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Phone: (905) 615-3200 ext. 5556

Email: eplanbuild.info@mississauga.ca

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Mississauga Development Profile 2002

Planning and Building Department, City of Mississauga

March 2002

EMPLOYMENT LANDS DEVELOPMENT

INTRODUCTION

This newsletter reports on existing and proposed employment lands in the City of Mississauga as of January 1, 2002. Data summaries are provided by Planning District and are divided into existing development and development that is anticipated to occur on vacant lands. Employment lands 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 employment purposes.

The data in this report were compiled from a combination of building permit issuances, City Plan designations, zoning, development applications, aerial photos, property mapping, and site checks.

For the purposes of this newsletter, employment lands include lands within Employment Districts as well as lands designated "Business Employment" within Residential Districts. In Employment Districts, employment lands include Business Employment, Office, Industrial and Retail Commercial designations. In Residential Districts, employment lands refers to lands typically thought of as industrial. This report

reviews existing and proposed *hectares (acres)* of employment lands development; Office Commercial and Retail Commercial *floor area* are reported in the Office and Retail Development Profiles. The inventory of employment land was revised in 2001 to better reflect employment lands in Residential Districts. This has resulted in additions and modifications to the land inventory and subsequently adjustments to the hectares (acreage) of land reported in this report.

EXISTING DEVELOPMENT

Existing employment lands development is defined as employment lands that are built, under construction or for which building permits have been issued as of January 1, 2002.

The total area of developed employment lands was 5 101 ha (12,604 acres) which was 75% of the total employment lands in the City. The distribution by Planning District shows that, with 2 192 ha (5,417 acres) Northeast maintains the most significant concentration of developed employment lands. Northeast represents 43% of the developed employment lands. Gateway has the second largest proportion of developed employment land with 712 ha (1,759 acres), followed by Meadowvale Business Park with 571 ha (1,411 acres).

The northern Employment Districts include the above-mentioned districts and Airport Corporate, which has 139 ha (344 acres), represent 71% of developed employment land in Mississauga. The southern Employment Districts (Dixie, Mavis-Erindale, Sheridan Park, Southdown and Western Business Park) account for 1 264 ha (3,124 acres), or 25%, of existing employment land in Mississauga. The remaining 4% are in Residential Districts (Clarkson-Lorne Park, Cooksville, Lakeview, Malton, Port Credit, Sheridan and Streetsville) which contain 222 ha (549 acres) of existing employment lands.



Smith Induspac Ltd. occupies a new industrial development on employment lands in the Gateway Planning District.

Trends in the Development of Industrial Land

The industrial sector remained strong in the first half of 2001 with stability in traditional economy tenants despite the ailing high tech sector. The slowdown anticipated for 2001 materialized in the second half of the year. The cyclical economic downturn and the tragic events of September 11 lead to a reduction in demand, slowing absorption rates and increasing vacancy rates.

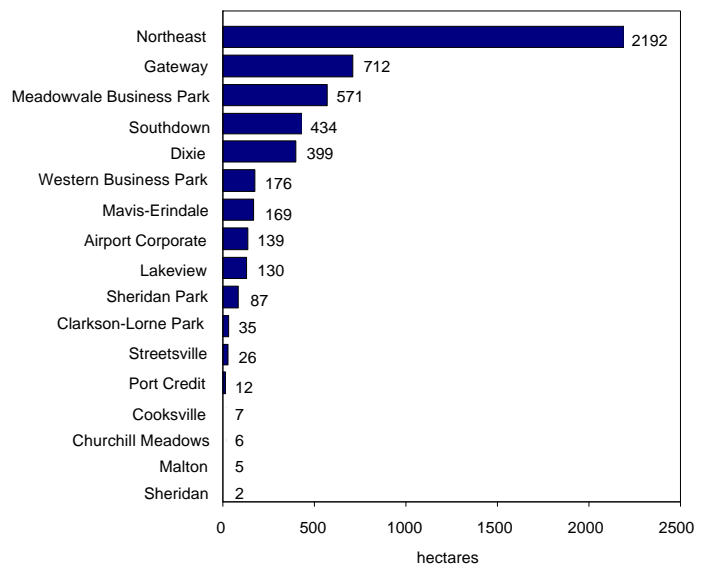
A reduction in speculative construction has been the response to the slowdown as the industry waits for the market to strengthen. The most substantial share of industrial development in recent years has been build-to-suit.

