



Corporate Report

Clerk's Files

Originator's
Files

CD.15.MIS
(Mississauga Data
Publication)

DATE: February 26, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 18, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **2013 Employment Profile, 2013 Vacant Lands Profile and 2013 Existing Land Use Profile**

RECOMMENDATION: That the report titled “*2013 Employment Profile*”, “*2013 Vacant Lands Profile*” and “*2013 Existing Land Use Profile*” dated March 18, 2013, from the Commissioner of Planning and Building, be received for information and circulated, by the Planning and Building Department, to the Mississauga Board of Trade, the Building Industry and Land Development Association (BILD), Economic Development Advisory Council, Peel Halton Dufferin Training Board and the University of Toronto Mississauga.

**REPORT
HIGHLIGHTS:**

- Total employment in the City of Mississauga in 2012 was 413,000 (rounded);
- The total number of businesses in the City of Mississauga in 2012 was 54,000 (rounded) (including home based businesses);
- 9,200 businesses are considered small businesses (0-4 employees) (not including home based businesses); and
- The total area of vacant lands is 1,204 ha (2,975 ac) which comprises 4.1% of the City of Mississauga.

BACKGROUND:

The profile titled “*2013 Employment Profile*” (Appendix 1) provides an overview of employment and businesses in the City which assists in the assessment of how the goals in the Strategic Plan and the new Mississauga Official Plan are being implemented. It also compares 2012 employment data with past employment information and the projections from the 2008 Growth Forecast.

The profile titled “*2013 Vacant Lands Profile*” (Appendix 2) provides information regarding the location, land area and parcel size of vacant lands in the City of Mississauga.

The profile titled “*2013 Existing Land Use Profile*” (Appendix 3) provides information on all existing land use by land area in the City of Mississauga.

The “*2013 Employment Profile*”, “*2013 Vacant Lands Profile*” and the “*2013 Existing Land Use Profile*” are based on data collected during 2012.

All of these documents and supporting tables/maps are posted on the City’s web site at www.mississauga.ca/data.

COMMENTS:

2013 Employment Profile

The principal findings of the “*2013 Employment Profile*” are as follows:

- total employment in the City of Mississauga in 2012 was 413,000 (rounded);
- total employment (not including a census adjustment) was 384,000 (rounded);
- in comparing employment survey results from 2011 to 2012, a decrease has been observed of 2,455 jobs or 0.6%;

- the total number of businesses in the City of Mississauga in 2012 was 54,000 (rounded) (including home based businesses). Excluding home based businesses, the number is 21,000 (rounded);
- the number of businesses in the City of Mississauga in 2012 decreased by 15 (0.07%) since 2011 (not including home based businesses);
- large businesses (1,000 employees and up) employed approximately 55,000 persons;
- mid-sized businesses (100 to 299 employees) employed approximately 73,000 persons;
- small businesses (0-4 employees) employed approximately 22,000 persons; and
- 9,200 businesses are considered small businesses (0-4 employees) (not including home based businesses).

2013 Vacant Lands Profile

The principal findings of the “2013 Vacant Lands” profile are as follows:

- the total area of vacant sites is 1,204 ha (2,975 ac) which comprises 4.1% of the City of Mississauga;
- there are 555 vacant sites;
- of the total 555 vacant sites, only 10 sites are larger than 20 ha (49.4 ac); and
- the majority of vacant lands are designated “Business Employment” and “Industrial”. The total area of these lands is 896 ha (2,214 ac) -- 74.4% of the total vacant land area in the City.

2013 Existing Land Use Profile

The “2013 Existing Land Use Profile” reports on how lands within the City are used. As expected, residential and employment areas occupy large amounts of land, but it is interesting to note that transportation rights-of-way account for one-fifth of land within the City. The large amount of land devoted to open space/greenbelt and school/institutional uses is also of note. The existing land use distribution of Mississauga’s total 29,214 ha (72,188 ac) of land is as follows:

- 29.2% (8,520 ha/21,060 ac) are residential;
- 20.4% (5,970 ha/14,740 ac) are transportation rights-of-way;
- 15.2% (4,430 ha/10,950 ac) are business employment/industrial;
- 11.4% (3,330 ha/8,220 ac) are open space/greenbelt;
- 9.3% (2,720 ha/6,730 ac) are school/public/institutional;
- 6.2% (1,800 ha/4,460 ac) are commercial/office/mixed;
- 4.9% (1,440 ha/3,570 ac) are vacant/farm;
- 2.3% (660 ha/1,630 ac) are utility/public works;
- 0.9% (250 ha/620 ac) are community/places of religious assembly;
and
- 0.3% (90 ha/220 ac) are “other”.

