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Mississauga Development Profile 2003

Planning and Building Department, City of Mississauga September 2003

OFFICE COMMERCIAL DEVELOPMENT

INTRODUCTION

This newsletter reports on existing and proposed office commercial development in the City of Mississauga as of January 1, 2003. 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 with a designation that would permit office commercial uses.

The information presented in this newsletter uses new base data and is not entirely comparable to previously reported data. The base data used in this newsletter were developed by field checking all properties in the City of Mississauga in 2000 and 2001 and assigning existing land use codes. The office commercial data were updated by conducting land use checks for all vacant parcels and for lands issued a building permit in 2002. The development status of vacant land use parcels was determined by reviewing the designation[1], zoning and status of development applications as of January 1, 2003.

Data are provided for all office buildings or office complexes greater than 1 860 m^2 (20,000 sq. ft.) floor area and includes both competitive and non-competitive[2] buildings. Medical buildings and office buildings with retail uses have also been included.

[1]A new official plan, referred to as Mississauga Plan, was approved on May 5, 2003; however, the official plan of record on January 1, 2003 was City Plan. The development potential of vacant lands reported in this newsletter is based on designations in City Plan, as approved on July 8, 1997 and as amended to January 1, 2003.

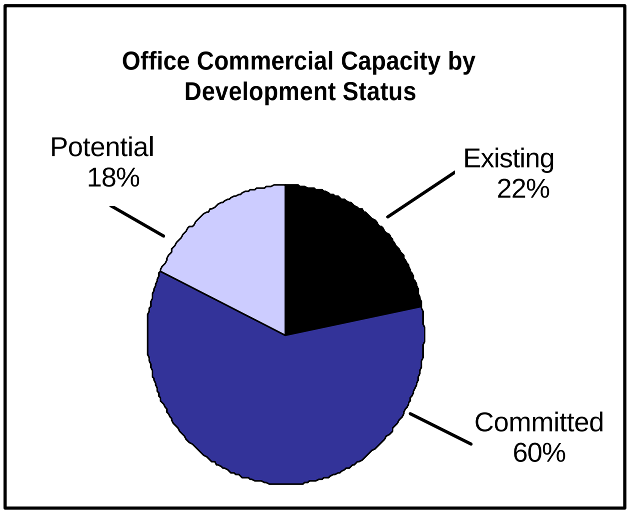
[2]Competitive buildings have multiple office occupants. Non-competitive office buildings have a single occupant.

In calculating committed and potential office commercial space, sites too small to accommodate a building of at least 1 860 m^2 (20,000 sq.ft.) floor area were not included. Further, some lands that would allow office development are not likely to develop as such, therefore, a site-by-site review was conducted and sites have been removed from the vacant office inventory based on criteria such as parcel size, site configuration, site location and the current use of surrounding lands.

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 January 1, 2003.

The total amount of existing office commercial development is 1 953 700 m^2 (21,030,000 sq.ft.) which represents 22% of the City's office commercial capacity.



City Centre

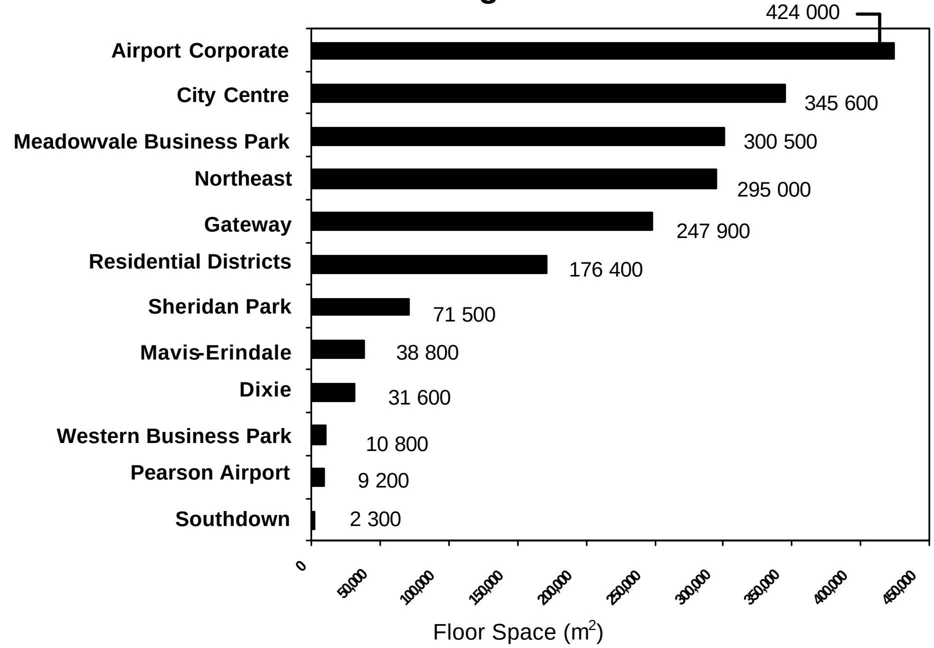
City Centre is a unique area from both a land use and a policy perspective. As such, special assumptions were made for this planning district.

