,625</b>	<b>50,865</b>	<b>74,600</b>	<b>29,610</b>	<b>21,060</b>	<b>44,160</b>	<b>26,035</b>	<b>383,160</b>
<b>% of Total Employees</b>	<b>6%</b>	<b>6%</b>	<b>9%</b>	<b>15%</b>	<b>13%</b>	<b>19%</b>	<b>8%</b>	<b>5%</b>	<b>12%</b>	<b>7%</b>	<b>100%</b>

\*Numbers may not add due to rounding. Unknown are the estimated number of employees for those businesses with no employment data, based on the adjustment factors in Appendix B.

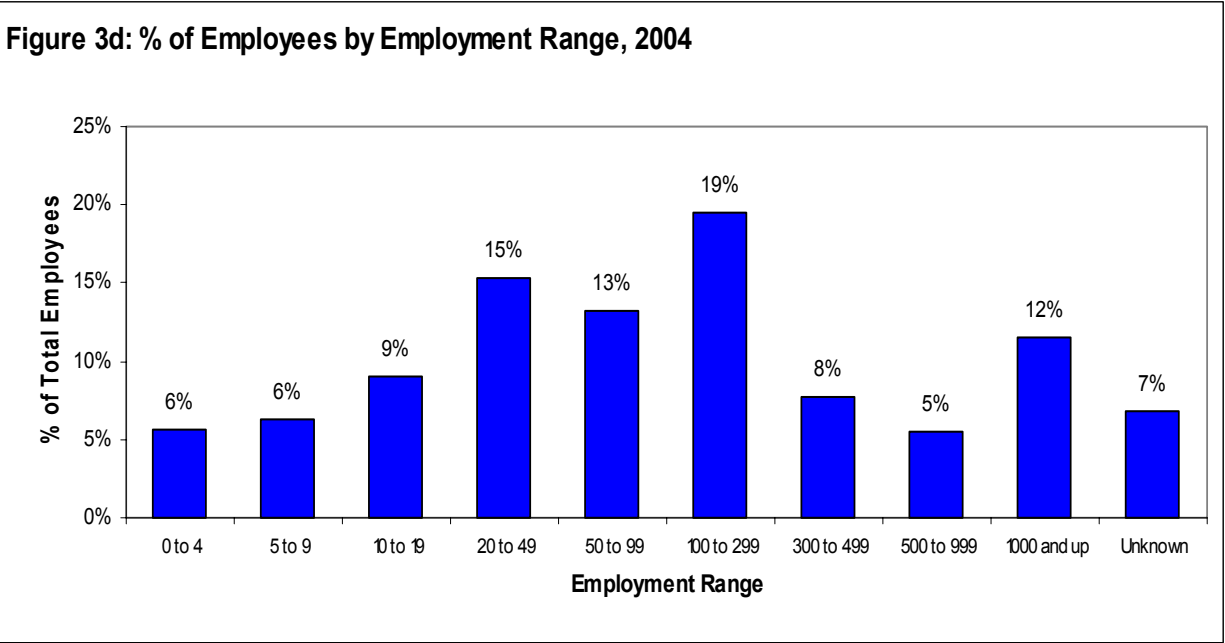
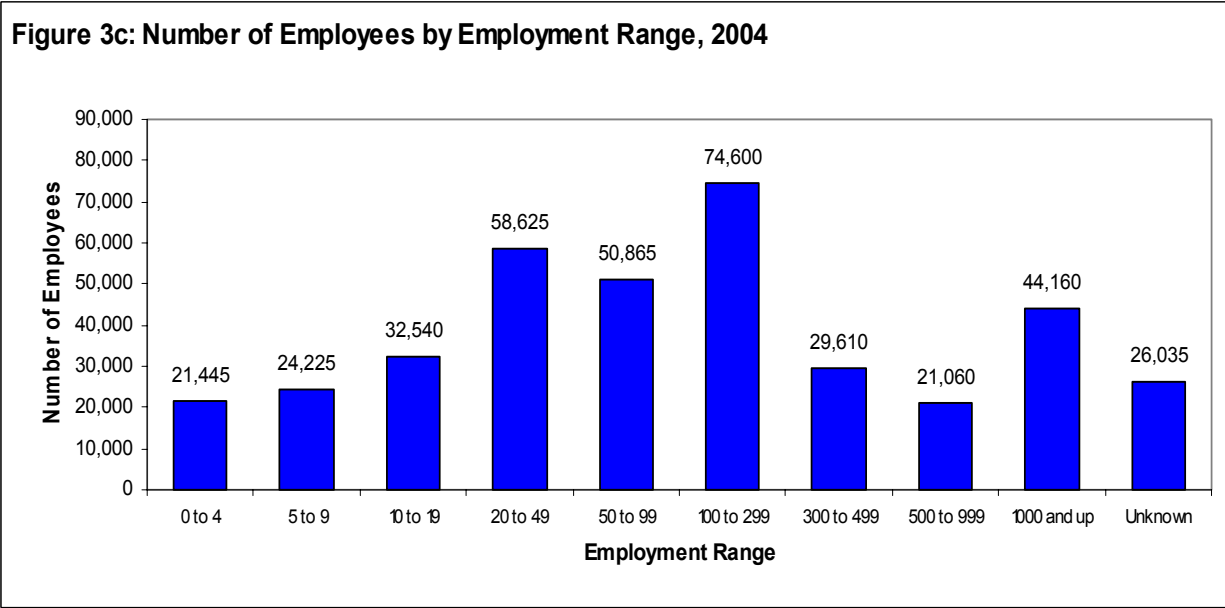
**Figure 3a: Number of Businesses by Employment Range, 2004**



**Figure 3b: % of Businesses by Employment Range, 2004**

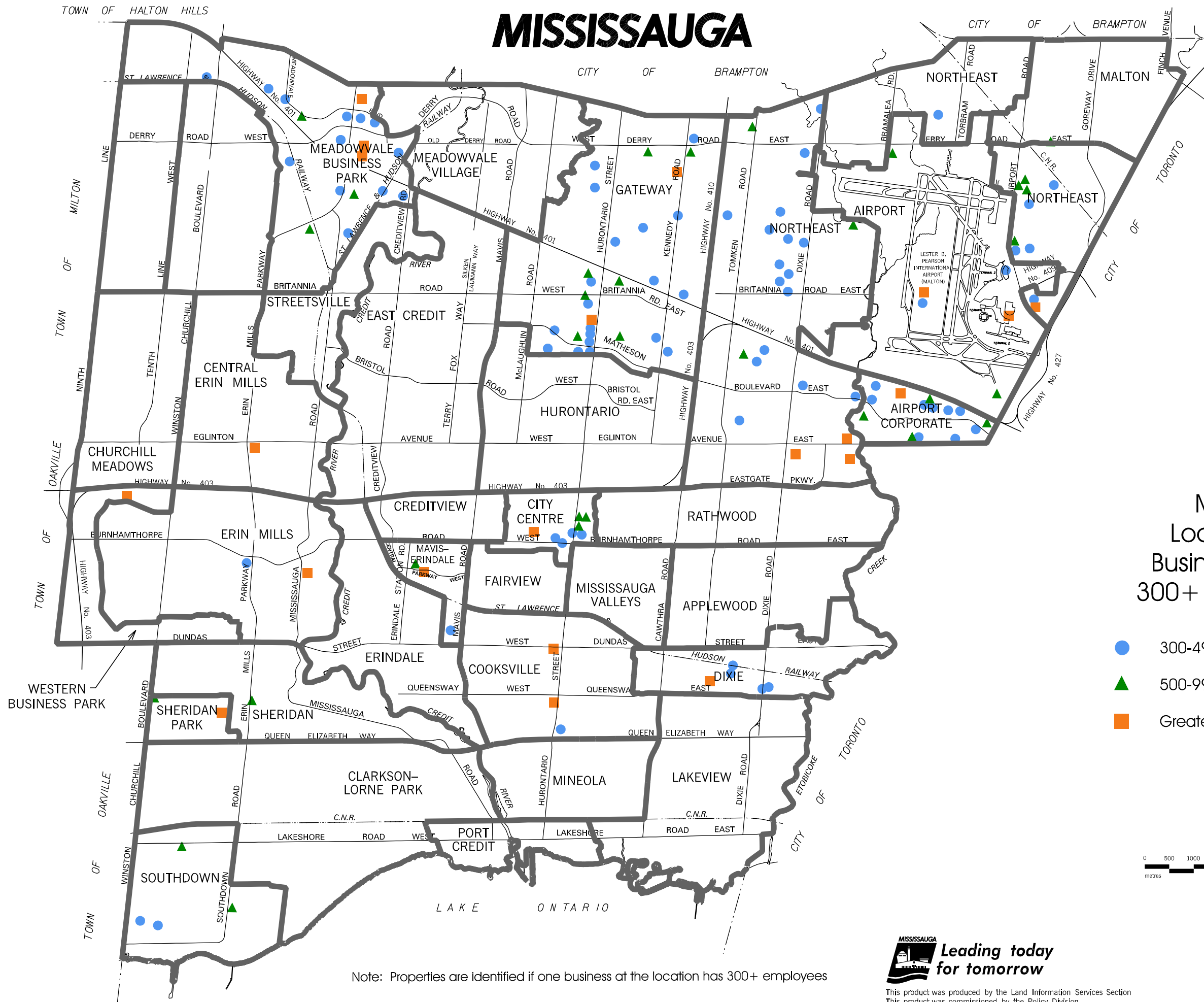


The "Unknown" are businesses with no employment data.



The "Unknown" are businesses with no employment data.

# MISSISSAUGA



Map 2:  
Location of  
Businesses with  
300+ Employees

- 300-499 Employees
- ▲ 500-999 Employees
- Greater than 1000 Employees



Note: Properties are identified if one business at the location has 300+ employees

**MISSISSAUGA**  
Leading today  
for tomorrow

This product was produced by the Land Information Services Section  
This product was commissioned by the Policy Division

## **2.4 Businesses and Employment by Business Classification/Sector**

This section reviews the types of business activities that constitute Mississauga's employment base. Table 5 and Figures 4a and 4b summarize the businesses and number of employees by the type of business activity from the 2004 Employment Survey. Businesses are categorized by its economic activity using the North American Industrial Classification System (NAICS)<sup>7</sup>.

Wholesale, manufacturing and retail have the largest number of businesses and employ a large number of employees. Another business sector of importance to Mississauga is transportation and warehousing. While transportation and warehousing is ranked eighth in terms of the number of businesses, it has the third largest number of employees. These four business sectors are highlighted in this section. Figure 5 illustrates the number of businesses by employment range for each of these sectors.

The largest concentration of businesses in Mississauga is in the wholesale trade sector. A total of 14% of businesses and 15% of employment positions are in wholesaling establishments. A large proportion of wholesaling firms employ a small number of staff, that is, 58% (1,695 businesses) of wholesalers have fewer than 10 employees; 77% (2,250 businesses) have fewer than 20 employees.

Manufacturing is the second largest sector in the City, accounting for 14% of businesses and 22% of all employees. Many manufacturing firms are smaller firms with less than 20 employees. A total of 69% of the manufacturing firms (1,920 businesses) have less than 20 employees. There are also a significant number of firms between 20 and 49 employees (16%, or approximately 450 businesses). There are a number manufacturing firms that employ a large number of employees. One percent (40 businesses) employ more than 300 employees.

Retail trade is the third largest sector. It comprises 13% of the total business activities, but only consists of 7% of total employment. Retail trade businesses are smaller establishments, with 81% (approximately 2,220 businesses) of these businesses having fewer than 10 employees.

The transportation and warehousing sector consists of only 5% of total businesses, but represents 11% of the total employment. Transportation and warehousing firms have a broad distribution in terms of the size of their operations. While firms of under 5 employees make up the largest portion of these businesses (30%), a significant number of firms have employment between 5 and 9 employees (21%), 10 to 19 employees (15%) and 20 to 49 employees (15%).

---

<sup>7</sup> NAICS is a classification system used to describe businesses' economic activities. This system has been designed by Statistics Canada to compile statistics. Appendix D defines the various business sectors.

<b>Business Classification</b>	<b># of Businesses</b>	<b>% of Businesses</b>	<b># of Employees</b>	<b>% of Employees</b>
Wholesale Trade	2,935	14%	57,685	15%
Manufacturing	2,790	14%	82,585	22%
Retail Trade	2,745	13%	25,285	7%
Other Services	1,975	10%	10,400	3%
Professional, Scientific and Technical Services	1,425	7%	22,175	6%
Accommodation and Food Services	1,305	6%	16,415	4%
Health Care and Social Assistance	1,275	6%	15,290	4%
Transportation and Warehousing	945	5%	40,670	11%
Administrative and Support and Waste Management	675	3%	14,205	4%
Finance and Insurance	665	3%	20,895	5%
Educational Services	545	3%	14,580	4%
Construction	475	2%	7,805	2%
Real Estate and Rental and Leasing	455	2%	6,360	2%
Information and Cultural Industries	195	1%	9,730	3%
Arts, Entertainment and Recreation	185	1%	2,535	1%
Public Administration	100	0.5%	8,670	2%
Management of Companies and Enterprises	45	0.2%	3,820	1%
Utilities	15	0.07%	585	0.2%
Primary Industry	5	0.02%	10	0.003%
Unknown	1,860	9%	23,445	6%
<b>Total</b>	<b>20,620</b>	<b>100%</b>	<b>383,160</b>	<b>100%</b>

\*Numbers may not add due to rounding. The unknown classification are businesses where a NAICS code is not assigned.