The distribution of land uses demonstrates that Mississauga is an urban city with a healthy mix of uses necessary to achieve a complete community where people can live, work and play.

STRATEGIC PLAN: The amount and location of vacant employment lands assists Mississauga in attracting creative and innovative businesses in accordance with the Prosper pillar of the Strategic Plan.

FINANCIAL IMPACT: Not Applicable.

CONCLUSION:

The collection of employment information through the annual employment survey is an important data resource. In addition to monitoring strategic planning policies, the data are used in forecasting and planning for future needs and services, attracting business to the City, retention programs for existing businesses and the development of future financial economic strategies.

The “2013 Vacant Lands” profile is a factual document to assist businesses locating in the City. The information will also be used to monitor and develop strategic and planning policies, forecast growth and plan for future needs and services. In addition to this the annual Employment Survey is also used to support the Cultural Resource mapping project.

ATTACHMENTS:

APPENDIX 1: 2013 Employment Profile

APPENDIX 2: 2013 Vacant Lands Profile

APPENDIX 3: 2013 Existing Land Use Profile

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Steve Czajka, OLS, Manager, Information Planning

2013 EMPLOYMENT PROFILE

EMPLOYMENT

OVERALL WORKERS EMPLOYED WITHIN MISSISSAUGA

▼ 0.6%
413,325

TOTAL EMPLOYMENT + CENSUS ADJUSTMENT

383,670 + 29,655

FULL-TIME EMPLOYMENT VS. PART-TIME

91% FULL-TIME, 9% PART-TIME

EMPLOYEES THAT WORK FROM HOME

0.5% BASED ON 56% SAMPLE SIZE

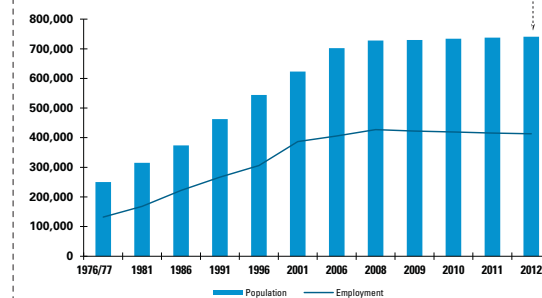
2012 TOTAL FORECASTED POPULATION

741,000 ▲ 0.4%

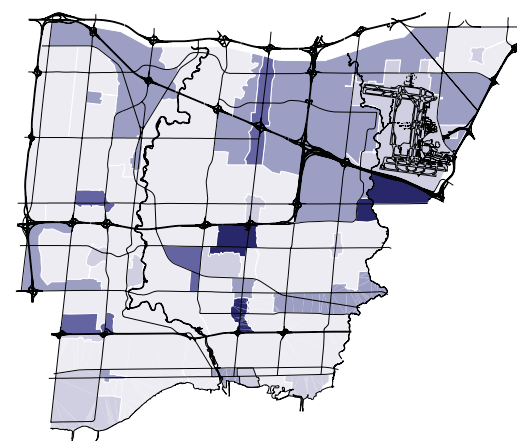
