

Mississauga Development Profile 2003

Planning and Building Department, City of Mississauga

September 2003

EMPLOYMENT LANDS DEVELOPMENT

INTRODUCTION

This newsletter reports on existing and proposed employment lands in the City of Mississauga as of January 1, 2003. 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. Data refers to land area and is reported on in hectares with conversions to acres.

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 employment lands data were updated by conducting land use checks for vacant parcels and for lands with building permits issued in 2002. The development status of vacant land use parcels was determined by reviewing the designation¹, zoning and status of development applications as of January 1, 2003.

For the purpose of this newsletter, employment lands include lands within Employment Districts as well as lands designated "Business Employment" and/or used for industrial purposes within Residential Districts. In Employment Districts, employment lands area includes

lands designated "Business Employment", "Office", "Industrial" and "Commercial". These designations allow a variety of development including industrial, office, retail commercial and institutional uses. In Residential Districts, employment lands refer to lands developed for industrial uses, and do not include other non-residential development. Lands associated with the Lester B. Pearson International Airport have not been included.

EXISTING DEVELOPMENT

Existing employment lands development is defined as employment lands that are built, under construction or for which a building permit has been issued as of January 1, 2003.

The total area of developed employment lands was 5 411 ha (13,371 ac.), which was 80% of the total employment lands in the City. The distribution by Planning District shows that Northeast, with 2 214 ha (5,472 ac.), maintains the most significant concentration of developed employment lands. Northeast represents 41% of the developed employment lands. Gateway has the second largest proportion of developed employment lands with 861 ha (2,128 ac.), followed by Meadowvale Business Park with 650 ha (1,606 ac.).



The AstraZeneca building on employment lands in the Dixie Planning District.

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 the designations in City Plan, as approved on July 8, 1997 and as amended to January 1, 2003.

Trends in the Development of Industrial Land

The industrial sector experienced a slowdown in the first half of 2002, due to the economic downturn (especially in the high tech sector) and the tragic events of September 11, 2001. These challenges led to a reduction in demand, slowing absorption rates and increasing vacancy rates.

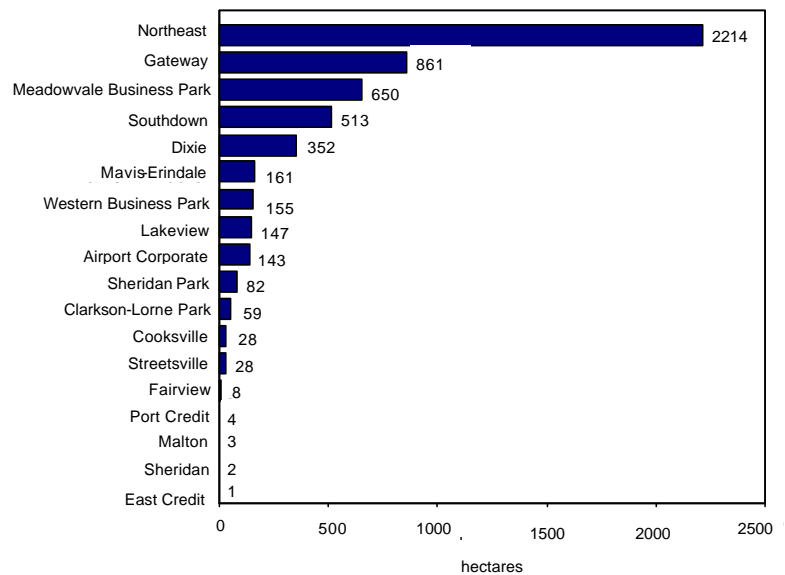
Despite the continued economic challenges and the geopolitical instability, overall economic conditions were relatively stable in the second half of 2002. The industrial leasing market showed improvements with the vacancy rate decreasing to 5.6% at the end of 2002 from 7.8% at the end of 2001.²

A reduction in speculative construction in 2002 has been the response to the slowdown. Speculative construction constituted approximately one-third, while build-to-suit represented two-thirds of industrial developments in Mississauga.

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

² Source: News Release "Mississauga Commercial Real Estate market enjoys strong 2002", Colliers International, December 23, 2002.

Existing Employment Lands by Planning District



The northern Employment Districts, which include Northeast, Gateway, Meadowvale Business Park and Airport Corporate, account for 3 868 ha (9,558 ac.) or 72% of developed employment lands in Mississauga. The southern Employment Districts, which include Dixie, Mavis-Erindale, Sheridan Park, Southdown and Western Business Park, account for 1 262 ha (3,118 ac.) or 23% of existing employment lands in Mississauga. The remaining 5% are in Residential Districts (Clarkson-Lorne Park, Cooksville, East Credit, Fairview, Lakeview, Malton, Port Credit, Sheridan and Streetsville), which contain 281 ha (695 ac.) of existing employment lands.

COMMITTED DEVELOPMENT

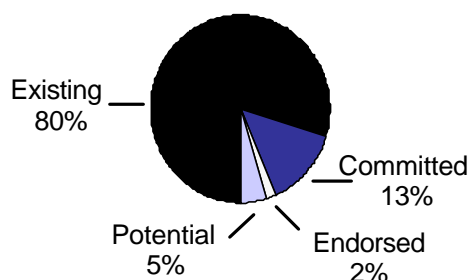
Committed development refers to vacant lands that are designated and zoned for employment development and for which no building permit has been issued. There are 921 ha (2,276 ac.) of committed employment lands, which represent 13% of the employment lands in the City, of which 616 ha (1,522 ac.) or 67% of the committed lands are in the larger Employment Districts of Gateway, Northeast and Meadowvale Business Park.