Figure 4a: Businesses by Business Classification, 2004

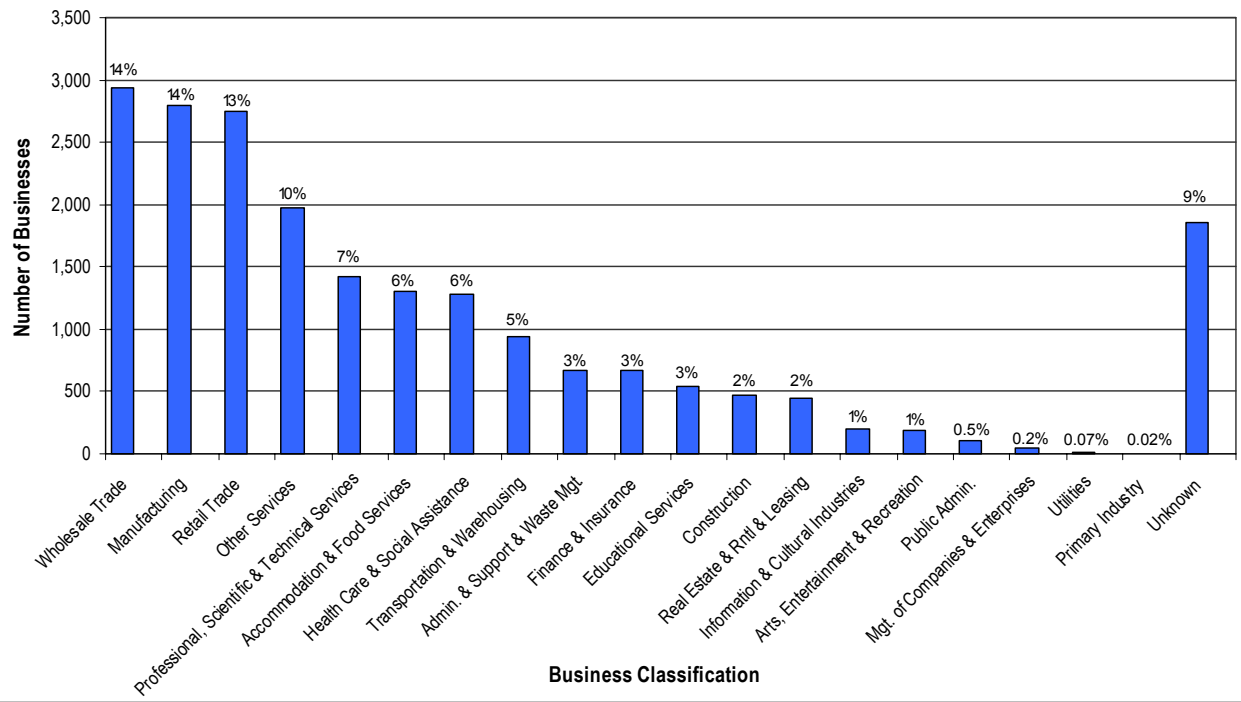
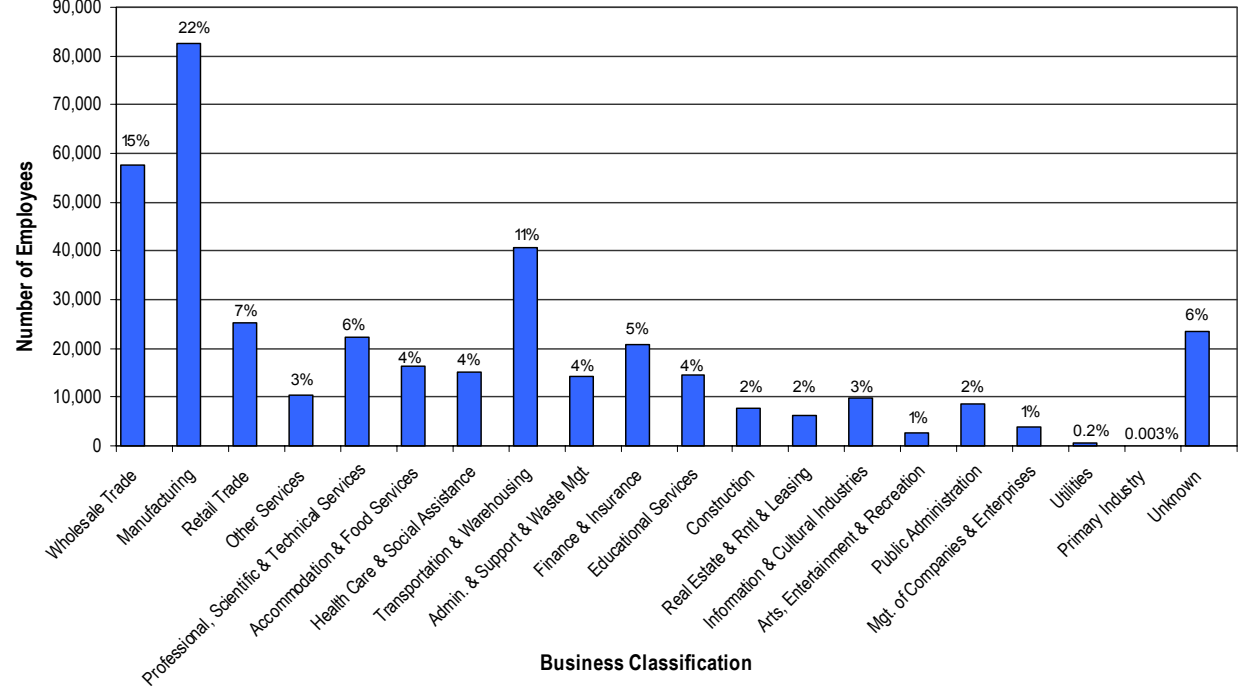


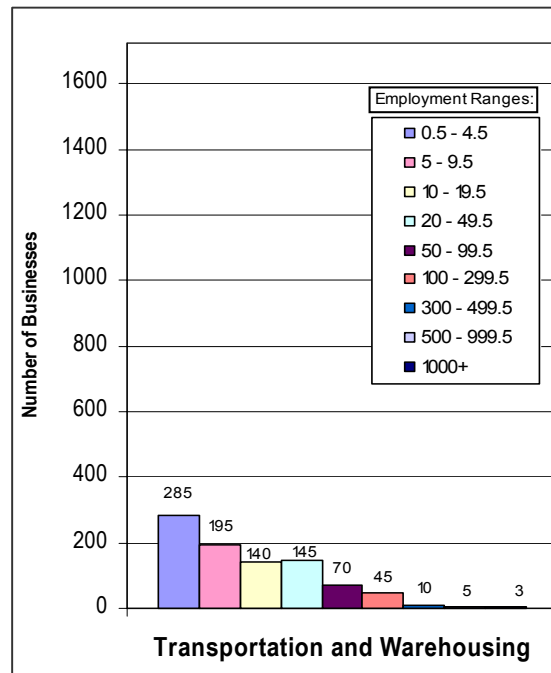
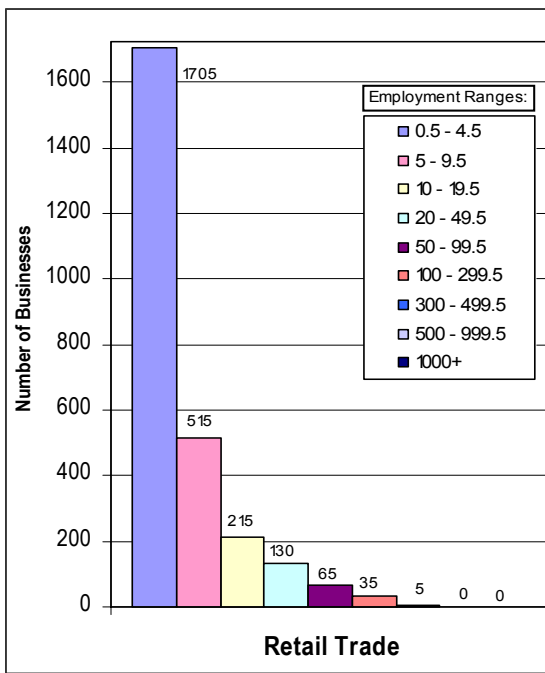
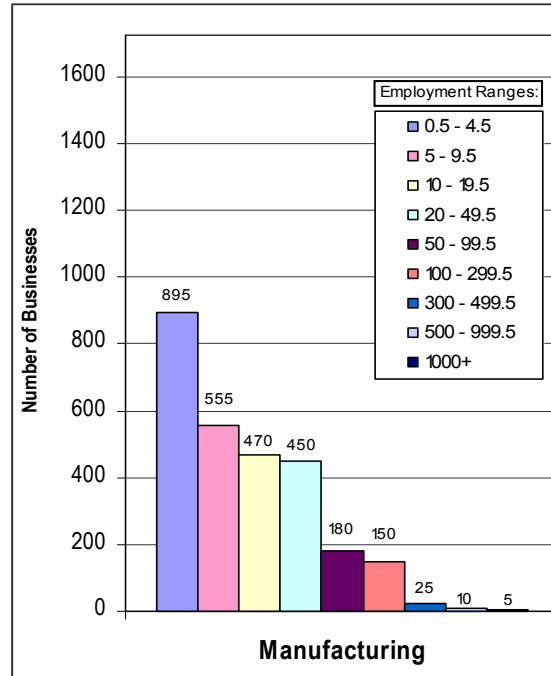
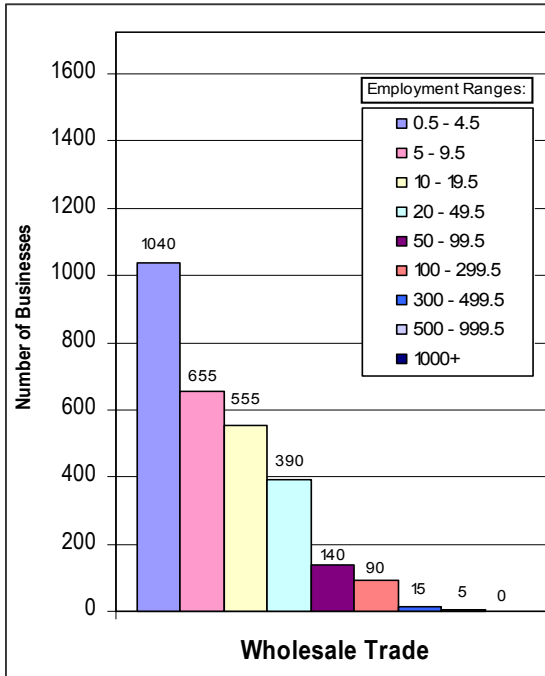
Figure 4b: Employment by Business Classification, 2004



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

Number of businesses has been rounded. An employment range is assigned to businesses that have employment data and a NAICS code.

