



Corporate Report

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Employment/SP 205

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DEC 18 1989

DATE: December 18, 1989

TO: Chairman and Members of the Community Planning and Development Committee

FROM: R. G. B. Edmunds, Commissioner of Planning and Building

SUBJECT: Annual Report on Employment in the City of Mississauga - 1987

ORIGIN Planning and Building Department

COMMENTS:

1. BACKGROUND

Balance between employment opportunities and the skills of the labour force is a goal of the Mississauga Official Plan. To monitor the extent to which it is being achieved, the Planning and Building Department conducts an annual survey of all new employers in the City, and updates the employment base established in 1980. This report reflects the 1987 employment situation.

2. DEFINITIONS

Total Employment

This term is used to identify the number of full-time and part-time on-site and off-site employees working throughout the year for an individual operation. While employment for an individual firm indicates the number of employees, this is not necessarily the case when totalling employment for geographic areas or employment categories. It is possible that one individual holds more than one position within the City. In particular, part-time employees may have another job. However, as part-time employment constitutes a small percentage of total employment, for the purposes of this report employment figures will be used as estimates for the number of people working.

Employer

This term refers to all commercial, industrial, and institutional establishments in Mississauga in 1987 employing one or more persons.

Manufacturing and Wholesaling (M & W)

For the purpose of this report, and consistent with the definitions in the Official Plan, this term refers to activities defined in the Standard Industrial Classification (SIC) Manual as industry numbers 001 to 399, and 501 to 599 (see Appendix A).

Retail, Service, and Construction (RSC)

This term embraces construction, retail trade, finance, insurance, real estate, community services, business and personal services, public administration, transportation and utilities, as well as primary industries. These RSC activities are identified in the Standard Industrial Classification Manual as industry numbers 401 to 499, and 601 to 999.

3. EMPLOYMENT CHARACTERISTICS

Employees

- As of December 1987 the number of people in the work force was estimated to be 254 595. This was an increase of 32 372 or 14.6% over the 1986 total of 222 223.
- The Manufacturing and Wholesale sector (M & W) accounted for 117 889 employees which represented an increase of 17 055, or 16.9%, over the 1986 figure of 100 834. This sector constituted 46.3% of the total work force - compared with 45.4% in 1986.
- The Retail, Service, and Construction sector (RSC) incorporated 136 706 employees, and accounted for an increase of 15 317, or 12.6%, over the 1986 total of 121 389. Of the Mississauga work force, 53.7% were active in the RSC sector as opposed to 54.6% in 1986.

Employers

- In 1987, there were 12 813 employers compared with 11 671 in 1986. This was an increase of 1 142 or 9.8% over the 1986 total.
- The number of employers in the M & W sector was 4 843, representing an increase of 579 employers or 13.6% from the 1986 figure of 4 264.
- The number of employers in the RSC sector was 7 970, representing an increase of 563 employers or 7.6% from the 1986 figure of 7 407.
- For 1987, 37.8% of Mississauga employers were found in the M & W sector, while 62.2% were established in RSC activities.

Distribution of Employers by Number of Employees

As shown in Table 1, many of the employers in Mississauga operate small-sized establishments of one to four employees. Overall, 5 257 or 41.0% of all establishments in Mississauga employed four or fewer employees. These establishments, however, only accounted for 13 402 employees or 5.3% of the total employment in Mississauga.

Of the remaining employers, 23.9% of the firms employed 5-9 workers, 15.2% employed 10-19 workers, 12.2% employed 20-49 workers, 4.5% employed 50-99 workers, 2.6% employed 100-299 workers, 0.4% employed 300-499 workers, 0.1% employed 500-999 workers, and 0.05% employed 1000 or more workers.

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Larger establishments, those employing between 100 and 999 workers, constituted only 3.2% of all establishments, but accounted for 81 470 employees or 32.0% of the total employment in Mississauga. Six establishments having 1 000 or more workers totalled 29 163 employees or 11.4% of the total city employment. However, total employment at Pearson International Airport - Transport Canada, airlines and airline support services - is included in this figure as one of the six firms.