In 2001, speculative construction constituted less than one-third, while build-to-suit represented approximately two-thirds of industrial developments in Mississauga.

Demand for industrial space will continue to be soft relative to the strong performance seen in the late 1990s.

The mood, however, is optimistic. Low inventory levels and vacancy rates are among the indicators that bode well for the industrial market, placing the timing of a recovery in the second half of 2002.

Existing Employment Lands by Planning District



COMMITTED DEVELOPMENT

Committed development refers to vacant lands that are designated and zoned for employment development and for which no building permit has been issued. There were 1 023 ha (2,528 acres) of committed employment lands which represents 15% of the employment land in the City. Three-quarters or 75% of the committed lands in Mississauga are in the larger Employment Districts of the Northeast, Gateway and Meadowvale Business Park.

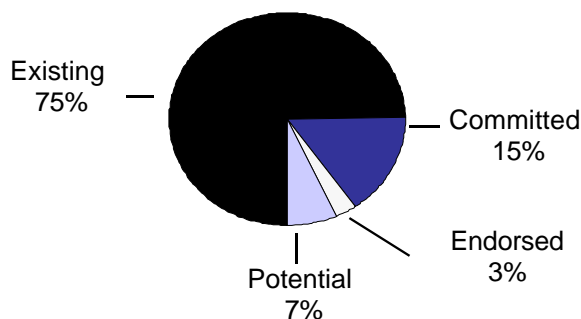
ENDORSED APPLICATIONS

Endorsed applications refer 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 application process and are still subject to appeal to the Ontario Municipal Board.

There are 191 ha (471 acres) of vacant employment lands on which City Council has endorsed 21 applications for Plans of Subdivision, Official Plan

Amendment and/or Rezoning. These endorsed applications constitute 3% of the employment land area in the City. These applications are in Gateway, Northeast and Meadowvale Business Park. In addition, the redevelopment of an

Employment Lands Capacity by Development Status



existing site in Dixie has also been endorsed by City Council.

Gateway continues to have the highest concentration of endorsed employment lands reflecting the availability of land in this area and the increasingly developed nature of other districts such as the Northeast Planning District.

POTENTIAL DEVELOPMENT

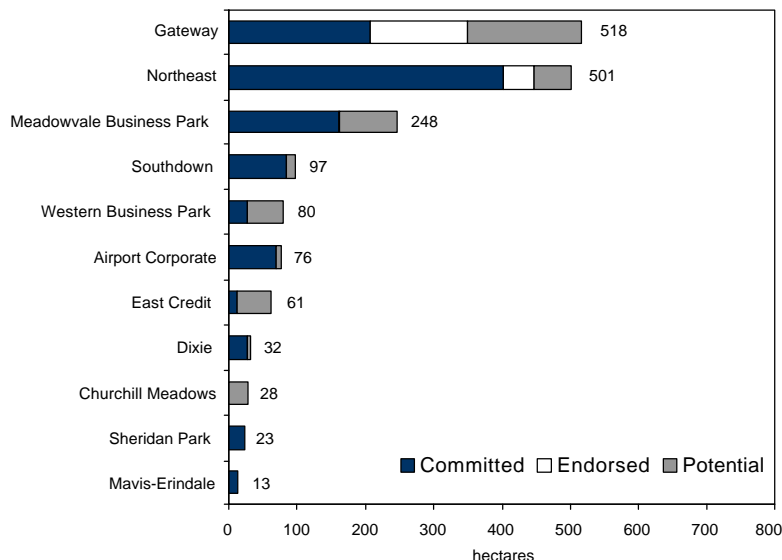
Potential development refers to vacant lands where the zoning does not conform to the City Plan employment designation and a development application, if submitted, has not been endorsed by City Council.