Figure 5: Business Classification by Employment Ranges, 2004



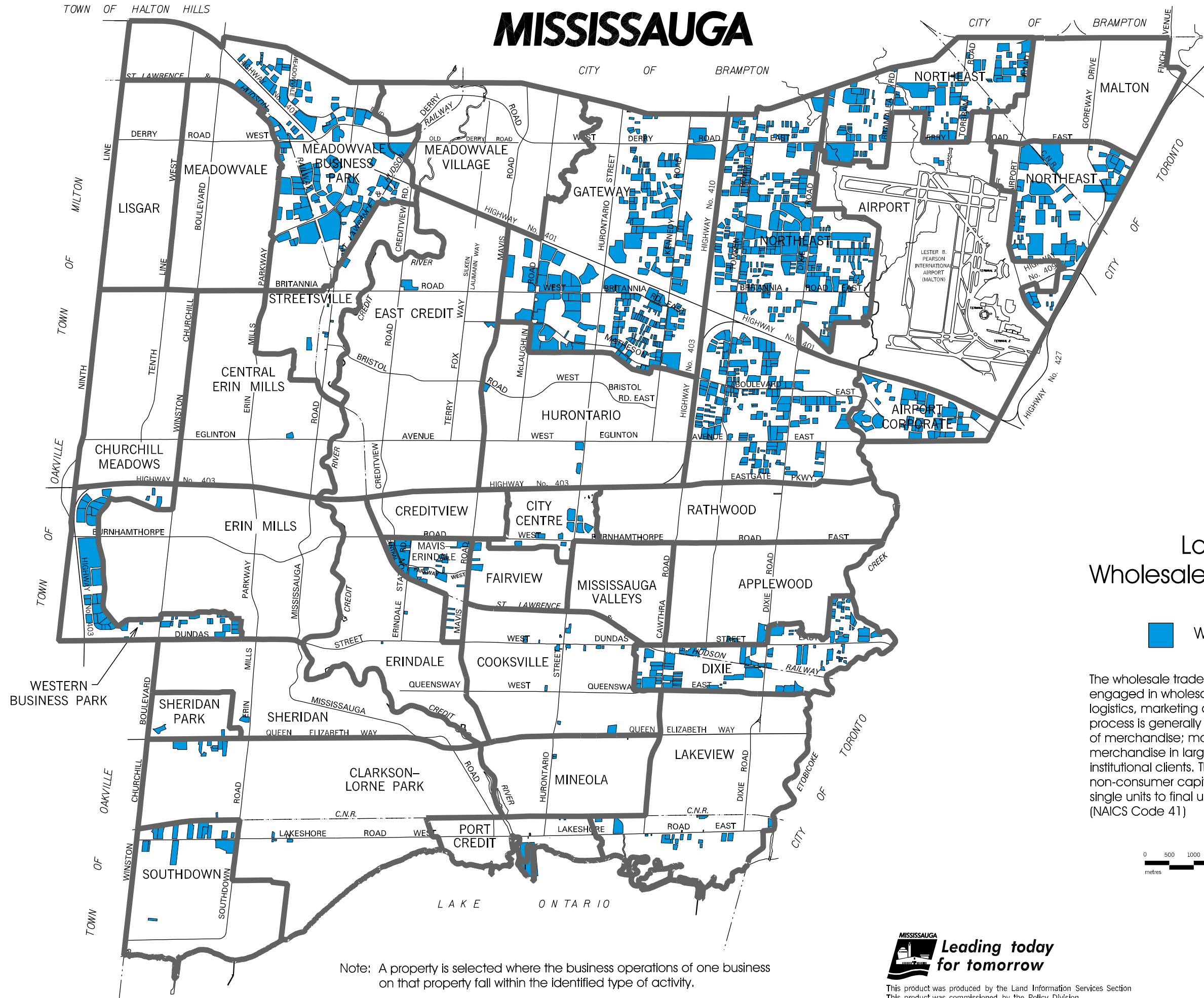
Number of businesses has been rounded. An employment range is assigned to businesses that have employment data and a NAICS code.

Maps 3, 4, 5 and 6 indicate the location of wholesale trade, manufacturing, retail trade, and transportation and warehousing businesses in Mississauga. The businesses are mapped by the properties on which they are located. A property may have multiple businesses and multiple addresses and a business may fall on more than one property. The property is displayed if there is a NAICS code assigned to a business and where there is a property identification number. Where a property has multiple businesses, the parcel will be highlighted if one business on that property is within the selected type of activity. As a result, a parcel may be represented on more than one map if there are multiple business activities at that location.

The maps illustrate the concentrations of businesses by sector. Wholesale trade companies are apparent in the Employment Districts and are concentrated in the northeastern part of the City (Northeast Planning District). Similar to wholesaling in its locational characteristics, manufacturing is also concentrated in Employment Districts. Retail trade businesses are dispersed and are distributed throughout the City. Like the wholesale trade and manufacturing, the transportation and warehousing sector is found throughout the City's Employment Districts, with a concentration evident in the Northeast.

The top four industries with the greatest percentage of businesses or the largest proportion of employment are wholesaling, manufacturing, retailing, and transportation and warehousing. They make up approximately 46% of businesses and 54% of employment positions in the City. Although this is a substantial portion of total employment and businesses, there is representation from the nineteen business sectors. The presence of firms in these sectors reflects the diversity of employment and business activity in the City and addresses the Strategic Plan initiative that Mississauga maintains a dynamic and diverse economic base.

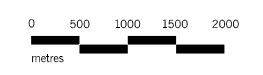
# MISSISSAUGA



Map 3:  
Location of  
Wholesale Trade Businesses

 Wholesale Trade Areas

The wholesale trade sector comprises establishments engaged in wholesaling merchandise and providing logistics, marketing and support services. The wholesaling process is generally an intermediate step in the distribution of merchandise; many wholesalers are organized to sell merchandise in large quantities to retailers, business and institutional clients. These may also include suppliers of non-consumer capital goods that sell merchandise in single units to final users. (NAICS Code 41)

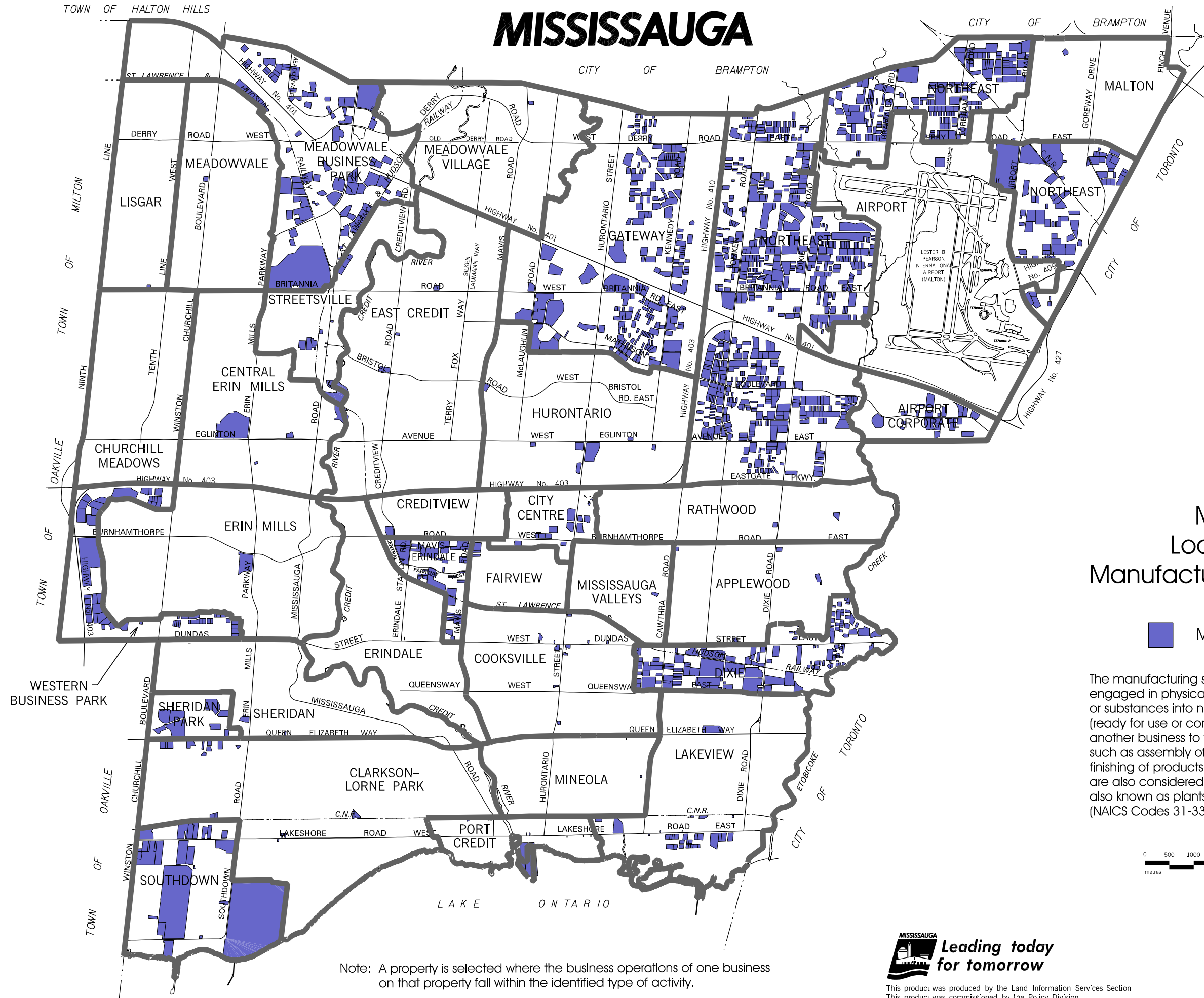


Note: A property is selected where the business operations of one business on that property fall within the identified type of activity.

 **Leading today  
for tomorrow**

This product was produced by the Land Information Services Section  
This product was commissioned by the Policy Division

# MISSISSAUGA



Map 4:  
Location of  
Manufacturing Businesses

 Manufacturing Areas

The manufacturing sector comprises establishments engaged in physical or chemical transformation of materials or substances into new products. Products may be finished (ready for use or consumption), or semi-finished (ready for another business to further manufacture). Related activities such as assembly of component parts, blending and finishing of products (by dyeing, heat treating or plating) are also considered manufacturing. Manufacturing firms are also known as plants, factories or mills. (NAICS Codes 31-33)



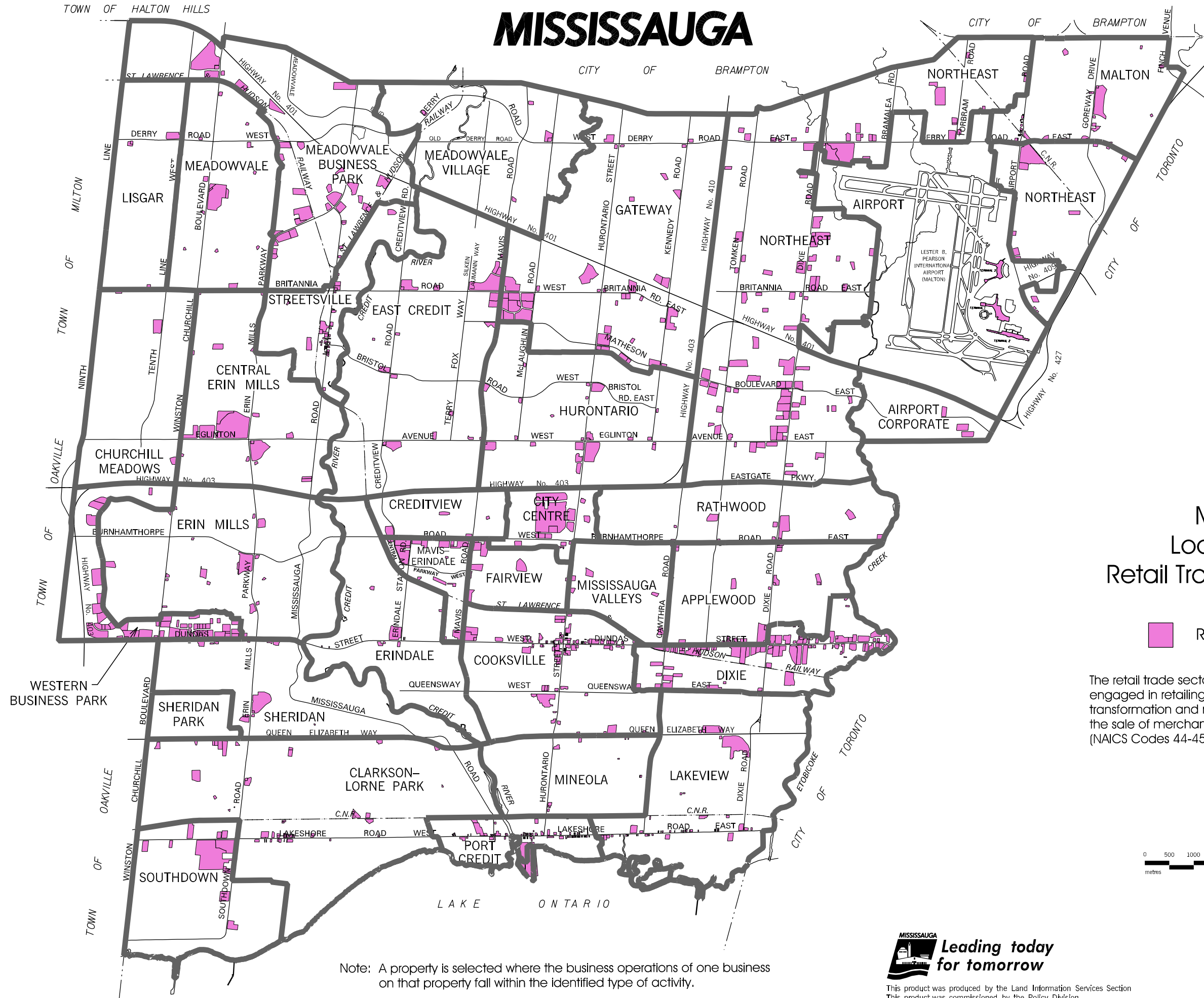
Note: A property is selected where the business operations of one business on that property fall within the identified type of activity.