Distribution of Employers and Employment

Table 2 presents a detailed breakdown of employment by major activities within the SIC index. Those activities having the greatest proportion of employers were manufacturing, retail trade, and wholesaling at 22.5%, 20.1%, and 14.9% respectively. The greatest proportion of employees came from manufacturing, wholesaling, and retail trade at 33.6%, 12.2%, and 10.3%, respectively.

While the manufacturing sector accounts for 2 878 or 22.5% of all employers in the City, this sector comprises 85 555 or a significantly higher portion, 33.6%, of all employees within the City. Conversely, retail trade accounts for 2 577 or 20.1% of all employers and 26 161 or 10.3% of employees. Thus, these numbers indicate that, on average, there are approximately 30 employees for each manufacturing-related firm, and 10 employees for each retail establishment.

Spatial Distribution

Tables 3 and 4 show the distribution of total employment in the City of Mississauga by planning district and traffic zone, respectively. This information is presented graphically in Maps 1 and 2.

West Malton had the highest number of employees in 1987 with 43 326, or 17.0% of total employment. With respect to traffic zones, traffic zone 110 (in Airport Road) accounted for the most employees, 18 442, or 7.2% of the City total.

In the M & W sector, the West Malton planning district had the highest number, 29 421 or 25.0% of M & W employees. Traffic zone 110 also had the greatest number of M & W employees, 9 786 or 8.3% of all M & W employees within the City.

The largest number of RSC employment by planning district occurred in Airport South with 14 943 employees or 10.9% of total RSC employment.

Table 5 demonstrates the change in employment that each planning district has experienced between 1986 and 1987. The planning districts of West Malton, Airport South, Meadowvale South, and Airport Road experienced the most significant growth in employment from the previous year.

Similar to Table 5, Table 6 documents the employment growth in the seven-year period between 1980 and 1987. Total employment in Mississauga has increased by 63%.

Since 1980, Mississauga Meadows has had the greatest absolute growth for a residential district. (However, boundary changes proposed in the draft City Centre Secondary Plan will transfer many of the district's employers to City Centre.) West Malton experienced the greatest absolute growth for an industrial district.

Labour Force

The resident labour force in 1987 was 220 802, an increase of 12 107 or 5.8% over the 208 695 in 1986. A comparison of total employment (254 595) to the resident labour force shows that there are 33 793 more job opportunities than resident labour force.

In 1980, the resident labour force was 155 241 and total employment was 156 589, reflecting 1 348 more job opportunities than could be filled by the resident labour force.

The growth in employment exceeds the rate of growth in the resident labour force. Since 1986, Mississauga experienced a 14.6% increase in total employment, and a 5.8% increase in the resident labour force.

4. SUMMARY

- Total employment increased from 222 223 in 1986 to 254 595 in 1987. Employment in both the M & W and the RSC sectors increased.
- The number of employers increased from 11 671 in 1986 to 12 813 in 1987. Total employers in both the M & W and RSC sectors increased.
- The M & W sector accounted for 46.3% of the total employees while the RSC sector accounted for 53.7%.
- The M & W sector accounted for 37.8% of all employers while the RSC sector accounted for 62.2%.
- The planning district with the greatest employment was West Malton with a total of 43 326 employees.
- Most employers tend to operate small-sized establishments, with 65% employing 9 or fewer workers and 0.2% employing 500 or more workers.
- The West Malton Planning District experienced the greatest increase of employment from 1986 to 1987 with 9 053 new jobs. This accounts for 28% of the total employment growth for Mississauga.
- The total employment in 1987 exceeded the resident labour force in Mississauga. There were an estimated 33 793 more job opportunities than could be filled by residents of the city.

