

Mississauga Long-Range Growth Forecasts Employment, 2011-2041

The City of Mississauga has released long-range growth forecasts of population, housing and employment to the year 2041. These forecasts were prepared by Hemson Consulting Ltd. in September 2013 and are based on the 2011 Census and other relevant information, including the recently released Amendment 2 to the Growth Plan, which updates the Schedule 3 forecasts and extends them to a 2041 horizon. Three growth forecast scenarios have been prepared for the City of Mississauga which incorporate Growth Plan policy direction and reflect varying degrees of intensification and redevelopment in the City. This bulletin summarizes the results of the “Steady Growth” scenario which was adopted by City of Mississauga Council in November 2013.

The City of Mississauga has Entered a New Planning Era

The City of Mississauga has entered a new post-greenfield planning era in which growth will be accommodated through intensification. The City has taken a major key step in planning for its more mature urban state with a new official plan, adopted by Council in 2010. The updated official plan includes a number of new directions for the City including:

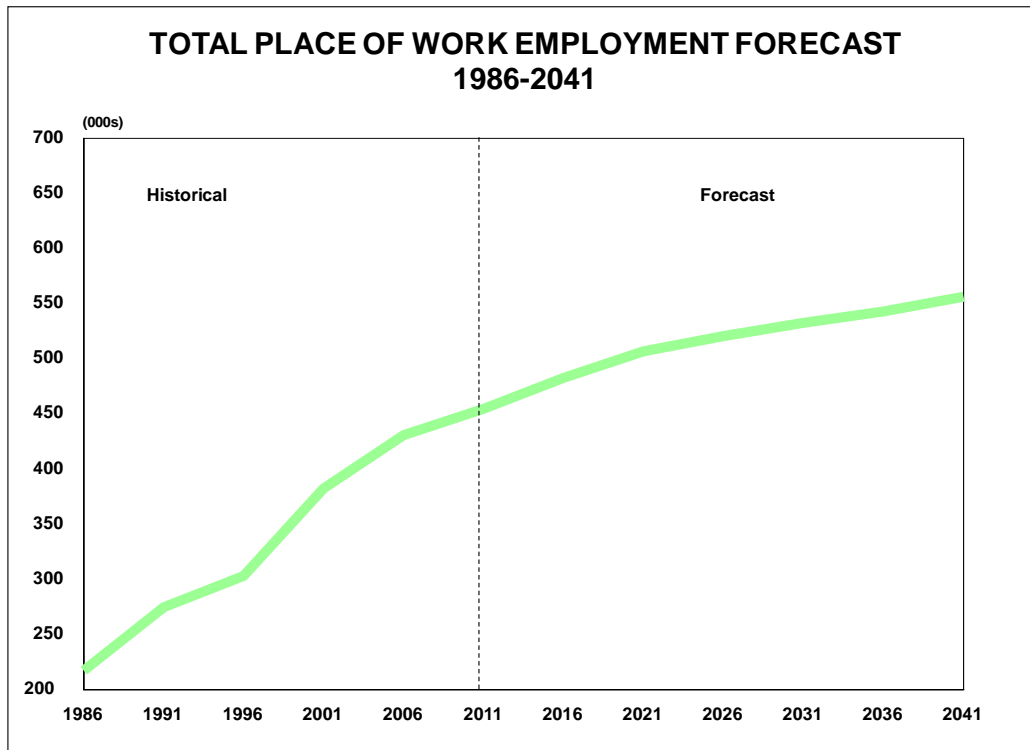
- Recognition that Mississauga has evolved from a largely suburban community into an urban centre in its own right, with an emphasis on intensification, redevelopment and transit;
- The introduction of a new urban hierarchy including: Downtown, Major Nodes, Community Nodes, Corporate Centres, Neighbourhoods and Employment Areas. The City’s former planning areas have been re-defined, with Planning Districts now re-organized into 52 ‘Character Areas’; and
- The direction of growth to the nodes, intensification corridors and major transit station areas, while minimizing change in stable residential areas.

EMPLOYMENT, 2011-2041

Employment will grow to 552,000 jobs by 2041

In 2011, Mississauga was home to 448,000 jobs. The City is forecast to grow to 552,000 total jobs by 2041. This growth of 104,000 jobs represents a 23% increase over 2011. The long-term economic outlook for both the Greater Toronto Area and Hamilton (GTAH) and Mississauga is positive and is based on the same economic fundamentals which see the region continuing to be a major driver of the Ontario and national economies. The outlook assumes a continued gradual shift in the economic base towards the service sector from the industrial sectors of the economy, though the latter will continue to have an important long-term role in the GTAH economy.

The employment forecast for Mississauga is prepared based on Mississauga's share of growth in the Region of Peel and GTAH employment by three land-use-based employment categories: major office employment, population-related employment and employment land employment. Mississauga's strategic location within the GTAH will enable major office employment to be the major driver of the City's future growth.