**MISSISSAUGA**  
Leading today  
for tomorrow

This product was produced by the Land Information Services Section  
This product was commissioned by the Policy Division



# MISSISSAUGA



Map 5:  
Location of  
Retail Trade Businesses

 Retail Trade Areas

The retail trade sector comprises establishments engaged in retailing merchandise generally without transformation and rendering services incidental to the sale of merchandise. (NAICS Codes 44-45)

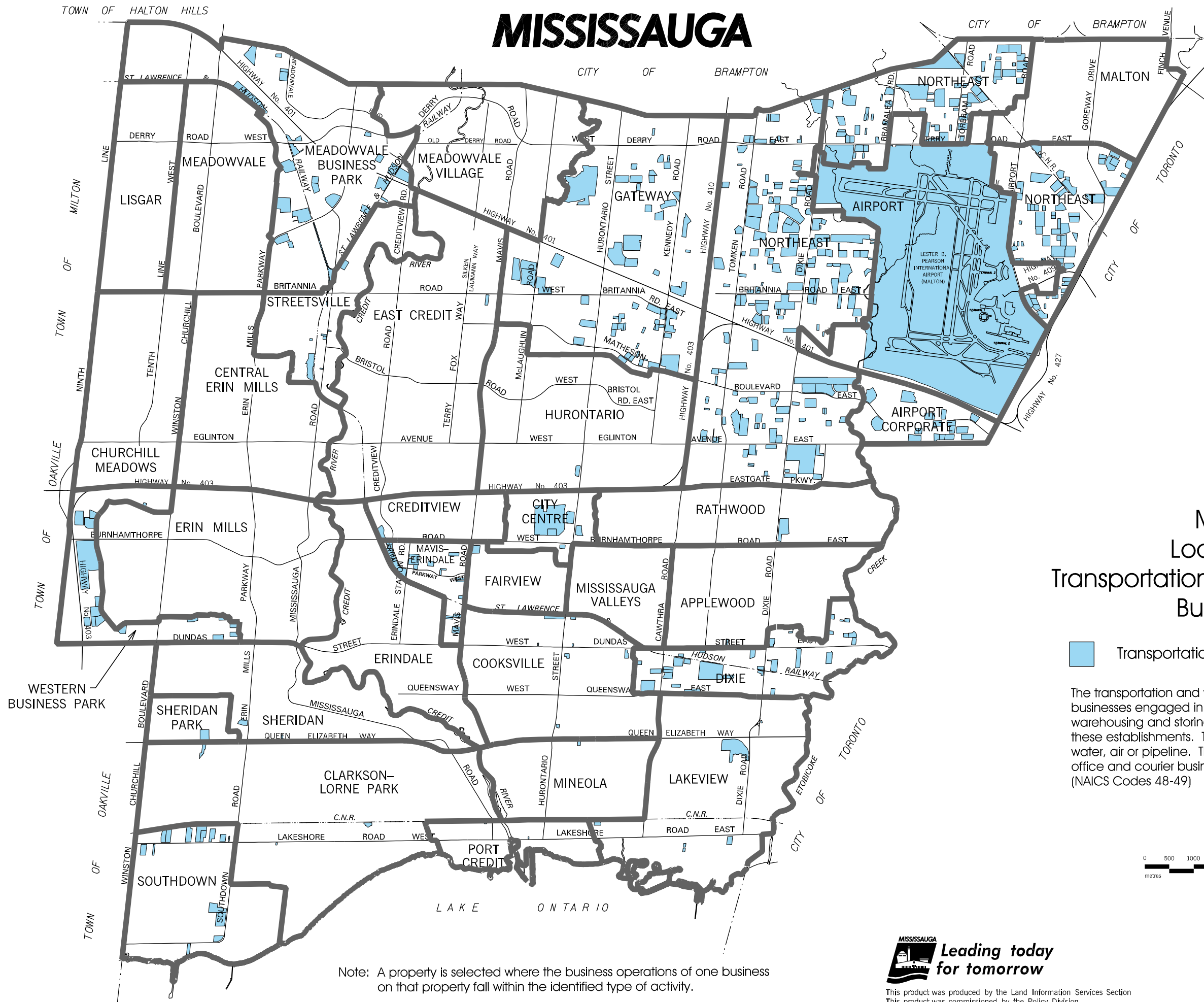
Note: A property is selected where the business operations of one business on that property fall within the identified type of activity.

**MISSISSAUGA**  
Leading today  
for tomorrow

This product was produced by the Land Information Services Section  
This product was commissioned by the Policy Division

December 2004

# MISSISSAUGA



Map 6:  
Location of  
Transportation And Warehousing  
Businesses

 Transportation and Warehousing Areas

The transportation and warehousing sector comprises businesses engaged in transporting passengers and goods, warehousing and storing goods, and providing services to these establishments. Transportation can be by road, rail, water, air or pipeline. This sector also includes national post office and courier businesses. (NAICS Codes 48-49)



Note: A property is selected where the business operations of one business on that property fall within the identified type of activity.

**MISSISSAUGA**  
Leading today  
for tomorrow

This product was produced by the Land Information Services Section  
This product was commissioned by the Policy Division

## **2.5 Employment Density**

Employment density refers to the number of employees in a geographic area, using the total employment of each traffic zone and the area of that traffic zone. Appendix E shows a map of the traffic zone boundaries. Employment density calculations by gross and net are listed by traffic zone in Appendix F.

Map 7 displays the gross employment density by traffic zone across the City. Gross area includes all land uses, whether they are developed or undeveloped lands (such as natural areas). The City's average gross employment density is 13 employees per hectare (5 employees per acre). Higher gross employment densities are noticeable in the Employment Districts and along highways and major roads. Employment Districts north of Highway 403 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.

Map 8 illustrates the net employment density. Net area includes commercial, office, industrial, community/cultural, places of religious assembly, public institutional and school uses. It excludes residential, open space/greenbelt (such as golf courses), transportation right-of-way, walkways, utilities/public works, farm, vacant, natural areas and other land uses. The city-wide net employment density is 45 employees per hectare (18 per acre).

Both maps show areas of large concentrations of employment. Traffic zones 13 and 32 have very high densities. The Credit Valley Hospital located at Erin Mills Parkway and Eglinton Avenue West and the Trillium Health Centre at Hurontario Street and Queensway West fall within these zones, respectively.

It is not surprising to find that the traffic zones with multiple storey buildings are areas of high employment concentration. The Emerald Business Centre and the Eglinton Commercial Centre located north of Highway 403 and on the west side of Hurontario Street (traffic zone 86) has office buildings with business tenants such as Maple Leaf Foods and Century 21. In the City Centre District (traffic zones 72, 79, and 215), there are office buildings, a government institution, and a shopping centre, making it one of the most dense employment areas in Mississauga. Traffic zones 72 and 215 located at the south west and north east corners of Hurontario Street and Burnhamthorpe Road West/East, contain office centres that have multiple office buildings such as the Sussex Centre, PHH Centre, Mississauga Executive Centre, the Village Offices of Sherwoodtowne, the Treetops Office Complex, and Re/Max Realty; traffic zone 79 is the Mississauga City Hall, Square One, and the UCO Building. Also, at the intersection of Hurontario Street and Dundas Street East/West (traffic zones 57 and 67), there are medical office buildings such as the Confederation Place and Hurontario Professional Building.

North of the St. Lawrence and Hudson Railway in Mavis-Erindale (traffic zone 71) is another dense area within the city. Mississauga Transit and Mississauga Transportation and Works make up the two largest businesses in this area.

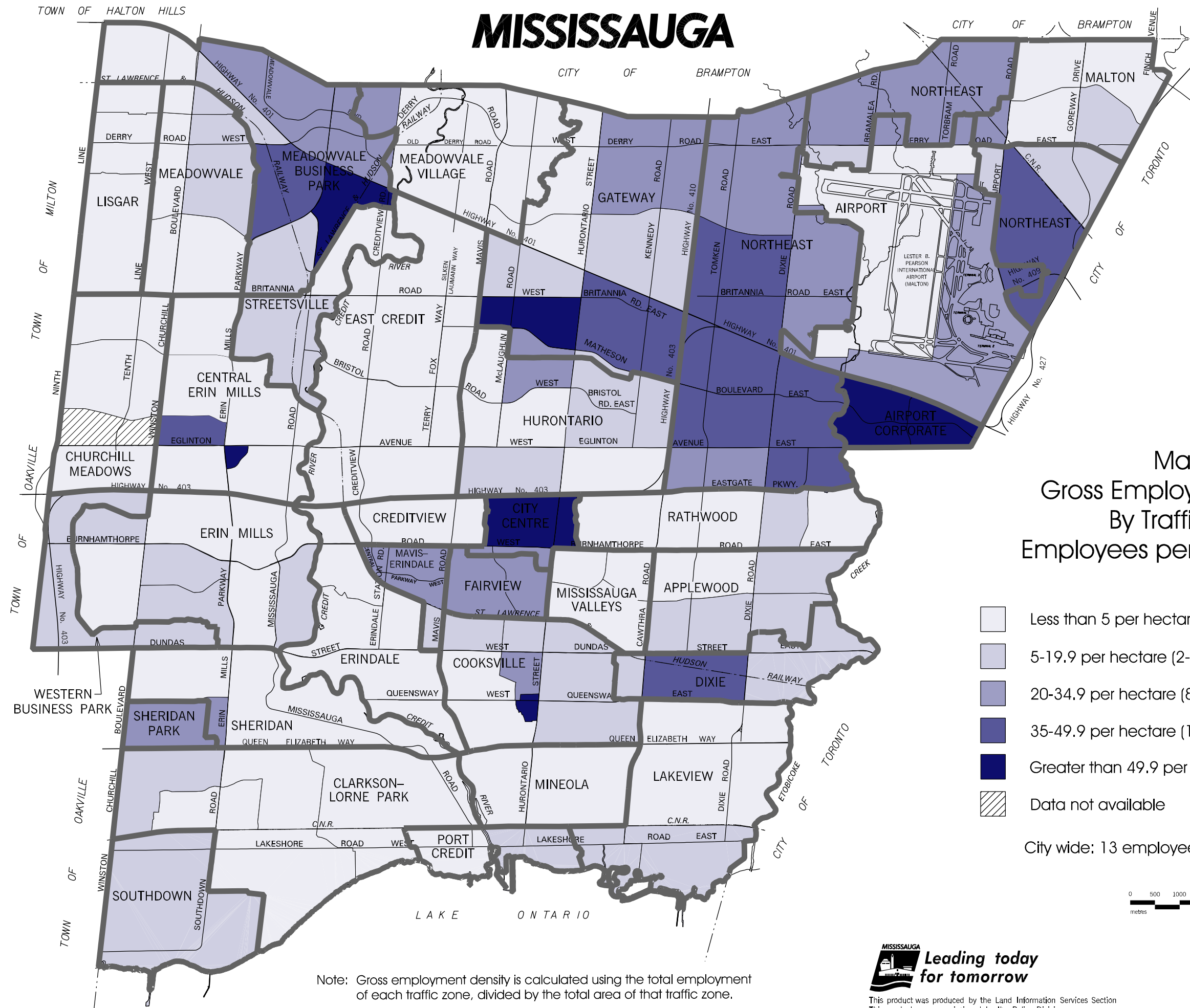


Airport Corporate (traffic zones 5 and 102), an Employment District including corporate head offices and warehousing and distribution uses, has a large number of employees per hectare. Some of the businesses in this district include Nex Innovations, Hewlett-Packard, Loyalty Management Group, Accenture and Unisen.







Large finance, retailing and manufacturing companies such as Royal Bank of Canada, GlaxoSmithKline and Wal-Mart in Meadowvale Business Park are located in traffic zones 18 and 11. These traffic zones also have high employment densities.

Other traffic zones of interest are in the northeast section of the City (Gateway and Northeast Employment Districts). Businesses such as Canada Customs and Revenue Agency, Oracle Corporation, Purolator Shipping Centre, Commercial Spring and Tool Company, the Pepsi Bottling Group, Intria Items, and office centres such as Britannia Place and Heartland Corporate Centre are found in traffic zones 8 and 93 in Gateway. Traffic zones 9, 98, 99, 101, 106, and 110 in the Northeast have a wide range of business sectors such as manufacturing, wholesale trade, retail trade, transportation and warehousing, finance and insurance and professional, scientific and technical services, and public administration. These businesses include Bell Mobility, TD Bank Financial Group, Canada Post, Globe Ground North America, Winners Merchants, Livingston International, Cara, Xerox, Mark IV, Sobey's and Panasonic Canada.