TABLE 1

CITY OF MISSISSAUGA - SURVEY OF EMPLOYERS, 1987
 DISTRIBUTION OF EMPLOYERS BY NUMBER OF EMPLOYEES

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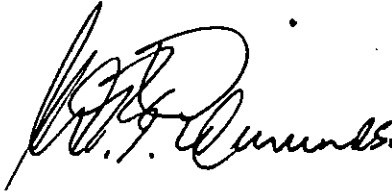
Size Category	M & W Sector		RSC Sector		Total							
	No. of Employees	%	No. of Employees	%	No. of Employees	%						
0-4 Employees	1 547	31.94	4 006	3.40	3 710	46.55	9 396	6.87	5 257	41.03	13 402	5.2
5-9 Employees	1 133	23.39	7 432	6.30	1 924	24.14	12 436	9.10	3 057	23.86	19 868	7.8
10-19 Employees	882	18.21	11 768	9.98	1 067	13.39	14 191	10.38	1 949	15.21	25 959	10.2
20-49 Employees	755	15.59	22 507	19.09	812	10.19	23 982	17.54	1 567	12.23	46 489	18.2
50-99 Employees	295	6.09	19 851	16.84	276	3.46	18 393	13.45	571	4.46	38 244	15.0
100-299 Employees	187	3.86	29 664	25.16	153	1.92	22 753	16.64	340	2.65	52 417	20.5
300-499 Employees	32	0.66	11 756	9.97	16	0.20	5 897	4.31	48	0.37	17 653	7.0
500-999 Employees	11	0.23	6 845	5.81	7	0.09	4 555	3.33	18	0.14	11 400	4.4
1000+ Employees	1	0.02	4 060	3.44	5	0.06	25 103	18.36	6	0.05	29 163	11.4
Total Employees	4 843	100.00	117 889	100.00	7 970	100.00	136 706	100.00	12 813	100.00	254 595	100.00

Note: Totals may not equal the sum of percentage components due to rounding.

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RECOMMENDATION

That the December 18, 1989 report titled "Annual Report on Employment in the City of Mississauga - 1987" from the Commissioner of Planning and Building be received and forwarded to the Region of Peel for information.



R. G. B. Edmunds, Commissioner
Planning and Building Department

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TABLE 2

CITY OF MISSISSAUGA - SURVEY OF EMPLOYERS, 1987

DISTRIBUTION OF EMPLOYERS AND EMPLOYEES BY DETAILED CLASSIFICATION

Classification	No. of Employers	%	No. of Employees	%
Primary Activity	58	0.5	1 288	0.5
Manufacturing	2 878	22.5	85 555	33.6
Wholesaling	1 907	14.9	31 046	12.2
Warehousing	270	2.1	3 904	1.5
Construction	514	4.0	9 020	3.5
Transportation, Communication & Utilities	403	3.1	19 649	7.7
Retail Trade	2 577	20.1	26 161	10.3
Finance	556	4.3	8 856	3.5
Business Services	1 351	10.5	20 864	8.2
Government and Public Administration	19	0.1	17 081	6.7
Organizations and Associations	121	0.9	602	0.2
Personal Services	430	3.4	1 809	0.7
Health and Welfare	569	4.4	7 611	3.0
Education	211	1.6	6 687	2.6
Food and Accommodation	645	5.0	11 391	4.5
Recreation and Amusement	133	1.0	1 269	0.5
Other	171	1.3	1 802	0.7
TOTAL	12 813	100.0	254 595	100.0

Note: Totals may not equal sum of percentage components due to rounding.

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CITY OF MISSISSAUGA - SURVEY OF EMPLOYERS, 1987

