



## 2010 employment profile

# Employment Profile 2010

**City of Mississauga  
Planning & Building Department  
December 2010**

The information presented in this report is based on the 2010 Employment Survey. The survey was a collaborative effort by the Planning and Building Department and the Economic Development Office.

Figures in this report have been rounded. Calculations (e.g., summations and percentages) have been performed on unrounded data.

## **TABLE OF CONTENTS**

1.0	INTRODUCTION.....	1
1.1	Background .....	1
1.2	Methodology.....	2
2.0	EMPLOYMENT DATA - 2010 .....	3
2.1	Total Employment.....	3
2.1.1	Employment by Character Area.....	4
2.1.2	Full-time and Part-time Employment .....	6
2.2	Businesses and Vacancies.....	7
2.2.1	Businesses and Vacancies by Character Area .....	7
2.3	Businesses by Business Size.....	12
2.4	Businesses and Employment by Business Classification .....	18
2.5	Employment Density.....	26
2.5.1	Employment Density by Traffic Zone.....	26
2.5.2	Employment Density by Character Area.....	26
3.0	TRENDS IN EMPLOYMENT AND BUSINESS GROWTH.....	31
3.1	Employment and Business Trends to 2010.....	31
3.2	Businesses and Employment by Business Classification 2001-2010.....	32
4.0	KEY FINDINGS .....	34

### **List of Tables**

1.	Population, Total Employment and Resident Labour Force, 2010 .....	4
2.	Businesses and Vacancies by Character Area, 2010 .....	7
3.	Number of Businesses by Business Size and Character Area, 2010 .....	13
4.	Number of Employees by Business Size and Character Area, 2010 .....	14
5.	Businesses and Employment by Business Classification, 2010 .....	18

### **List of Figures**

1a-1g.	Employment by Character Area, 2010 .....	6
2a-2g.	Businesses and Vacancies by Character Area, 2010 .....	9
3a.	Number of Businesses by Business Size, 2010 .....	15
3b.	Percentage of Businesses by Business Size, 2010 .....	15
3c.	Number of Employees by Business Size, 2010.....	16
3d.	Percentage of Employees by Business Size, 2010 .....	16
4a.	Businesses by Business Classification, 2010.....	19
4b.	Employment by Business Classification, 2010 .....	19
5.	Business Classification by Business Size, 2010 .....	20
6.	Employment and Population Trends, 1976/77 to 2010 .....	32
7.	Employment by Business Classification, 2001-2010... ..	33
8.	Businesses by Business Classification, 2001-2010.....	33

### **List of Maps**

1.	Vacancies .....	11
2.	Location of Businesses with 300+ Employees .....	17
3.	Location of Retail Trade Businesses .....	21
4.	Location of Wholesale Trade Businesses .....	22
5.	Location of Manufacturing Businesses .....	23
6.	Location of Professional, Scientific and Technical Services Businesses.....	24
7.	Location of Transportation and Warehousing Businesses .....	25
8.	Gross Employment Density by Traffic Zone .....	27
9.	Net Employment Density by Traffic Zone .....	28
10.	Gross Employment Density by Character Area.....	29
11.	Net Employment Density by Character Area.....	30



**List of Appendices:**

- A: Character Areas
- B: Employment Adjustment Factors
- C: Businesses with 300+ Employees
- D: NAICS Descriptions
- E: Traffic Zone
- F: Employment Density by Traffic Zone Calculations
- G: Employment Density by Character Area Calculations
- H: Changes to City Structure

## 1.0 INTRODUCTION

This report presents a profile of employment and business activities in the City of Mississauga in 2010. The City acknowledges the importance of a strong employment base by incorporating objectives regarding employment in both its Strategic Plan and the proposed new Mississauga Official Plan adopted by City Council on September 29, 2010.

One of the pillars of the new Strategic Plan is titled, "Prosper -- Cultivating Creative and Innovative Businesses". Under the pillar of Prosper the plan specifies a direction and a principle as follows:

- "Direction: Our Future Mississauga is a global hub of creative and innovative activity where talent and business thrive."
- "Principle: Mississauga is a city that values a strong global business future, fostering a prosperous and sustainable economy that attracts and grows talent."

The annual employment survey is a valuable tool to help measure the progress of our Strategic Plan. Through this 2010 Employment Survey we have observed a 1.6% decrease in the number of jobs within the City of Mississauga.

Employment is also a principal theme of the proposed new Mississauga Official Plan. The new Mississauga Official Plan states that "Mississauga will maintain and promote a strong and sustainable, diversified economy that provides a range of employment opportunities for residents and attracts lasting investment to secure financial stability."

Monitoring of strategic and planning policies is undertaken to ensure the objectives outlined in these policies are being met. The Employment Survey and Employment Profile are part of the monitoring activities and contribute to the assessment of how the goals in the Strategic Plan and the new Mississauga Official Plan are being implemented.

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

## 1.1 Background

Annual monitoring of employment trends is a challenging endeavour and methodologies have changed to address issues that have emerged at various times. The present employment survey method was initiated in 1999. The 1999 review of employment in the City concentrated on developing a complete inventory of businesses from the variety of databases used in the past as well as field checking the existing data set. The 1999 employment survey focussed on information relating to businesses. In subsequent years, information relating to businesses was verified and kept current and an emphasis was placed on adding and updating employment data. The data that is collected includes complete business name and address, contact person and phone number, web and email address, number of full-time and part-time employees,

description of the business, parent company and years in Mississauga. The employment survey does not collect data for home-based businesses.

Employment information is stored in the Mississauga Employment Database (MED). This database, shared by both the Planning and Building Department and Economic Development Office, is maintained and updated on an on-going basis.

Other sources of employment information for the City of Mississauga includes data from the Canadian Business Patterns (CBP), produced by Statistics Canada, the 2006 Census of Canada, the Labour Force Survey by Statistics Canada for June 2010, and the 2008 Growth Forecasts prepared by Hemson Consulting. Employment data from these sources are monitored and reviewed on a continuing basis.

## 1.2 Methodology

Methodology for the 2010 Employment Survey included the compilation of a complete list of employment sites from the 2009 Mississauga Employment Database, new businesses from Building Permit Reports, and a comprehensive field survey to confirm the name and location of every business in the City. For businesses located within Residential Districts, a mail-out questionnaire was sent to selected businesses requesting further information on business operations and employment information; a follow-up telephone interview was attempted where there was no response to the mail-out questionnaire. For businesses located within Employment Districts, a telephone survey was conducted of selected businesses by the firm AJD Data Services and monitored by the Economic Development Office<sup>1</sup>.

A property-based approach is used to collect employment data. Employment information is recorded by location. Where a business has several locations, employment is recorded at each separate location. For businesses that have several buildings on a property, employment figures may be stored at one building address. The property-based approach allows an analysis of employment by Character Area (see Appendix A) and other geographic boundaries.

A concerted effort is made to collect data for businesses thought to have 100 or more employees, therefore, it was assumed that for the most part, the remaining businesses with no employment data are smaller establishments. To estimate total employment in the City of Mississauga, an adjustment factor is applied to those businesses with no employment.

To better reflect the characteristics of the businesses located within each Character Area, the adjustment factor has been calculated separately and applied to each Character Area.

The adjustment factor for the Downtown Character Areas, Community Nodes and Neighbourhoods is unique to each Character Area and is calculated using the average number of employees for businesses with less than 50 employees in each Character Area. The adjustment factor for Corporate Centres, Employment Areas and Special Purpose Areas is

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<sup>1</sup> A mailout or telephone survey was administered to businesses with 100 or more employees, if existing employment data was greater than two years old, if no employment data was recorded for the business or if the business was part of a sector selected to be profiled.

unique to each Character Area and is calculated based on the average number of employees for businesses with less than 100 employees within each Character Area. This unique adjustment factor is then applied to those businesses with no employment within each Character Area. The adjustment factors for each Character Area are outlined in Appendix B.

## 2.0 EMPLOYMENT DATA – 2010

This section presents a profile of businesses and employment based on results from the 2010 Employment Survey, as well as a comparison to the Census definition of employment.

### 2.1 Total Employment

Employment<sup>2</sup> in the City of Mississauga, based on the 2010 Employment Survey, was 389,505. Employment data for 18,495 businesses or 87% of the 21,190 operating businesses were obtained. When the employment figure of 389,505 is adjusted to more closely reflect the Census definition of employment to consider persons with multiple jobs and to include home-based businesses, the estimate of total employment is 418,990<sup>3</sup> (see Table 1). This is lower by 7.5 % from the 2008 Growth Forecast projection of 454,000 employees for June 2010 in the City of Mississauga.

Table 1 on page four summarizes employment and population information. It shows that with a projected population of 734,000 and employment of 418,990, Mississauga has an employment ratio of .57. That is, for every 100 residents of the City, there were 57 local jobs. This table also includes data from the Labour Force Survey by Statistics Canada which shows that with a participating labour force of 411,590, Mississauga must import a net labour force of approximately 7,400 persons. When consideration is made for a portion of the participating labour force that is unemployed, about 9.6%, the imported labour force is approximately 46,090 employees. These figures indicate that the City is meeting the population and employment objective in the new Mississauga Official Plan regarding being a net importer of employment.

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<sup>2</sup> Employment was estimated based on data contained in the Mississauga Employment Database, data from the 2010 Employment Survey, and estimates made for businesses for which employment data were not available (see Appendix B for the factors that were applied to these businesses). Part-time positions have been converted to full-time equivalents, based on the assumption that two part-time positions are equivalent to one full-time position. This does not include home-based businesses.

<sup>3</sup> The following modifications were made to the 2010 Employment Survey employment to reflect the Census definition of employment: 40% of total part-time employment was excluded to account for individuals holding multiple jobs and home-based businesses are assumed to be a ratio 31 jobs per 1,000 of the population based on 2006 Census figures.

Table 1: Population, Total Employment and Resident Labour Force, 2010*	
Employment from the 2010 Employment Survey	389,505
Census Adjustment <sup>a</sup>	29,485
Total Employment <sup>b</sup>	418,990
Total Population <sup>c</sup>	734,000
Resident Labour Force <sup>d</sup>	603,500
Participating Labour Force <sup>e</sup>	411,590
Employed Labour Force	372,900
Unemployed Labour Force <sup>f</sup>	38,690
Employment Ratio <sup>g</sup>	.57
Difference Between Total Employment and Participating Labour Force	7,400
Labour Import <sup>h</sup>	46,090

\*numbers have been rounded

<sup>a</sup> This figure accounts for multiple part-time jobs and home-based businesses.

<sup>b</sup> This figure represents the 2010 Employment Survey total plus the Census adjustment.

<sup>c</sup> Population figure is the 2008 Growth Forecast projection for June 2010 including the census undercount.

<sup>d</sup> The Resident Labour Force is the population 15 years+ calculated from the 2008 Growth forecast projection for June 2010.

<sup>e</sup> Participating Labour Force is the Resident Labour Force multiplied by the participation rate of 68.2% from the Labour Force Survey by Statistics Canada for June 2010.

<sup>f</sup> Unemployed Labour Force is the Participating Labour Force multiplied by the unemployment rate 9.4% from the Labour Force Survey by Statistics Canada for June 2010.

<sup>g</sup> Employment Ratio is total employment divided by the total population.

<sup>h</sup> Labour Import refers to the total employment positions minus the employed labour force.

Analysis in subsequent sections is based on results from the 2010 Employment Survey and does not include modifications for the Census definition of employment.

### 2.1.1 Employment by Character Area

Character Areas as defined by our new Official Plan Mississauga replace Planning Districts from Mississauga Plan. A map of Character Areas can be found on Appendix A, and a description of Character Areas can be found in Appendix H.

Figures: 1a to 1g summarize employment by Character Area and grouped by City Structure type to provide a greater understanding of the businesses and employment characteristics within these areas and to provide a better comparison between the Character Areas.