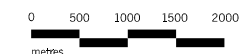
# MISSISSAUGA



Map 7:  
Gross Employment Density  
By Traffic Zone,  
Employees per hectare (acre)

-  Less than 5 per hectare (less than 2 per acre)
-  5-19.9 per hectare (2-7.9 per acre)
-  20-34.9 per hectare (8-13.9 per acre)
-  35-49.9 per hectare (14-19.9 per acre)
-  Greater than 49.9 per hectare (greater than 19.9 per acre)
-  Data not available

City wide: 13 employees per ha (5 per acre)



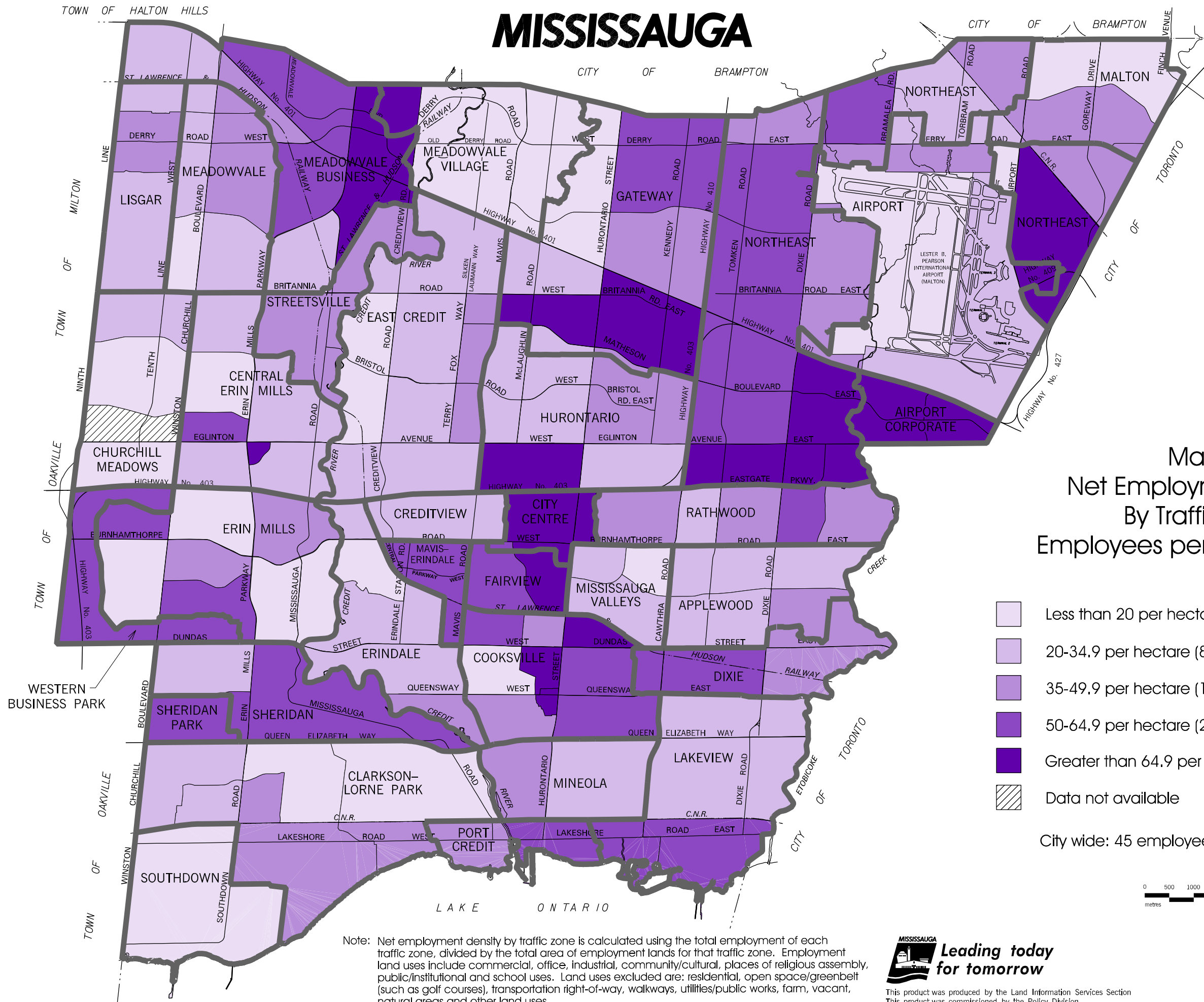
Note: Gross employment density is calculated using the total employment of each traffic zone, divided by the total area of that traffic zone.

**MISSISSAUGA**  
Leading today  
for tomorrow

This product was produced by the Land Information Services Section  
This product was commissioned by the Policy Division

December 2004

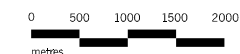
# MISSISSAUGA



Map 8:  
Net Employment Density  
By Traffic Zone,  
Employees per hectare (acre)

- Less than 20 per hectare (less than 8 per acre)
- 20-34.9 per hectare (8-13.9 per acre)
- 35-49.9 per hectare (14-19.9 per acre)
- 50-64.9 per hectare (20-26.9 per acre)
- Greater than 64.9 per hectare (greater than 26.9 per acre)
- Data not available

City wide: 45 employees per ha (18 per acre)



Note: Net employment density by traffic zone is calculated using the total employment of each traffic zone, divided by the total area of employment lands for that traffic zone. Employment land uses include commercial, office, industrial, community/cultural, places of religious assembly, public/institutional and school uses. Land uses excluded are: residential, open space/greenbelt (such as golf courses), transportation right-of-way, walkways, utilities/public works, farm, vacant, natural areas and other land uses.

**MISSISSAUGA**  
*Leading today  
for tomorrow*

This product was produced by the Land Information Services Section  
This product was commissioned by the Policy Division

December 2004

### **3.0 TRENDS IN EMPLOYMENT AND BUSINESS GROWTH**

This section summarizes employment and business growth trends. It reviews business and employment data from 2002 to 2004 and, where possible, compares these with historic employment and population trends.

#### **3.1 Employment and Business Trends to 2004**

Figure 6 illustrates the steady growth in population and employment in the City of Mississauga. Since 1976, population and employment has risen tremendously. Population has increased from approximately 250,000 in 1976 to 683,500 in 2004 (173%); employment has risen from 132,000 in 1977 to 407,425 in 2004 (209%)<sup>8</sup>.

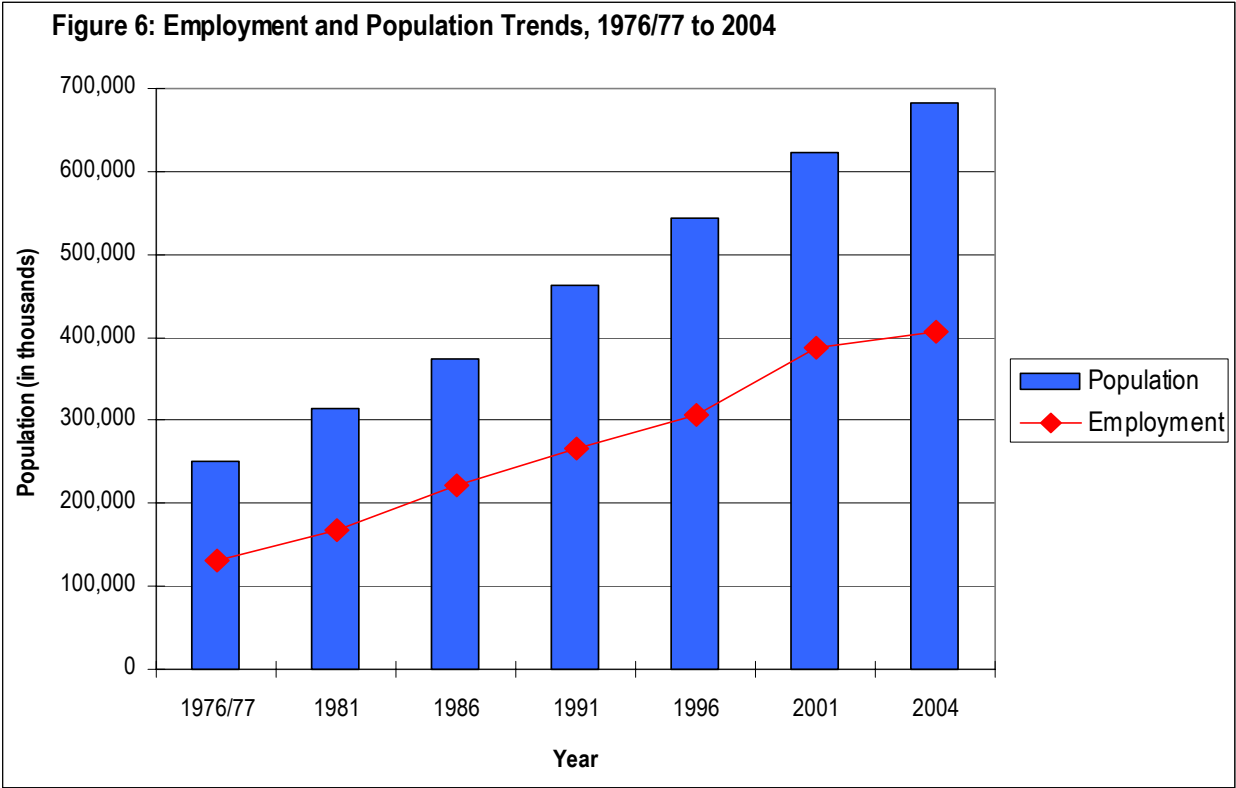
As indicated in Section 2.1, the employment estimate for 2004, when the Employment Survey is brought in line with the Census definition of employment (407,425 employees) is comparable to the 2003 Growth Forecast employment projection for June 2004 (409,800 employees). In comparing Employment Survey results (with no adjustment for census definition of employment) from 2003 and 2004, the 2004 Employment Survey found a total of 20,620 operating businesses in the City compared with 20,450 in 2003. In terms of employment, there is a 2% increase from 2003 to 2004 or 7,540 employees.

A large portion of the increase in employment from 2003 to 2004 occurred in the Employment Districts of Lester B. Pearson, Northeast and Airport Corporate; in fact, 68% of the employment growth (5,165 employees) occurred in these Districts. This increase can be attributed to a number of factors including obtaining information for companies that in previous years employment figures were unavailable, such as Cara Operations at Lester B. Pearson and Globe Ground North America in Northeast. Secondly, a number of new buildings were completed and occupied in the last quarter of 2003 and the first quarter of 2004. For example, the TD Financial Bank complex on Tahoe Boulevard and Buckhorn Court in Northeast contributed significantly to the increase in employment, as did the new Wal-Mart store at South Common Mall. Additions and alterations to existing buildings, such as at the Trillium Health Centre, also contributed to growth in employment. Finally, some companies hired new staff such as Air Canada and Bell Mobility.

The 2% increase in employment from 2003 to 2004 is comparable with the 3% increase for this period in the Greater Toronto Region (includes the City of Toronto and the Regions of Peel, Durham, York and Halton), indicated by Statistics Canada in an analysis of labour force trends.

---

<sup>8</sup> Population and employment numbers referenced in this section have been rounded.



Sources: Census of Canada, City of Mississauga Employment Survey, 2004 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 2004 which is the 2004 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 2004 which is the City of Mississauga 2003 Growth Forecast projection of population for June 2004.

From 2003 to 2004, total vacancies increased by 15% or 288 vacancies with the proportion of vacancies to business sites remaining steady at 9%. Prior to this period, total vacancies were increasing from approximately 1,585 sites in 2001, and 2,080 sites in 2002. The large increase from 2001 to 2002 is in part, the result of a new methodology applied to the collection of the vacancy data (with greater detail in the vacant unit data). It may also reflect a large number of new developments that were built in 2002 but not yet occupied at the time the survey was conducted. From 2002 to 2003 total vacancies declined by 7% or 135 vacancies most likely as a result of new developments built in 2002 that were later occupied when the 2003 Employment Survey was conducted.

The increase in vacancies from 2003 to 2004 occurred mainly in developments that had less than a total of five units that were vacant. In fact, the largest increase in the number of vacant units occurred in developments with only one unit that is vacant, in the areas of Northeast, Western Business Park and Gateway. This is expected given these areas have many multi-unit industrial developments. Conversely, the total number of vacant buildings decreased during the same period.

### **3.2 Businesses by Planning District**

As a whole, the number of operating businesses in the City increased 2.4% from 2002 to 2004. As well, there have been some large differences for individual Planning Districts. Table 6 summarizes the number of businesses by Planning Districts in 2002, 2003 and 2004.

The number of businesses from 2003 to 2004 increased in several Planning Districts, including Lester B. Pearson, Meadowvale Village, Fairview, Southdown, Sheridan Park, East Credit and Meadowvale. Some of these changes are the result of new retail development. For example, retail centres were built or redeveloped in Southdown (Clarkson Crossing), Fairview (Grand Park Centre and Centre at 3900 – 3960 Grand Park Dr) and Meadowvale (Meadowvale Town Centre). In East Credit, the Heartland Town Centre expanded on the west side of Mavis Road and a new retail centre was built on Dream Crest Road (north of Eglinton Avenue West, west side of Terry Fox Way). With the change in methodology applied to the collection of businesses at Lester B. Pearson International Airport and the opening of Terminal 1, the number of businesses increased by 2% from 2003 to 2004.

In some cases, the percentage increase in the number of businesses is large but the change in the absolute number is small. For instance, in Sheridan Park information for five additional businesses was collected in 2004, resulting in a 10% change from 2003 to 2004 and in Meadowvale Village seven additional businesses resulted in a 17% change.

Other Planning Districts such as Northeast, Western Business Park, Gateway, Airport Corporate and Malton experienced a decrease in the number of businesses in 2004. The increase of vacancies from 2003 to 2004 largely account for this decline.

