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Mississauga Development Profile

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

March 2001

OFFICE COMMERCIAL DEVELOPMENT

INTRODUCTION

This newsletter reports on existing and proposed office commercial development in the City of Mississauga as of December 31, 2000. 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. The office commercial inventory was revised in 2000 as part of an exercise to apply existing land use codes to all properties in Mississauga. Extensive site checks were undertaken as part of this process. This resulted in the deletion or reclassification of several properties, revised floor space figures and the addition of buildings that were not included prior to 2000.

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.

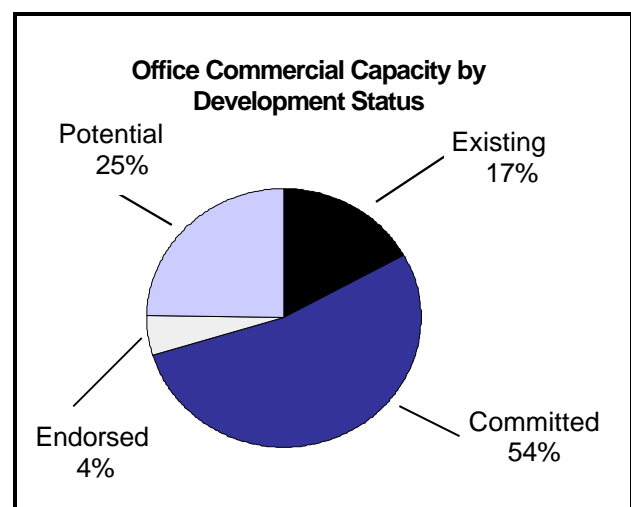
The office commercial floor space figures for the City Centre Planning District are based on the City Centre District Plan (OPA 90), which was the plan of record as of December 31, 2000.

In calculating committed and potential office commercial space, sites too small to accommodate a building of a least 1 860 m² (20,000 sq. ft.) floor area were not included. It is recognized that through land assembly some of these sites could develop for office uses.

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, 2000.

The total amount of existing office commercial development is 1 714 400 m² (18,454,000 sq.ft.) which represents 17% of the City's office commercial capacity.



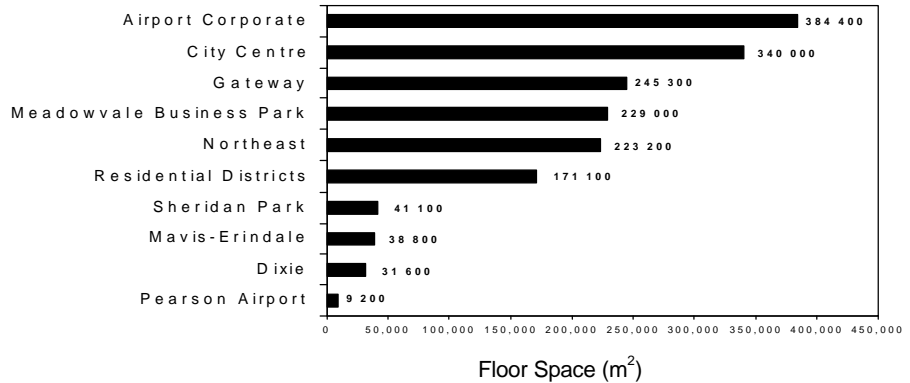
Office Commercial Market Steady

The City of Mississauga for the fourth year in a row had a prescribed construction value of over a billion dollars, with a total of \$1.42 billion in the year 2000. Commercial construction, including retail and office, represented 13% of this value at \$195 million, which is a 56% decrease from the previous year.

In 2000, the greatest amount of new office floor space was added to the Gateway Planning District, where two new buildings were issued foundation to roof permits for a total of 16 700 m² (180,000 sq.ft). The largest building issued a permit is also found in this district. This building, constructed for Maritz Canada, is located at 180 Derry Road West and adds a total of 9 300 m² (101,000 sq.ft.) of floor space to existing office commercial development. Building permits were also issued for buildings in Airport Corporate and Meadowvale Business Park.

According to Royal LePage, the vacancy rate in the western area of the Greater Toronto Office market was 7.1%. Despite strong

Existing Office Commercial Development by Planning District



Thirty-five percent of this development is located around Pearson International Airport, with 22% in Airport Corporate and 13% in the Northeast.

Other planning districts with large amounts of office space are City Centre which has 20% of the existing office commercial development in the City, Gateway with 14% and Meadowvale Business Park with 13%.

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 5 410 100 m² (58,236,000 sq.ft.), representing 54% 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 1 147 800 m² (15,584,000 sq.ft.) or 27%. Other

districts with substantial inventories of committed office lands are Northeast (22%), Gateway (20%), Meadowvale Business Park (16%), City Centre (8%) and Central Erin Mills (5%). Western Business Park, Dixie, Sheridan Residential and Sheridan Park also have lands in the committed category.

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 457 700 m² (4,927,000 sq.ft.) of development and account for 4% of the City's office commercial capacity.

The applications resulting the largest amount of additional office commercial space are in the Gateway Planning District. The first 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. The second application, located on the west side of Hurontario Street north of Highway 401, proposes 139 900 m² (1,506,000 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 131 700 m² (1,417,000 sq.ft.) of office space.

There is an application in Meadowvale Business Park, at the north west and south west corners of Winston Churchill Boulevard and Argentia Road, proposing 16 300 m² (175,000 sq.ft.) of office and retail uses.

The Northeast Planning District is the location of the remaining endorsed office commercial application and proposes 5 300 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 City Plan designations may allow industrial as well as office commercial development.