**Figure 1a: Downtown Employment, 2010**

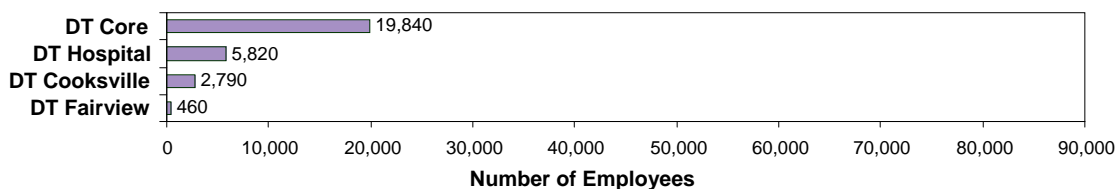


Figure 1b: Major Node Employment, 2010

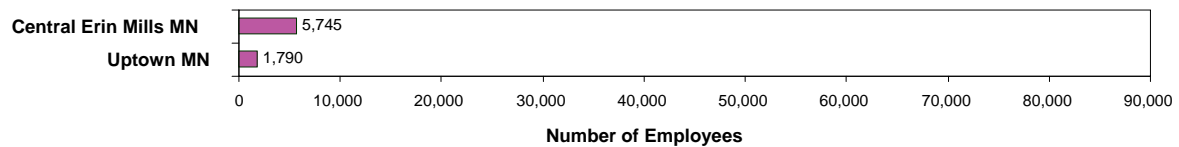


Figure 1c: Community Node Employment, 2010

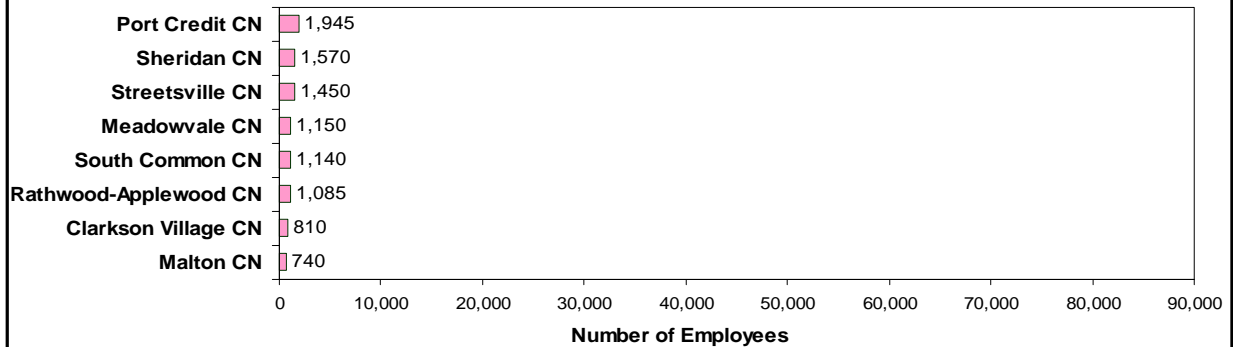


Figure 1d: Neighbourhood Employment, 2010

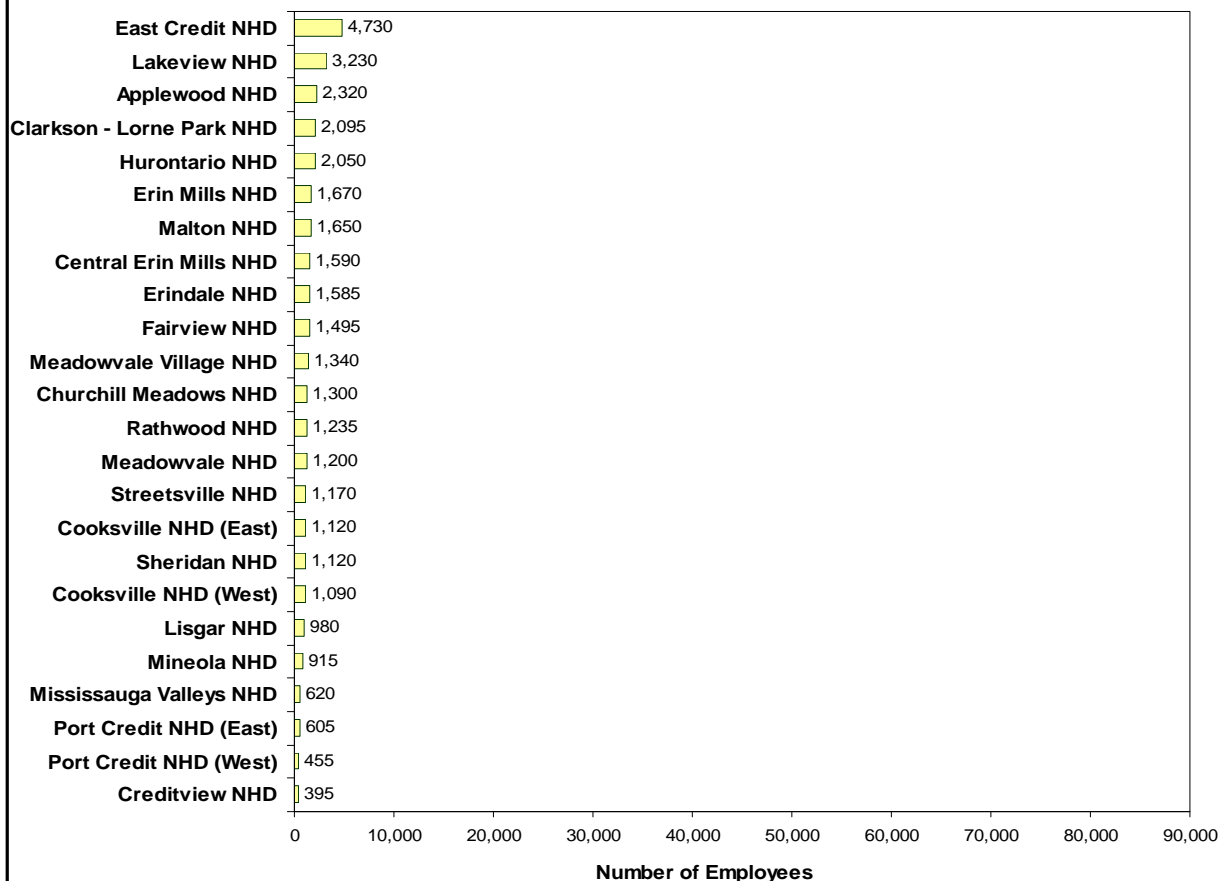


Figure 1e : Corporate Centre Employment, 2010

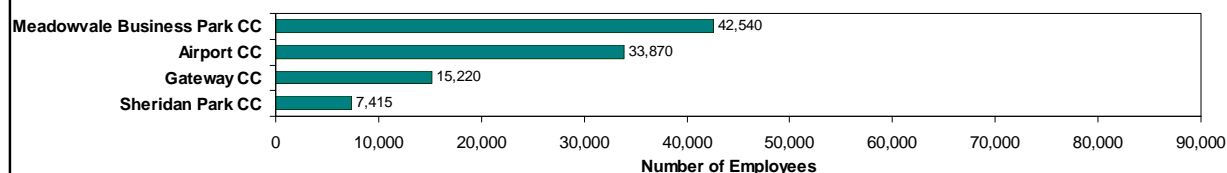


Figure 1f : Employment Area Employment, 2010

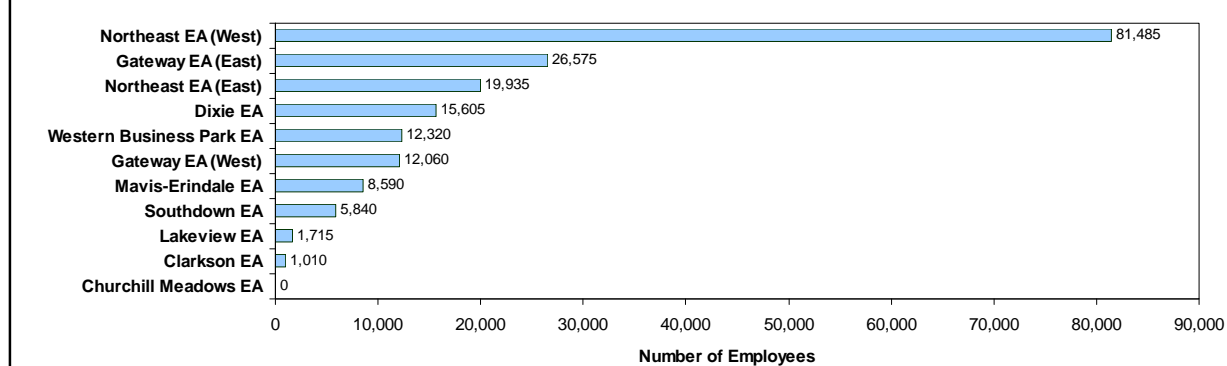
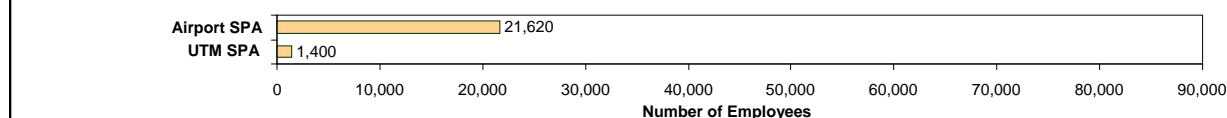


Figure 1g : Special Purpose Area Employment, 2010



## 2.1.2 Full-Time and Part-Time Employment<sup>4</sup>

Full-time employment is 90% of total employment. The proportion of full-time positions to total employment within Character Areas ranges from 95% in Airport Corporate Centre and Sheridan Corporate Centre, 90% in Meadowvale Business Park Corporate Centre, Gateway Employment Area and Northeast Employment area to 60% in **Meadowvale Community Node, Port Credit Community Node, Malton Community Node, Central Erin Mills Major Node, Lakeview Neighbourhood and Port Credit Neighbourhood.**

For this report, one part-time employment position is considered half or .5 of one full-time employment position. UTM Special Purpose Area has the largest proportion of part-time employment of 95% followed by Meadowvale Community Node with 80% and Central Erin Mills Major Node with 75%.

From 2009 to 2010, full-time employment for the City of Mississauga decreased by approximately 1.4%. In the same period, part-time employment decreased by 5.2%.

<sup>4</sup> Full-time and part-time employment figures are based on businesses where employment information is available.



## 2.2 Businesses and Vacancies

The 2010 employment survey recorded a total of 24,275 business sites in Mississauga. Of these sites, 21,190 (87.5%) were operating businesses and 3,080 (12.5%) were vacant.

### 2.2.1 Businesses and Vacancies by Character Area

Table 2 and Figures 2a to 2g provide a summary of existing businesses and vacancies<sup>5</sup> by Character Area. Map 1 shows the location of vacancies in the City.

Table 2: Businesses and Vacancies* by Character Area in 2010						
Character Area	Total Business Sites	Businesses		Vacancies		
		# of Businesses	% of Businesses	# of Vacancies	% of City Vacancies	% of Vacancies in each Planning District
DT Fairview	40	40	0.2%	1	0.0%	0.5%
DT Hospital	225	200	1%	25	0.8%	12.5%
DT Cooksville	690	630	3%	60	1.9%	30.0%
DT Core	1,185	1,070	5%	115	3.7%	57.5%
<b>Downtowns Total:</b>	<b>2,140</b>	<b>1,940</b>	<b>9%</b>	<b>200</b>	<b>6.5%</b>	<b>100.0%</b>
Uptown MN	210	200	1.0%	10	0.3%	100%
Central Erin Mills MN	315	305	1.5%	10	0.3%	100%
<b>Major Nodes Total:</b>	<b>525</b>	<b>505</b>	<b>2.4%</b>	<b>10</b>	<b>0.3%</b>	<b>100%</b>
South Common CN	80	70	0.3%	10	0.3%	7.4%
Meadowvale CN	125	120	0.6%	5	0.2%	3.7%
Malton CN	140	125	0.6%	15	0.5%	11.1%
Clarkson Village CN	155	145	0.7%	10	0.3%	7.4%
Sheridan CN	185	155	0.7%	30	1.0%	22.2%
Rathwood-Applewood CN	165	160	0.8%	5	0.2%	3.7%
Port Credit CN	340	310	1.5%	30	1.0%	22.2%
Streetsville CN	350	320	1.5%	30	1.0%	22.2%
<b>Community Nodes Total:</b>	<b>1,540</b>	<b>1,405</b>	<b>6.7%</b>	<b>135</b>	<b>4.4%</b>	<b>100.0%</b>
Mississauga Valleys NHD	55	50	0.2%	5	0.2%	1.4%
Port Credit NHD (West)	75	65	0.3%	10	0.3%	2.8%
Creditview NHD	75	70	0.3%	5	0.2%	1.4%
Meadowvale Village NHD	95	80	0.4%	15	0.5%	4.2%
Cooksville NHD (West)	95	90	0.4%	5	0.2%	1.4%
Lisgar NHD	95	90	0.4%	5	0.2%	1.4%
Churchill Meadows NHD	105	100	0.5%	5	0.2%	1.4%

<sup>5</sup> Vacancies refer to vacant buildings, vacant floors and vacant units within multiple unit developments. Some condominium industrial units are recorded as vacant buildings.

Character Area	Total Business Sites	Businesses		Vacancies		
		# of Businesses	% of Businesses	# of Vacancies	% of City Vacancies	% of Vacancies in each Character Area
Streetsville NHD	110	100	0.5%	10	0.3%	2.8%
Meadowvale NHD	115	110	0.5%	5	0.2%	1.4%
Mineola NHD	125	110	0.5%	15	0.5%	4.2%
Sheridan NHD	120	115	0.6%	5	0.2%	1.4%
Fairview NHD	130	115	0.6%	15	0.5%	4.2%
Port Credit NHD (East)	145	130	0.6%	15	0.5%	4.2%
Erin Mills NHD	145	140	0.7%	5	0.2%	1.4%
Rathwood NHD	160	145	0.7%	15	0.5%	4.2%
Cooksville NHD (East)	170	150	0.7%	20	0.6%	5.6%
Erindale NHD	170	155	0.7%	15	0.5%	4.2%
Central Erin Mills NHD	180	175	0.8%	5	0.2%	1.4%
Hurontario NHD	210	195	0.9%	15	0.5%	4.2%
Clarkson - Lorne Park NHD	240	210	1.0%	30	1.0%	8.3%
Malton NHD	260	230	1.1%	30	1.0%	8.3%
East Credit NHD	350	325	1.6%	25	0.8%	6.9%
Applewood NHD	375	345	1.7%	30	1.0%	8.3%
Lakeview NHD	500	445	2.1%	55	1.8%	15.3%
<b>Neighbourhoods Total:</b>	<b>4,100</b>	<b>3,740</b>	<b>17.9%</b>	<b>360</b>	<b>11.7%</b>	<b>100.0%</b>
Sheridan Park CC	60	50	0.2%	10	0.3%	2.9%
Gateway CC	290	260	1.2%	30	1.0%	8.8%
Airport CC	695	600	2.9%	95	3.1%	27.9%
Meadowvale Business Park CC	1,425	1,220	5.9%	205	6.7%	60.3%
<b>Corporate Centres Total:</b>	<b>2,470</b>	<b>2,130</b>	<b>10.2%</b>	<b>340</b>	<b>11.0%</b>	<b>100.0%</b>
Churchill Meadows EA	1	0	0.0%	1	0.0%	0.0%
Clarkson EA	55	50	0.2%	5	0.2%	0.2%
Lakeview EA	75	55	0.3%	20	0.6%	1.0%
Gateway EA (West)	260	245	1.2%	15	0.5%	0.7%
Southdown EA	305	280	1.3%	25	0.8%	1.2%
Mavis-Erindale EA	550	485	2.3%	65	2.1%	3.2%
Northeast EA (East)	765	595	2.9%	170	5.5%	8.5%
Western Business Park EA	1,165	1,025	4.9%	140	4.5%	7.0%
Gateway EA (East)	1,390	1,200	5.8%	190	6.2%	9.4%
Dixie EA	1,680	1,435	6.9%	245	7.9%	12.2%
Northeast EA (West)	6,895	5,760	27.6%	1,135	36.8%	56.4%
<b>Employment Areas Total:</b>	<b>13,140</b>	<b>11,130</b>	<b>53.4%</b>	<b>2,010</b>	<b>65.2%</b>	<b>100.0%</b>
UTM SPA	5	5	0.0%	0	0.0%	0.00%
Airport SPA	350	330	1.6%	20	0.6%	100.00%
<b>Special Purpose Areas Total:</b>	<b>355</b>	<b>335</b>	<b>1.6%</b>	<b>20</b>	<b>0.6%</b>	<b>100.00%</b>
NinthLine Special Study	5	5	0.02%	0	0.00%	0.0%
<b>City Total</b>	<b>24,275</b>	<b>21,190</b>	<b>100.00%</b>	<b>3,080</b>	<b>100%</b>	<b>12.5%</b>

\*Numbers may not total due to rounding. Vacancies refer to vacant buildings and to vacant units and vacant floors within multiple unit developments. Some condominium industrial units are recorded as vacant buildings.