Table 6: Businesses by Planning District, 2002-2004

Planning District	2002		2003		2004		% Change	
	# of Businesses	% of Total	# of Businesses	% of Total	# of Businesses	% of Total	2002-2003	2003-2004
Northeast	6,585	33%	6,630	32%	6,515	32%	1%	-2%
Gateway	1,615	8%	1,625	8%	1,610	8%	1%	-1%
Dixie	1,460	7%	1,435	7%	1,430	7%	-2%	-0.2%
Meadowvale Business Park	1,085	5%	1,135	6%	1,145	6%	4%	1%
Cooksville	1,025	5%	1,055	5%	1,100	5%	3%	4%
City Centre	940	5%	965	5%	1,025	5%	2%	6%
Western Business Park	915	5%	940	5%	915	4%	3%	-2%
Lakeview	510	3%	520	3%	525	3%	2%	1%
Airport Corporate	520	3%	530	3%	525	3%	1%	-1%
Mavis-Erindale	460	2%	470	2%	470	2%	2%	-0.4%
Port Credit	465	2%	465	2%	465	2%	1%	-1%
Central Erin Mills	455	2%	455	2%	455	2%	0.2%	1%
Streetsville	445	2%	445	2%	445	2%	0.2%	0.2%
Clarkson-Lorne Park	410	2%	400	2%	410	2%	-2%	2%
Applewood	385	2%	395	2%	400	2%	3%	2%
Hurontario	340	2%	355	2%	360	2%	5%	1%
Lester B. Pearson	280	1%	280	1%	360	2%	-0.4%	29%
Malton	350	2%	345	2%	340	2%	-1%	-1%
Sheridan	270	1%	265	1%	265	1%	-2%	-1%
Southdown	220	1%	230	1%	255	1%	5%	12%
Rathwood	235	1%	240	1%	245	1%	3%	2%
Meadowvale	195	1%	200	1%	220	1%	4%	10%
East Credit	155	1%	190	1%	210	1%	22%	10%
Erin Mills	210	1%	200	1%	205	1%	-4%	1%
Erindale	160	1%	160	1%	160	1%	2%	-1%
Fairview	105	1%	110	1%	125	1%	6%	15%
Mineola	100	0.5%	105	1%	110	1%	5%	4%
Creditview	70	0.3%	70	0.3%	70	0.3%	0%	1%
Mississauga Valleys	70	0.3%	70	0.3%	70	0.3%	0%	4%
Sheridan Park	45	0.2%	50	0.2%	55	0.3%	16%	10%
Lisgar	50	0.2%	50	0.2%	50	0.2%	2%	2%
Meadowvale Village	15	0.1%	40	0.2%	50	0.2%	180%	17%
Churchill Meadows	2	0.01%	35	0.2%	35	0.2%	1550%	9%
<b>Total</b>	<b>20,130</b>	<b>100%</b>	<b>20,450</b>	<b>100%</b>	<b>20,620</b>	<b>100%</b>	<b>2%</b>	<b>1%</b>

Numbers may not add due rounding. % calculated on not rounded numbers.



#### 4.0 CONCLUSIONS

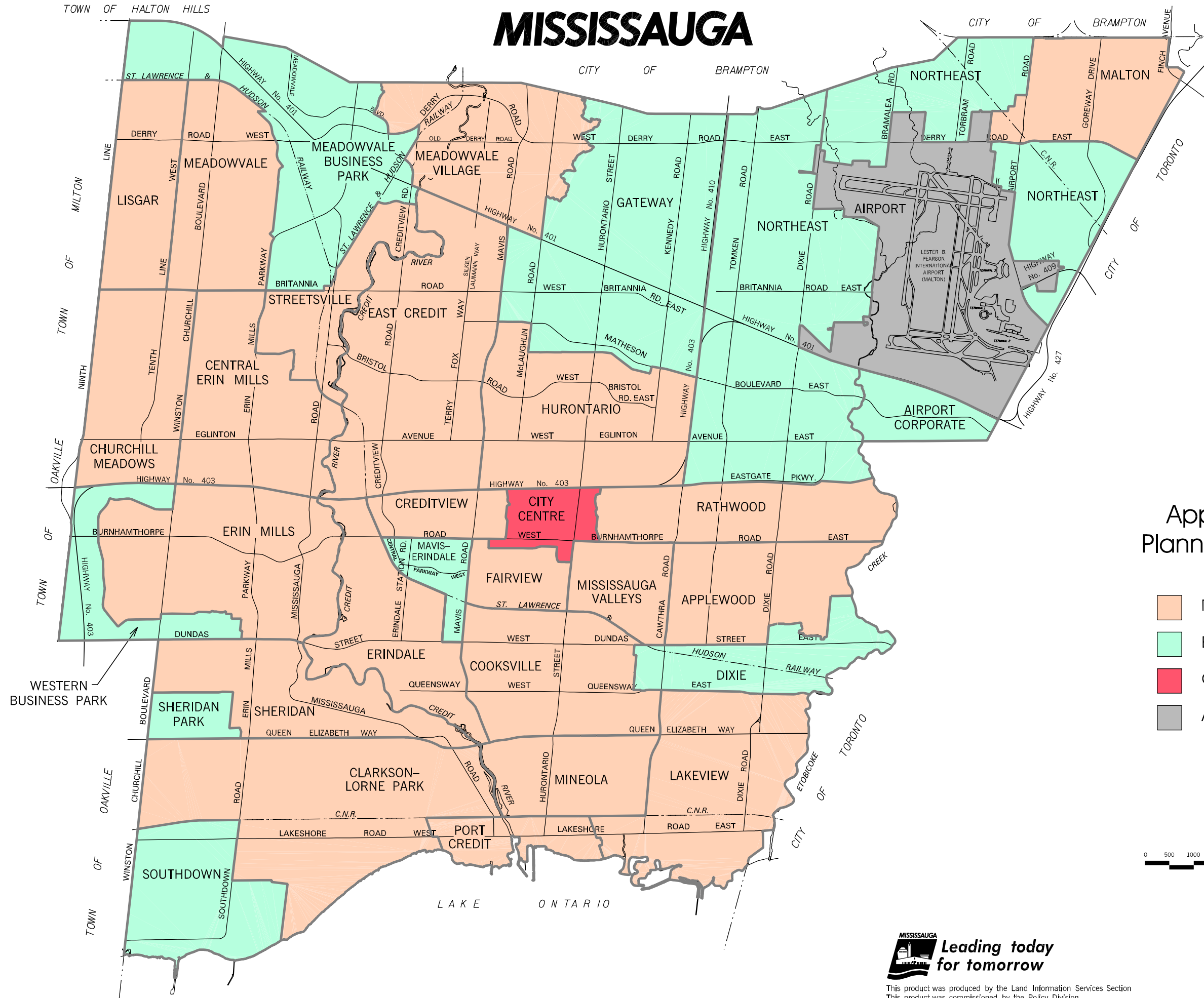
This report presents a profile of employment and businesses in the City in 2004 and reviews employment and business growth trends. The principal findings of the report are as follows:

- Employment based on the 2004 Employment Survey was 383,160. When this figure is brought in line with the Census definition of employment to consider persons with multiple jobs and home-based businesses, the estimate of total employment is 407,425;
- The total employment estimate of 407,425 employees is less than a 1% difference from the City of Mississauga 2003 Growth Forecast projection of employment for June 2004 of 409,800 employees;
- Mississauga has an employment ratio of .60, that is, for every 100 residents of the City, there were 60 local jobs;
- There are approximately 21,845 fewer members of the Mississauga resident labour force than there are employment positions in the City of Mississauga. When unemployment is considered, it is estimated that Mississauga had a net imported labour force of 49,645 positions in 2004. This meets one of the population and employment objectives in Mississauga Plan, *“to continue to be a net importer of labour”*;
- Full-time employment was 91% of total employment and part-time employment was 9% of total employment in the City in 2004. This is the same breakdown between full-time and part-time employment as in 2003;
- A review of the total employment by Planning District finds that the three main concentrations are Northeast, Gateway and Meadowvale Business Park, which represent over half of the total employment opportunities in the City in 2004;
- There has been an increase in the number of businesses in the City from 2002 to 2004 by approximately 2.4%. However, some individual Planning Districts have experienced significant increases and decreases in the business count. In some districts, additional new retail centres resulted in business growth, while in other districts, retail centre renovations, the expansion of existing businesses to adjacent units that were once occupied by other businesses and tenants moving, led to a reduction in the business count;
- From 2003 to 2004, total vacancies increased by 15% or 290 vacancies. Prior to this period, total vacancies increased from approximately 1,585 sites in 2001 to 2,080 sites in 2002 and then declined in 2003 to 1,945 sites;
- The City’s employment profile continues to be dominated by small businesses. In 2004, 73% of the City’s businesses were establishments of less than 20 employees while 43% had fewer than five employees;



- The largest portion of the employment base in Mississauga was in mid-sized firms between 20 and 300 employees. These firms represent 15% of the total number of businesses but constitute 47% of the work force;
- Most Planning Districts had a representation of businesses with less than 300 employees, which provides for a range of employment opportunities. Mississauga's Strategic Plan objective to maintain a variety of employment opportunities is addressed in this distribution of businesses;
- Most Planning Districts had businesses in all size ranges and from all employment sectors. This reflects the diversity of employment and business activity in the City. It addresses the Strategic Plan and Mississauga Plan initiatives for a dynamic and diverse economic base with a range of employment opportunities;
- The four business sectors, wholesale trade, manufacturing, retail trade and transportation and warehousing, make up approximately 46% of businesses and 54% of employment positions in the City. Although these four industries comprise a substantial portion of total employment and businesses in the City, there is representation from all nineteen business sectors. The presence of firms in these sectors reflects the diversity of employment and business activity in the City and addresses the Strategic Plan initiative that Mississauga maintains a dynamic and diverse economic base;
- The largest concentration of businesses in Mississauga was in the wholesale trade sector. A total of 14% of businesses and 15% of employment positions are in wholesaling establishments. The second and third largest sectors are manufacturing and retailing, respectively. Fourteen percent of businesses in the City manufacture, accounting for 22% of all employees and 13% of business activities are in retail, consisting of 7% of total employment. Transportation and warehousing has been highlighted in the report. While this sector is ranked eighth in terms of the number of businesses (5%), it has the third largest number of employees in Mississauga, making up 11% of the total employment;
- Employment density refers to the number of employees per geographic area, using the total employment 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) and the average net employment density is 45 employees per hectare (18 per acre). The greatest concentrations of employment density are found in areas containing multiple storey buildings such as hospitals (the Credit Valley Hospital and the Trillium Health Centre), office buildings, and large retailing, wholesaling, manufacturing, and transportation and warehousing companies; and
- A comparison of Employment Survey data from 2003 to 2004 indicates a 2% increase in employment.

# MISSISSAUGA



Appendix A:  
Planning Districts

- RESIDENTIAL
- EMPLOYMENT
- CITY CENTRE
- AIRPORT



**MISSISSAUGA**  
Leading today  
for tomorrow

This product was produced by the Land Information Services Section  
This product was commissioned by the Policy Division

## **Appendix B: Employment Adjustment Factors**

### **Residential Adjustment Factor**

The residential adjustment factor of 7.234 was applied to businesses with no employment data in Residential Districts. This adjustment factor is the average number of employees for all businesses, with less than 100 employees in Residential Districts.

### **Employment Adjustment Factors**

The following adjustment factors were applied to businesses with no employment data in each Employment District:

<b>Planning District</b>	<b>Adjustment Factor</b>
Airport Corporate	17.216
City Centre	11.131
Dixie	8.706
Gateway	17.029
Lester B. Pearson	14.010
Mavis-Erindale	10.751
Meadowvale Business Park	14.501
Northeast	11.881
Sheridan Park	23.583
Southdown	10.168
Western Business Park	9.675

The employment adjustment factor is the average number of employees for all businesses with less than 100 employees in each Planning District.