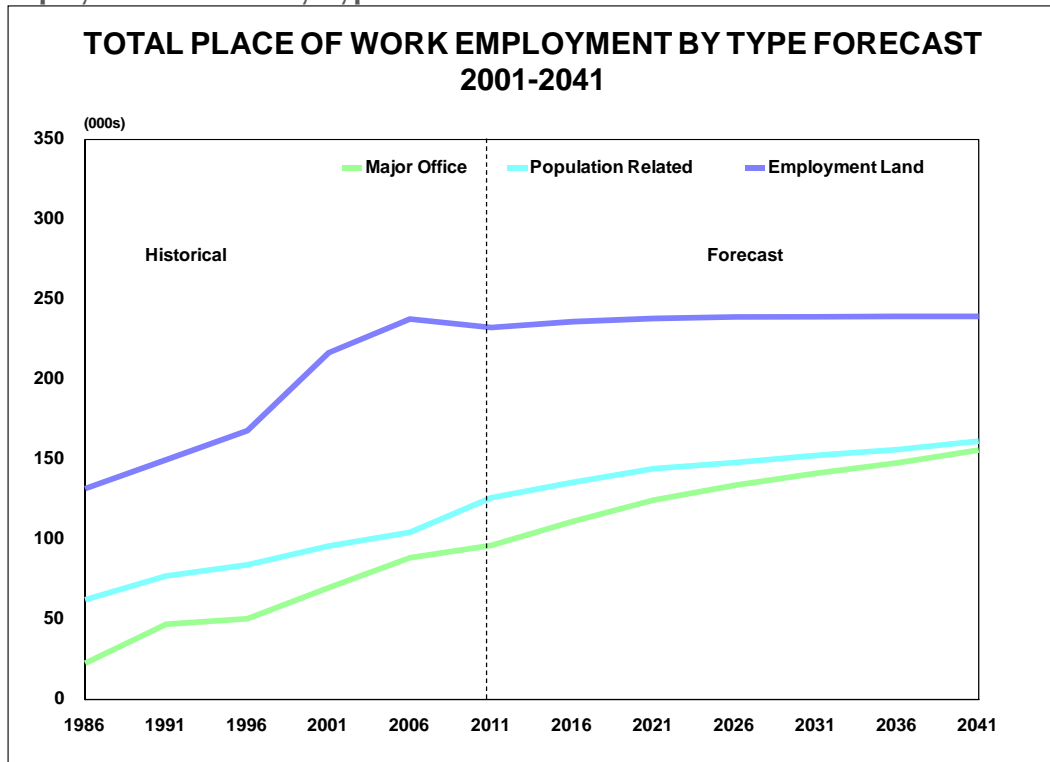
Source: Hemson Consulting Ltd. based on Statistics Canada data.

Mississauga will maintain second largest office market in GTAH

Key components of the City's employment forecast by type are the following:

- The City of Mississauga is the second largest office market in the GTAH after the City of Toronto, a position it is expected to maintain over the forecast period. About 60% of Mississauga's long-term employment growth is anticipated to be in major office development.
- Population-related employment is generally forecast to grow in step with the population growth as it is primarily providing services to a resident population as well as some additional growth in metropolitan-wide population-related employment, consistent with the evolving central place functions of the City.
- Generally, employment land employment growth is limited by the availability of new greenfield land for development; the supply of which is largely exhausted in the City. In addition, some growth will occur within existing employment areas during the current period, as the economic recovery leads to higher occupancy of existing space. Finally, growth in employment on the Pearson Airport site, where about a 10% employment growth is forecast, is also within this category.

Employment Forecast by Type

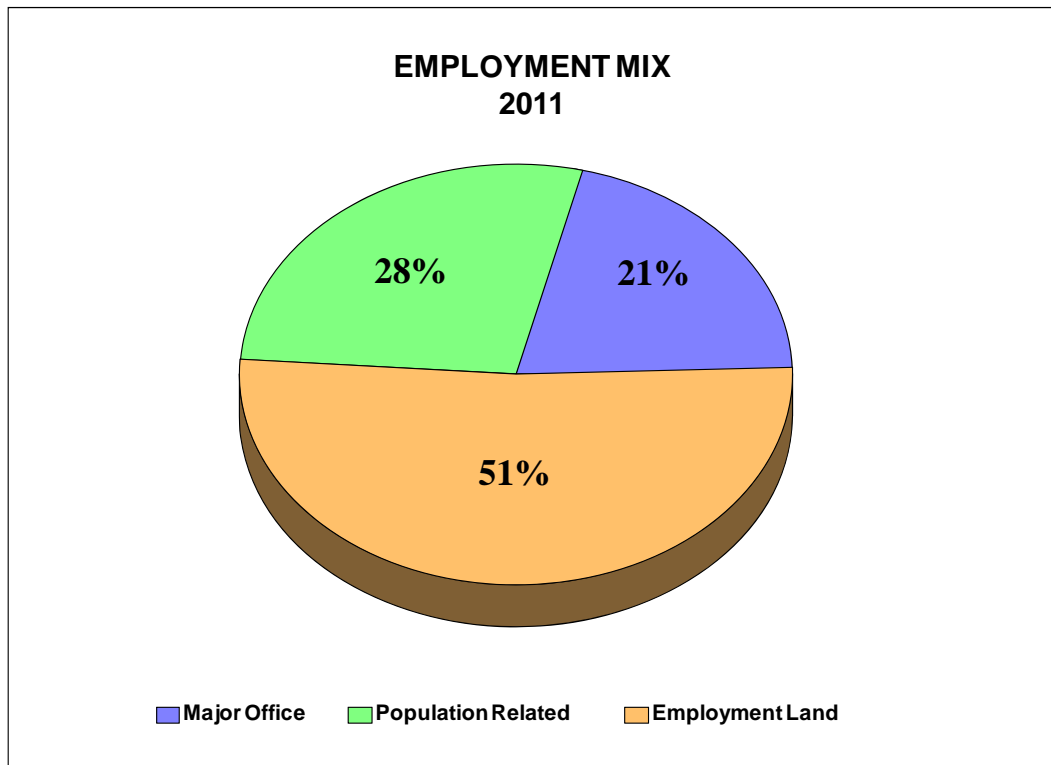


Source: Hemson Consulting Ltd. based on Statistics Canada data.