The existing office development information presented in this newsletter includes all existing development in City Centre. Office development potential assumptions have been made for all vacant lands including sites with existing development where intensification could occur. Lands currently used for surface parking were considered for intensification. Assumptions for vacant lands and lands with intensification potential are based on the district policies of City Plan (the official plan) and the City Centre Zoning By-law adopted on January 17, 2001.

Lands designated “Mixed Use” and their associated zoning allow residential and/or office uses, as well as other uses such as cultural, community, hotel uses or accessory retail. As such, the data in this newsletter presents the scenario of 30% of available land being developed for office uses. Lands designated “Retail Core”, the Square One Shopping Centre and surrounding lands, also permit retail, office and residential uses. However, an assumption was made that future development of these lands would be for retail commercial uses.

To determine the potential office commercial floor space, a floor space index (FSI) of 1.5 was applied to vacant land and lands with intensification potential. This figure was based on a review of FSI figures for existing office commercial buildings within the City Centre Planning District. Data for City Centre regarding vacant land parcels and lands with intensification potential, are included as the committed development category.

Existing Office Commercial Development by Planning District



Thirty-seven percent of this development is located in and around Pearson International Airport, with 22% in Airport Corporate, 15% in Northeast and .5% at the Airport itself.

Other planning districts with large amounts of office space are City Centre which has 18% of the existing office commercial development in the City, Meadowvale Business Park and Northeast with 15% each and Gateway with 13%.

In 2002, the greatest amount of new office floor space was added to the Northeast Planning District, where two new buildings were issued foundation to roof permits for a total of 26 900 m^2 (290,000 sq.ft.). Additional office floor space was also added to the Sheridan Park Planning District, with the expansion of an existing minor office building. The Star Choice office building on Flavelle Boulevard expanded by 3 500 m^2 (38,000 sq. ft.), for a total increase in office floor space of 5 200 m^2 (56,000 sq.ft.).

Information from the Mississauga Employment Database and 2002 Existing Land Use coding indicates approximately 2,600 businesses in major office developments with 76,500 employees. Minor office developments were identified through the existing land use codes and are defined as office buildings or complexes with less than 1 860 m^2 (20,000 sq.ft.) of office space. There are approximately 600 businesses within minor office developments, with 9,300 employees.

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. Sites that would be difficult to develop for office commercial uses because of factors such as parcel size, site configuration or site location, have been removed from the inventory of committed sites. Some designations and zoning categories that permit office commercial development also permit industrial development, therefore, some areas reported as committed for office commercial development may develop for industrial uses.

The total amount of committed office commercial space is 5 217 300 m^2 (56,161,000 sq.ft.), representing 60% of the total office commercial capacity in the City.

The greatest concentration of this committed land is located in Gateway with a total of 1 696 600 m^2 (18,263,000 sq.ft.) or 33%. Other districts with substantial inventories of committed office lands are Airport Corporate (19%), Northeast (17%), Meadowvale Business Park (11%), Western Business Park (4%) and City Centre (4%). Please refer to the side bar on page 2 for information regarding City Centre assumptions. Central Erin Mills, Dixie, East Credit, Sheridan Park, Fairview, Lakeview, Mavis-Erindale, Port Credit and Malton 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 were no endorsed applications for office commercial development as of January 1, 2003.