DISTRIBUTION OF EMPLOYERS AND EMPLOYEES BY PLANNING DISTRICT

Planning District	No. of Employers	M & W Employees	RSC Employees	Total Employees
Residential				
Central Erin Mills	18	29	961	990
City Centre	352	739	8 587	9 326
Clarkson-Lorne Park	382	879	3 493	4 372
Cooksville-Munden Park	361	370	5 695	6 065
Creditview	69	68	577	645
Dixie Shorefront	355	1 140	2 874	4 014
Dundas-Fairview	435	1 220	4 337	5 557
East Credit	7	6	48	54
Erin Mills South	172	64	3 015	3 079
Erin Mills West	3	270	30	300
Erindale Woodlands	104	57	1 230	1 287
Hurontario	48	137	633	770
Lisgar	2	1	2	3
Malton	264	39	2 586	2 625
Meadowvale Village	3	0	28	28
Meadowvale West	214	32	2 271	2 303
Mississauga Meadows	293	851	4 317	5 168
Mississauga Valleys	75	0	780	780
North Dixie	370	560	3 404	3 964
North North Dixie	110	222	1 100	1 322
Port Credit	508	687	3 112	3 799
Queen Elizabeth	71	5	569	574
Streetsville	344	1 323	1 884	3 207
West Cooksville	88	15	759	774
West Erindale	227	722	2 734	3 456
Residential Total	(4 875)	(9 436)	(55 026)	(64 462)
Industrial				
Airport Corporate	31	901	881	1 782
Airport Road	645	17 440	10 194	27 634
Airport South	1 650	20 073	14 943	35 016
Britannia East	401	4 466	1 772	6 238
Britannia West	8	71	252	323
Derry	14	128	146	274
Mavis Road	303	3 884	3 640	7 524
Meadowvale North	6	896	825	1 721
Meadowvale South	429	9 451	6 765	16 216
Pearson Int. Airport	5	2	14 030	14 032
Sheridan Park	46	1 225	2 078	3 303
Shorefront	76	2 152	600	2 752
South Dixie	1 254	13 559	7 845	21 404
Southdown	116	2 784	993	3 777
Southern Business Park	370	1 860	2 642	4 502
West Malton	2 557	29 421	13 905	43 326
Western Business Park	25	140	161	301
Other	2	0	8	8
Industrial Total	(7 938)	(108 453)	(81 680)	(190 133)
TOTAL	12 813	117 889	136 706	254 595

TABLE 3 CONTINUED

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Notes: City Centre consists of traffic zone 79, and Mississauga Meadows consists of traffic zones 80 and 215.

Port Credit includes the Texaco and St. Lawrence planning districts.

To ensure confidentiality, planning districts for which only one employer was reported have been aggregated under 'Other'.

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TABLE 4

CITY OF MISSISSAUGA - SURVEY OF EMPLOYERS, 1987

DISTRIBUTION OF EMPLOYERS BY TRAFFIC ZONE

<u>Traffic Zone</u>	<u>No. of Employers</u>	<u>M & W Employees</u>	<u>RSC Employees</u>	<u>Total Employees</u>
2	7	29	39	68
3	2	0	19	19
8	4	71	188	259
9	484	5 918	2 042	7 960
10	17	0	113	113
11	176	3 442	1 846	5 288
12	190	5 067	3 792	8 859
13	2	0	878	878
14	79	858	852	1 710
16	2	1	2	3
19	3	0	28	28
20	3	0	41	41
21	5	0	76	76
22	57	70	614	684
23	48	9	531	540
26	79	661	696	1 357
27	228	3 061	1 386	4 447
28	10	0	252	252
29	30	5	384	389
30	117	2	1 181	1 183
31	2	0	613	613
32	73	190	882	1 072
33	50	1 244	2 525	3 769
34	2	0	5	5
35	26	410	186	596
37	4	0	8	8
38	27	3	400	403
39	119	2 798	1 031	3 829
40	95	164	724	888
41	118	104	683	787
42	428	1 447	2 670	4 117
43	161	2 244	946	3 190
44	46	348	463	811
45	61	0	422	422
46	75	94	490	584
47	11	0	39	39
48	60	5	530	535
49	173	59	1 833	1 892
50	52	15	615	630
51	141	80	1 612	1 692
52	34	0	2 479	2 479
53	78	141	517	658
54	64	125	487	612
55	50	10	445	455
56	11	0	173	173
57	92	329	1 817	2 146
58	11	0	276	276
59	308	2 018	1 944	3 962
60	570	6 027	3 679	9 706

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TABLE 4 CONTINUED

121	6	896	825	1 721
213	95	0	1 185	1 185
214	3	0	56	56
215	221	851	3 497	4 348
Other	5	14	40	54
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TOTAL	12 813	117 889	136 706	254 595

Notes: Traffic Zone 109 includes all employment on Pearson International Airport lands.