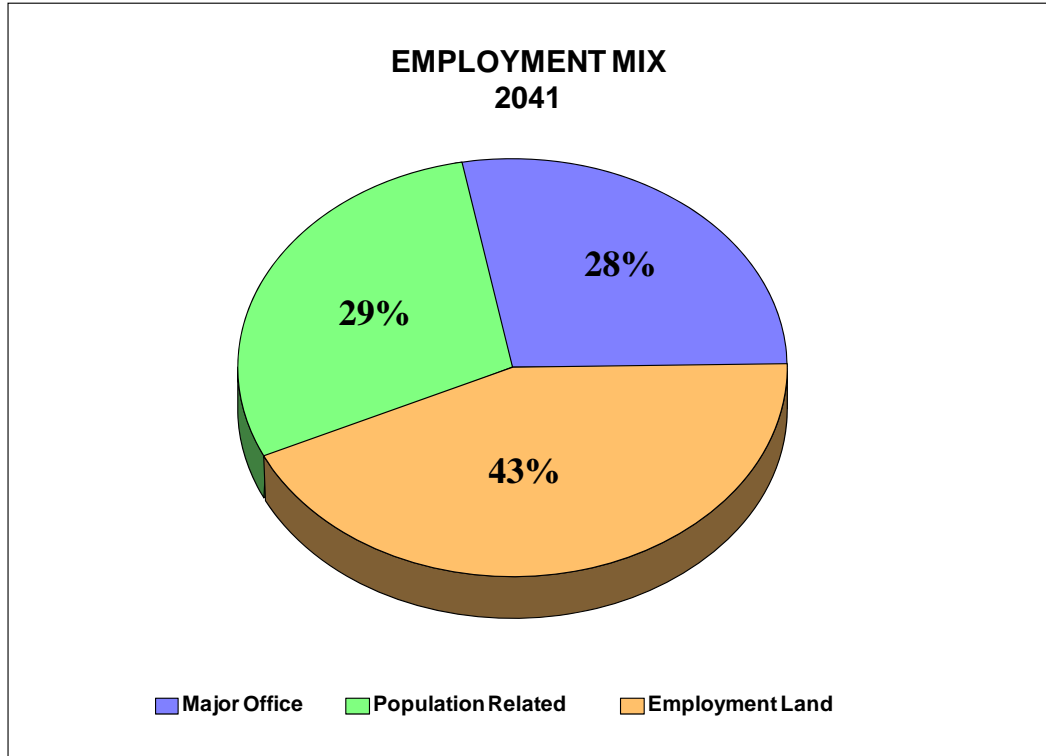
Major office will increase in relative share of Mississauga employment

The important role Mississauga plays in the GTAH office market is seen in the shift of shares of total jobs with major office growing from 22% of all jobs in 2011 to 29% by 2041, while employment lands employment will decline from 51% of all jobs to 40% over the forecast period. This decline in share is consistent with Mississauga being a more mature urban community.

Employment Mix



Source: Hemson Consulting Ltd. based on Statistics Canada data



Source: Hemson Consulting Ltd. based on Statistics Canada data

Location of employment growth in existing concentrations

The location of employment growth within the City is primarily built on existing concentrations of employment. Base information for local area employment by type is based on the City’s annual employment survey which provides detailed employment information for small geographic areas.

The growth in employment areas is based on adding employment within the existing employment areas and business parks as remaining sites are built out, in particular in Gateway, Meadowvale, Northeast and Southdown. The population-related employment growth is assumed to occur in part where the population growth is forecast to occur, but mainly is assigned to existing concentrations. For example, much of the future retail commercial growth in the City is likely to be added to existing shopping areas and future institutional growth in education and health care in areas where they currently exist.

Historically, there were major office concentrations in Mississauga in both the Downtown area and the Corporate Centres and Business Parks. However, for the past two decades virtually all of the new office development in the City has been in the Corporate Centres and Business Parks, mainly Airport Corporate, Meadowvale and Gateway. Current policy at all levels — the Growth Plan and City of Mississauga Official Plan — is aimed at directing as much of the future major office growth as possible to the major urban concentrations, such as Downtown Mississauga.

In recognition of this policy, the forecasts direct a significant proportion of major office growth to the Downtown beginning later in this decade and accounting for 25% of the City major office growth from the mid-2020s onward.

