



# Corporate Report

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(2006)

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**DATE:** February 27, 2007

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: March 19, 2007

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **2006 Employment Profile**

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**RECOMMENDATION:** That the report titled "*2006 Employment Profile*" dated February 27, 2007, from the Commissioner of Planning and Building be received for information and circulated to the Mississauga Board of Trade, the Urban Development Institute (Peel Chapter), Economic Development Advisory Council, Peel Halton Dufferin Training Board and the University of Toronto at Mississauga.

**BACKGROUND:** The City of Mississauga undertook a comprehensive employment survey in 2006. The survey was conducted by the Planning and Building Department in conjunction with the Economic Development Office.

The study titled "*2006 Employment Profile*" (attached under separate cover), provides a profile of employment and businesses in the City which assists in the assessment of how the goals in the Strategic Plan and Mississauga Plan are being implemented. It also compares 2006 employment data with past employment information and the projections from the 2005 Growth Forecast.

A newsletter, also titled “*2006 Employment Profile*”, presents key data from the report and is attached under separate cover. The newsletter is available from the Planning and Building Department and is posted on the City’s web site.

**COMMENTS:**

The “*2005 Employment Profile*” is based on information in the Mississauga Employment Database (MED) and the 2006 Employment Survey undertaken from May to September, 2006. The survey involves extensive field verification, a mail-out questionnaire and a telephone survey of selected businesses. The principal findings with respect to employment and businesses in Mississauga are as follows:

- Employment based on the 2006 Employment Survey was 380,800 (rounded). When this figure is adjusted to more closely reflect the Census definition of employment to consider persons with multiple jobs and home-based businesses, the estimate of total employment is 406,000 (rounded);
- Mississauga has a total employment ratio of .58, that is for every 100 residents of the City there were 58 local jobs;
- There are approximately 17,500 (rounded) fewer members of the Mississauga resident labour force than there are employment positions in the City of Mississauga. When unemployment is considered, it is estimated that Mississauga had a net imported labour force of approximately 42,000 in 2006. This meets one of the population and employment objectives in Mississauga Plan, “*to continue to be a net importer of labour*”;
- In 2006, a total of 20,840 businesses were operating in Mississauga, with concentrations in Northeast-West, Northeast-South, Northeast-North and Dixie;
- A review of total employment by planning district finds that the four main concentrations are in Meadowvale Business Park, Northeast-South, Northeast-West, and Gateway-South, which represent approximately 40% of total employment opportunities in the City in 2006;

- The City's employment profile continues to be dominated by small businesses. In 2006, 74% of the City's businesses were establishments of less than 20 employees while 44% had fewer than five employees;
- The largest portion of the employment base in Mississauga was in mid-sized firms between 20 and 300 employees. These firms represent 15% of the total number of businesses but constitute 48% of the work force;
- The four business sectors: wholesale trade, retail trade, manufacturing and transportation and warehousing, make up approximately 46% of businesses and 54% of employment positions in the City;
- Employment density refers to the number of employees per geographic area, using the total employment in each traffic zone and the area of that traffic zone. The City's average gross employment density is 13 employees per hectare (5 employees per acre) and the average net employment density is 43 employees per hectare (18 per acre); and
- A comparison of Employment Survey data from 2005 to 2006 indicates an increase of 180 business sites and a slight increase (.14%) in employment for businesses that provided information through the Employment Survey. A slight decrease in total employment was estimated in this period due to a decrease in the number of employees assumed for businesses for which employment data was not available.

**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 and planning policies, the data are used in forecasting and planning for future needs and services, attracting businesses to the City, retention programs for existing businesses and the development of future financial and economic strategies.

These data are also used to produce employment profiles for each of the employment planning districts, highlighting information such as top employers, vacant land, types of businesses, number of vacancies and employment densities. Further, data collected from the 2006 and previous employment surveys will be analyzed to identify trends and issues. For example, the data will assist in District Policy reviews and other policy studies such as the identification of industrial areas that are in transition through the review of vacancy and business turnover rates. Finally, the data collected through the employment survey can be linked with other databases, such as the office commercial inventory, to provide tenant profiles by land use and type of building.

**ATTACHMENTS:**

Under Separate Cover – *2006 Employment Profile* (Report)

Under Separate Cover - *2006 Employment Profile* (Newsletter)

*Original Signed By:*

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Edward R. Sajecki

Commissioner of Planning and Building

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