Traffic Zones 24, 25, 89, 96, 211 have only one employer reported, therefore, to ensure confidentiality, they have been aggregated under "Other".

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TABLE 4 CONTINUED

61	213	2 380	1 212	3 592
62	396	1 860	3 223	5 083
63	9	0	179	179
64	100	57	1 170	1 227
65	59	1 424	490	1 914
66	111	168	775	943
67	171	31	1 231	1 262
68	57	0	445	445
69	191	111	1 876	1 987
70	349	3 561	2 419	5 980
71	292	3 165	3 563	6 728
72	54	4	847	851
73	7	0	59	59
74	84	13	783	796
75	71	36	548	584
76	15	7	128	135
77	25	57	329	386
78	70	68	581	649
79	352	739	8 587	9 326
80	72	0	820	820
81	17	152	133	285
82	19	0	240	240
84	7	0	25	25
87	12	0	82	82
88	7	6	48	54
90	33	137	144	281
92	2	0	403	403
93	401	4 466	1 772	6 238
94	2	0	52	52
95	2	0	12	12
97	5	114	29	143
98	217	1 693	7 621	9 314
99	14	203	45	248
100	599	8 741	3 679	12 420
101	336	3 518	1 556	5 074
102	31	901	881	1 782
103	688	9 597	4 219	13 816
104	664	5 149	2 841	7 990
105	151	3 257	811	4 068
106	123	962	815	1 777
107	633	5 712	2 901	8 613
108	19	4 107	134	4 241
109	4	2	14 009	14 011
110	513	9 786	8 656	18 442
111	114	3 547	1 404	4 951
112	19	0	324	324
113	78	1 054	674	1 728
115	254	752	1 487	2 239
116	37	26	372	398
117	58	937	966	1 903
118	90	571	397	968
119	146	3	1 491	1 494
120	5	5	161	166

TABLE 5

CITY OF MISSISSAUGA - SURVEY OF EMPLOYERS, 1987

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TOTAL INCREASE OR DECREASE OF EMPLOYEES BY PLANNING DISTRICT, 1986 - 1987

Planning District	Total Employees 1986	Total Employees 1987	Total Increase/Decrease 1986-1987
<u>Residential</u>			
Central Erin Mills	1 113	990	-123
City Centre	8 631	9 326	695
Clarkson-Lorne Park	3 997	4 372	375
Cooksville-Munden Park	5 583	6 065	482
Creditview	499	645	146
Dixie Shorefront	3 503	4 014	511
Dundas-Fairview	4 580	5 557	977
East Credit	63	54	-9
Erin Mills South	2 973	3 079	106
Erin Mills West	0	300	300
Erindale Woodlands	1 186	1 287	101
Hurontario	423	770	347
Malton	3 142	2 625	-517
Meadowvale Village	40	28	-12
Meadowvale West	2 782	2 303	-479
Mississauga Meadows	3 911	5 168	1 257
Mississauga Valleys	731	780	49
North Dixie	3 358	3 964	606
North North Dixie	1 092	1 322	230
Port Credit	3 480	3 799	319
Queen Elizabeth	583	574	-9
Streetsville	2 967	3 207	240
West Cooksville	696	774	78
West Erindale	3 071	3 456	385
<u>Industrial</u>			
Airport Corporate Centre	941	1 782	841
Airport Road	24 461	27 634	3 173
Airport South	31 371	35 016	3 645
Britannia East	4 467	6 238	1 771
Britannia West	276	323	47
Derry	155	274	119
Mavis Road	6 476	7 524	1 048
Meadowvale North	207	1 721	1 514
Meadowvale South	13 019	16 216	3 197
Pearson Int. Airport	14 000	14 032	32
Sheridan Park	3 512	3 303	-209
Shorefront	2 767	2 752	-15
South Dixie	20 793	21 404	611
Southdown	3 630	3 777	147
Southern Business Park	3 295	4 502	1 207
West Malton	34 273	43 326	9 053
Western Business Park	166	301	135
Other	10	11	1
TOTAL	222 223	254 595	32 372

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TABLE 5 CONTINUED

Notes: City Centre consists of traffic zone 79, and Mississauga Meadows consists of traffic zones 80 and 215. The 1986 total for Dundas Fairview was adjusted to include traffic zones 71 and 72 previously recorded in City Centre.