Figure 2a: Downtown Businesses and Vacancies, 2010

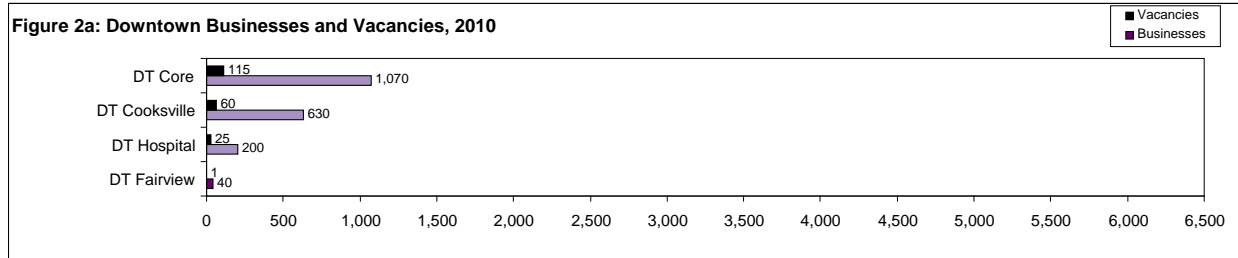


Figure 2b: Major Node Businesses and Vacancies, 2010

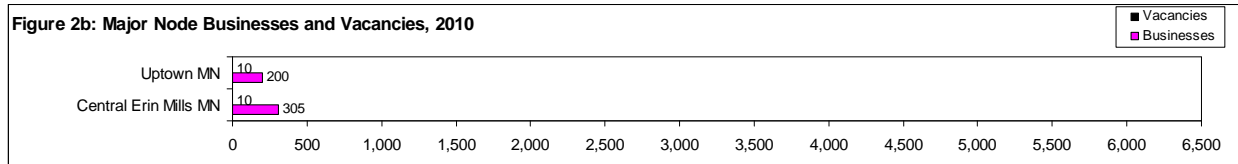


Figure 2c: Community Node Businesses and Vacancies, 2010

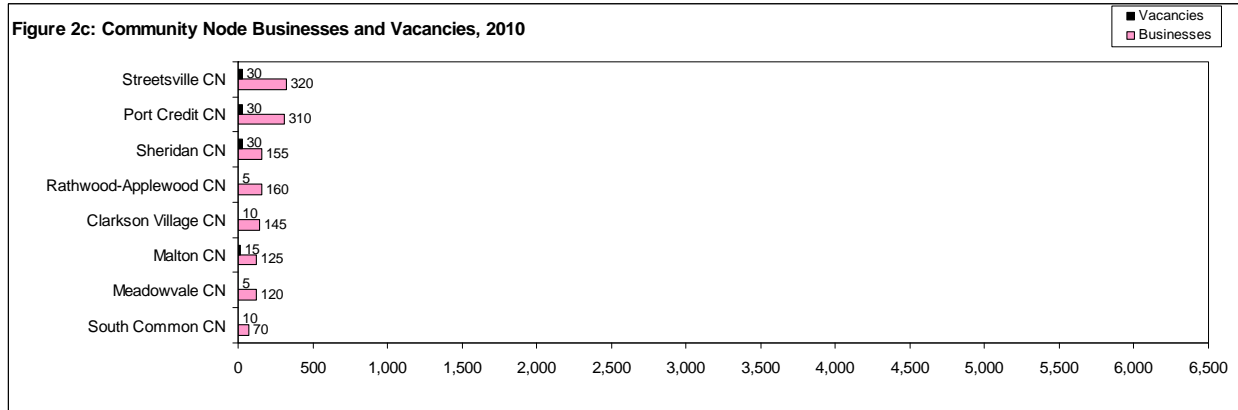


Figure 2e: Corporate Centre Businesses and Vacancies, 2010

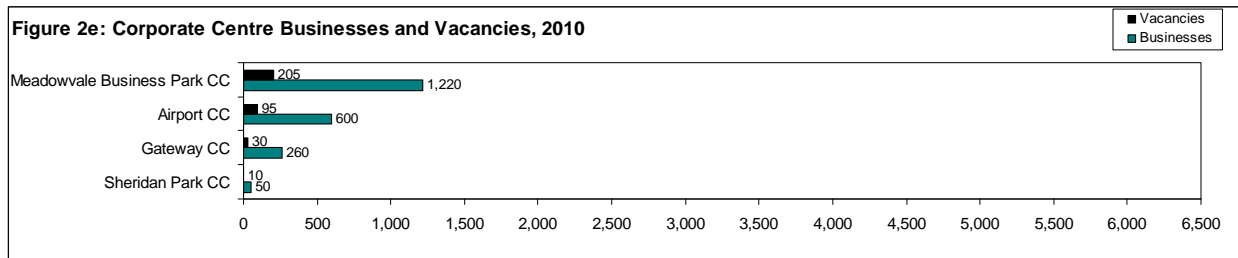
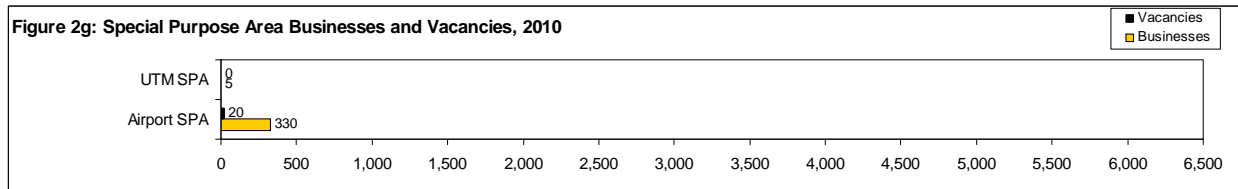
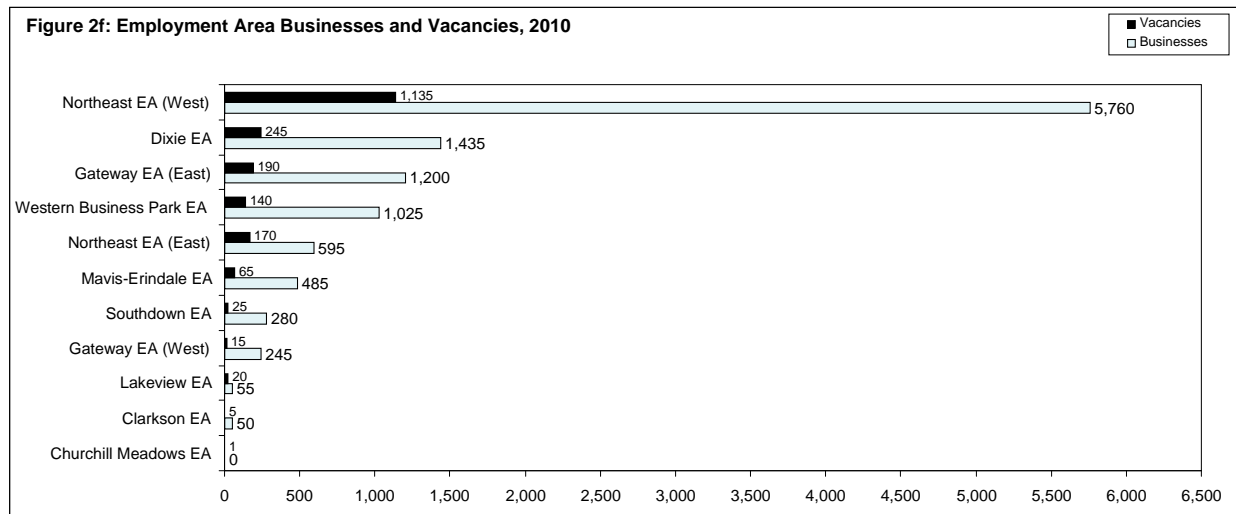
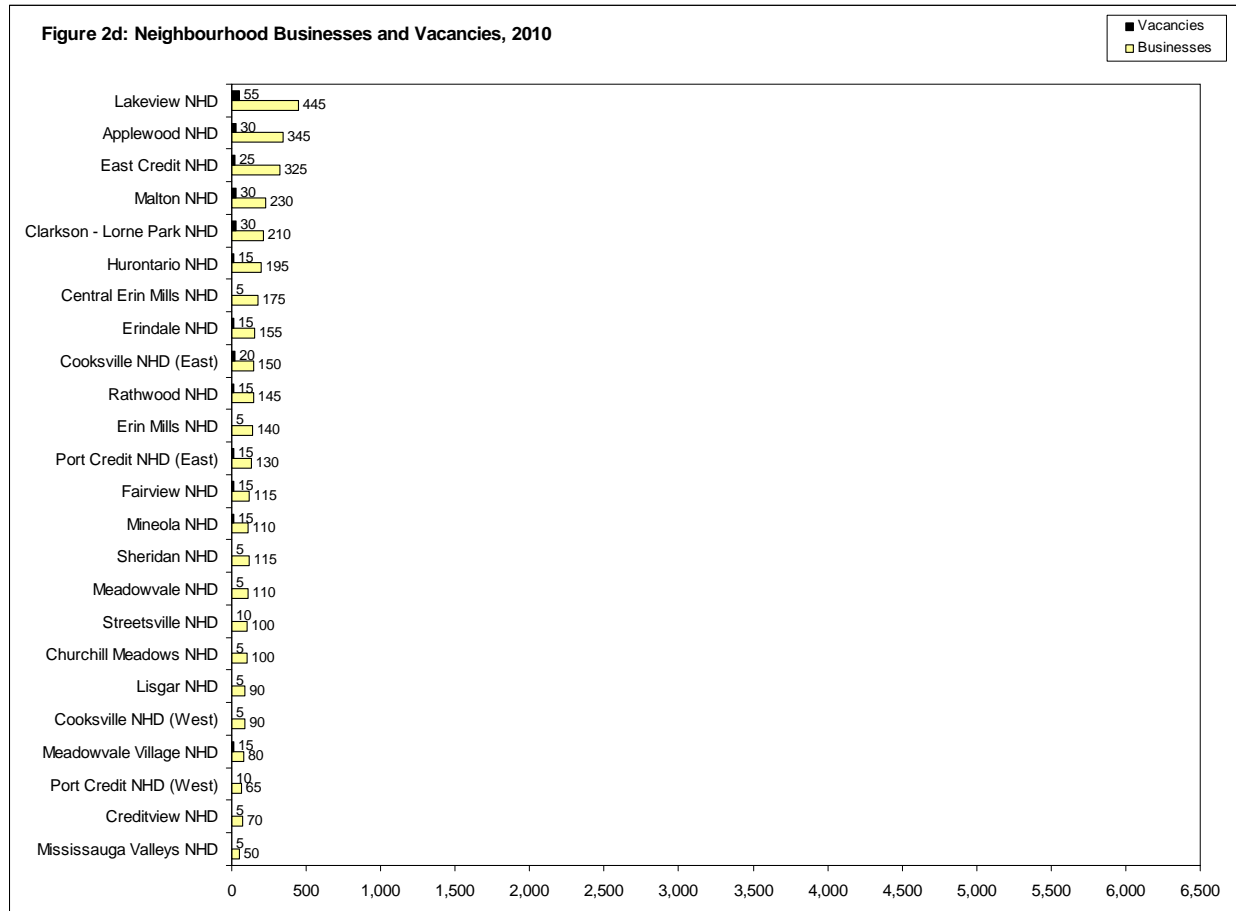
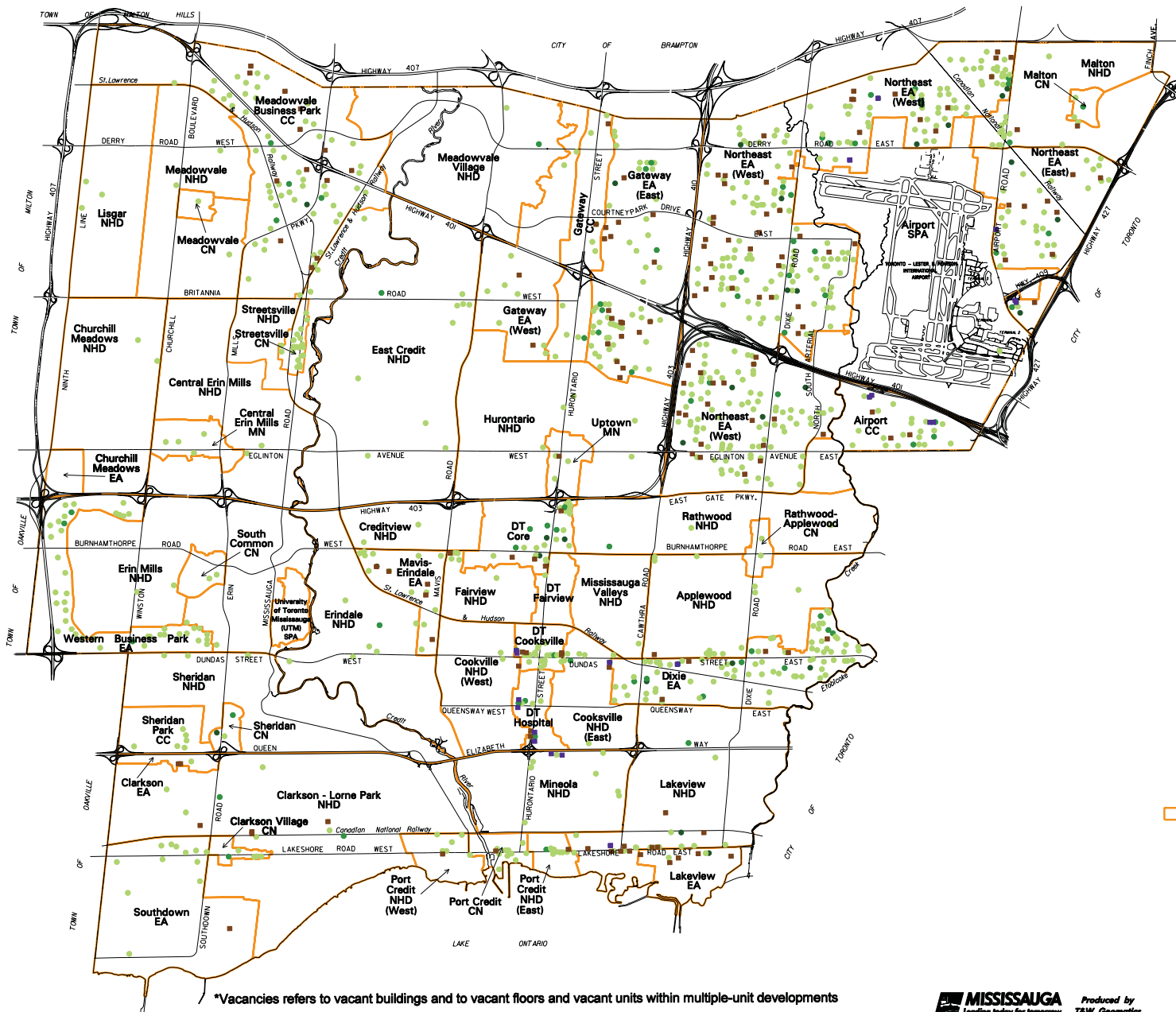


Figure 2g: Special Purpose Area Businesses and Vacancies, 2010







\*Vacancies refers to vacant buildings and to vacant floors and vacant units within multiple-unit developments

### 2.3 Businesses by Business Size

The distribution of businesses by Character Area as well as the number and percent of employees for 2010 are shown in Tables 3 and 4 and illustrated in Figures 3a to 3d.

The City's business profile is dominated by small businesses. Forty-three percent of all businesses have fewer than five employees. However, smaller firms do not constitute a large portion of total employment. Firms with fewer than five employees represent only 5% of total jobs or 21,620 employment positions. Seventy percent of the City's businesses are establishments of less than 20 employees but these represent only 20% of the total employment positions (See Tables 3 and 4).

