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Mississauga Development Profile

Policy Planning Division, Planning and Building Department, City of Mississauga

March 2000

OFFICE COMMERCIAL DEVELOPMENT

INTRODUCTION

This newsletter reports on existing and proposed office commercial development in the City of Mississauga as of December 31, 1999. Data summaries are provided by Planning District and are divided into existing development and the development that is anticipated to occur on vacant lands. Office commercial development on vacant lands has been further divided into the following three categories: committed development; lands subject to endorsed development applications; and potential development on lands designated for office commercial purposes.

The data in this report are based on an office commercial inventory compiled from a variety of sources including building permit issuances, City Plan designations, zoning, development applications, aerial photos and site checks.

Data are provided for all office buildings or office complexes greater than 1 860 m² (20,000 sq. ft.) floor area and includes both competitive and non-competitive buildings. Medical buildings and office buildings with retail uses have also been included. This newsletter does not include information on industrial malls that may provide accommodation for a variety of industrial and office uses, buildings that are primarily industrial or warehousing with an office component, or home offices.

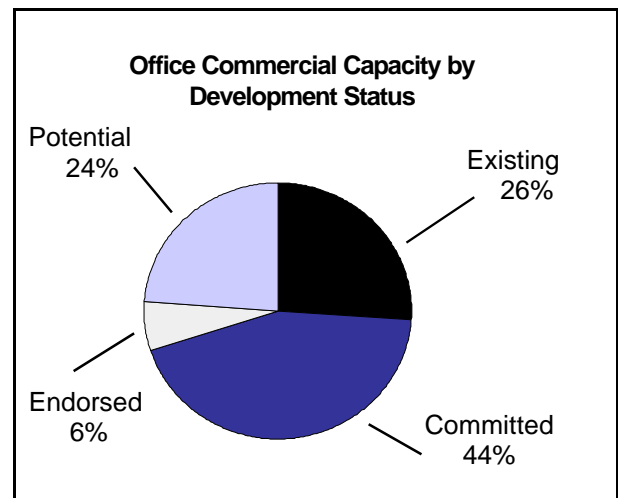
EXISTING DEVELOPMENT

Existing office commercial development is defined as office development that is built, under construction or for which a building permit has been issued as of December 31, 1999.

The total amount of existing office commercial development is 1 806 500 m² (19,445,000 sq.ft.) which represents 26% of the City's office commercial capacity.



Royal Bank Building, 6880 Financial Drive
Meadowvale Business Park



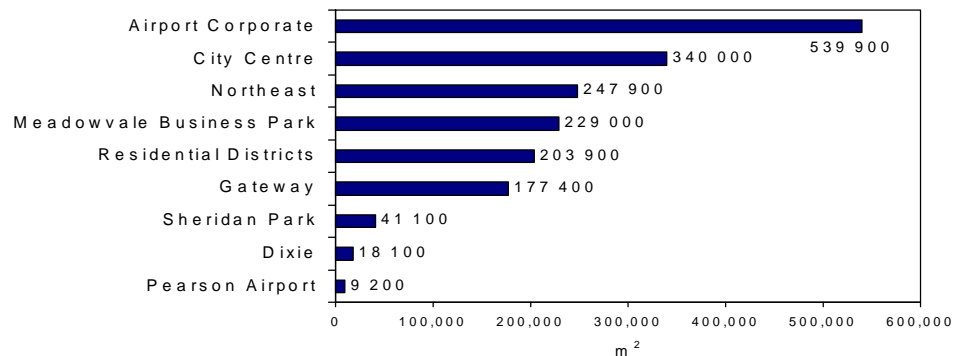
Office Commercial Market Steady

The City of Mississauga experienced a record year in prescribed construction value in 1999 for a total of \$1.88 billion dollars, an increase of 33.6% from 1998. Commercial construction, including retail and office, was no exception. The total prescribed construction value in 1999 for commercial uses was \$448 million, a 56% increase over the 1998 year end total.