EMPLOYMENT, 2011-2041

Place of Work Employment Forecast by Character Area - Total Employment								
Character Area	2011	2016	2021	2026	2031	2036	2041	2011 - 41
DT Cooksville	3,500	3,900	4,200	4,300	4,500	4,700	4,900	1,400
DT Core	21,100	22,600	26,800	29,200	32,000	34,200	37,400	16,300
DT Fairview	1,100	1,200	1,300	1,300	1,400	1,400	1,400	300
DT Hospital	8,200	8,700	9,800	10,000	10,300	10,400	10,900	2,700
Downtown Subtotal	33,900	36,400	42,100	44,800	48,200	50,700	54,600	20,700
MN Central Erin Mills	8,100	8,700	9,300	9,700	10,000	10,300	10,800	2,700
MN Uptown	2,400	2,900	3,200	3,400	3,600	3,800	4,000	1,600
Major Nodes Subtotal	10,500	11,600	12,500	13,100	13,600	14,100	14,800	4,300
CN Clarkson Village	1,300	1,400	1,500	1,600	1,700	1,700	1,800	500
CN Malton	1,100	1,200	1,400	1,400	1,500	1,500	1,600	500
CN Meadowvale	1,500	1,600	1,700	1,700	1,700	1,800	1,900	400
CN Port Credit	2,300	2,400	2,600	2,700	2,800	2,800	2,900	600
CN Rathwood-Applewood	1,300	1,400	1,400	1,500	1,600	1,700	1,700	400
CN Sheridan	2,000	2,100	2,200	2,200	2,300	2,400	2,400	400
CN South Common	1,600	1,700	1,800	1,800	1,900	2,000	2,100	500
CN Streetsville	2,100	2,200	2,300	2,400	2,400	2,500	2,700	600
Community Nodes Subtotal	13,200	14,000	14,900	15,300	15,900	16,400	17,100	3,900
NHD Applewood	4,400	4,600	4,800	4,800	4,800	4,900	5,000	600
NHD Central Erin Mills	3,100	3,200	3,300	3,300	3,300	3,300	3,400	300
NHD Churchill Meadows	3,400	3,500	3,700	3,700	3,800	3,800	3,900	500
NHD Clarkson-Lorne Park	3,800	4,000	4,100	4,100	4,200	4,200	4,300	500
NHD Cooksville	3,400	3,600	3,700	3,800	3,800	3,900	4,000	600
NHD Creditview	900	900	900	900	1,000	1,000	1,000	100
NHD East Credit	8,300	8,700	8,900	9,000	9,100	9,200	9,400	1,100
NHD Erin Mills	3,400	3,600	3,700	3,700	3,700	3,700	3,800	400
NHD Erindale	2,900	3,000	3,100	3,100	3,100	3,200	3,200	300
NHD Fairview	2,400	2,500	2,600	2,600	2,700	2,700	2,800	400
NHD Hurontario	4,600	4,700	4,800	4,800	4,800	4,900	5,000	400
NHD Lakeview	4,900	5,100	5,400	5,600	5,700	5,800	5,900	1,000
NHD Lisgar	2,200	2,300	2,300	2,300	2,400	2,400	2,400	200
NHD Malton	3,300	3,400	3,500	3,500	3,500	3,600	3,700	400
NHD Meadowvale	2,700	2,700	2,800	2,700	2,800	2,800	2,900	200
NHD Meadowvale Village	2,700	2,800	2,900	2,900	3,000	3,000	3,100	400
NHD Mineola	1,400	1,400	1,500	1,600	1,600	1,600	1,600	200
NHD Mississauga Valleys	1,300	1,300	1,400	1,400	1,400	1,500	1,500	200
NHD Port Credit	1,600	1,700	1,700	1,800	1,900	2,200	2,300	700
NHD Rathwood	2,400	2,500	2,600	2,600	2,600	2,700	2,700	300
NHD Sheridan	1,700	1,800	1,800	1,800	1,900	1,900	1,900	200
NHD Streetsville	1,600	1,600	1,700	1,800	1,800	1,800	1,800	200
Neighbourhood Subtotal	66,400	68,900	71,200	71,800	72,900	74,100	75,600	9,200
Airport CC	34,300	36,300	38,100	40,900	42,800	44,000	45,100	10,800
Gateway CC	14,700	19,800	25,000	26,900	28,800	30,500	33,500	18,800
Sheridan Park CC	6,200	7,100	7,500	7,900	8,300	8,600	9,300	3,100
Meadowvale Business Park CC	47,600	54,300	57,900	59,300	60,900	62,100	63,000	15,400
Corporate Centres Subtotal	102,800	117,500	128,500	135,000	140,800	145,200	150,900	48,100
EA Churchill Meadows	-	400	1,000	1,300	1,300	1,500	1,500	1,500
EA Clarkson	1,100	1,100	1,500	1,500	1,500	1,500	1,700	600
EA Dixie	15,800	16,100	16,400	16,400	16,400	16,700	17,200	1,400
EA Gateway	44,100	45,400	46,500	46,700	46,800	47,000	47,300	3,200
EA Lakeview	1,800	1,800	1,800	1,700	1,700	1,900	2,100	300
EA Mavis-Erindale	8,200	8,400	8,500	8,500	8,700	8,700	8,700	500
EA Northeast	106,300	108,200	109,400	109,200	109,400	109,400	109,600	3,300
EA Southdown	5,900	6,400	7,000	7,500	7,700	7,800	7,900	2,000
EA Western Business Park	13,800	14,600	15,400	15,700	16,000	16,100	16,400	2,600
Employment Area Subtotal	197,000	202,400	207,500	208,500	209,500	210,600	212,400	15,400
SPA Airport	21,700	22,000	22,300	22,600	22,800	23,100	23,400	1,700
SPA UTM	2,100	2,300	2,500	2,600	2,700	2,700	2,900	800
Special Policy Area Subtotal	23,800	24,300	24,800	25,200	25,500	25,800	26,300	2,500
Ninth Line SSA	-	-	100	100	100	200	200	200
City of Mississauga Grand Total	448,000	475,000	501,000	514,000	527,000	537,000	552,000	104,000