Port Credit includes the Texaco and St. Lawrence planning districts.

To ensure confidentiality, planning districts for which only one employer was reported in either 1986 or 1987 have been aggregated under 'Other'.

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TABLE 6 CONTINUED

Notes: City Centre consists of traffic zone 79, and Mississauga Meadows consists of traffic zones 80 and 215.

Port Credit includes the Texaco and St. Lawrence planning districts.

To ensure confidentiality, planning districts for which only one employer was reported in either 1980 or 1987 have been aggregated under 'Other'.

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TABLE 6

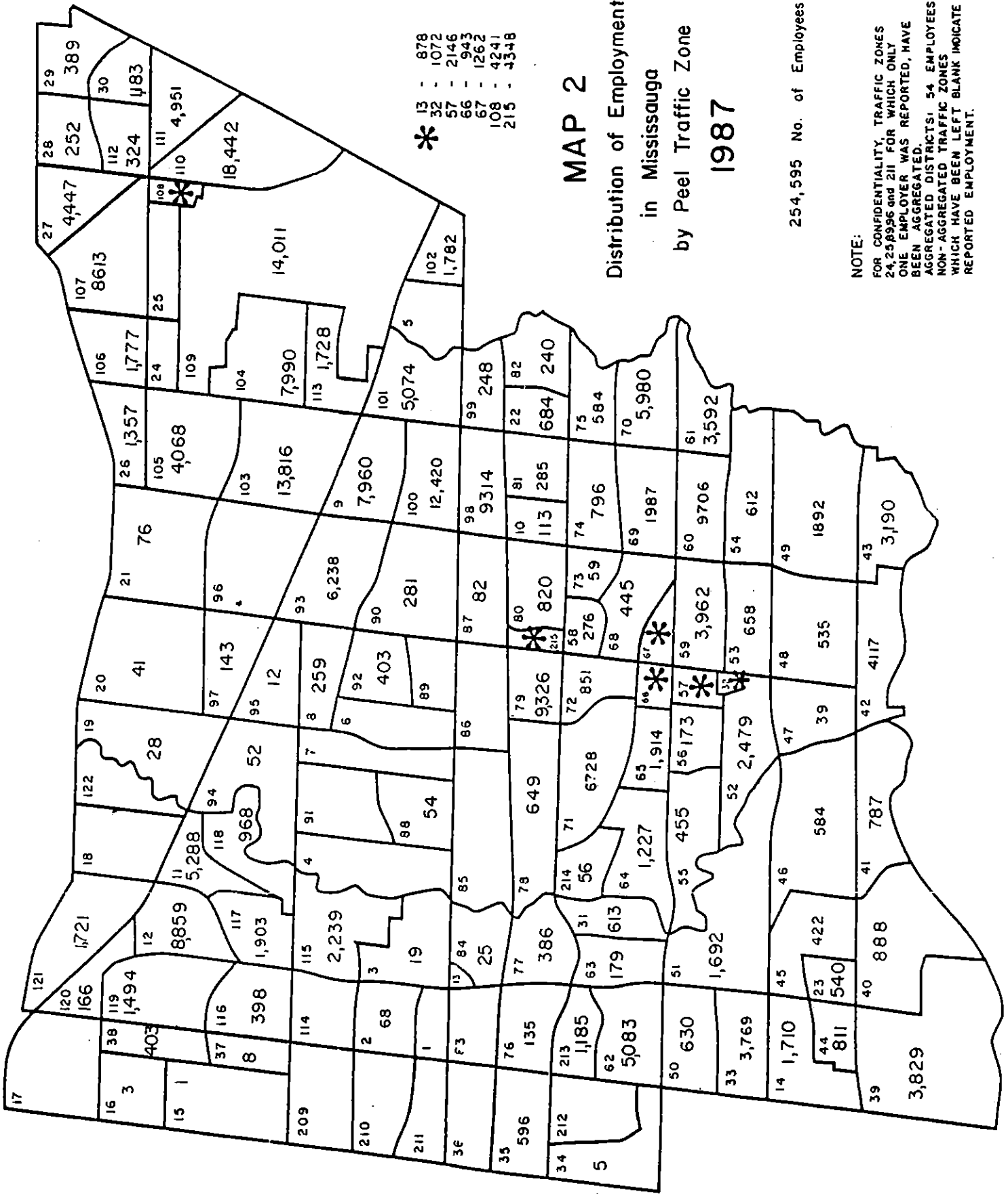
CITY OF MISSISSAUGA - SURVEY OF EMPLOYERS, 1987