Contributing to this increase is the Bell Mobility office building on Creekbank Drive, which will add a total of 46 100 m² (496,000 sq.ft.), and a prescribed construction value of \$66 million dollars. This building, located in the Northeast Planning District, represents the second largest existing office building in the City. The largest office building, the Royal Bank building on Financial Drive, is located in Meadowvale Business Park, and is 164 800 m² (698,000 sq.ft.) in size. The Ingram Micro building at 55 Standish Court, represents the third largest office building in the City.

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Existing Office Commercial Development By Planning District



Forty-four percent of this development is located around Pearson International Airport, with 30% in Airport Corporate and 14% in the Northeast.

Other planning districts with large amounts of office space are City Centre which has 19% of the existing office commercial development in the City, Meadowvale Business Park with 13% and Gateway with 10%.

(13,765,000 sq.ft.) or 42%, with the remaining committed lands located in Meadowvale Business Park (24%), City Centre (15%), Gateway (14%), Central Erin Mills (4%), Sheridan Residential (0.7%) and Sheridan Park (0.3%).

ENDORSED APPLICATIONS

Endorsed applications refers to vacant lands subject to a development application for which City Council has adopted a recommendation approving the application. While approved by City Council, these applications have not completed the development application process and are still subject to appeal to the Ontario Municipal Board.

There are five endorsed development applications and together they add 409 600 m² (4,409,000 sq.ft.) of development and account for 6% of the City's office commercial capacity.

COMMITTED DEVELOPMENT

Committed development refers to vacant lands that are designated and zoned for office commercial uses and for which no building permit has been issued. Some designation and zoning categories that permit office commercial development also permit industrial development, therefore, areas reported as committed for office commercial development may develop for industrial uses.

The total amount of committed office commercial space is 3 027 200 m² (32,586,000 sq.ft.), representing 44% of the total office commercial capacity in the City.

The greatest concentration of this committed land is located in Airport Corporate, with a total of 1 278 800 m²

The application with the largest amount of office commercial space is in the Gateway Planning District. This application, located on the west side of Hurontario Street, south of Derry Road, proposes a total of 164 600 m² (1,772,000 sq.ft.) of office space in addition to business employment uses.

A proposed office/apartment development in City Centre at the south west corner of Confederation Parkway and Burnhamthorpe Road West, would add 136 800 m² (1,473,000 sq.ft.) of office space. There are two applications in Meadowvale Business Park. The first, on the west side of Winston Churchill Boulevard at Highway 401, is for a power centre with 13 700 m² (147,500 sq.ft.) of office commercial. The second application, across the street on the east side of Winston Churchill Boulevard, proposes a combination of hotel, restaurant, retail and office uses, and would add another 89 300 m² (961,000 sq.ft.) of office space.

The Northeast Planning District is the location of the remaining endorsed office commercial application and proposes 5 200 m² (57,000 sq.ft.) at the south west corner of Eglinton Avenue East and Tomken Road.

POTENTIAL DEVELOPMENT

Potential development refers to vacant lands where the zoning does not conform to City Plan and a development application if submitted,

has not been endorsed by City Council. The amount of development estimated to occur is based on what would be permitted by City Plan. Similar to the committed office commercial lands, some official plan designations may allow industrial as well as office commercial development.

This category represents 24% of the total office commercial capacity in the City or 1 688 800 m² (18,179,000 sq.ft.). The Gateway Planning District has the greatest potential for office commercial growth, particularly along Hurontario Street and Derry Road, with an estimated total development of 503 100 m² (5,416,000 sq.ft.).

City Centre and the Northeast Planning Districts represent the next largest components of the potential office commercial development at 27% and 26%, respectively. The remaining potential development is located in Central Erin Mills around the Erin Mills Town Centre (11%) and Airport Corporate (7%).

There are six office commercial projects being proposed that have not yet been considered by City Council. These projects are in the Northeast, Gateway and Meadowvale Business Park Planning Districts.