EMPLOYMENT, 2011-2041

Place of Work Employment Forecast by Character Area - Major Office								
Character Area	2011	2016	2021	2026	2031	2036	2041	2011 - 41
DT Cooksville	1,400	1,500	1,700	1,700	1,700	1,700	1,700	300
DT Core	11,400	11,900	14,600	16,300	18,500	20,200	22,300	10,900
DT Fairview	100	100	100	100	100	100	100	-
DT Hospital	1,400	1,300	1,900	1,900	1,900	1,900	1,900	500
Downtown Subtotal	14,300	14,800	18,300	20,000	22,200	23,900	26,000	11,700
MN Central Erin Mills	200	200	200	300	300	400	400	200
MN Uptown	900	1,200	1,300	1,300	1,300	1,300	1,300	400
Major Nodes Subtotal	1,100	1,400	1,500	1,600	1,600	1,700	1,700	600
CN Clarkson Village	100	100	100	200	200	200	200	100
CN Malton	-	-	200	200	200	200	200	200
CN Meadowvale	300	300	300	300	300	300	400	100
CN Port Credit	400	400	400	500	500	500	500	100
CN Rathwood-Applewood	100	100	100	100	200	200	200	100
CN Sheridan	900	900	900	900	900	1,000	1,000	100
CN South Common	100	100	100	100	100	200	200	100
CN Streetsville	300	300	300	300	300	300	400	100
Community Nodes Subtotal	2,200	2,200	2,400	2,600	2,700	2,900	3,100	900
NHD Applewood	100	100	200	200	200	200	200	100
NHD Central Erin Mills	300	200	300	300	300	300	300	-
NHD Churchill Meadows	-	-	-	-	-	-	-	-
NHD Clarkson-Lorne Park	-	-	-	-	-	-	-	-
NHD Cooksville	300	400	400	500	500	500	600	300
NHD Creditview	-	-	-	-	-	-	-	-
NHD East Credit	-	-	-	-	-	-	-	-
NHD Erin Mills	-	-	-	-	-	-	-	-
NHD Erindale	-	-	-	-	-	-	-	-
NHD Fairview	-	-	-	-	-	-	-	-
NHD Hurontario	-	-	-	-	-	-	-	-
NHD Lakeview	-	-	-	-	-	-	-	-
NHD Lisgar	-	-	-	-	-	-	-	-
NHD Malton	-	-	-	-	-	-	-	-
NHD Meadowvale	-	-	-	-	-	-	-	-
NHD Meadowvale Village	200	100	100	100	100	100	100	(100)
NHD Mineola	400	400	400	400	400	400	400	-
NHD Mississauga Valleys	-	-	-	-	-	-	-	-
NHD Port Credit	100	100	100	100	200	400	400	300
NHD Rathwood	-	-	-	-	-	-	-	-
NHD Sheridan	-	-	-	-	-	-	-	-
NHD Streetsville	-	-	-	-	-	-	-	-
Neighbourhood Subtotal	1,400	1,300	1,500	1,600	1,700	1,900	2,000	600
Airport CC	27,300	29,000	30,500	33,100	34,900	36,000	37,000	9,700
Gateway CC	10,300	15,000	19,500	21,200	23,000	24,700	27,500	17,200
Sheridan Park CC	3,100	3,800	4,000	4,300	4,700	4,900	5,600	2,500
Meadowvale Business Park CC	19,300	24,900	27,600	28,600	30,100	31,200	31,800	12,500
Corporate Centres Subtotal	60,000	72,700	81,600	87,200	92,700	96,800	101,900	41,900
EA Churchill Meadows	-	300	600	800	800	900	900	900
EA Clarkson	-	-	300	300	300	300	500	500
EA Dixie	1,500	1,500	1,600	1,600	1,600	1,800	2,000	500
EA Gateway	3,600	3,900	4,300	4,500	4,500	4,600	4,800	1,200
EA Lakeview	-	-	-	-	-	-	-	-
EA Mavis-Erindale	2,200	2,200	2,300	2,300	2,400	2,400	2,400	200
EA Northeast	9,000	9,400	9,900	10,100	10,400	10,600	10,700	1,700
EA Southdown	500	500	500	700	800	800	800	300
EA Western Business Park	500	800	1,100	1,300	1,400	1,400	1,600	1,100
Employment Area Subtotal	17,300	18,600	20,600	21,600	22,200	22,800	23,700	6,400
SPA Airport	300	300	300	300	300	300	300	-
SPA UTM	-	-	-	-	-	-	-	-
Special Policy Area Subtotal	300	300	300	300	300	300	300	-
Ninth Line SSA	-	-	-	-	-	-	-	-
City of Mississauga Grand Total	97,000	112,000	126,000	135,000	144,000	151,000	159,000	62,000