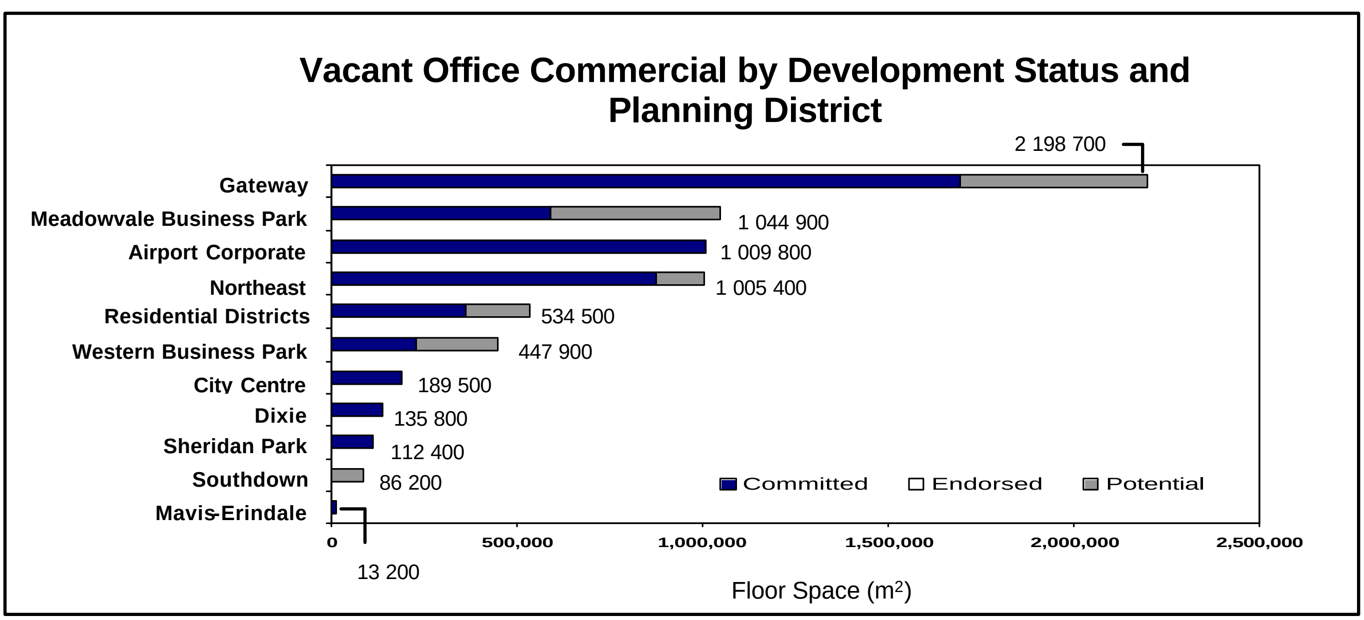
POTENTIAL DEVELOPMENT

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 sites have been removed from the inventory because they would be difficult to develop for office commercial uses and some City Plan designations may allow industrial as well as office commercial development.

This category represents 18% of the total office commercial capacity in the City or 1 561 100 m^2 (16,804,000 sq.ft.). The Gateway Planning District has the greatest potential for office commercial growth with an estimated total development of 502 100 m^2 (5,405,000 sq.ft.). The Meadowvale Business Park Planning District follows with an estimated floor space of 452 900 m^2 (4,875,000 sq.ft.).

The remaining potential office development is located in Western Business Park (14%), Churchill Meadows (11%), Northeast (8%), and Southdown (6%).

There are 13 office commercial projects being proposed that have not yet been considered by City Council. These projects are in the Gateway, Northeast, Cooksville, City Centre, Meadowvale Business Park, and Airport Corporate Planning Districts.



Office Commercial Development By Planning District

Planning District	Existing m² (sq.ft.)	Committed m² (sq.ft.)	Endorsed Applications m² (sq.ft.)	Potential m² (sq.ft.)	Total m² (sq.ft.)
Airport Corporate	424 000 (4,564,000)	1 009 800 (10,870,000)	0	0	1 433 700 (15,433,000)
Applewood	10 300 (111,000)	0	0	0	10 300 (111,000)
Central Erin Mills	13 200 (142,000)	138 400 (1,490,000)	0	0	151 600 (1,632,000)
Churchill Meadows	0	0	0	169 800 (1,828,000)	169 800 (1,828,000)
City Centre	345 600 (3,720,000)	189 500 (2,040,000)	0	0	535 100 (5,760,000)
Cooksville	82 000 (883,000)	0	0	0	82 000 (883,000)
Dixie	31 600 (340,000)	135 800 (1,461,000)	0	0	167 400 (1,802,000)
East Credit	0	120 700 (1,299,000)	0	0	120 700 (1,299,000)
Erin Mills	3 700 (40,000)	0	0	0	3 700 (40,000)
Fairview	1 900 (20,000)	67 500 (726, 000)	0	0	69 300 (746,000)
Gateway	247 900 (2,668,000)	1 696 600 (18,263,000)	0	502 100 (5,405,000)	2 446 500 (26,335,000)
Hurontario	26 200 (282,000)	0	0	0	26 200 (282,000)
Lakeview	0	25 900 (279,000)	0	0	25 900 (279,000)
Malton	0	3 500 (38,000)	0	0	3 500 (38,000)
Mavis-Erindale	38 800 (418,000)	13 200 (143,000)	0	0	52 100 (561,000)
Meadowvale	8 200 (88,000)	0	0	0	8 200 (88,000)
Meadowvale Business Park	300 500 (3,235,000)	592 000 (6,373,000)	0	452 900 (4,875,000)	1 345 400 (14,483,000)
Mineola	5 500 (59,000)	0	0	0	5 500 (59,000)
Northeast	295 000 (3,176,000)	874 400 (9,412,000)	0	131 000 (1,410,000)	1 300 400 (13,998,000)
Pearson International Airport	9 200 (99,000)	0	0	0	9,200 (99,000)
Port Credit	0	8 700 (94,000)	0	0	8 700 (94,000)
Sheridan	25 500 (274,000)	0	0	0	25 500 (274,000)
Sheridan Park	71 500 (770,000)	112 400 (1,210,000)	0	0	184 000 (1,980 000)
Southdown	2 300 (25,000)	0	0	86 200 (928,000)	88 500 (952 000)
Western Business Park	10 800 (116,000)	228 900 (2,464,000)	0	219 000 (2,358,000)	458 700 (4,938,000)
City Total	**1 953 700 (21,030,000)**	**5 217 300 (56,161,000)**	**0**	**1 561 100 (16,804,000)**	**8 732 100 (93,994,000)**

Numbers may not add due to rounding.