The largest portion of the employment base in Mississauga is currently found in mid-sized firms between 20 and 299 employees. These businesses represent only 15% of total businesses but constitute 50% of the work force or 181,005 employment positions.

Table 3 summarizes the number of businesses by business size in each Character Area and Figures 3a and 3b illustrate these sizes for the City. It shows the dominance of firms with less than 5 employees, particularly in all Character Areas.

Table 4 summarizes the number of employees by the business size in each Character Area and Figures 3c and 3d illustrate these sizes for the City. It is evident from this table that mid-sized firms with 20 to 299 employees represent the largest portion of the employment base, particularly in the employment Character Areas. This is an expected result as mid-sized firms tend to be related to industrial/manufacturing type companies, which generally locate in Employment Areas and Corporate Centers.

Businesses with 300 or more employees represent less than 1% of the total number of businesses, but constitute 25% of the employment base. They are generally concentrated in the Employment Areas, Corporate Centres and Downtown Core. A small number of very large businesses with a thousand or more employees make a significant contribution to the City's employment base. There are only 20 such businesses representing 0.1% of the total businesses in the City, yet they account for 53,145 jobs (15% of total jobs). These businesses include the two hospitals, the University of Toronto Mississauga, Air Canada, Greater Toronto Airport Authority, bio-medical firms, financial businesses, government and manufacturing among others. Map 2 illustrates the location of businesses with 300 or more employees and the range of employees per location. A listing of these businesses is provided in Appendix C.

Finally, it is noted that all Character Areas have a representation of businesses with less than 50 employees. The number of businesses across the City with these ranges of employees would also provide for a range of employment opportunities. The distribution of businesses across the City addresses Mississauga's Strategic Plan objective to maintain a variety of employment opportunities.

Table 3: Number of Businesses by Employment Range and Character Area in 2010\*

Character Area	Business Size (based on number of employees)									
	0-4	5-9	10-19	20-49	50-99	100-299	300-499	500-999	1000+	Unknown
Northeast EA (West)	2,210	1,005	740	540	185	95	10	3	2	965
Dixie EA	670	230	145	95	25	20	3	1	0	250
Meadowvale Business Park CC	325	225	210	175	75	55	10	4	4	140
Gateway EA (East)	340	210	210	205	65	31	10	2	0	130
DT Core	350	215	150	85	40	25	4	4	0	190
Western Business Park EA	400	225	165	85	20	10	0	1	0	115
DT Cooksville	435	70	25	15	3	0	0	0	0	85
Airport CC	150	115	80	80	40	40	10	0	6	80
Northeast EA (East)	140	90	100	80	65	32	5	5	0	80
Mavis-Erindale EA	235	75	40	35	15	20	1	1	0	60
Lakeview NHD	260	75	30	25	5	3	0	0	0	50
Applewood NHD	235	45	15	20	5	1	0	0	0	20
Airport SPA	70	45	30	30	10	15	4	2	2	125
East Credit NHD	165	65	25	35	15	8	1	0	0	10
Streetsville CN	220	50	25	5	1	0	0	0	0	15
Port Credit CN	185	45	20	5	3	3	0	0	0	45
Central Erin Mills MN	155	85	30	25	3	10	0	0	1	3
Southdown EA	110	60	30	20	10	10	5	0	0	35
Gateway CC	70	35	35	45	22	20	5	4	2	25
Gateway EA (West)	40	55	35	35	25	30	10	2	0	15
Malton NHD	150	20	10	15	1	2	0	0	0	30
Clarkson - Lorne Park NHD	120	20	20	20	4	3	0	0	0	20
Uptown MN	95	45	20	20	4	0	0	0	0	20
DT Hospital	130	30	15	5	4	3	1	0	1	10
Hurontario NHD	115	35	20	15	4	3	0	0	0	5
Central Erin Mills NHD	110	25	15	10	3	2	0	0	0	5
Rathwood-Applewood CN	105	30	5	10	3	1	0	0	0	5
Sheridan CN	105	25	5	10	1	2	1	0	0	5
Erindale NHD	105	15	10	10	5	3	0	0	0	5
Cooksville NHD (East)	105	15	5	10	4	1	0	0	0	15
Clarkson Village CN	100	15	15	5	1	0	0	0	0	10
Rathwood NHD	90	20	10	10	5	1	0	0	0	10
Erin Mills NHD	80	30	5	15	2	2	1	0	0	5
Port Credit NHD (East)	95	15	10	1	1	1	0	0	0	10
Malton CN	80	15	5	10	1	0	0	0	0	10
Meadowvale CN	75	20	10	10	2	2	0	0	0	2
Sheridan NHD	65	20	10	10	2	2	0	0	0	5
Fairview NHD	50	30	5	15	5	2	0	0	0	5
Mineola NHD	55	20	10	5	4	0	0	0	0	15
Meadowvale NHD	55	20	10	15	2	1	0	0	0	5
Churchill Meadows NHD	55	15	10	5	5	2	0	0	0	10
Streetsville NHD	60	15	10	5	1	3	0	0	0	10
Cooksville NHD (West)	60	10	5	5	2	3	0	0	0	4
Lisgar NHD	50	15	5	5	3	2	0	0	0	2
Meadowvale Village NHD	30	15	5	10	3	3	0	0	0	5
Creditview NHD	50	5	10	5	0	0	0	0	0	2
South Common CN	40	10	10	5	4	2	0	0	0	1
Port Credit NHD (West)	35	15	5	3	1	0	0	0	0	5
Lakeview EA	15	5	10	5	5	5	0	0	0	10
Mississauga Valleys NHD	35	5	1	5	1	1	0	0	0	2
Sheridan Park CC	5	2	10	10	4	10	1	2	2	5
Clarkson EA	15	10	5	4	5	1	0	0	0	10
DT Fairview	25	10	4	3	1	1	0	0	0	1
Ninth Line Special Study	4	0	0	0	0	0	0	0	0	2
UTM SPA	1	0	1	1	0	0	0	0	1	1
<b>Total Businesses:</b>	<b>9,115</b>	<b>3,630</b>	<b>2,455</b>	<b>1,940</b>	<b>725</b>	<b>490</b>	<b>80</b>	<b>30</b>	<b>20</b>	<b>2,700</b>

\*Numbers may not total due to rounding. Unknown are businesses with no employment data.



Table 4: Number of Employees by Employment Range and Character Area in 2010\*

Character Area	Business Size (based on number of employees)										Total
	0-4	5-9	10-19	20-49	50-99	100-299	300-499	500-999	1000+	Unknown	
Northeast EA (West)	5,255	6,540	9,515	15,780	12,255	13,770	3,535	2,520	2,550	9,770	81,485
Meadowvale Business Park CC	845	1,495	2,755	5,170	5,065	10,175	3,470	3,085	8,490	1,990	42,540
Airport CC	385	755	1,030	2,295	2,665	5,990	2,730	0	16,800	1,210	33,870
Gateway EA (East)	890	1,404	2,680	5,845	4,235	4,620	3,730	1,400	0	1,770	26,575
Airport SPA	200	325	400	880	775	2,155	1,615	1,520	12,170	1,580	21,620
Northeast EA (East)	360	625	1,260	2,380	4,315	4,405	2,010	3,190	0	1,385	19,935
DT Core	935	1,405	1,990	2,455	2,795	4,220	1,305	3,120	0	1,610	19,840
Dixie EA	1,560	1,490	1,830	2,660	1,520	2,915	1,150	610	0	1,870	15,605
Gateway CC	185	215	515	1,395	1,385	3,415	2,210	3,280	2,250	375	15,220
Western Business Park EA	1,035	1,460	2,120	2,500	1,520	1,675	0	980	0	1,030	12,320
Gateway EA (West)	120	385	445	1,090	1,550	4,395	2,730	1,100	0	245	12,055
Mavis-Erindale EA	570	500	550	1,055	1,075	3,000	380	915	0	550	8,590
Sheridan Park CC	20	15	110	250	280	1,805	400	1,165	3,300	70	7,415
Southdown EA	270	390	355	560	535	1,610	1,775	0	0	345	5,840
DT Hospital	295	200	220	150	220	480	420	0	3,800	35	5,820
Central Erin Mills MN	430	554	380	630	195	1,105	0	0	2,440	15	5,745
East Credit NHD	415	425	355	1,055	870	1,140	385	0	0	85	4,730
Lakeview NHD	570	500	370	795	415	325	0	0	0	255	3,230
DT Cooksville	940	485	365	465	220	0	0	0	0	320	2,790
Applewood NHD	485	275	235	660	470	120	0	0	0	75	2,320
Clarkson - Lorne Park NHD	275	155	280	595	285	400	0	0	0	100	2,095
Hurontario NHD	260	240	250	585	250	455	0	0	0	15	2,050
Port Credit CN	365	330	245	205	185	435	0	0	0	180	1,945
Uptown MN	205	300	300	560	280	0	0	0	0	145	1,790
Lakeview EA	25	30	160	175	345	830	0	0	0	150	1,715
Erin Mills NHD	205	205	90	475	130	230	310	0	0	30	1,670
Malton NHD	330	125	140	515	80	305	0	0	0	160	1,650
Central Erin Mills NHD	265	185	185	400	260	275	0	0	0	25	1,590
Erindale NHD	220	100	165	255	475	345	0	0	0	30	1,585
Sheridan CN	225	165	85	325	50	265	435	0	0	20	1,570
Fairview NHD	140	190	60	425	335	295	0	0	0	55	1,495
Streetsville CN	475	295	345	195	90	0	0	0	0	50	1,450
UTM SPA	2	0	10	40	0	0	0	0	1,350	0	1,400
Meadowvale Village NHD	80	95	100	425	210	385	0	0	0	50	1,340
Churchill Meadows NHD	140	75	145	210	430	240	0	0	0	60	1,300
Rathwood NHD	185	140	150	280	340	110	0	0	0	30	1,235
Meadowvale NHD	130	125	160	495	150	120	0	0	0	25	1,200
Streetsville NHD	130	110	105	175	90	530	0	0	0	35	1,170
Meadowvale CN	180	120	180	250	160	250	0	0	0	15	1,150
South Common CN	110	65	120	170	310	360	0	0	0	5	1,140
Cooksville NHD (East)	225	90	95	280	260	120	0	0	0	60	1,120
Sheridan NHD	145	130	175	275	140	225	0	0	0	25	1,120
Cooksville NHD (West)	150	75	70	145	110	520	0	0	0	15	1,085
Rathwood-Applewood CN	225	190	70	270	165	140	0	0	0	20	1,085
Clarkson EA	30	50	85	115	440	150	0	0	0	150	1,010
Lisgar NHD	125	110	78	235	165	255	0	0	0	15	980
Mineola NHD	130	130	135	185	265	0	0	0	0	75	915
Clarkson Village CN	215	125	180	165	80	0	0	0	0	45	810
Malton CN	180	95	95	250	70	0	0	0	0	55	740
Mississauga Valleys NHD	75	50	15	205	85	180	0	0	0	15	620
Port Credit NHD (East)	175	85	105	25	50	125	0	0	0	35	605
DT Fairview	55	60	60	95	80	105	0	0	0	5	460
Port Credit NHD (West)	70	110	85	65	90	0	0	0	0	30	455
Creditview NHD	105	40	105	130	0	0	0	0	0	10	395
Ninth Line Special Study	10	0	0	0	0	0	0	0	0	4	10
<b>Total Employees:</b>	<b>21,620</b>	<b>23,835</b>	<b>32,110</b>	<b>57,255</b>	<b>48,800</b>	<b>74,950</b>	<b>28,590</b>	<b>22,880</b>	<b>53,145</b>	<b>26,320</b>	<b>389,505</b>

\*Numbers may not total due to rounding. Unknown are the estimated number of employees, based on the adjustment factors in Appendix B.

Figure 3a: Number of Businesses by Business Size, 2010

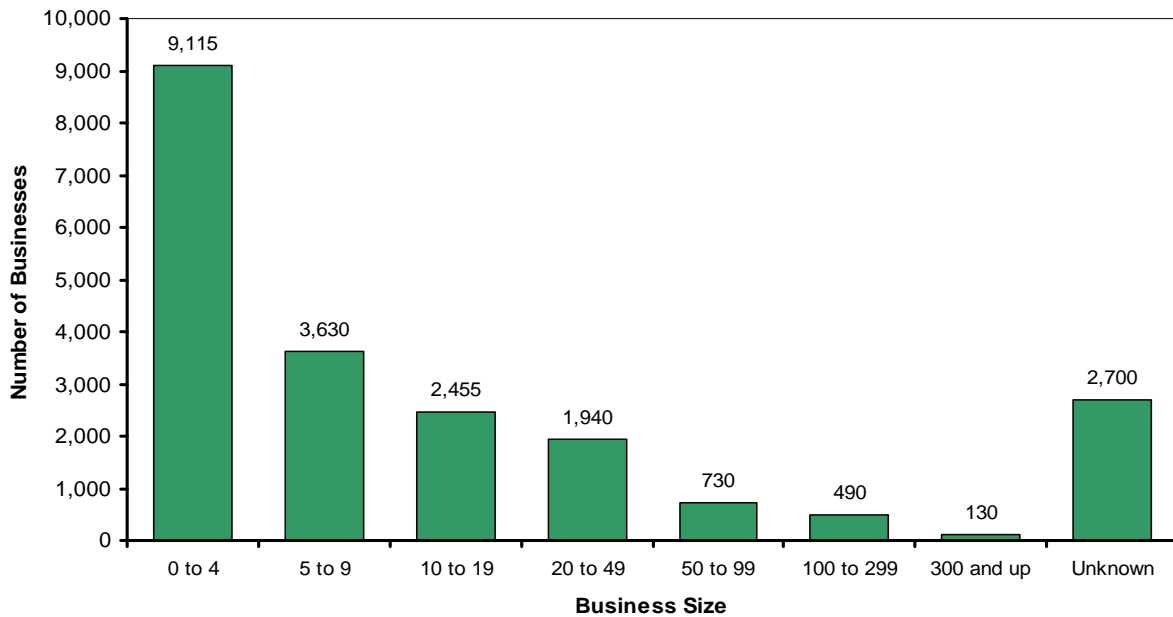
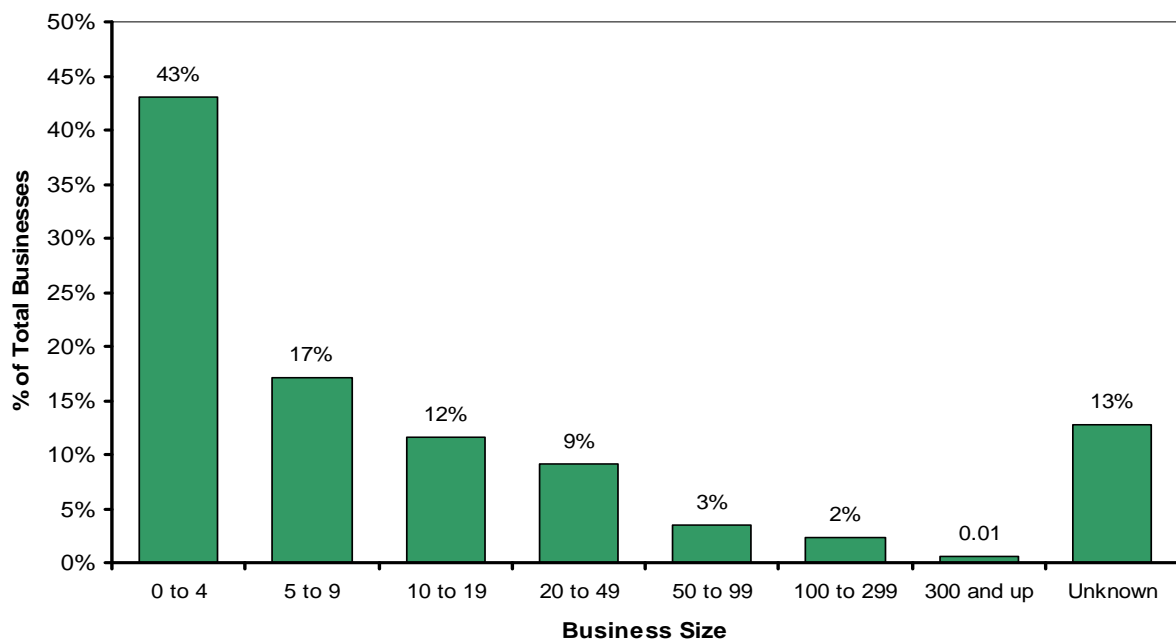


Figure 3b: Percentage of Businesses by Business Size, 2010



“Unknown” are businesses with no employment data.