2012 EMPLOYMENT RATIO

0.56

WORKERS EMPLOYED AS A PROPORTION OF TOTAL POPULATION 1976-2012



GROSS EMPLOYMENT DENSITY IN MISSISSAUGA



BUSINESSES

TOTAL NUMBER OF BUSINESSES IN MISSISSAUGA*

▼ 0.6%
53,757

NUMBER OF BUSINESSES OPERATING ON BUSINESS SITES

20,995

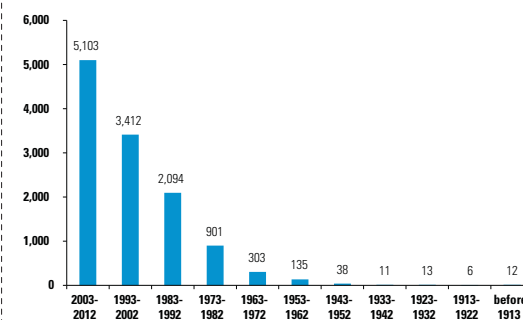
HOME-BASED BUSINESSES*

32,762

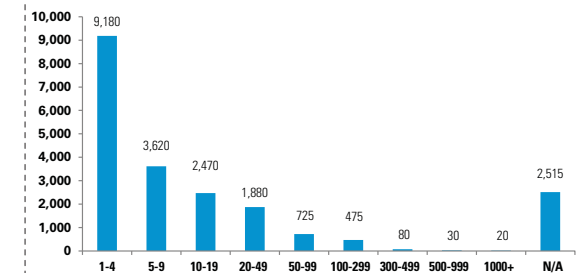
NUMBER OF BUSINESSES BY BUSINESS CLASSIFICATION FOR TOP 10 SECTORS

- 2,830 RETAIL TRADE
- 2,601 WHOLESALE TRADE
- 2,501 MANUFACTURING
- 2,151 OTHER SERVICES
- 1,632 PROFESSIONAL + TECHNICAL SERVICES
- 1,532 ACCOMMODATION + FOOD SERVICES
- 1,483 HEALTH CARE + SOCIAL ASSISTANCE
- 946 TRANSPORTATION + WAREHOUSING
- 762 FINANCE + INSURANCE
- 689 EDUCATIONAL SERVICES

NUMBER OF BUSINESSES BY YEAR ESTABLISHED BASED ON 57% RESPONSE



NUMBER OF BUSINESSES BY SIZE OF BUSINESS



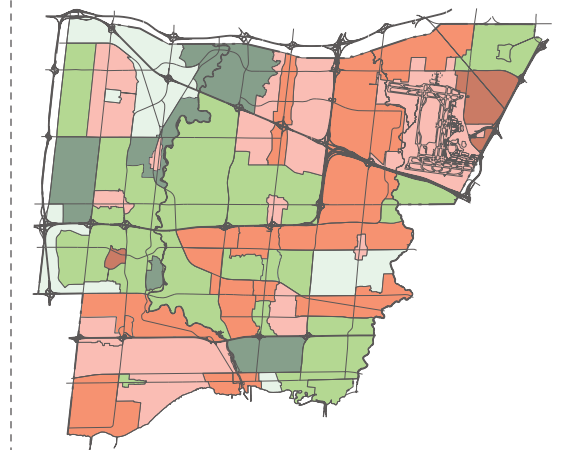
VACANCIES

3,385 ▲ 2.9%

NEW BUSINESSES OR BUSINESSES THAT MOVED BETWEEN 2011 AND 2012

1,995

EMPLOYMENT TRENDS 2008-2012



Download full size maps and read more about this at mississauga.ca/data

*Source: Statistics Canada, Canadian Business Patterns (CBP) Database, June 2012
Comparisons are based on the previous Annual Employment Survey

2013 VACANT LANDS

VACANT LANDS OVERVIEW

AREA OF VACANT SITES
(HECTARES/ACRES)

▼ 1.9%
1,204 ha/2,975 acres

PERCENTAGE OF CITY LAND
AREA THAT IS VACANT

4.1%

NUMBER OF VACANT SITES

555 ▲ 1.5%

VACANT SITES LARGER
THAN 20 HECTARES (50 ACRES)

10

VACANT LAND IN CORPORATE
CENTRES AND EMPLOYMENT
AREAS AS A PERCENTAGE OF
TOTAL VACANT LAND AREA

76.8%

COMBINED AREA OF VACANT
LAND IN WARDS 2 AND 5 AS A
PERCENTAGE OF TOTAL VACANT
LAND AREA

50.7%

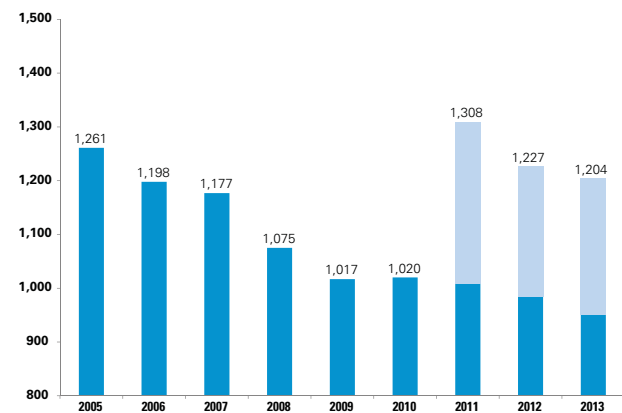
VACANT LAND DESIGNATED
BUSINESS EMPLOYMENT AND
INDUSTRIAL (HECTARES/ACRES)