EMPLOYMENT, 2011-2041

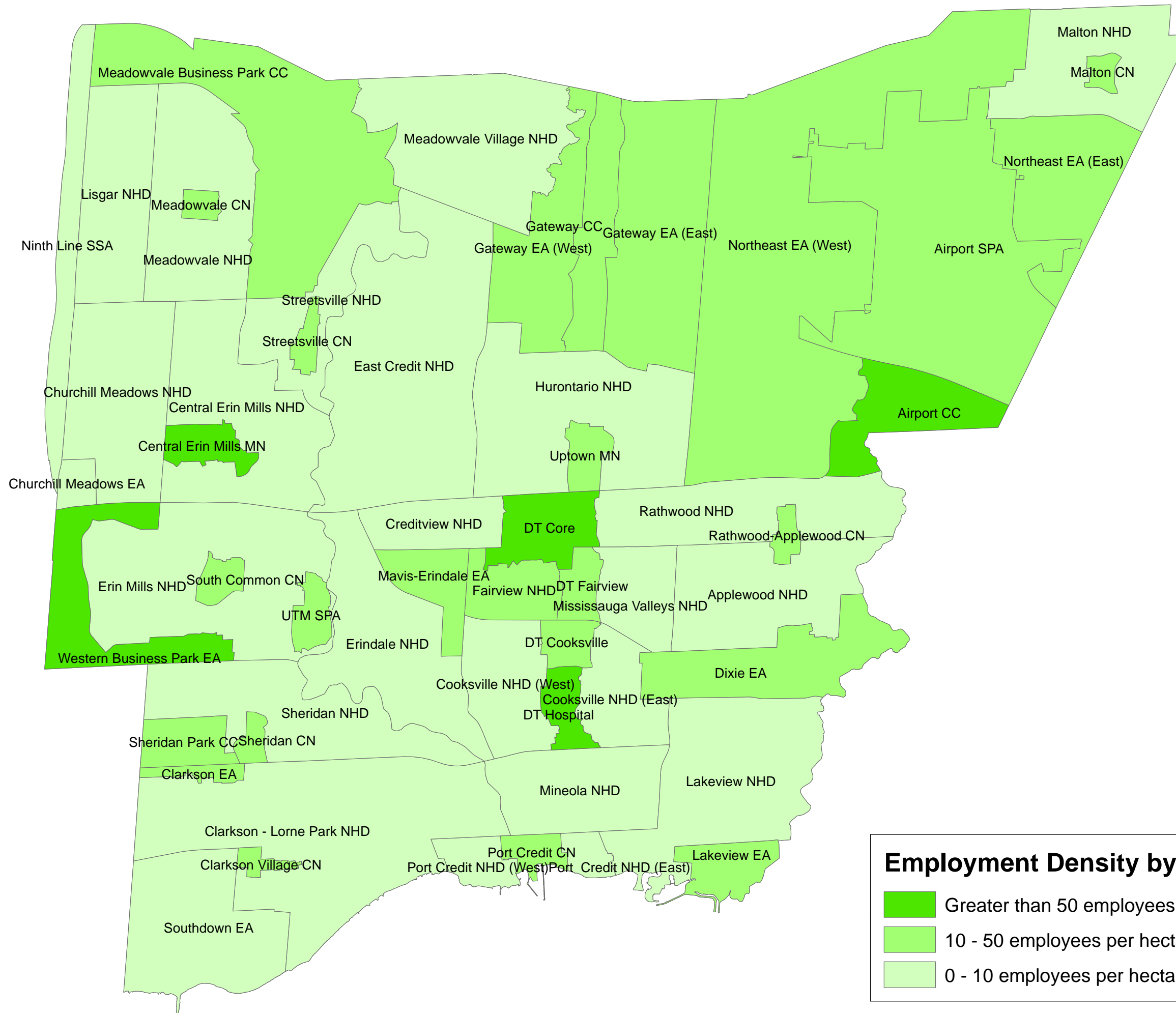
Place of Work Employment Forecast by Character Area - Population Related								
Character Area	2011	2016	2021	2026	2031	2036	2041	2011 - 41
DT Cooksville	2,100	2,300	2,500	2,600	2,800	3,000	3,200	1,100
DT Core	9,700	10,800	12,200	12,900	13,500	14,000	15,100	5,400
DT Fairview	1,000	1,100	1,200	1,200	1,300	1,300	1,400	400
DT Hospital	6,800	7,400	7,900	8,100	8,400	8,500	8,900	2,100
Downtown Subtotal	19,600	21,600	23,800	24,800	26,000	26,800	28,600	9,000
MN Central Erin Mills	7,900	8,500	9,100	9,300	9,700	9,900	10,400	2,500
MN Uptown	1,400	1,600	2,000	2,100	2,300	2,400	2,600	1,200
Major Nodes Subtotal	9,300	10,100	11,100	11,400	12,000	12,300	13,000	3,700
CN Clarkson Village	1,200	1,300	1,400	1,400	1,500	1,500	1,600	400
CN Malton	1,100	1,200	1,200	1,300	1,300	1,300	1,400	300
CN Meadowvale	1,200	1,300	1,400	1,400	1,400	1,500	1,600	400
CN Port Credit	1,900	2,000	2,200	2,200	2,300	2,300	2,400	500
CN Rathwood-Applewood	1,200	1,200	1,300	1,300	1,400	1,400	1,500	300
CN Sheridan	1,100	1,200	1,300	1,300	1,300	1,300	1,400	300
CN South Common	1,500	1,600	1,700	1,700	1,800	1,800	1,900	400
CN Streetsville	1,500	1,600	1,700	1,800	1,900	1,900	2,000	500
Community Nodes Subtotal	10,700	11,400	12,200	12,400	12,900	13,000	13,800	3,100
NHD Applewood	4,300	4,400	4,500	4,500	4,600	4,600	4,800	500
NHD Central Erin Mills	2,800	2,900	3,000	3,000	3,000	3,100	3,100	300
NHD Churchill Meadows	3,400	3,500	3,700	3,700	3,800	3,800	3,900	500
NHD Clarkson-Lorne Park	3,800	3,900	4,000	4,100	4,100	4,200	4,300	500
NHD Cooksville	2,900	3,000	3,100	3,100	3,200	3,200	3,300	400
NHD Creditview	900	900	900	900	1,000	1,000	1,000	100
NHD East Credit	8,000	8,300	8,600	8,700	8,800	8,900	9,100	1,100
NHD Erin Mills	3,400	3,600	3,700	3,700	3,700	3,700	3,800	400
NHD Erindale	2,900	3,000	3,100	3,100	3,100	3,200	3,200	300
NHD Fairview	2,400	2,500	2,600	2,600	2,700	2,700	2,800	400
NHD Hurontario	4,600	4,700	4,800	4,800	4,800	4,900	5,000	400
NHD Lakeview	4,600	4,800	5,100	5,300	5,400	5,500	5,600	1,000
NHD Lisgar	2,200	2,300	2,300	2,300	2,400	2,400	2,400	200
NHD Malton	3,300	3,400	3,500	3,500	3,500	3,600	3,600	300
NHD Meadowvale	2,700	2,700	2,800	2,700	2,800	2,800	2,900	200
NHD Meadowvale Village	2,500	2,700	2,800	2,800	2,800	2,900	2,900	400
NHD Mineola	1,000	1,000	1,100	1,100	1,100	1,100	1,200	200
NHD Mississauga Valleys	1,300	1,300	1,400	1,400	1,400	1,500	1,500	200
NHD Port Credit	1,400	1,500	1,500	1,600	1,700	1,700	1,900	500
NHD Rathwood	2,400	2,500	2,600	2,600	2,600	2,700	2,700	300
NHD Sheridan	1,700	1,700	1,800	1,800	1,800	1,800	1,900	200
NHD Streetsville	1,100	1,100	1,200	1,300	1,300	1,300	1,300	200
Neighbourhood Subtotal	63,600	65,700	68,100	68,600	69,600	70,600	72,200	8,600
Airport CC	800	900	1,000	1,000	1,100	1,200	1,200	400
Gateway CC	700	800	1,000	1,100	1,200	1,200	1,400	700
Sheridan Park CC	-	100	100	100	100	100	100	100
Meadowvale Business Park CC	3,200	3,500	3,800	3,900	4,100	4,100	4,300	1,100
Corporate Centres Subtotal	4,700	5,300	5,900	6,100	6,500	6,600	7,000	2,300
EA Churchill Meadows	-	-	-	-	-	-	-	-
EA Clarkson	300	300	300	300	300	300	400	100
EA Dixie	2,300	2,500	2,600	2,700	2,700	2,800	3,200	900
EA Gateway	2,900	3,200	3,400	3,500	3,500	3,600	3,800	900
EA Lakeview	-	-	-	-	-	200	300	300
EA Mavis-Erindale	900	900	1,000	1,000	1,100	1,100	1,100	200
EA Northeast	3,700	4,000	4,300	4,300	4,500	4,500	4,700	1,000
EA Southdown	500	600	600	700	700	700	700	200
EA Western Business Park	3,000	3,200	3,400	3,500	3,600	3,700	3,800	800
Employment Area Subtotal	13,600	14,700	15,600	16,000	16,400	16,900	18,000	4,400
SPA Airport	600	600	700	700	700	700	800	200
SPA UTM	2,100	2,300	2,500	2,600	2,700	2,700	2,900	800
Special Policy Area Subtotal	2,700	2,900	3,200	3,300	3,400	3,400	3,700	1,000
Ninth Line SSA	-	-	100	100	100	200	200	200
City of Mississauga Grand Total	124,000	132,000	140,000	143,000	147,000	150,000	157,000	33,000