Figure 3c: Number of Employees by Business Size, 2010

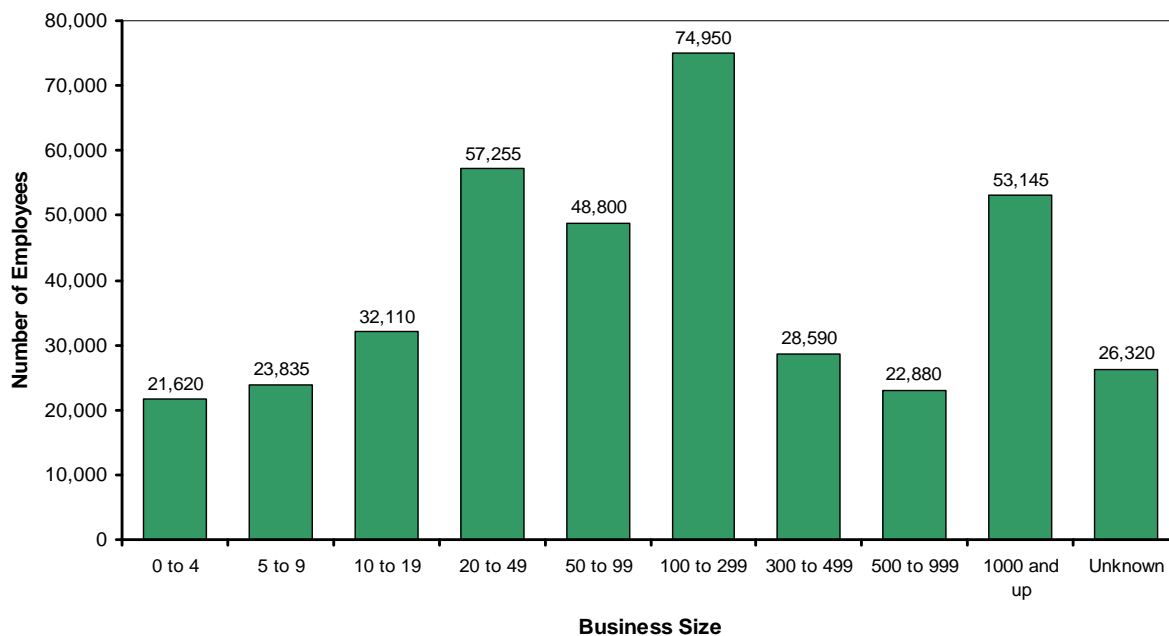
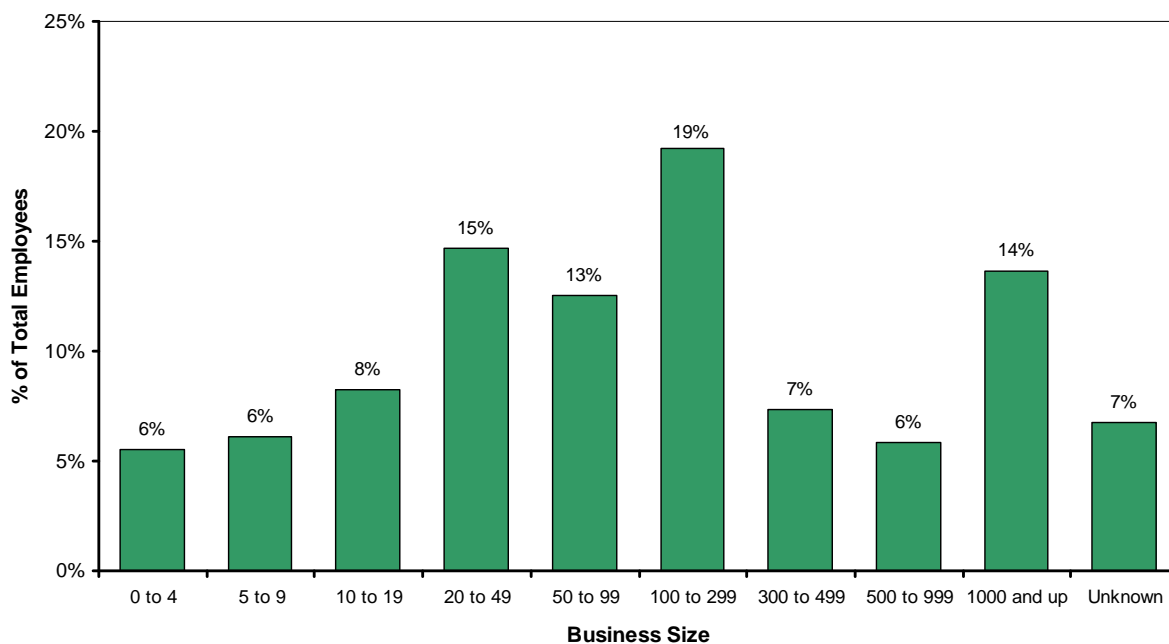
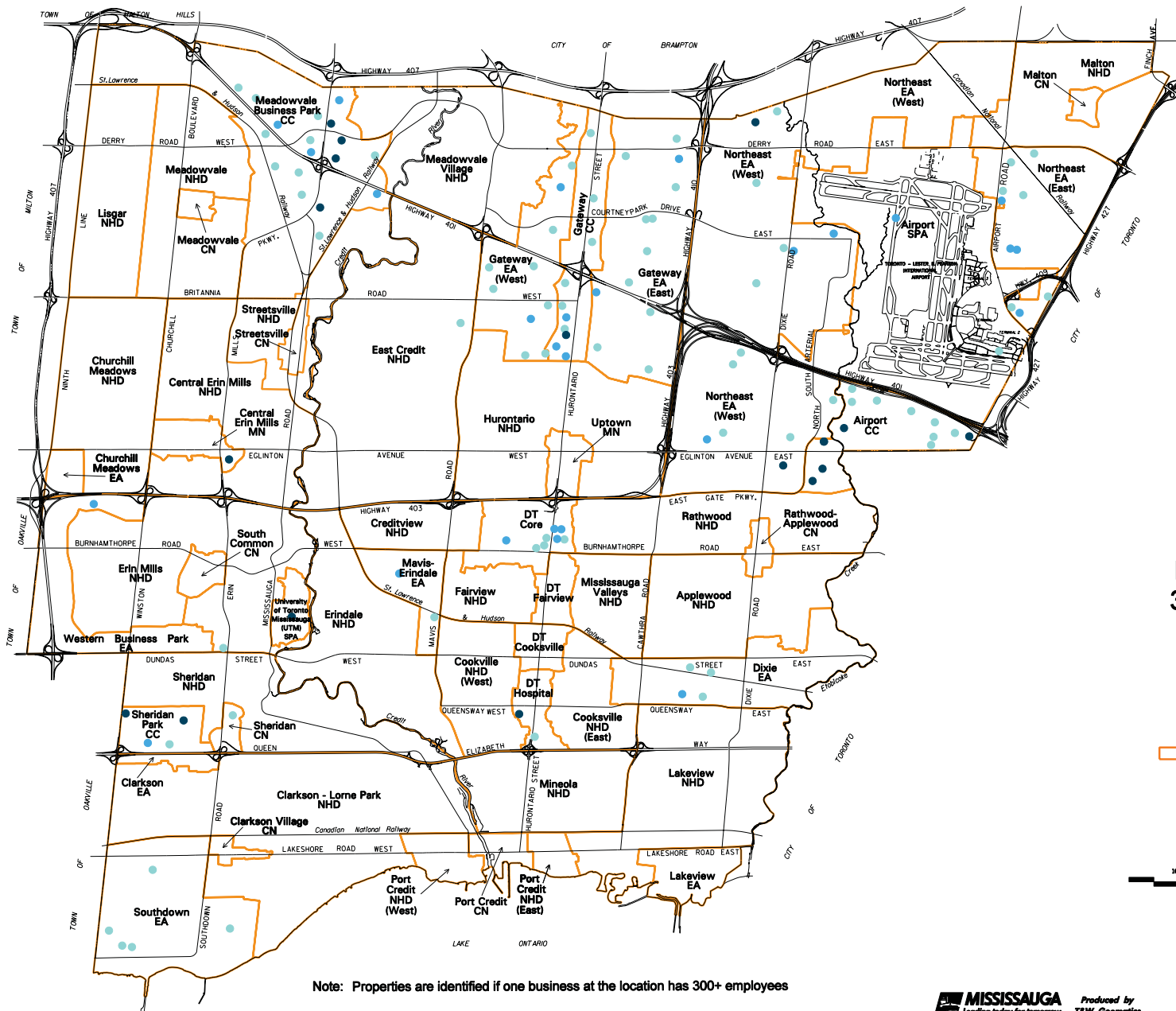


Figure 3d: Percentage of Employees by Business Size, 2010



"Unknown" are businesses with no employment data.



**Map 2:  
Location of  
Businesses with  
300+ Employees**

- 300-499 Employees
- 500-999 Employees
- Greater than 1000 Employees
- Character Areas



Note: Properties are identified if one business at the location has 300+ employees

## 2.4 Businesses and Employment by Business Classification

This section reviews the types of business activities that constitute Mississauga's employment base. Table 5 and Figures 4a and 4b summarize the businesses and number of employees by the type of business activity. Businesses were categorized using the North American Industrial Classification System (NAICS)<sup>6</sup>.

The retail, wholesale and manufacturing sectors have the largest number of businesses and employ a large number of employees. Another business sector of importance to Mississauga is transportation and warehousing. While transportation and warehousing is ranked eighth in terms of the number of businesses, it has the third largest number of employees followed by professional, scientific and technical services. These business sectors are highlighted in this section. Figure 5 illustrates the number of businesses by employment range, for the top four business sectors in terms of employment.

**Table 5: Businesses and Employment by Business Classification, 2010\***

Business Classification	# of Businesses	% of Businesses	# of Employees	% of Employees
Retail Trade	2,735	13%	25,710	7%
Wholesale Trade	2,630	12%	54,515	14%
Manufacturing	2,520	12%	63,480	16%
Other Services	2,095	10%	11,605	3%
Professional, Scientific and Technical Services	1,520	7%	30,495	8%
Accommodation and Food Services	1,470	7%	16,875	4%
Health Care and Social Assistance	1,445	7%	18,285	5%
Transportation and Warehousing	945	4%	43,630	11%
Finance and Insurance	775	4%	24,470	6%
Educational Services	665	3%	16,500	4%
Administrative and Support and Waste Management	640	3%	11,660	3%
Construction	560	3%	8,010	2%
Real Estate and Rental and Leasing	440	2%	7,025	2%
Arts, Entertainment and Recreation	215	1.0%	3,195	1%
Information and Cultural Industries	170	0.8%	14,110	3.6%
Public Administration	110	0.5%	7,445	1.9%
Management of Companies	70	0.3%	7,890	2.0%
Utilities	10	0.05%	580	0.1%
Primary Industry	5	0.01%	10	0%
Unknown	2,170	10%	24,015	6%
<b>Total</b>	<b>21,190</b>	<b>100%</b>	<b>389,505</b>	<b>100%</b>

\*Numbers may not total due to rounding. Percentages are calculated based on unrounded figures. The unknown classifications are businesses where a NAICS code is not assigned.

<sup>6</sup>NAICS is a classification system used to describe businesses' economic activities. This system has been designed by Statistics Canada to compile statistics. Appendix D defines the various business sectors. The six digit codes are used to identify the type of business.