The area of potential developable land is

461 ha (1,139 acres) which is 7% of the total employment land in the City. The Gateway Planning District has the largest area of potential development land with 168 ha (415 acres), of which 90 ha (222 acres) were subject to unendorsed development applications. Other Planning Districts with significant inventories of potential development include Meadowvale Business Park with 84 ha (208 acres), Northeast with 55 ha (135 acres) and Western Business Park with 53 ha (131 acres).

Unendorsed Applications by Planning District	
Planning District	Application Area ha (acres)
Churchill Meadows	34 (84)
Dixie	11 (27)
East Credit	35 (86)
Gateway	90 (222)
Meadowvale Business Park	9 (22)
Northeast	77 (190)
Southdown	12 (30)
Western Business Park	1 (2)
Total	269 (665)
Note: Does not include redevelopment of existing sites and may include committed and potential lands. Numbers may not add due to rounding.	

Vacant Employment Lands by Development Status and Planning District



Absorption of Employment Lands

Absorption of employment lands was 88 ha (217 acres) in 2001, as compared with 101 ha (250 acres) in 2000.

Total developed employment lands in Mississauga was 5 101 ha (12,604 acres) in 2001. Developed employment lands represents 75% of the total employment lands capacity in the City.

Given current absorption rates, the City can expect a build-out of employment lands in approximately 20 years.

Employment in Employment Districts

The City of Mississauga had a total employment of 387,000 in 2001. With a resident labour force of 320,000 Mississauga is a net importer of approximately 67,000 employment positions.

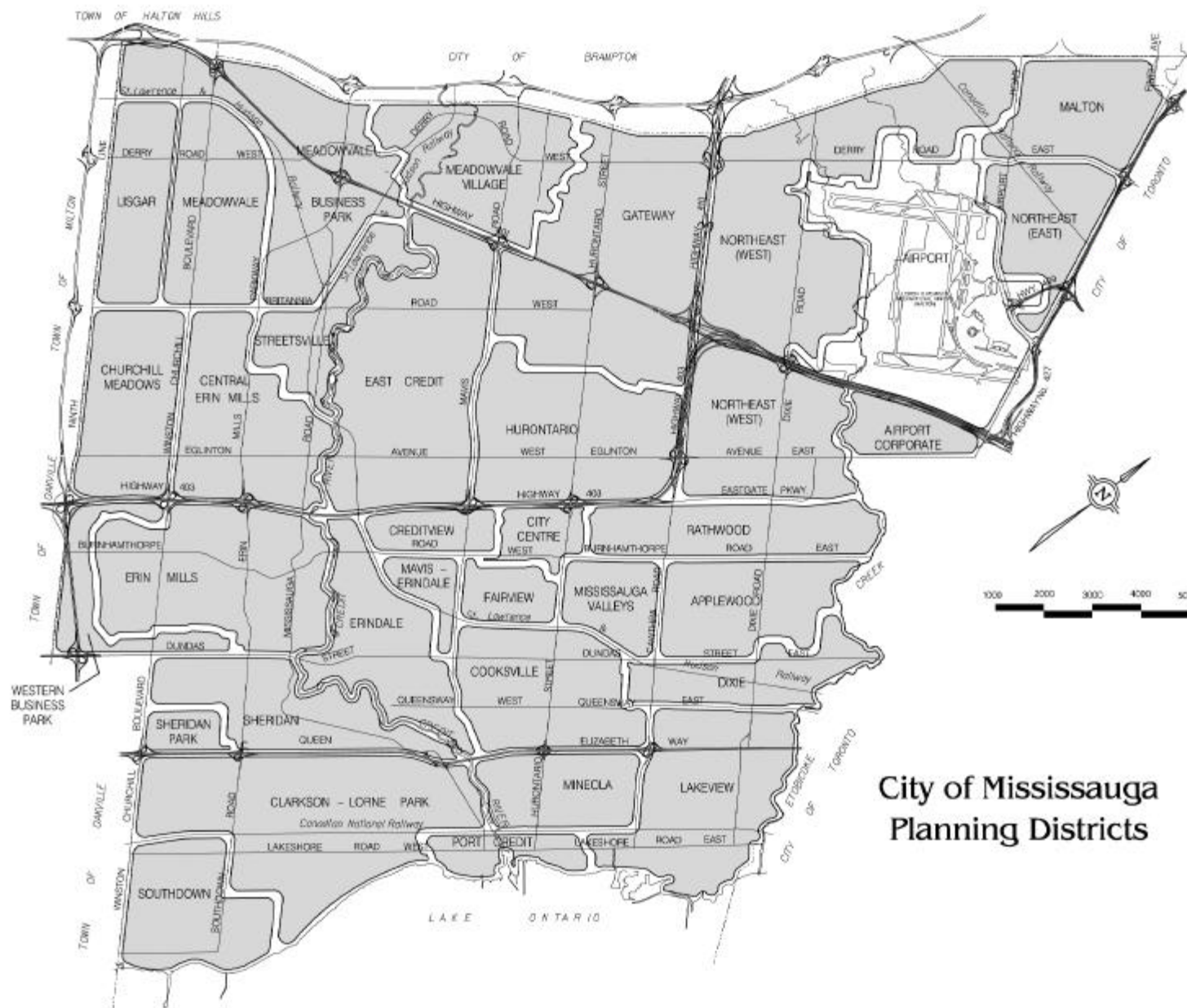
Seventy-five percent of the total employment in the City is found in the Employment Districts and includes traditional industrial uses as well as retail commercial and office uses. This represents a total adjusted employment of 290,100 employment positions.*

