



Corporate Report

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CD.15.EMP
(2008)

DATE: March 24, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 14, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **2008 Employment Profile**

RECOMMENDATION: That the report titled "*2008 Employment Profile*" dated March 24, 2009, 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.

BACKGROUND: The City of Mississauga undertook a comprehensive employment survey in 2008. The survey was conducted by the Planning and Building Department in conjunction with the Economic Development Office.

The study titled "*2008 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 2008 employment data with past employment information and the projections from the 2008 Growth Forecast.

A newsletter, also titled “*2008 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 under FOCUS Mississauga.

COMMENTS:

The “*2008 Employment Profile*” is based on information in the Mississauga Employment Database (MED) and the 2008 Employment Survey undertaken from May to September, 2008*. The survey involves extensive field verification, a mail-out questionnaire and a telephone survey of selected businesses. The report also includes information from the 2006 Census related to labour market activity. The principal findings with respect to employment and businesses in Mississauga are as follows:

- Employment based on the 2008 Employment Survey was 401,285. 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 427,165;
- Mississauga has a total employment ratio of .59, that is for every 100 residents of the City there were 59 local jobs;
- There are approximately 26,115 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 55,000 in 2008. This meets one of the population and employment objectives in Mississauga Plan, “*to continue to be a net importer of labour*”;
- In 2008, a total of 21,380 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

* Note: Numbers in this report have been rounded.

four main concentrations are in Meadowvale Business Park, Northeast-South, Northeast-West and Gateway-South, which represent approximately 40% of the total employment opportunities in the City in 2008;

- The City's employment profile continues to be dominated by small businesses. In 2008, 72% of the City's businesses were establishments of less than 20 employees while 43% had fewer than five employees;
- The largest portion of the employment base in Mississauga was in mid-sized firms between 20 and 299 employees. These firms represent 15% of the total number of businesses but constitute 47% of the work force;
- The four business sectors: wholesale trade; manufacturing; professional, scientific and technical services; and transportation and warehousing, make up approximately 38% of businesses and 53% 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 14 employees per hectare (5 employees per acre) and the average net employment density is 45 employees per hectare (18 per acre); and
- A comparison of Employment Survey data from 2007 to 2008 indicates a 2.8% increase in total employment.

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 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 2008 and previous employment surveys will be analyzed to identify trends and issues. For example the data has assisted in the Lakeview and Port Credit District Policies Review and other policy studies such as the Employment Lands Review Study, Office Strategy Study and Growth Management Study. 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 – *2008 Employment Profile* (report)

Under Separate Cover – *2008 Employment Profile* (newsletter)

Original Signed By:

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