EMPLOYMENT, 2011-2041

Place of Work Employment Forecast by Character Area - Employment Lands								
Character Area	2011	2016	2021	2026	2031	2036	2041	2011 - 41
DT Cooksville	-	-	-	-	-	-	-	-
DT Core	-	-	-	-	-	-	-	-
DT Fairview	-	-	-	-	-	-	-	-
DT Hospital	-	-	-	-	-	-	-	-
Downtown Subtotal	-	-	-	-	-	-	-	-
MN Central Erin Mills	-	-	-	-	-	-	-	-
MN Uptown	-	-	-	-	-	-	-	-
Major Nodes Subtotal	-	-	-	-	-	-	-	-
CN Clarkson Village	-	-	-	-	-	-	-	-
CN Malton	-	-	-	-	-	-	-	-
CN Meadowvale	-	-	-	-	-	-	-	-
CN Port Credit	-	-	-	-	-	-	-	-
CN Rathwood-Applewood	-	-	-	-	-	-	-	-
CN Sheridan	-	-	-	-	-	-	-	-
CN South Common	-	-	-	-	-	-	-	-
CN Streetsville	200	200	200	200	200	200	200	-
Community Nodes Subtotal	200	200	200	200	200	200	200	-
NHD Applewood	-	-	-	-	-	-	-	-
NHD Central Erin Mills	-	-	-	-	-	-	-	-
NHD Churchill Meadows	-	-	-	-	-	-	-	-
NHD Clarkson-Lorne Park	-	-	-	-	-	-	-	-
NHD Cooksville	200	200	200	200	200	200	200	-
NHD Creditview	-	-	-	-	-	-	-	-
NHD East Credit	400	400	400	300	300	300	300	(100)
NHD Erin Mills	-	-	-	-	-	-	-	-
NHD Erindale	-	-	-	-	-	-	-	-
NHD Fairview	-	-	-	-	-	-	-	-
NHD Hurontario	-	-	-	-	-	-	-	-
NHD Lakeview	300	300	300	300	300	300	300	-
NHD Lisgar	-	-	-	-	-	-	-	-
NHD Malton	-	-	-	-	-	-	-	-
NHD Meadowvale	-	-	-	-	-	-	-	-
NHD Meadowvale Village	-	-	-	-	-	-	-	-
NHD Mineola	-	-	-	-	-	-	-	-
NHD Mississauga Valleys	-	-	-	-	-	-	-	-
NHD Port Credit	100	100	100	100	100	100	100	-
NHD Rathwood	-	-	-	-	-	-	-	-
NHD Sheridan	100	100	100	100	100	100	100	-
NHD Streetsville	500	500	500	500	500	500	500	-
Neighbourhood Subtotal	1,600	1,600	1,600	1,500	1,500	1,500	1,500	(100)
Airport CC	6,200	6,400	6,700	6,800	6,800	6,800	6,800	600
Gateway CC	3,700	4,000	4,400	4,600	4,600	4,600	4,700	1,000
Sheridan Park CC	3,100	3,300	3,400	3,500	3,600	3,600	3,600	500
Meadowvale Business Park CC	25,200	25,900	26,500	26,700	26,800	26,800	26,800	1,600
Corporate Centres Subtotal	38,200	39,600	41,000	41,600	41,800	41,800	41,900	3,700
EA Churchill Meadows	-	100	300	400	500	500	600	600
EA Clarkson	800	800	800	800	800	800	800	-
EA Dixie	11,900	12,100	12,200	12,100	12,100	12,100	12,100	200
EA Gateway	37,600	38,300	38,800	38,800	38,800	38,700	38,700	1,100
EA Lakeview	1,800	1,800	1,800	1,700	1,700	1,700	1,700	(100)
EA Mavis-Erindale	5,100	5,200	5,200	5,200	5,200	5,200	5,200	100
EA Northeast	93,600	94,800	95,200	94,800	94,500	94,300	94,100	500
EA Southdown	4,900	5,300	5,900	6,100	6,200	6,300	6,300	1,400
EA Western Business Park	10,400	10,600	10,900	10,900	11,000	11,000	11,000	600
Employment Area Subtotal	166,100	169,000	171,100	170,800	170,800	170,600	170,500	4,400
SPA Airport	20,800	21,000	21,300	21,500	21,800	22,000	22,300	1,500
SPA UTM	-	-	-	-	-	-	-	-
Special Policy Area Subtotal	20,800	21,000	21,300	21,500	21,800	22,000	22,300	1,500
Ninth Line SSA	-	-	-	-	-	-	-	-
City of Mississauga Grand Total	227,000	232,000	235,000	236,000	236,000	236,000	236,000	9,000