*Source: 2001 Employment Survey, City of Mississauga, Planning and Building Department.

Employment Lands Development By Planning District

Planning District	Existing ha (acres)	Committed ha (acres)	Endorsed Applications ha (acres)	Potential ha (acres)	Total ha (acres)
Airport Corporate	139 (344)	70 (173)	0 (0)	6 (15)	215 (531)
Churchill Meadows	6 (14)	0 (0)	0 (0)	28 (68)	33 (83)
Clarkson - Lorne Park	35 (87)	0 (0)	0 (0)	0 (0)	35 (87)
Cooksville	7 (16)	0 (0)	0 (0)	0 (0)	7 (16)
Dixie	399 (986)	26 (64)	0 (0)	6 (14)	431 (1,065)
East Credit	0 (0)	11 (26)	0 (0)	50 (124)	61 (150)
Gateway	712 (1,759)	207 (512)	142 (352)	168 (415)	1 230 (3,038)
Lakeview	130 (320)	0 (0)	0 (0)	0 (0)	130 (320)
Malton	5 (14)	0 (0)	0 (0)	0 (0)	5 (14)
Mavis - Erindale	169 (417)	13 (31)	0 (0)	0 (0)	181 (448)
Meadowvale Business Park	571 (1,411)	160 (396)	3 (8)	84 (208)	819 (2,023)
Northeast	2 192 (5,417)	402 (992)	45 (111)	55 (135)	2 694 (6,656)
Port Credit	12 (29)	0 (0)	0 (0)	0 (0)	12 (29)
Sheridan	2 (4)	0 (0)	0 (0)	0 (0)	2 (4)
Sheridan Park	87 (216)	23 (56)	0 (0)	0 (0)	110 (271)
Streetsville	26 (64)	0 (0)	0 (0)	0 (0)	26 (64)
Southdown	434 (1,073)	85 (210)	0 (0)	12 (29)	531 (1,312)
Western Business Park	176 (434)	27 (67)	0 (0)	53 (131)	256 (631)
City Total	5 101 (12,604)	1 023 (2,528)	191 (471)	461 (1,139)	6 775 (16,741)

Numbers may not add due to rounding.



City of Mississauga Planning Districts