Figure 4a: Businesses by Business Classification, 2010

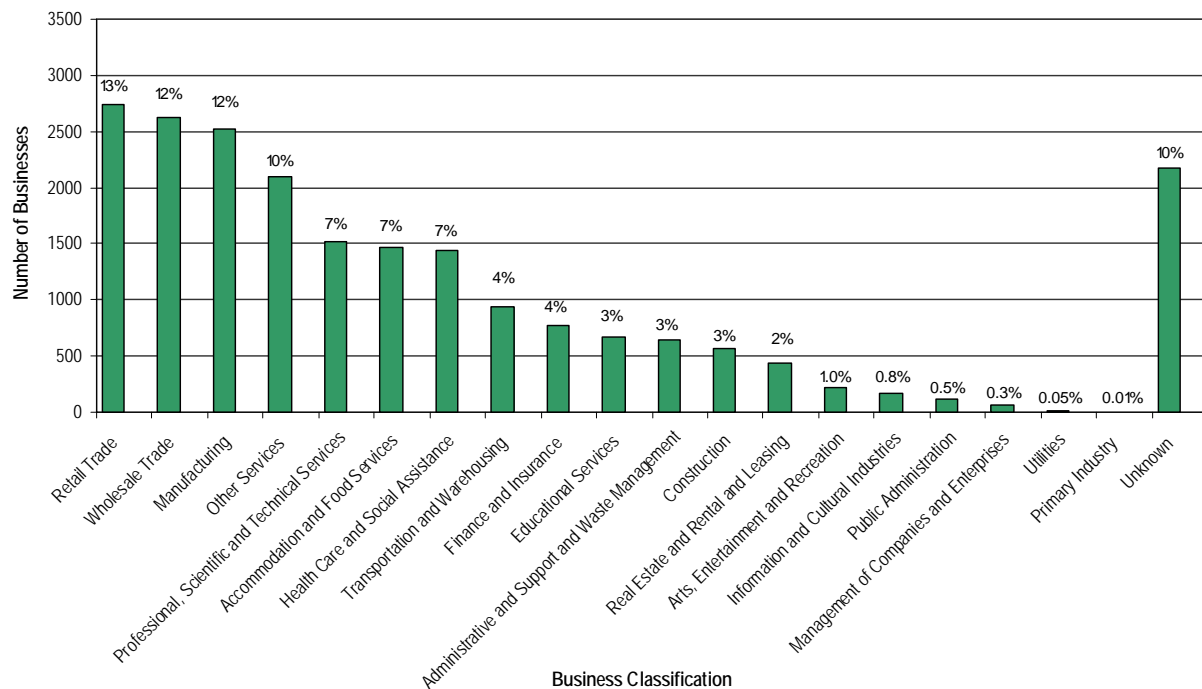
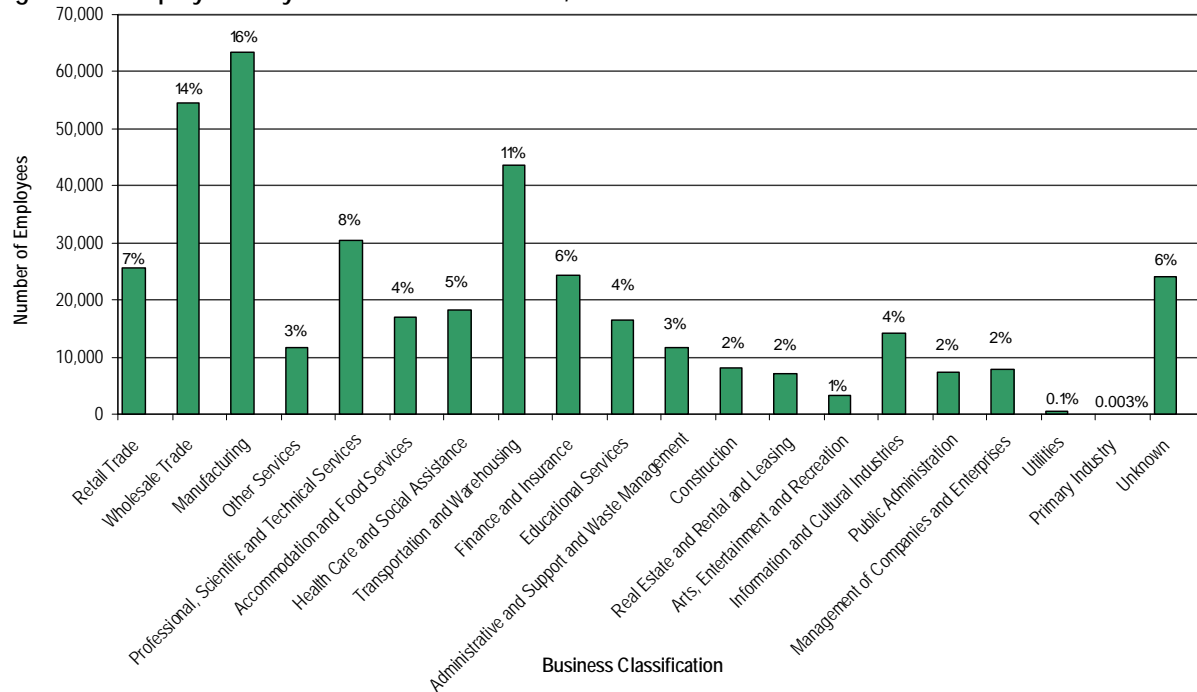
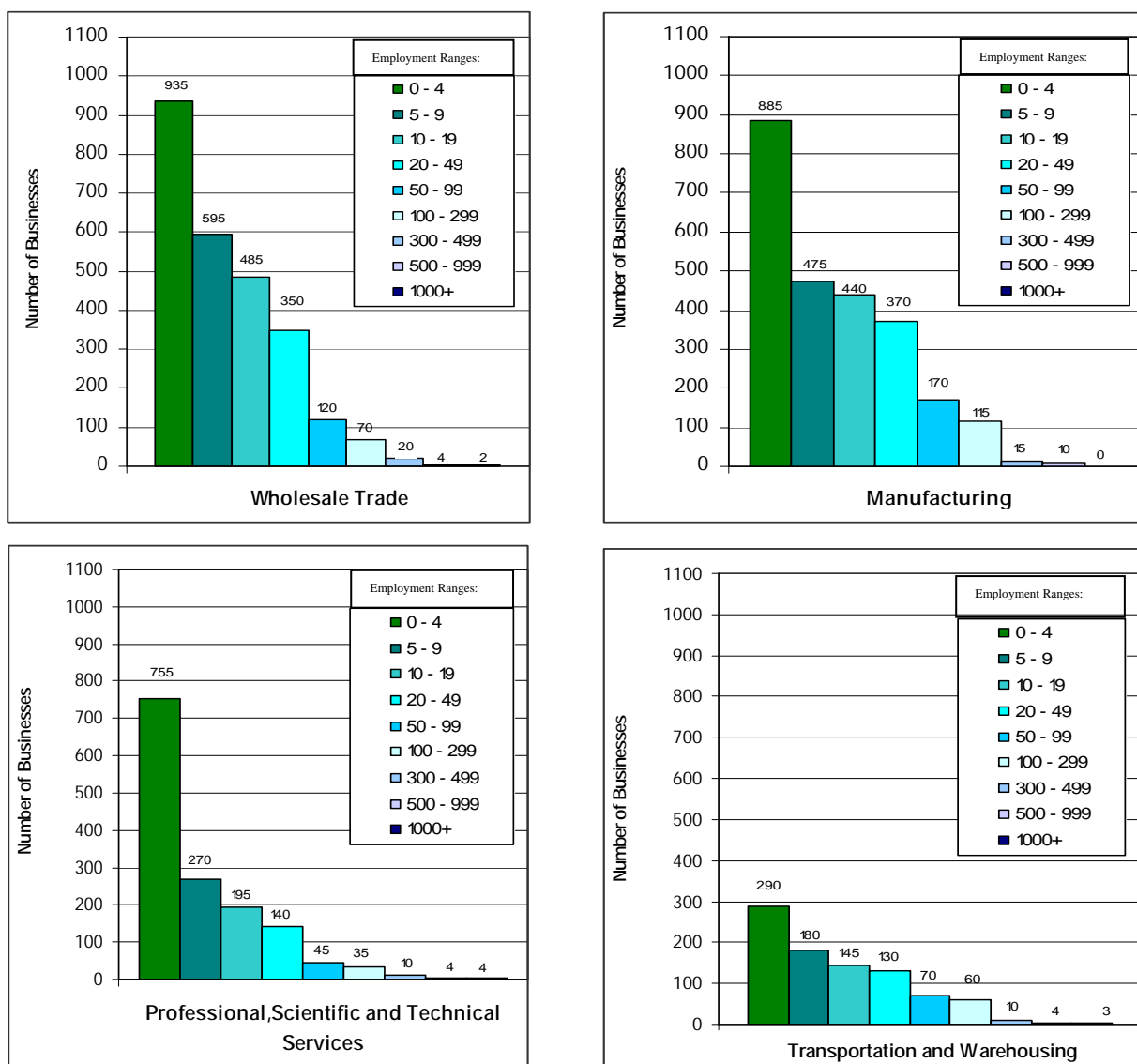


Figure 4b: Employment by Business Classification, 2010



Number of businesses has been rounded. A business size is assigned to businesses that have employment data and a NAICS code. The "Unknown" are businesses where a NAICS code is not assigned.

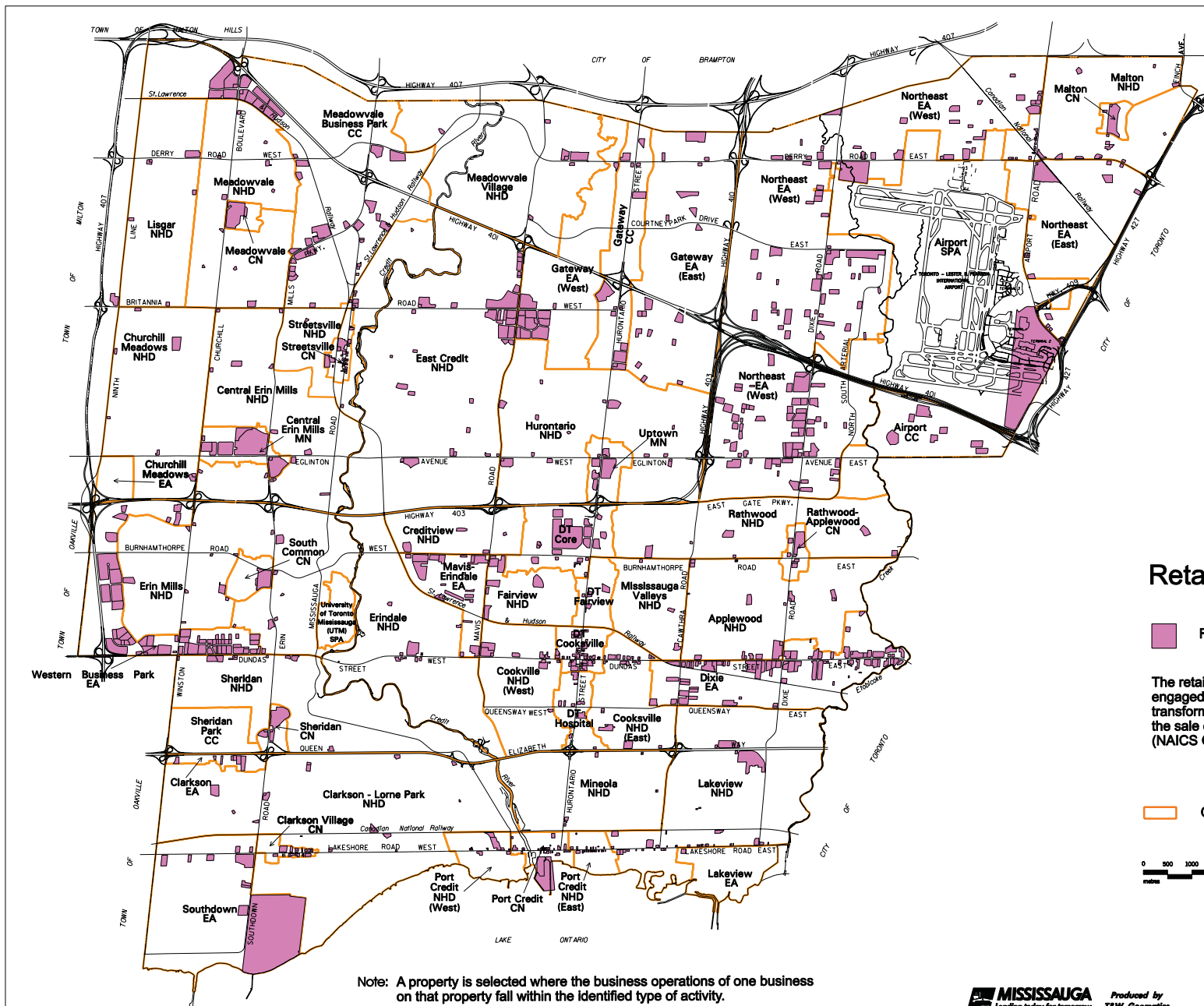
Figure 5: Business Classification by Employment Ranges, 2010



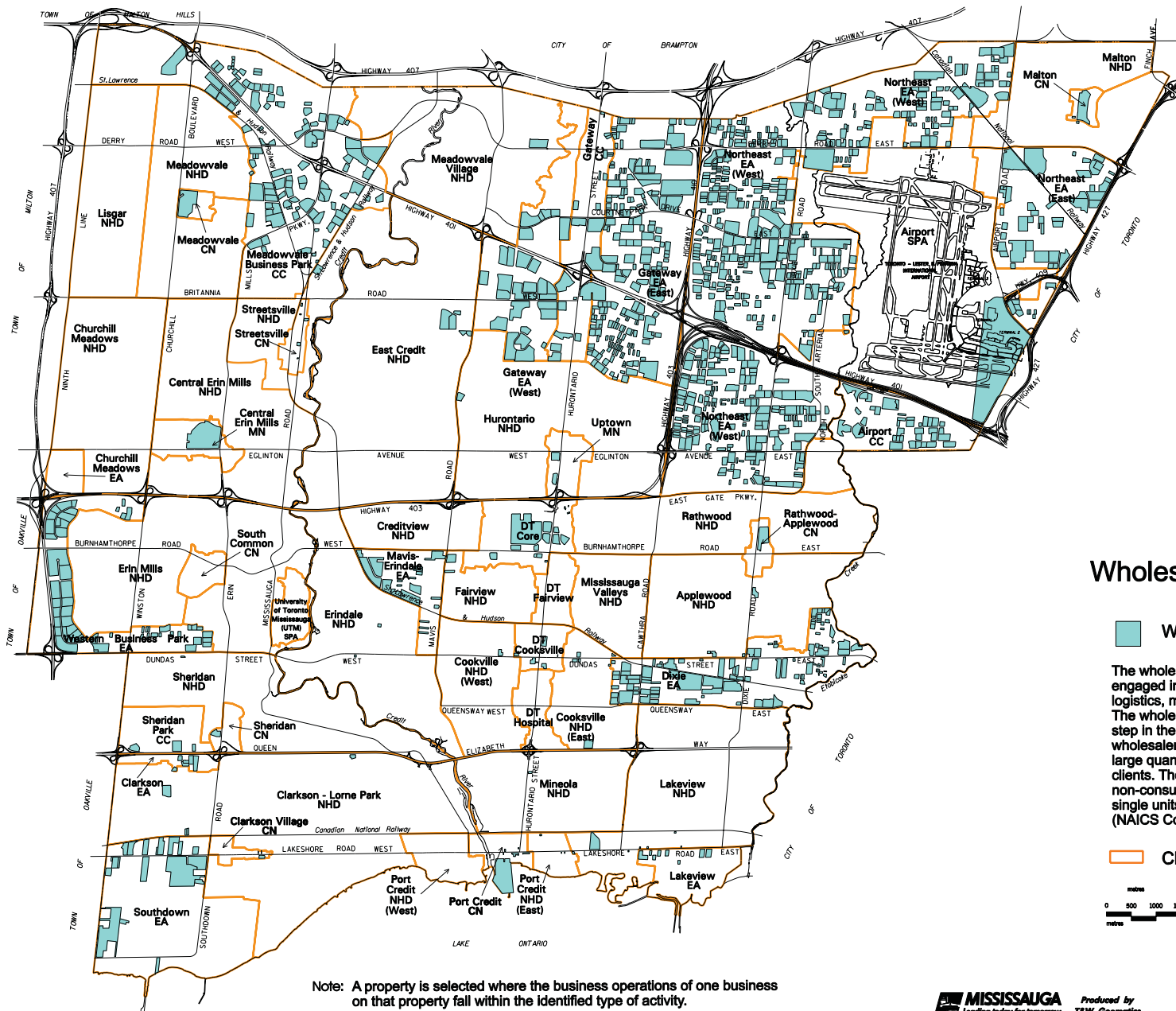
Number of businesses has been rounded. A business size is assigned to businesses that have employment data and a NAICS code is assigned.