896 ha/2,214 acres

VACANT LAND AREA WITHIN
NATURAL AREAS SYSTEM
(HECTARES/ACRES)

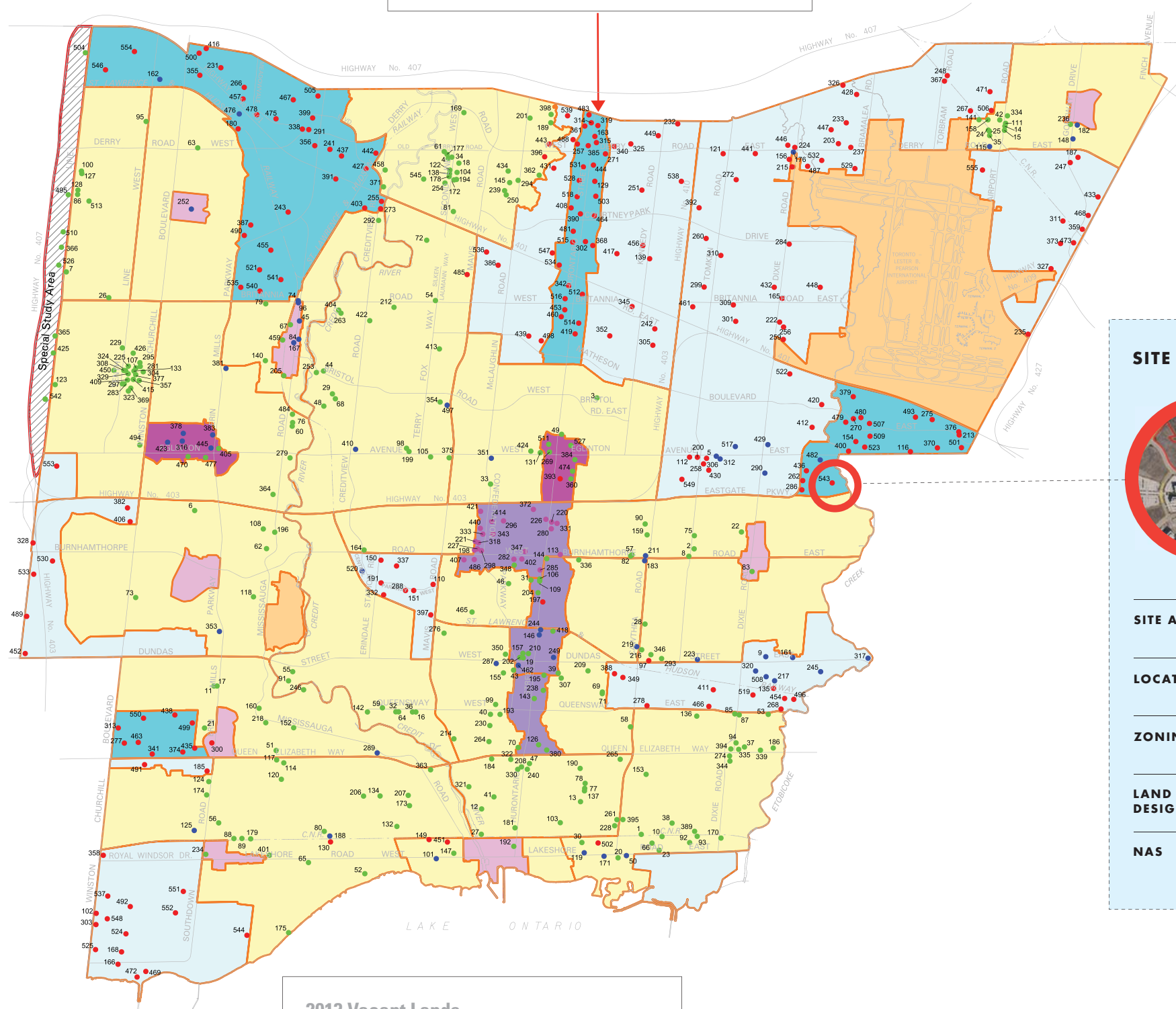
80 ha/198 acres

VACANT LANDS TREND (HECTARES)
(2005-2013)



■ Vacant Land area within Corporate Centres, Employment Areas and DT Core
■ Vacant Land area within other Character Areas

DID YOU KNOW?
In the Gateway Corporate Centre, 30.3% of the total land area are vacant lands.