## Appendix C: Businesses with 300+ Employees

BUSINESS NAME	ADDRESS	PLANNING DISTRICT
<b>Businesses with 1000+ employees:</b>		
A E C L Limited or Atomic Energy of Canada Limited	2251 Speakman Dr, 2599 Speakman Dr, 2285 Speakman Dr	Sheridan Park
Air Canada	1 PIA	Lester B. Pearson
AstraZeneca Canada Inc.	1004 Middlegate Rd	Dixie
Bell Mobility	5099 Creekbank Rd	Northeast
Canada Post - Gateway Postal Facility	4567 Dixie Road	Northeast
Canada Revenue Agency	5800 Hurontario St	Gateway
Cara Operations	2498 Britannia Rd E	Lester B. Pearson
C F M Majestic Vermont Castings	460 Admiral Blvd	Gateway
City of Mississauga	300 City Centre Dr	City Centre
GlaxoSmithKline Inc.	7333 Mississauga Rd	Meadowvale Business Park
Globe Ground North America	5915 Airport Road	Northeast
Group 4 Falck	90 Dundas St W	Cooksville
Honeywell	3333 Unity Dr	Western Business Park
City of Mississauga Transportation and Works	3484 Semenyk Crt	Mavis-Erindale
NexInnovations Inc.	5300 Satellite Dr	Airport Corporate
RBC Financial Group	6880 Financial Dr	Meadowvale Business Park
Royal Bank of Canada	6880 Financial Dr	Meadowvale Business Park
TD Bank Financial Group	4880 Tahoe Blvd	Northeast
The Credit Valley Hospital	2200 Eglinton Ave W	Central Erin Mills
Trillium Health Centre – Mississauga Site	100 Queensway W	Cooksville
University of Toronto at Mississauga	3359 Mississauga Rd	Erin Mills
<b>Businesses with 500-999 employees:</b>		
Accenture Inc.	5450 Explorer Dr	Airport Corporate
C P I Plastics Group Ltd	979 Gana Crt	Northeast
Cara Operations	6299 Airport Rd	Northeast
Commercial Spring & Tool Company	160 Watline Ave	Gateway
Edulinx Canada Corp.	2 Robert Speck Pky	City Centre
FedEx Canada Ltd.	6895 Bramalea Rd	Lester B. Pearson
General Electric Canada	2300 Meadowvale Blvd	Meadowvale Business Park
Greater Toronto Airports Authority	3111 Convair Dr	Lester B. Pearson
Hatch	2800 Speakman Dr	Sheridan Park
Hewlett-Packard (Canada) Ltd.	5150 Spectrum Way	Airport Corporate
Ingram Micro	55 Standish Crt	Gateway
Intria Items Inc.	155 Britannia Rd E	Gateway
Livingston International Inc.	6725 Airport Rd	Northeast
Loblaw Companies East	6363 Millcreek Dr	Meadowvale Business Park
Loyalty Management Group	5055 Satellite Dr	Airport Corporate
Mark IV-IVHS Division	6030 Ambler Dr	Northeast

<b>BUSINESS NAME</b>	<b>ADDRESS</b>	<b>PLANNING DISTRICT</b>
Matrix Logistics Services Ltd.	6941 Kennedy Rd	Gateway
Mississauga Transit	975 Central Pkwy W	Mavis-Erindale
Oracle Corporation Canada	100 Milverton Dr	Gateway
Orenda Aerospace Corporation	3160 Derry Rd E	Northeast
Peel Region Police	180 Derry Rd E	Gateway
Personal Insurance Company of Canada	3 Robert Speck Pky	City Centre
Petro-Canada	385 Southdown Rd	Southdown
Pratt & Whitney Canada Inc.	1801 Courtneypark Dr E	Northeast
Purolator Shipping Centre	5995 Avebury Rd	Gateway
Royal & Sun Alliance Insurance Company	2225 Erin Mills Pky	Sheridan
Stackpole Automotive Gear Division	2430 Royal Windsor Dr	Southdown
Symcor	1 Robert Speck Pky	City Centre
Unisen Inc.	2920 Matheson Blvd E	Airport Corporate
Wal-Mart Canada Inc.	1940 Argentia Rd	Meadowvale Business Park
Winners Merchants Inc.	6715 Airport Rd	Northeast
Xerox Flextronics Canada	3060 Caravelle Dr	Northeast
<b>Businesses with 300-499 employees:</b>		
ADP Canada	6200 Kenway Dr	Gateway
Amhil Enterprises	400 Traders Blvd E	Gateway
Bell World	5055 Satellite Dr	Airport Corporate
Body Blue Inc.	2280 Drew Rd	Northeast
C G I Information Systems & Management Consultants	2480 Meadowvale Blvd	Meadowvale Business Park
C M L Healthcare Inc.	6560 Kennedy Rd	Gateway
Cabano Kingsway Transport	1100 Haultain Crt	Northeast
Canon Canada Inc.	6390 Dixie Rd	Northeast
Cara Operation Ltd.	6303 Airport Rd	Northeast
Carlson Marketing Group	2845 Matheson Blvd E	Airport Corporate
Chubb Security Systems	5201 Explorer Dr	Airport Corporate
Ciba Vision Sterile Manufacturing Ltd.	6515 Kitimat Rd	Meadowvale Business Park
Coatings 85 Ltd.	7007 Davant Dr	Northeast
Collins & Aikman Plastics Ltd.	590 Abilene Dr	Gateway
Creation Technologies Inc.	7075 Financial Dr	Meadowvale Business Park
Cryovac-Sealed Air (Canada) Inc.	2365 Dixie Rd	Dixie
Custom Automated Assembly	205 Annagem Blvd	Gateway
Dana Hospitality Inc.	6800 Kitimat Rd	Meadowvale Business Park
Delta Meadowvale Resort & Conference Centre	6750 Mississauga Rd	Meadowvale Business Park
Depco International Inc.	6655 Northwest Dr	Northeast
Dufferin-Peel Catholic District School Board	40 Matheson Blvd W	Gateway
Dun & Bradstreet Canada	5770 Hurontario St	Gateway
DuPont Canada Company	7070 Mississauga Rd	Meadowvale Business Park
Electrical Safety Authority	155 Matheson Blvd W	Gateway
Epic Express	5425 Dixie Rd	Northeast
Faurecia Automotive Seating Canada	6141 Vipond Dr	Northeast

<b>BUSINESS NAME</b>	<b>ADDRESS</b>	<b>PLANNING DISTRICT</b>
Federal Express Canada Ltd.	5985 Explorer Dr	Airport Corporate
Financial Models Company (FCM) Inc.	5255 Orbitor Dr	Airport Corporate
Fireco Inc.	1280 Courtneypark Dr E	Northeast
G E Information Technology Solutions	2480 Meadowvale Blvd	Meadowvale Business Park
Garland Commercial Ranges Ltd.	1177 Kamato Rd	Northeast
General Mills Corp.	5825 Explorer Dr	Airport Corporate
Government of Canada/Canada Customs and Revenue Agency	1980 Matheson Blvd E	Northeast
Grocery Gateway.com	6099 Vipond Dr	Northeast
Hoffmann-La Roche Limited	2455 Meadowpine Blvd	Meadowvale Business Park
Indalex Ltd.	5675 Kennedy Rd	Gateway
Independent Electricity Market Operator	2635 Lakeshore Rd W	Southdown
Investment Planning Council of Canada	2680 Skymark Ave	Airport Corporate
Kingsway General Insurance Company	5310 Explorer Dr	Airport Corporate
Kuehne & Nagel International Ltd	5800 Hurontario St	Gateway
Lear Corporation	3100 Caravelle Dr	Northeast
Magnifoam Technology International Inc. (M T I I)	7381 Pacific Cir	Northeast
Maritz Canada Incorporated	6900 Maritz Dr	Gateway
Maxxam Analytics Inc.	6740 Campobello Rd	Meadowvale Business Park
Metroland Printing, Publishing & Distributing Ltd.	3125 Wolfedale Rd	Mavis-Erindale
Microsoft Canada	1950 Meadowvale Blvd	Meadowvale Business Park
Ministry of Finance	77 City Centre Dr	City Centre
Moore North America	6100 Vipond Dr	Northeast
Mother Parker's Tea & Coffee Inc.	2531 Stanfield Rd	Dixie
NAV Canada	6055 Midfield Rd	Lester B. Pearson
Nedco	5600 Keaton Cres	Gateway
Nissan Canada Inc.	5290 Orbitor Dr	Airport Corporate
Orion Bus Industries Ltd.	350 Hazelhurst Rd	Southdown
P C L Constructors Canada Inc.	2085 Hurontario St	Cooksville
Pacific Western Transportation Ltd.	6999 Ordan Dr	Northeast
Panasonic Canada Inc.	5770 Ambler Dr	Northeast
Patheon Inc.	7070 Mississauga Rd	Meadowvale Business Park
Pell Board of Education – Centre for Education & Training	2 Robert Speck Pky	City Centre
Peel District School Board	5650 Hurontario St	Hurontario
Pepsi Bottling Group, The	5900 Falbourne St	Gateway
Plastcoat	1200 Meyerside Dr	Northeast
Psion Teklogix Inc.	2100 Meadowvale Blvd	Meadowvale Business Park
Purolator Courier Ltd.	5995 Avebury Rd	Gateway
Quantum Management Services Ltd.	33 City Centre Dr	City Centre
Regal Greetings & Gifts	7035 Ordan Dr	Northeast
Revlon Canada Inc.	2501 Stanfield Rd	Dixie
Rexel Canada Electrical Inc.	5600 Keaton Cres	Gateway
Reynolds & Reynolds (Canada) Ltd.	2470 Milltower Crt	Meadowvale Business Park
S C M Supply Chain Management	6800 Maritz Dr	Gateway

<b>BUSINESS NAME</b>	<b>ADDRESS</b>	<b>PLANNING DISTRICT</b>
Samuel Son & Co., Limited	2360 Dixie Rd	Dixie
Skyservice Airlines	3 PIA	Lester B. Pearson
Sobeys Ontario	6355 Viscount Rd	Northeast
Solcorp	5925 Airport Rd	Northeast
Sysco Food Services of Toronto Inc.	7055 Kennedy Rd	Gateway
TBI Canada	3 PIA	Lester B. Pearson
Tech Data Canada Inc.	6911 Creditview Rd	Meadowvale Business Park
Trans Canada Credit Corp	55 Standish Crt	Gateway
Trans X Ltd	7235 Transmark Crt	Northeast
Wal-Mart	100 City Centre Dr	City Centre
Wal-Mart Canada Inc.	3155 Argentia Rd	Meadowvale Business Park
Wal-Mart	2150 Burnhamthorpe Rd W	Erin Mills
World Vision Canada	1 World Dr	Gateway

Note: The businesses in this table are those with 300 or more employees as illustrated in Map 2. The table and map do not include businesses with a combined total of 300 or more employees in multiple locations across the City.

## **Appendix D: NAICS Descriptions**

### *NAICS*

The NAICS (North American Industry Classification System) is a classification system used to describe businesses' economic activities. There are nineteen business sectors listed. These sectors are described below.

#### *Accommodation and Food Services (NAICS Code 72)*

This sector comprises establishments primarily engaged in providing short-term lodging and complementary services to travellers, vacationers and others. These facilities include hotels, motor hotels, resorts, motels, casino hotels, bed and breakfast accommodation, housekeeping cottages and cabins, recreational vehicle parks and campgrounds, hunting and fishing camps, and various types of recreational and adventure camps. This sector also comprises establishments primarily engaged in preparing meals, snacks and beverages, to customer order, for immediate consumption on and off the premises.

#### *Administrative and Support and Waste Management (NAICS Code 56)*

This sector comprises of establishments primarily engaged in activities that support the day-to-day operations of other organizations, and those primarily engaged in waste management activities.

#### *Arts, Entertainment and Recreation (NAICS Code 71)*

This sector comprises establishments primarily engaged in operating facilities or providing services to meet the cultural, entertainment and recreational interests of their patrons. These establishments produce, promote or participate in live performances, events or exhibits intended for public viewing and they preserve and exhibit objects and sites of historical, cultural or educational interest. This sector also includes facilities that provide services for patrons to participate in sports, recreational activities or pursue amusement, hobbies and leisure-time interests.

#### *Construction (NAICS Code 23)*

This sector comprises establishments primarily engaged in constructing, repairing and renovating buildings and engineering works, and in subdividing and developing land. They may operate on their own account or under contract to other establishments, producing complete projects or just parts of projects. Establishments often subcontract some or all of the work involved in a project; they may produce new construction, or undertake repairs and renovations to existing structures.

#### *Educational Services (NAICS Code 61)*

This sector comprises establishments primarily engaged in providing instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities and training centres. These establishments may be



privately owned and operated, either for profit or not, or they may be publicly owned and operated and may offer food and accommodation services to their students.

*Finance and Insurance (NAICS Code 52)*

This sector comprises establishments primarily engaged in financial transactions (that is, transactions involving the creation, liquidation, or change in ownership of financial assets) or in facilitating financial transactions.

*Health Care and Social Assistance (NAICS Code 62)*

This sector comprises establishments primarily engaged in providing health care by diagnosis and treatment, providing residential care for medical and social reasons, and providing social assistance, such as counselling, welfare, child protection, community housing and food services, vocational rehabilitation and child care.

*Information and Cultural Industries (NAICS Code 51)*

This sector comprises establishments primarily engaged in creating and disseminating (except by wholesale and retail methods) information and cultural products, such as written works, musical works or recorded performances, recorded dramatic performances, software and information databases, or providing the means to disseminate them. This includes establishments that provide access to equipment and expertise to process.

*Management of Companies and Enterprises (NAICS Code 55)*

This industry comprises establishments primarily engaged in managing companies and enterprises and/or holding the securities or financial assets of companies and enterprises, for the purpose of owning a controlling interest in them and/or influencing their management decisions. They may undertake the function of management, or they may entrust the function of financial management to portfolio managers.

*Manufacturing (NAICS Codes 31-33)*

The sector comprises establishments engaged in physical or chemical transformation of materials or substances into new products. Products may be finished (ready for use or consumption), or semi-finished (ready for another business to further manufacture). Related activities such as assembly of component parts, blending and finishing of products (by dyeing, heat treating or plating) are also considered manufacturing. Manufacturing firms are also known as plants, factories or mills.

*Other Services (NAICS Code 81)*

This sector comprises establishments, not classified to any other sector. They are primarily engaged in repairing, or performing general or routine maintenance, on motor vehicles, machinery, equipment and other products to ensure that they work efficiently. These establishments may provide personal care services, funeral services, laundry services and other services to individuals (such as pet care services and photo finishing services). Also included are businesses that organize and promote religious activities, support various causes through grant-making, promote various social and political causes, and promote and defend the interests of their members.