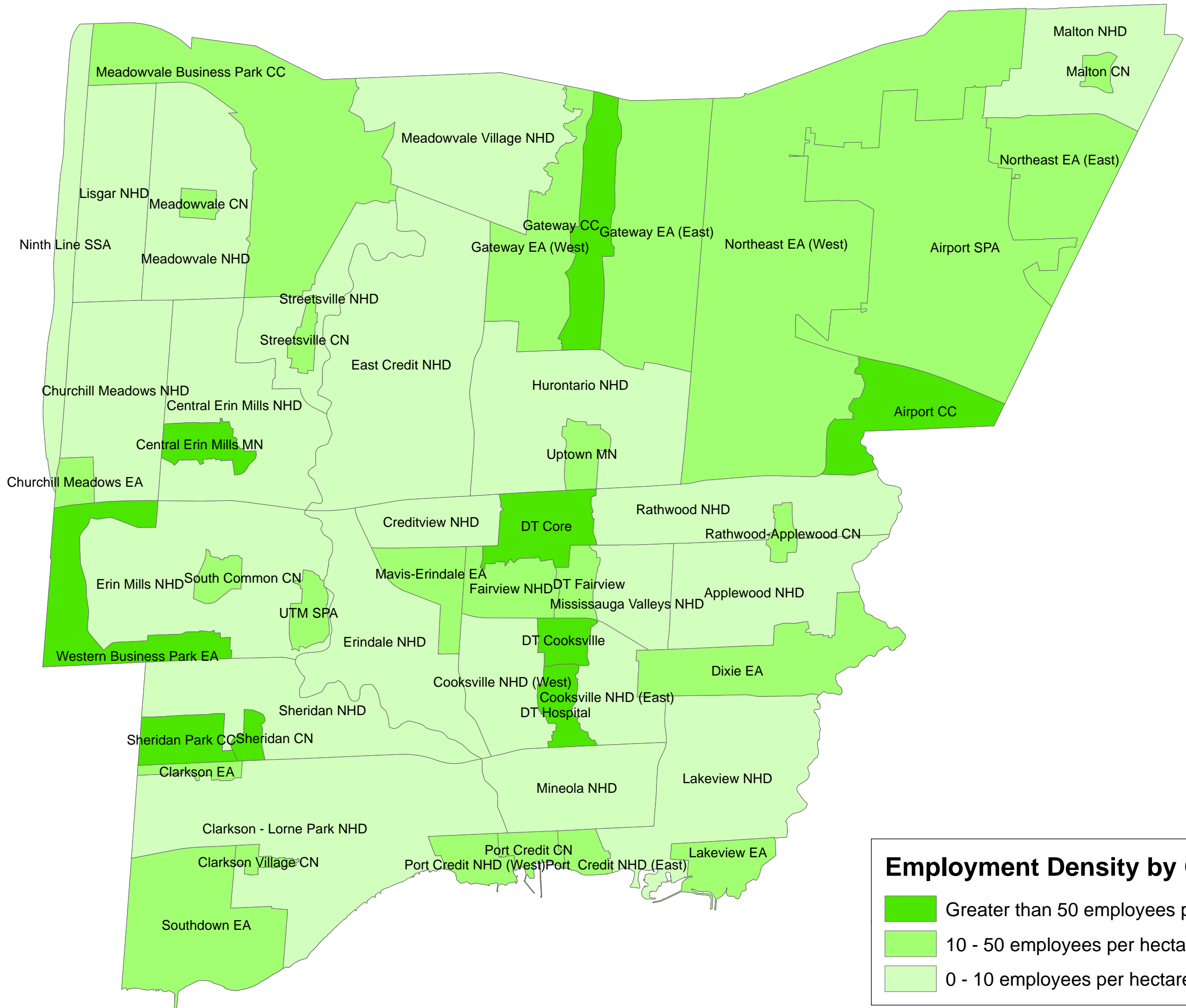
EMPLOYMENT, 2011-2041

Place of Work Employment Density (workers/ha)			
Character Area	2011	2041	2011 - 41
DT Cooksville	38	53	15
DT Core	83	147	64
DT Fairview	11	14	3
DT Hospital	73	97	24
Downtown Subtotal	61	98	37
MN Central Erin Mills	66	88	22
MN Uptown	25	41	16
Major Nodes Subtotal	48	67	20
CN Clarkson Village	34	48	13
CN Malton	29	42	13
CN Meadowvale	37	47	10
CN Port Credit	29	36	7
CN Rathwood-Applewood	26	34	8
CN Sheridan	42	51	8
CN South Common	23	30	7
CN Streetsville	39	50	11
Community Nodes Subtotal	32	41	9
NHD Applewood	6	7	1
NHD Central Erin Mills	4	4	0
NHD Churchill Meadows	5	5	1
NHD Clarkson-Lorne Park	2	3	0
NHD Cooksville	5	6	1
NHD Creditview	3	4	0
NHD East Credit	5	6	1
NHD Erin Mills	3	3	0
NHD Erindale	4	4	0
NHD Fairview	11	13	2
NHD Hurontario	4	5	0
NHD Lakeview	5	6	1
NHD Lisgar	4	4	0
NHD Malton	5	6	1
NHD Meadowvale	4	4	0
NHD Meadowvale Village	3	3	0
NHD Mineola	3	3	0
NHD Mississauga Valleys	5	5	1
NHD Port Credit	8	12	4
NHD Rathwood	3	4	0
NHD Sheridan	2	3	0
NHD Streetsville	4	4	0
Neighbourhood Subtotal	4	5	1
Airport CC	90	119	28
Gateway CC	43	98	55
Sheridan Park CC	38	57	19
Meadowvale Business Park CC	36	48	12
Corporate Centres Subtotal	47	68	22
EA Churchill Meadows	-	22	22
EA Clarkson	21	32	11
EA Dixie	29	32	3
EA Gateway	30	32	2
EA Lakeview	10	12	2
EA Mavis-Erindale	41	43	2
EA Northeast	31	32	1
EA Southdown	8	11	3
EA Western Business Park	152	180	29
Employment Area Subtotal	29	32	2
SPA Airport	12	13	1
SPA UTM	23	32	9
Special Policy Area Subtotal	12	14	1
Ninth Line SSA	-	1	1
City of Mississauga Grand Total	16	19	4



Employment Density by Character Area, 2011

- Greater than 50 employees per hectare
- 10 - 50 employees per hectare
- 0 - 10 employees per hectare



Employment Density by Character Area, 2041

- Greater than 50 employees per hectare
- 10 - 50 employees per hectare
- 0 - 10 employees per hectare