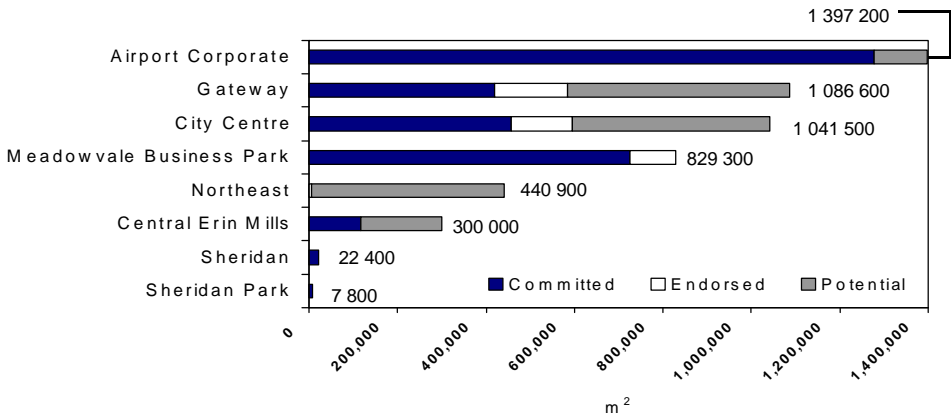
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The office component of the Ingram Micro development is 43 800 m² (472,000 sq.ft.).

According to Royal LePage, the Metro West office market of which the City of Mississauga is a part, had a strong performance in the last quarter of 1999, with office absorption the highest in the Greater Toronto office market. Vacancy rates at year end in Metro West were up slightly, from 7.7% in 1998 to 8.7% in 1999.

In the coming year, the office market will remain active in the Airport Corporate area, however, future new development will continue to shift west to Meadowvale and the Hurontario Corridor. This is based on the good highway access to these areas and proximity to the Airport, as well as a larger land inventory for the build-to-suit and speculative development that is occurring in the market today.

Vacant Office Commercial by Development Status and Planning District



Office Commercial Development By Planning District

Planning District	Existing m ² (sq.ft.)	Committed m ² (sq.ft.)	Endorsed Applications m ² (sq.ft.)	Potential m ² (sq.ft.)	Total m ² (sq.ft.)
Airport Corporate	539 900 (5,811,000)	1 278 800 (13,765,000)	0	118 400 (1,274,000)	1 937 000 (20,851,000)
Applewood	3 800 (41,000)	0	0	0	3 800 (41,000)
Central Erin Mills	13 200 (142,000)	115 900 (1,248,000)	0	184 100 (1,982,000)	197 300 (2,124,000)
City Centre	340 000 (3,660,000)	457 100 (4,920,000)	136 800 (1,473,000)	447 600 (4,818,000)	1 381 500 (14,871,000)
Cooksville	88 600 (954,000)	0	0	0	88 600 (954,000)
Dixie	18 100 (196,000)	0	0	0	18 200 (196,000)
Erin Mills	8 100 (87,000)	0	0	0	8 100 (87,000)
Fariview	6 900 (74,000)	0	0	0	6 900 (74,000)
Gateway	177 400 (1,909,000)	418 900 (4,509,000)	164 600 (1,772,000)	503 100 (5,416,000)	1 264 000 (13,606,000)
Hurontario	26 200 (282,000)	0	0	0	26 200 (282,000)
Malton	43 400 (467,000)	0	0	0	43 400 (467,000)
Meadowvale	8 200 (88,000)	0	0	0	8 200 (88,000)
Meadowvale Business Park	229 000 (2,464,000)	726 300 (7,818,000)	103 000 (1,108,000)	0	1 058 200 (11,391,000)
Mineola	5 500 (59,000)	0	0	0	5 500 (59,000)
Northeast	247 900 (2,668,000)	0	5 300 (57,000)	435 600 (1,429,000)	688 700 (2,260,000)
Pearson International Airport	9 200 (99,000)	0	0	0	9 200 (99,000)
Sheridan	0	22 400 (241,000)	0	0	22 400 (241,000)
Sheridan Park	41 100 (443,000)	7 800 (84,000)	0		48 900 (527,000)
City Total	1 806 500 (19,445,000)	3 027 200 (32,586,000)	409 600 (4,409,000)	1 688 800 (18,179,000)	6 932 000 (74,619,000)

Numbers may not add due to rounding.