*Primary Industry (NAICS Codes 11 and 21)*

This sector includes Agriculture, Forestry, Fishing and Hunting, and Mining and Oil and Gas Extraction.

*Agriculture, Forestry, Fishing and Hunting:*

This sector comprises establishments primarily engaged in growing crops, raising animals, harvesting timber, harvesting fish and other animals from their natural habitats and providing related support activities.

*Mining and Oil and Gas Extraction:*

This sector comprises establishments primarily engaged in extracting naturally occurring minerals. These can be solids (such as coal and ores), liquids (such as crude petroleum), and gases (such as natural gas). Mining includes quarrying, well operations, milling and other preparation customarily done at the mine site, or as a part of mining activity. Establishments engaged in exploration for minerals, development of mineral properties and mining operations are included in this sector.

*Professional, Scientific and Technical Services (NAICS Code 54)*

This sector comprises establishments primarily engaged in activities in which human capital is the major input. These establishments make available the knowledge and skills of their employees, often on an assignment basis. The individual industries of this sector are defined on the basis of the particular expertise and training of the service provider.

*Public Administration (NAICS Code 91)*

This sector comprises establishments primarily engaged in activities of a governmental nature, that is, the enactment and judicial interpretation of laws and their pursuant regulations, and the administration of programs based on them. This includes legislative activities, taxation, national defence, public order and safety, immigration services, foreign affairs and international assistance, and the administration of government programs.

*Real Estate and Rental and Leasing (NAICS Code 53)*

This sector comprises establishments primarily engaged in renting, leasing or otherwise allowing the use of tangible or intangible assets. Establishments included are those primarily engaged in managing, renting and/or buying of real estate for others and appraising real estate.

*Retail Trade (NAICS Codes 44-45)*

The retail trade sector comprises establishments engaged in retailing merchandise generally without transformation and rendering services incidental to the sale of merchandise.

*Transportation and Warehousing (NAICS Code 48-49)*

The transportation and warehousing sector comprises businesses engaged in transporting passengers and goods, warehousing and storing goods, and providing services to these establishments. Transportation can be by road, rail, water, air or pipeline. This sector also includes national post office and courier businesses.

*Utilities (NAICS Code 22)*

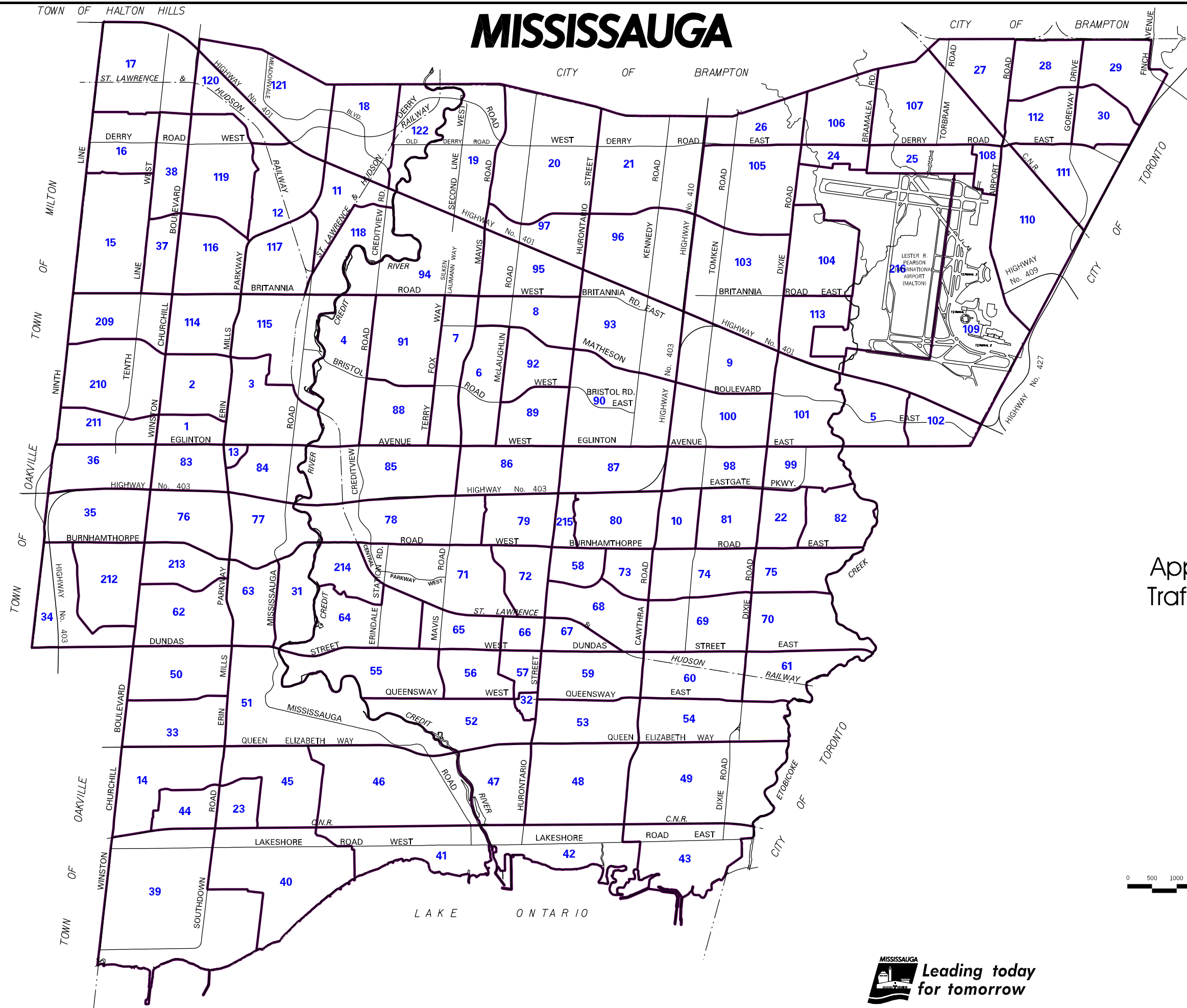
This sector comprises establishments primarily engaged in operating electric, gas and water utilities. These establishments generate, transmit, control and distribute electric power, distribute natural gas, treat and distribute water, operate sewer systems and sewage treatment facilities, and provide related services, generally through a permanent infrastructure of lines, pipes and treatment and processing facilities.

*Wholesale Trade (NAICS Code 41)*

This sector comprises establishments primarily engaged in wholesaling merchandise and providing related logistics, marketing and support services. The wholesaling process is generally an intermediate step in the distribution of merchandise; many wholesalers are organized to sell merchandise in large quantities to retailers, and business and institutional clients. These may also include suppliers of non-consumer capital goods that sell merchandise in single units to final users.

*Source: Statistics Canada, North American Industry Classification System, 1999*

# MISSISSAUGA



Appendix E:  
Traffic Zones



This product was produced by the Land Information Services Section  
This product was commissioned by the Policy Division

## Appendix F: Employment Density Calculations

Traffic Zone	Gross Density		Net Density	
	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
1	35.1	14.2	60.1	24.3
2	1.0	0.4	9.9	4.0
3	0.9	0.4	27.5	11.1
4	1.7	0.7	18.1	7.3
5	60.5	24.5	144.7	58.6
6	1.6	0.7	26.1	10.6
7	4.2	1.7	40.3	16.3
8	62.9	25.5	91.0	36.8
9	37.8	15.3	60.7	24.6
10	2.7	1.1	28.5	11.5
11	57.5	23.3	78.3	31.7
12	39.7	16.1	59.2	23.9
13	136.2	55.1	185.5	75.1
14	6.1	2.5	27.6	11.2
15	1.1	0.5	21.5	8.7
16	3.1	1.2	44.2	17.9
17	1.7	0.7	26.1	10.6
18	32.7	13.2	89.8	36.3
19	0.5	0.2	17.4	7.0
20	2.5	1.0	17.8	7.2
21	25.6	10.3	51.9	21.0
22	6.0	2.4	61.8	25.0
23	1.6	0.6	40.3	16.3
24	13.2	5.3	38.5	15.6
25	4.9	2.0	47.2	18.4
26	29.8	12.1	49.3	19.9
27	26.5	10.7	42.0	17.2
28	1.8	0.7	14.0	5.7
29	1.9	0.8	17.0	6.9
30	5.7	2.3	35.3	14.3
31	7.5	3.0	17.9	7.2
32	207.6	84.0	299.4	121.2
33	24.2	9.8	54.6	22.1
34	16.0	6.5	50.7	20.5
35	16.2	6.6	63.4	25.6
36	0.02	0.01	0.6	0.2
37	0.4	0.2	13.5	5.5
38	3.1	1.3	27.7	11.2

Traffic Zone	Gross Density		Net Density	
	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
39	8.7	3.5	14.6	5.9
40	2.5	1.0	45.6	18.4
41	3.2	1.3	47.9	19.4
42	10.4	4.2	56.6	22.9
43	8.7	3.5	55.2	22.3
44	3.5	1.4	34.5	14.0
45	1.4	0.6	14.3	5.8
46	0.6	0.2	18.2	7.4
47	0.5	0.2	40.0	16.2
48	2.5	1.0	28.3	11.5
49	3.0	1.2	28.6	11.6
50	3.1	1.2	33.7	13.6
51	3.6	1.4	63.1	25.5
52	0.6	0.3	38.7	15.6
53	6.4	2.6	54.3	22.0
54	1.9	0.8	31.1	12.6
55	2.2	0.9	30.4	12.3
56	0.6	0.2	10.0	4.0
57	31.3	12.7	136.8	55.3
58	3.3	1.3	29.2	11.8
59	15.2	6.1	53.0	21.5
60	41.5	16.8	51.2	20.7
61	19.2	7.8	38.2	15.5
62	18.9	7.7	53.9	21.8
63	1.7	0.7	17.8	7.2
64	3.2	1.3	28.0	11.3
65	19.0	7.7	52.6	21.3
66	16.3	6.6	46.2	18.7
67	16.6	6.7	89.6	36.3
68	2.2	0.9	33.4	13.5
69	5.1	2.0	34.8	14.1
70	17.6	7.1	46.2	18.7
71	27.5	11.1	63.8	25.8
72	23.0	9.3	152.4	61.7
73	1.0	0.4	17.0	6.9
74	2.8	1.1	23.8	9.6
75	5.4	2.2	34.8	14.1
76	0.6	0.2	19.6	7.9
77	1.5	0.6	35.6	14.4
78	1.3	0.5	30.2	12.2
79	65.3	26.4	135.4	54.8
80	2.8	1.1	40.2	16.3

Traffic Zone	Gross Density		Net Density	
	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
81	1.8	0.7	40.8	16.5
82	1.4	0.6	37.9	15.3
83	1.6	0.7	32.5	13.1
84	2.3	0.9	31.6	12.8
85	1.0	0.4	31.2	12.6
86	8.1	3.3	116.2	47.0
87	2.1	0.9	31.6	12.8
88	2.6	1.1	24.7	10.0
89	2.3	0.9	22.6	9.1
90	5.4	2.2	41.2	16.7
91	1.3	0.5	23.7	9.6
92	21.4	8.7	30.3	12.3
93	44.2	17.9	69.8	28.2
94	2.4	1.0	33.9	13.7
95	19.7	8.0	32.2	13.0
96	19.9	8.1	40.5	16.4
97	0.1	0.05	1.4	0.6
98	23.4	9.5	69.6	28.2
99	45.6	18.4	107.5	43.5
100	43.1	17.5	58.7	23.8
101	39.0	15.8	74.7	30.2
102	85.9	34.7	162.8	65.9
103	38.5	15.6	54.1	21.9
104	33.1	13.4	47.5	19.2
105	34.4	13.9	51.1	20.7
106	34.6	14.0	52.0	21.0
107	21.3	8.6	30.7	12.4
108	6.0	2.4	6.4	2.6
109	24.9	10.1	26.1	10.6
110	48.8	19.7	65.4	26.5
111	19.6	7.9	39.4	16.0
112	3.2	1.3	39.2	15.9
113	23.2	9.4	36.9	14.9
114	1.9	0.8	30.8	12.5
115	6.8	2.8	37.5	15.2
116	1.5	0.6	30.4	12.3
117	9.5	3.9	31.2	12.6
118	3.9	1.6	48.9	19.8
119	5.1	2.1	45.5	18.4
120	12.6	5.1	41.7	16.9
121	25.4	10.3	54.0	21.8
122	23.9	9.7	46.0	18.6

Traffic Zone	Gross Density		Net Density	
	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
209	1.6	0.6	30.7	12.4
210	0.1	0.03	6.2	2.5
211	n/a	n/a	n/a	n/a
212	0.5	0.2	12.4	5.0
213	10.0	4.1	49.7	20.1
214	0.7	0.3	15.9	6.5
215	158.1	64.0	515.5	208.6
216	1.5	0.6	1.5	0.6
<b>City Wide Average</b>	<b>13</b>	<b>5</b>	<b>45</b>	<b>18</b>