This category represents 25% of the total office commercial capacity in the City or 2 524 000 m² (27,166,000 sq.ft.). The Gateway Planning District has the greatest potential for office commercial growth with an estimated total development of 763 600 m² (8,219,000 sq.ft.). The City Centre Planning District follows with an estimated floor space of 459 300 m² (4,944,000 sq.ft.).

The remaining potential office development is located in Meadowvale Business Park (15%), East Credit (14%), Western Business Park (11%), Churchill Meadows (5%), Airport Corporate (5%) and Dixie (1%).

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

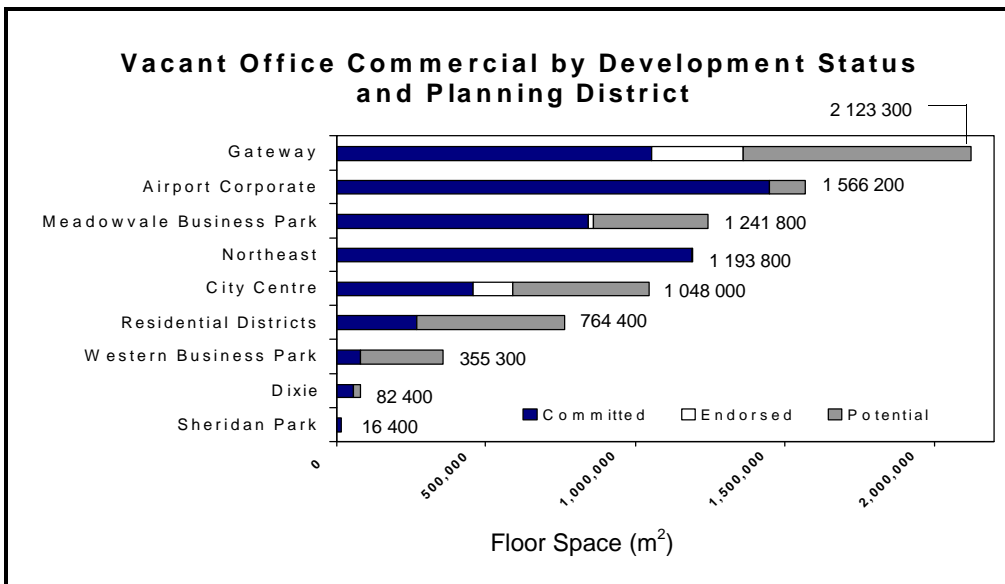
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absorption in the west market, the vacancy rate was relatively high due to unoccupied space in new buildings, along with vacated space from companies moving into new buildings.

In comparison, office vacancy rates in the downtown Toronto core were approximately 4%. Rates are predicted to remain low in 2001 mainly due to a shortage of office space.

In the coming year, tenants in the West office market will continue to face challenges in finding large blocks of quality office space to lease. As a result, new construction may be the only way to satisfy this demand. Serviced land available in Airport Corporate, Meadowvale and the Hurontario corridor should provide attractive sites.

Overall, analysts consider the West office market to be healthy with a balance between demand and new construction.



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	384 400 (4,138,000)	1 447 800 (15,584,000)	0	118 400 (1,274,000)	1 950 600 (20,997,000)
Applewood	8 500 (91,000)	0	0	0	8 500 (91,000)
Central Erin Mills	13 200 (142,000)	244 000 (2,626,000)	0	0	257 200 (2,769,000)
Churchill Meadows	0	0	0	138 000 (1,485,000)	138 000 (1,485,000)
City Centre	340 000 (3,660,000)	457 100 (4,920,000)	131 700 (1,418,000)	459 300 (4,944,000)	1 388 000 (14,941,000)
Cooksville	82 000 (883,000)	0	0	0	82 000 (883,000)
Dixie	31 600 (340,000)	56 400 (607,000)	0	26 000 (280,000)	114 000 (1,227,000)
East Credit	0	0	0	360 000 (3,875,000)	360 000 (3,875,000)
Erin Mills	3 700 (40,000)	0	0	0	3 700 (40,000)
Fariview	1 900 (20,000)	0	0	0	1 900 (20,000)
Gateway	245 300 (2,640,000)	1 055 300 (11,359,000)	304 500 (3,278,000)	763 600 (8,219,000)	2 368 600 (25,496,000)
Hurontario	26 200 (282,000)	0	0	0	26 200 (282,000)
Malton	2 300 (25,000)	0	0	0	2 300 (25,000)
Mavis-Erindale	38 800 (418,000)	0	0	0	38 900 (418,000)
Meadowvale	8 200 (88,000)	0	0	0	8 200 (88,000)
Meadowvale Business Park	229 000 (2,464,000)	842 200 (9,066,000)	16 300 (175,000)	383 300 (4,125,000)	1 470 700 (15,831,000)
Mineola	5 500 (59,000)	0	0	0	5 500 (59,000)
Northeast	223 200 (2,403,000)	1 188 500 (12,793,000)	5 300 (57,000)	0	1 417 000 (15,253,000)
Pearson International Airport	9 200 (99,000)	0	0	0	9 200 (99,000)
Sheridan	20 200 (217,000)	22 400 (241,000)	0	0	42 600 (459,000)
Sheridan Park	41 100 (443,000)	16 400 (177,000)	0	0	57 600 (620,000)
Western Business Park	0	80 000 (861,000)	0	275 300 (2,963,000)	355 300 (3,824,000)
City Total	1 714 400 (18,454,000)	5 410 100 (58,236,000)	457 700 (4,927,000)	2 524 000 (27,166,000)	10 105 900 (108,783,000)

Numbers may not add due to rounding.