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TOTAL INCREASE OR DECREASE OF EMPLOYEES BY PLANNING DISTRICT, 1980 - 1987

Planning District	Total Employees 1980	Total Employees 1987	Total Increase/Decrease 1980-1987	Rate of Change 1980-1987
Residential				
Central Erin Mills	38	990	952	2 505%
City Centre	8 076	9 326	1 250	15%
Clarkson-Lorne Park	3 255	4 372	1 117	34%
Cooksville-Munden Park	5 170	6 065	895	17%
Creditview	0	645	645	-
Dixie Shorefront	5 336	4 014	-1 322	-25%
Dundas-Fairview	3 671	5 557	1 886	51%
East Credit	0	54	54	-
Erin Mills South	1 494	3 079	1 585	106%
Erin Mills West	0	300	300	-
Erindale Woodlands	1 088	1 287	199	18%
Hurontario	243	770	527	217%
Malton	3 259	2 625	-634	-19%
Meadowvale Village	39	28	-11	-28%
Meadowvale West	737	2 303	1 566	212%
Mississauga Meadows	828	5 168	4 340	524%
Mississauga Valleys	669	780	111	17%
North Dixie	3 276	3 964	688	21%
North North Dixie	616	1 322	706	115%
Port Credit	3 637	3 799	162	4%
Queen Elizabeth	660	574	-86	-13%
Streetsville	2 536	3 207	671	26%
West Cooksville	403	774	371	92%
West Erindale	2 646	3 456	810	31%
Industrial				
Airport Corporate Centre	0	1 782	1 782	-
Airport Road	17 895	27 634	9 739	54%
Airport South	22 443	35 016	12 573	56%
Britannia East	40	6 238	6 198	15 495%
Britannia West	77	323	246	319%
Derry	94	274	180	191%
Mavis Road	4 989	7 524	2 535	51%
Meadowvale North	52	1 721	1 669	3210%
Meadowvale South	6 176	16 216	10 040	163%
Pearson Int. Airport	11 743	14 032	2 289	19%
Sheridan Park	4 233	3 303	-930	-22%
Shorefront	2 136	2 752	616	29%
South Dixie	16 946	21 404	4 458	26%
Southdown	4 810	3 777	-1 033	-21%
Southern Business Park	1 765	4 502	2 737	155%
West Malton	15 513	43 326	27 813	179%
Western Business Park	0	301	301	-
Other	0	11	11	-
TOTAL	156 589	254 595	98 006	63%

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* 13 - 878
 32 - 1072
 57 - 2146
 66 - 943
 67 - 1262
 108 - 4241
 215 - 4348

MAP 2

Distribution of Employment
 in Mississauga
 by Peel Traffic Zone
 1987

254,595 No. of Employees

NOTE:
 FOR CONFIDENTIALITY, TRAFFIC ZONES
 24, 25, 99, 100, 211 FOR WHICH ONLY
 ONE EMPLOYER WAS REPORTED, HAVE
 BEEN AGGREGATED.
 NON-AGGREGATED TRAFFIC ZONES
 WHICH HAVE BEEN LEFT BLANK INDICATE NO
 REPORTED EMPLOYMENT.