Maps 3, 4, 5, 6 and 7 illustrate the concentrations of retail trade, wholesale trade, manufacturing, professional, scientific and technical services and transportation and warehousing businesses in Mississauga. The businesses are mapped by the properties on which they are located. A property may have multiple businesses and multiple addresses and a business may fall on more than one property. The property is displayed if there is a NAICS code assigned to a business and where there is a property identification number. Where a property has multiple businesses, the parcel will be highlighted if one business on that property is within the selected type of activity. As a result, a parcel may be represented on more than one map if there are multiple business activities at that location.





Note: A property is selected where the business operations of one business on that property fall within the identified type of activity.

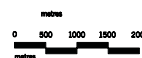


**Map 4:  
Location of  
Wholesale Trade Businesses**

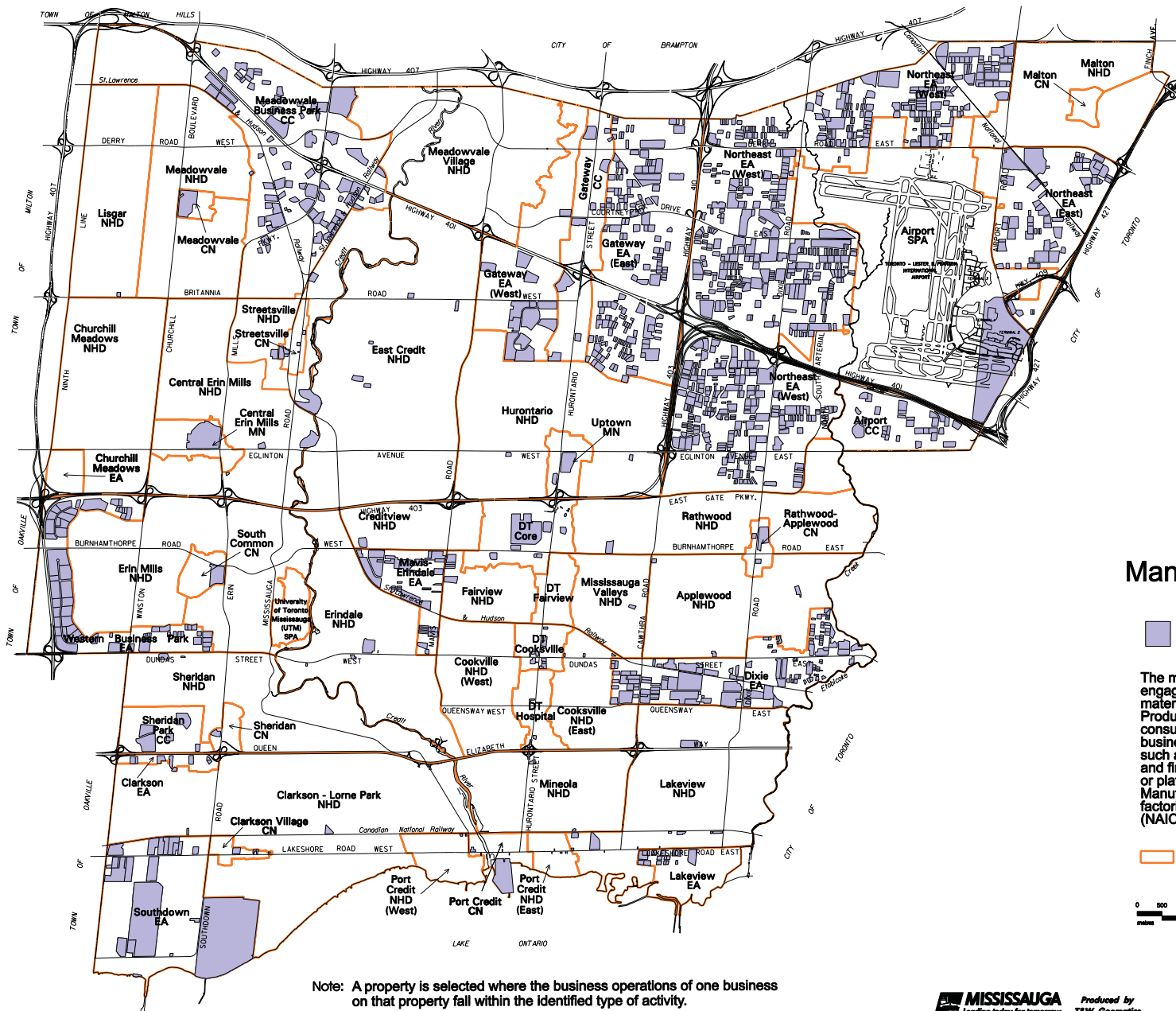
 Wholesale Trade Areas

The wholesale trade sector comprises establishments engaged in wholesaling merchandise and providing logistics, marketing and support services. The wholesaling process is generally an intermediate step in the distribution of merchandise; many wholesalers are organized to sell merchandise in large quantities to retailers, business and institutional clients. These may also include suppliers of non-consumer capital goods that sell merchandise in single units to final users. (NAICS Code 41)

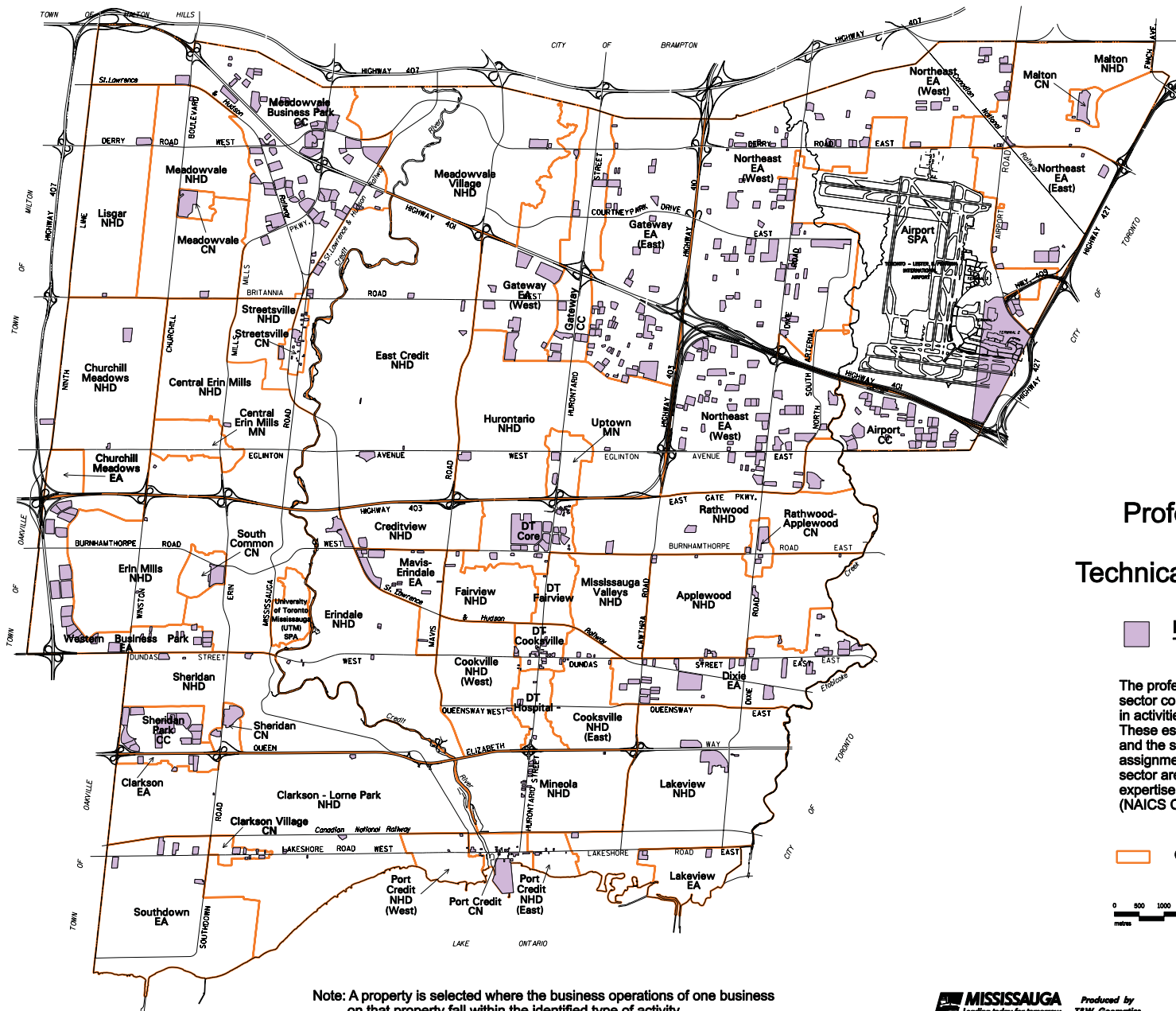
 Character Areas



Note: A property is selected where the business operations of one business on that property fall within the identified type of activity.







**Map 6:  
Location of  
Professional, Scientific  
and  
Technical Services Businesses**

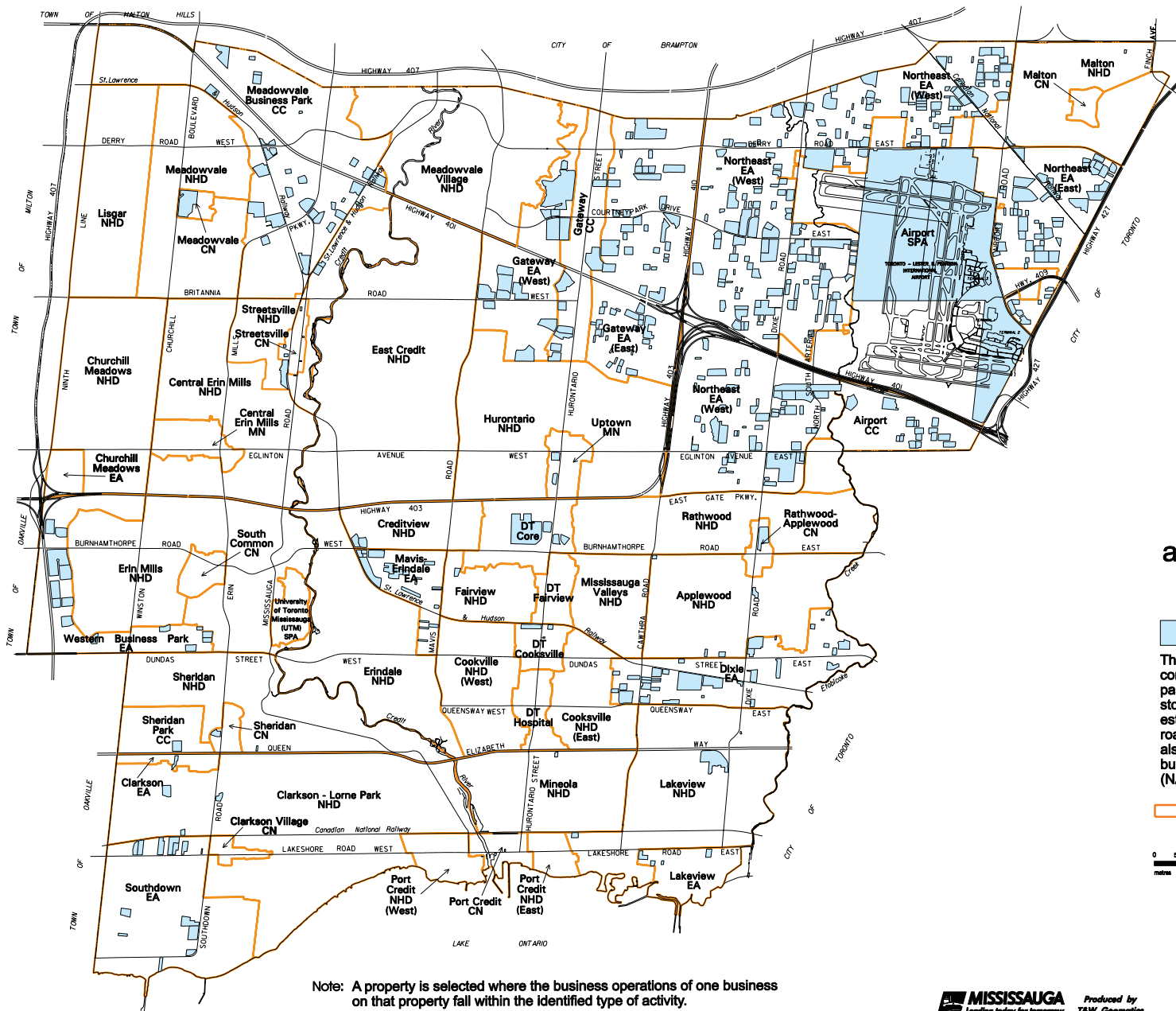
 Professional, Scientific and Technical Services Areas

The professional, scientific and technical services sector comprises establishments primarily engaged in activities in which human capital is a major input. These establishments make available the knowledge and the skills of their employees, often on an assignment basis. The individual industries of this sector are defined on the basis of this particular expertise and training of the service provider. (NAICS Codes 54)

 Character Areas



Note: A property is selected where the business operations of one business on that property fall within the identified type of activity



**Map 7:  
Location of  
Transportation  
and Warehousing  
Businesses**

 Transportation and Warehousing Areas

The transportation and warehousing sector comprises businesses engaged in transporting passengers and goods, warehousing and storing goods, and providing services to these establishments. Transportation can be by road, rail, water, air or pipeline. This sector also includes national post office and courier businesses. (NAICS Codes 48-49)

 Character Areas



Note: A property is selected where the business operations of one business on that property fall within the identified type of activity.

## 2.5 Employment Density

Employment density refers to the number of employees in a geographic area.

Gross area includes all land uses, whether they are developed or undeveloped lands (such as roads, vacant land and natural areas).

Net area includes lands developed for commercial, office, industrial, community/cultural, places of religious assembly, public institutional and school uses. It excludes residential, open space/greenbelt (such as golf courses), transportation right-of-ways, walkways, utilities/public works, farms, vacant lands, natural areas and “other” land uses.

The City’s average gross employment density is 13.5 employees per hectare (5.5 employees per acre) and average net employment density is 42.5 employees per hectare (17 employees per acre).