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

There are 115 ha (284 ac.) of vacant employment lands on which City

Employment Lands Capacity by Development Status



Council has endorsed eight applications for Plans of Subdivision, Official Plan Amendment and/or Rezoning. Those endorsed applications constitute 2% of the employment land area in the City, and are located in the Gateway and Northeast Planning Districts.

The Gateway Planning District 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 and Meadowvale Business Park.

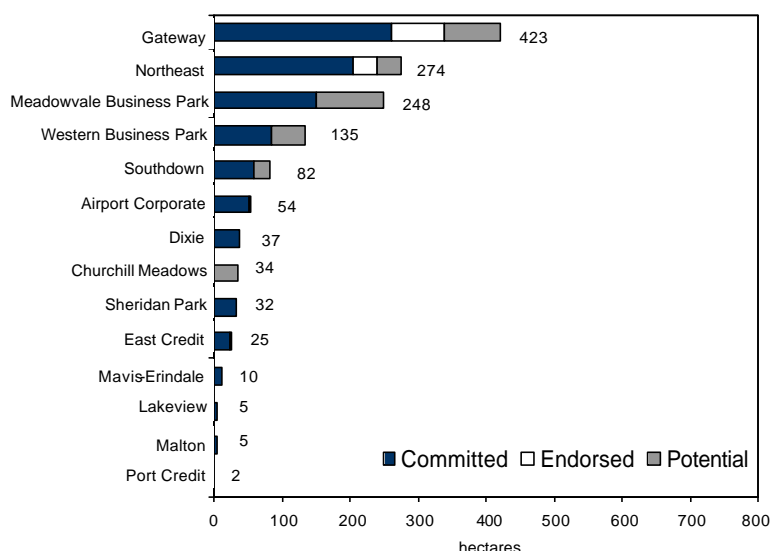
POTENTIAL DEVELOPMENT

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

The area of potential developable lands is 329 ha (812 ac.), which is 5% of the total employment lands in the City. The Meadowvale Business Park Planning District has the largest area of potential development lands with 99 ha (245 ac.), followed by the Gateway Planning District with 82 ha (203 ac.). Sixty-five ha (160 ac.) of potential developable lands in Gateway were subject to unendorsed development applications. Other Planning Districts with significant inventories of potential employment lands development include Western Business Park with 51 ha (126 ac.), Churchill Meadows with 34 ha (84 ac.), Northeast with 33 ha (82 ac.) and Southdown with 25 ha (62 ac.).

Unendorsed Applications by Planning District	
Planning District	Application Area ha (ac.)
Churchill Meadows	34 (84)
Gateway	65 (160)
Northeast	28 (69)
Southdown	12 (30)
Western Business Park	1 (2)
Total	140 (345)
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 59 ha (145 ac.) in 2002, as compared with 88 ha (217 ac.) in 2001.

There are 1 365 ha (3,373 ac.) of vacant employment lands in Mississauga. If annual land absorption remained at 59 ha (145 ac.), build-out would occur in 23 years. If annual land absorption reflected the 2001 figure of 88 ha (217 ac.), build-out would be reduced to 16 years.

Employment on Employment Lands

Based on field checking of existing land uses and the 2002 Employment Survey, existing developments in the Employment Districts, which include industrial, office, retail commercial and institutional uses, had about 12,900 businesses generating a total employment of approximately 290,000 positions in 2002. In Residential Districts, there were about 290 businesses with employment of about 4,350 positions on lands developed for industrial uses.

Although the Airport area have not been included in the development profile, there were about 280 businesses and 19,100 employment positions generated from associated airport uses in 2002.

Employment Lands Development By Planning District

Planning District	Existing ha (ac.)	Committed ha (ac.)	Endorsed Applications ha (ac.)	Potential ha (ac.)	Total ha (ac.)
Airport Corporate	143 (352)	51 (125)	0 (0)	3 (7)	196 (485)
Churchill Meadows	0 (0)	0 (0)	0 (0)	34 (84)	34 (84)
Clarkson-Lorne Park	59 (146)	0 (0)	0 (0)	0 (0)	59 (147)
Cooksville	28 (69)	0 (0)	0 (0)	0 (0)	28 (69)
Dixie	352 (871)	37 (91)	0 (0)	0 (0)	389 (962)
East Credit	1 (3)	24 (58)	0 (0)	1 (3)	26 (65)
Fairview	8 (21)	0 (0)	0 (0)	0 (0)	8 (21)
Gateway	861 (2,128)	262 (646)	79 (196)	82 (203)	1 284 (3,173)
Lakeview	147 (364)	5 (13)	0 (0)	0 (0)	153 (377)
Malton	3 (7)	5 (13)	0 (0)	0 (0)	8 (19)
Mavis - Erindale	161 (398)	10 (24)	0 (0)	0 (0)	171 (422)
Meadowvale Business Park	650 (1,606)	149 (368)	0 (0)	99 (245)	898 (2,219)
Northeast	2 214 (5,472)	205 (506)	36 (89)	33 (82)	2 488 (6,148)
Port Credit	4 (11)	2 (5)	0 (0)	0 (0)	6 (16)
Sheridan	2 (6)	0 (0)	0 (0)	0 (0)	2 (6)
Sheridan Park	82 (202)	32 (78)	0 (0)	0 (0)	113 (280)
Streetsville	28 (69)	0 (0)	0 (0)	0 (0)	28 (69)
Southdown	513 (1,266)	57 (141)	0 (0)	25 (62)	595 (1,470)
Western Business Park	155 (382)	84 (207)	0 (0)	51 (126)	289 (714)
City Total	5 411 (13,371)	921 (2,276)	115 (284)	329 (812)	6 776 (16,743)

Numbers may not add due to rounding.