2013 Vacant Lands

- Residential-Other
- Commercial-Retail
- Employment Land
- Downtown – Mixed Use – Core Commercial

SITE INFORMATION (SAMPLE)



SITE NO.
543

SITE AREA **19 ha/46.9 ac**

LOCATION **Airport CC/Ward 3**

ZONING **C3-39, E2-40, G1, G2**

LAND USE DESIGNATION **BE, MU**

NAS **1 ha/2.5 ac**

Read more about this and download the KML map at mississauga.ca/data



Comparisons are based on the previous Vacant Lands Study.

2013 EXISTING LAND USE

EXISTING LAND USE OVERVIEW

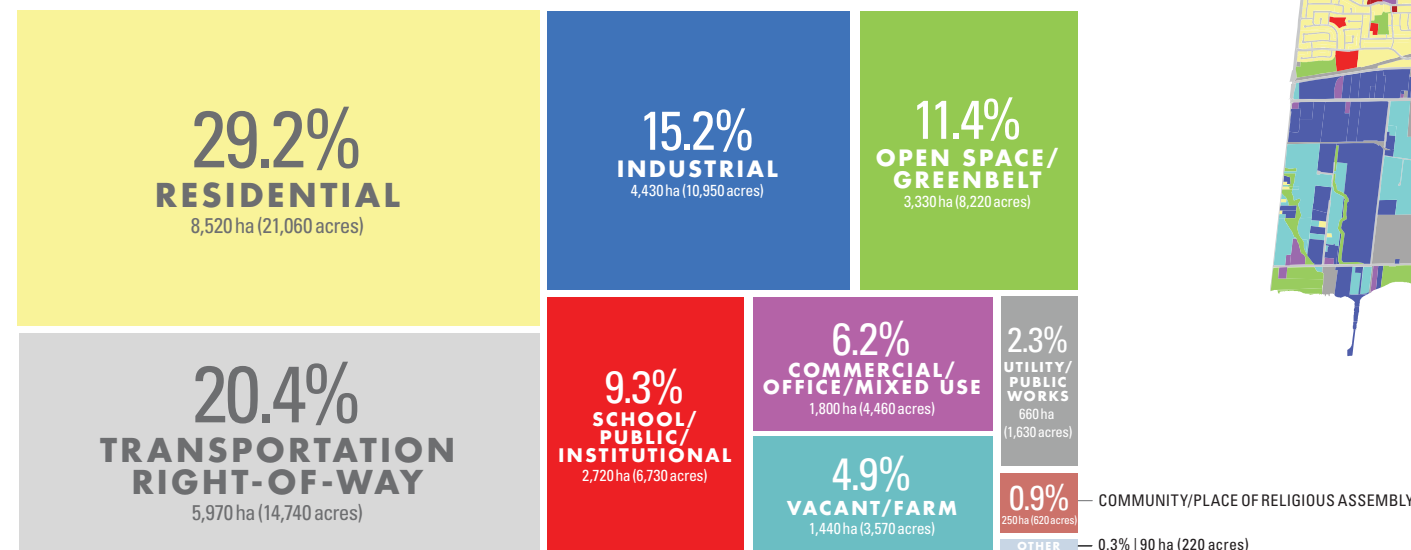
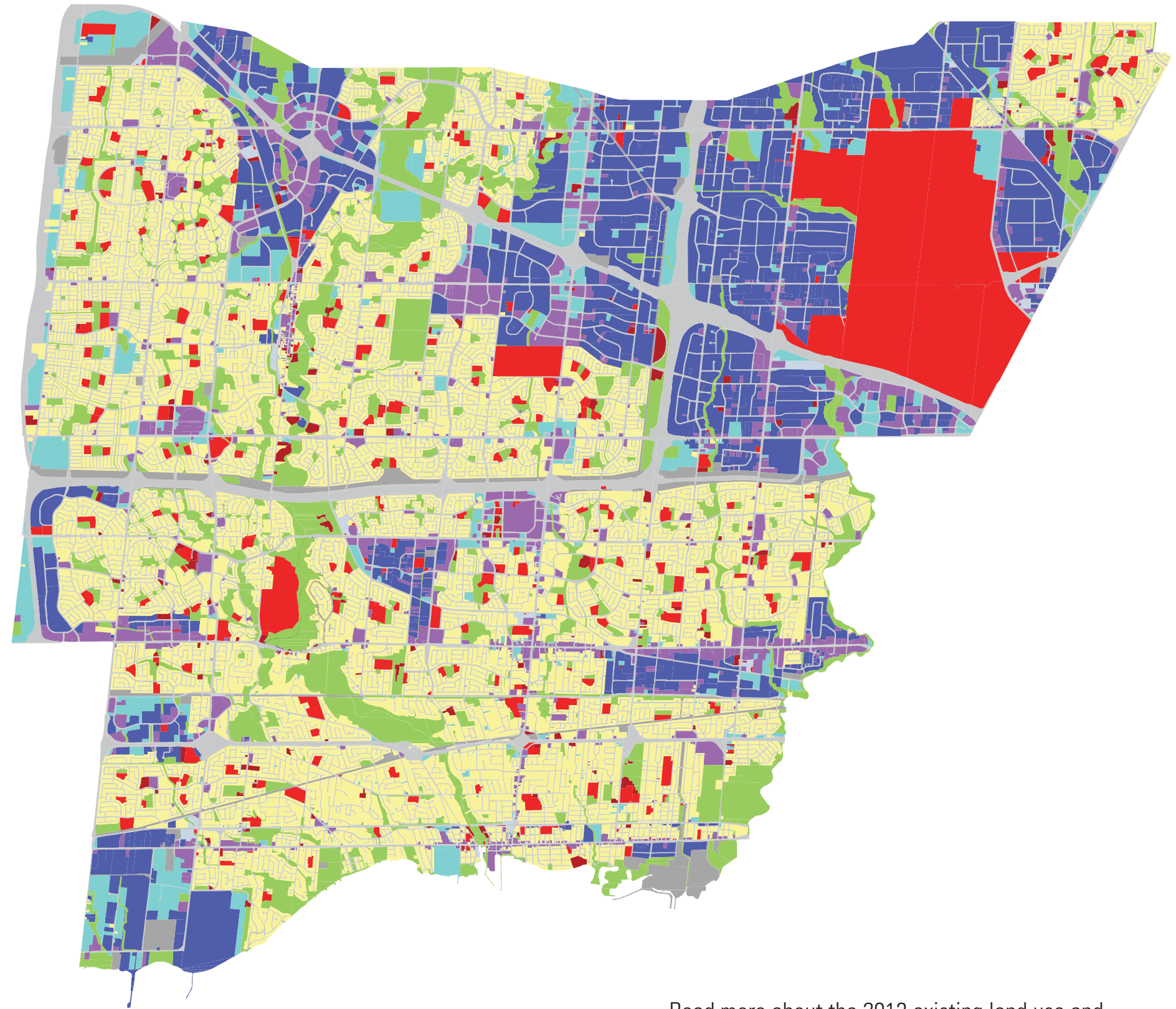
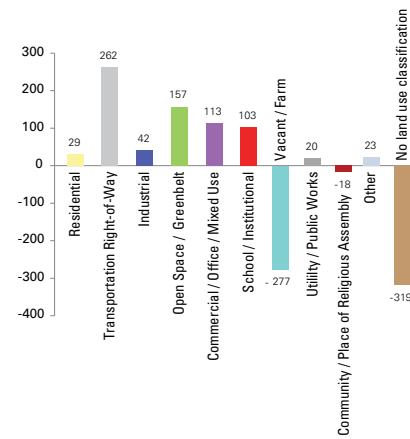
TOTAL AREA OF MISSISSAUGA
(HECTARES/ACRES) **29,214 ha**
72,188 acres

PERCENTAGE OF LAND IN
DOWNTOWN MISSISSAUGA
COMPRISING APARTMENTS **20.1%**

PERCENTAGE OF LAND
COMPRISING DETACHED
HOMES IN NEIGHBOURHOODS **36.5%**

PERCENTAGE OF OFFICE
LAND LOCATED IN
CORPORATE CENTRES **65.0%**

EXISTING LAND USE CHANGE IN HECTARES (2007-2013)



Read more about the 2013 existing land use and view this map as a KML at mississauga.ca/data