### 2.5.1 Employment Density by Traffic Zone

Employment density by traffic zone is calculated using total employment of each traffic zone and the area of that traffic zone. Appendix E shows a map of the traffic zone boundaries. Employment density calculations by gross and net area by traffic zone are listed in Appendix F.

Map 8 displays the gross employment density by traffic zone across the City. Employment areas north of Highway 403 have higher gross employment density ranges of over 20 employees per hectare (over 8 per acre).

Map 9 illustrates net employment density. Both maps show areas of large concentrations of employment in employment areas along highways and major roads.

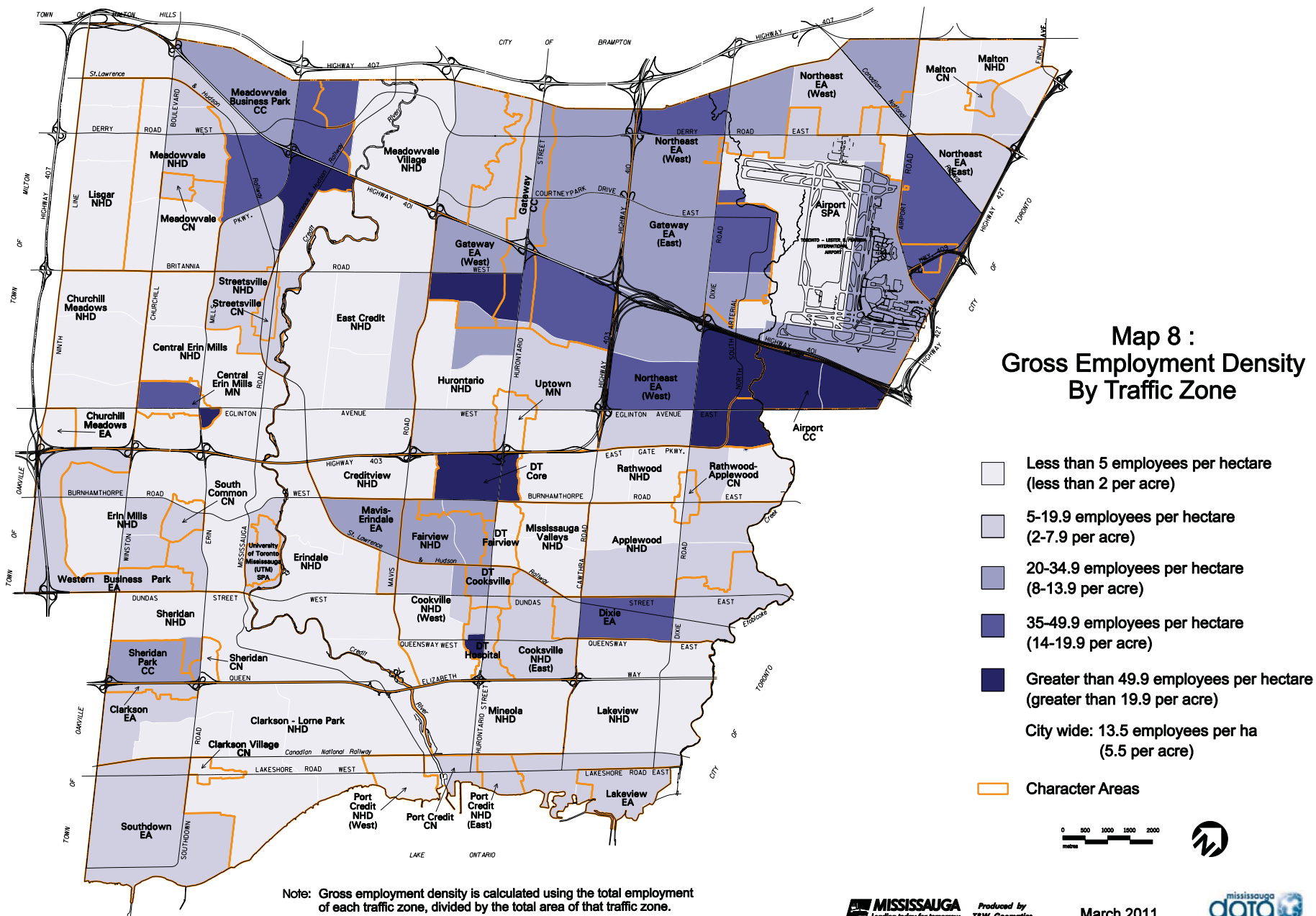
### 2.5.2 Employment Density by Character Area

Employment density by character area is calculated using the total employment of each character area and the area of that character area. Appendix A shows a map of the character area boundaries. Employment density calculations by gross and net area by Character Area are listed in Appendix G.

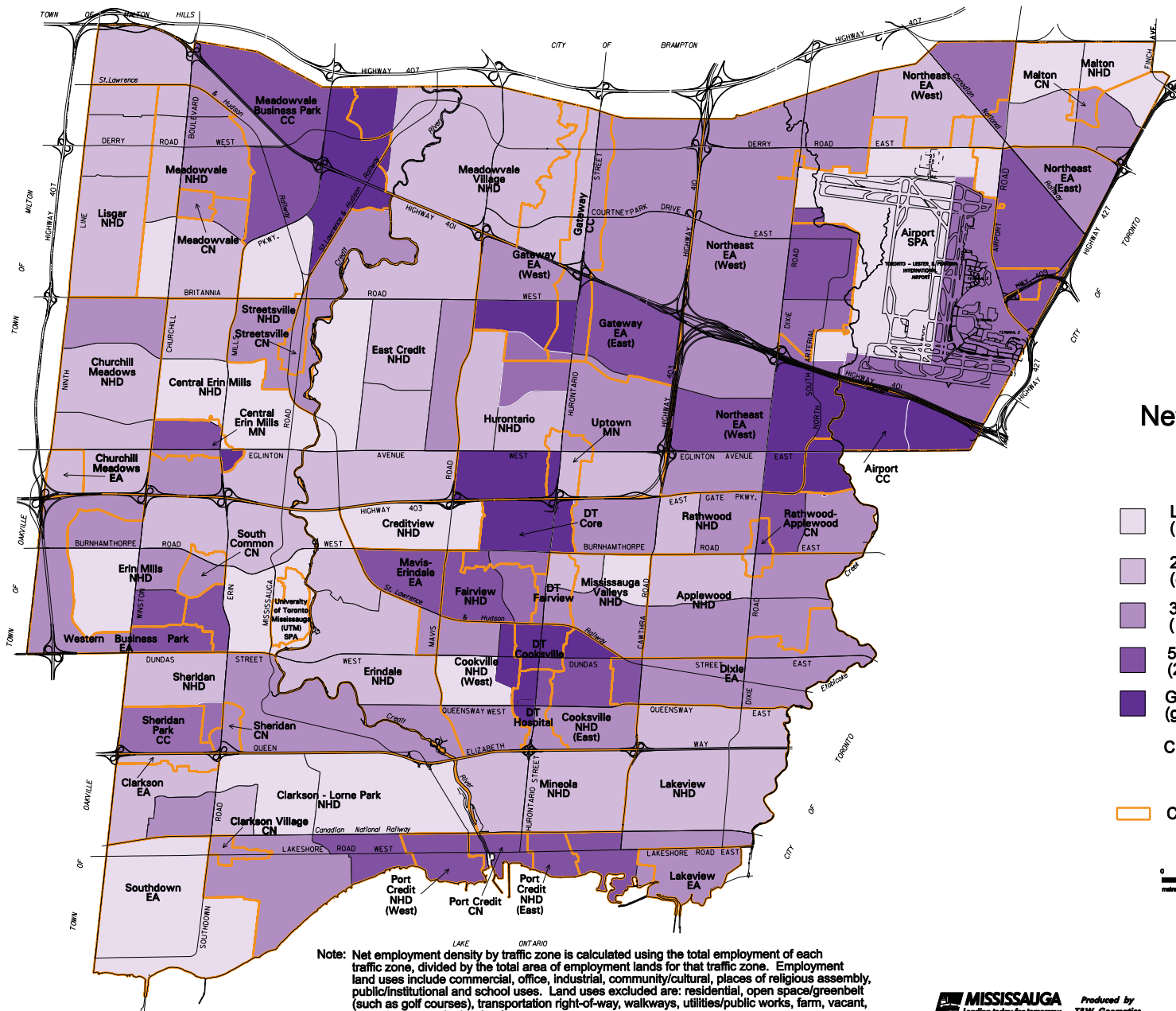
Map 10 displays gross employment density and Map 11 net employment density by Character Area across the City. Character Areas with multiple storey office buildings, a government institutions or a shopping centre are the areas of higher employment concentration.

As expected, residential areas have the lowest employment densities.

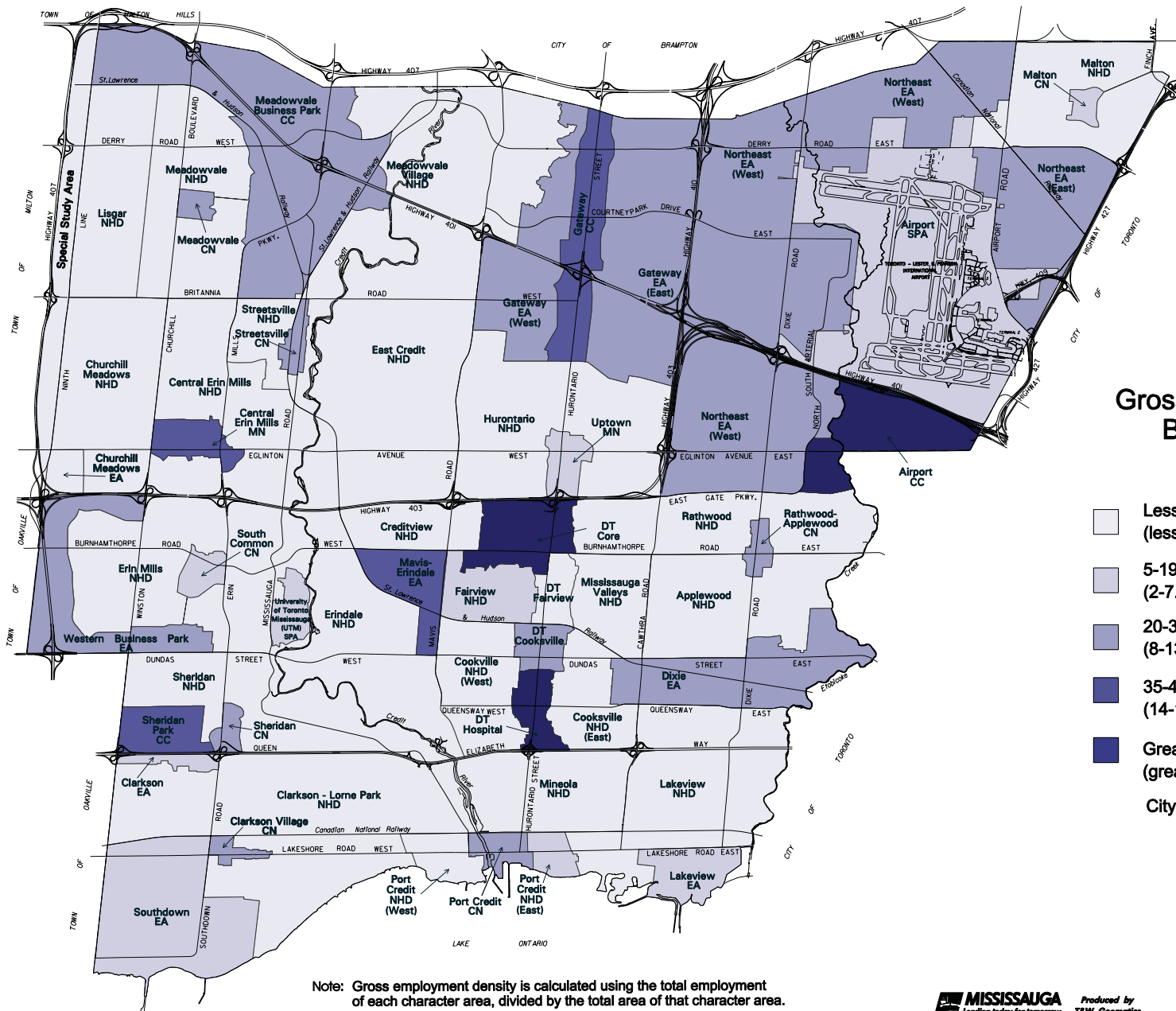
**Map 8 :  
Gross Employment Density  
By Traffic Zone**












**Note:** Net employment density by traffic zone is calculated using the total employment of each traffic zone, divided by the total area of employment lands for that traffic zone. Employment land uses include commercial, office, industrial, community/cultural, places of religious assembly, public/institutional and school uses. Land uses excluded are: residential, open space/greenbelt (such as golf courses), transportation right-of-way, walkways, utilities/public works, farm, vacant, natural areas and other land uses.



Note: Gross employment density is calculated using the total employment of each character area, divided by the total area of that character area.

**Map 11:  
Net Employment Density  
By Character Areas**

-  Less than 20 employees per hectare  
(less than 8 per acre)
-  20-34.9 employees per hectare  
(8-13.9 per acre)
-  35-49.9 employees per hectare  
(14-19.9 per acre)
-  50-64.9 employees per hectare  
(20-26.9 per acre)
-  Greater than 64.9 employees per hectare  
(greater than 26.9 per acre)

City wide: 42.5 employees per ha  
(17 per acre)



**Note:** Net employment density by character area is calculated using the total employment of each character area, divided by the total area of employment lands for that character area. Employment land uses include commercial, office, industrial, community/cultural, places of religious assembly, public/institutional and school uses. Land uses excluded are: residential, open space/greenbelt (such as golf courses), transportation right-of-way, walkways, utilities/public works, farm, vacant, natural areas and other land uses.

### 3.0 TRENDS IN EMPLOYMENT AND BUSINESS GROWTH

This section summarizes employment and business growth trends. It reviews business and employment data from 2001 to 2010 and, where possible, compares these with historic employment and population trends.

#### 3.1 Employment and Business Trends to 2010

Figure 6 illustrates the steady growth in population and employment in the City of Mississauga. Since 1976/77, population and employment has risen to 2008, and we are now observing a modest declining trend over the last two years of 1.9%. Population has increased from approximately 250,000 in 1976 to 734,000 in 2010 (194%); employment has risen from 132,000 in 1977 to 418,990 in 2010 (217%)<sup>7</sup>.

As indicated in Section 2.1, the employment estimate for 2010 is 418,990. This figure reflects adjustments made to the Mississauga Employment Survey data to bring them in line with the Census definition of employment. The results are comparable to the 2008 Growth Forecast employment projection for June 2010 (454,000 employees). This represents a 7.5% difference from the projected employment figure. This difference, in part, reflects the different data sources and different methodologies. While the growth forecasts consider employment survey data, they are based on Census data for consistency across municipal boundaries. A key distinction between the Census and the City's employment survey is that the former is counted from place of residence whereas employment survey data is collected from place of employment.

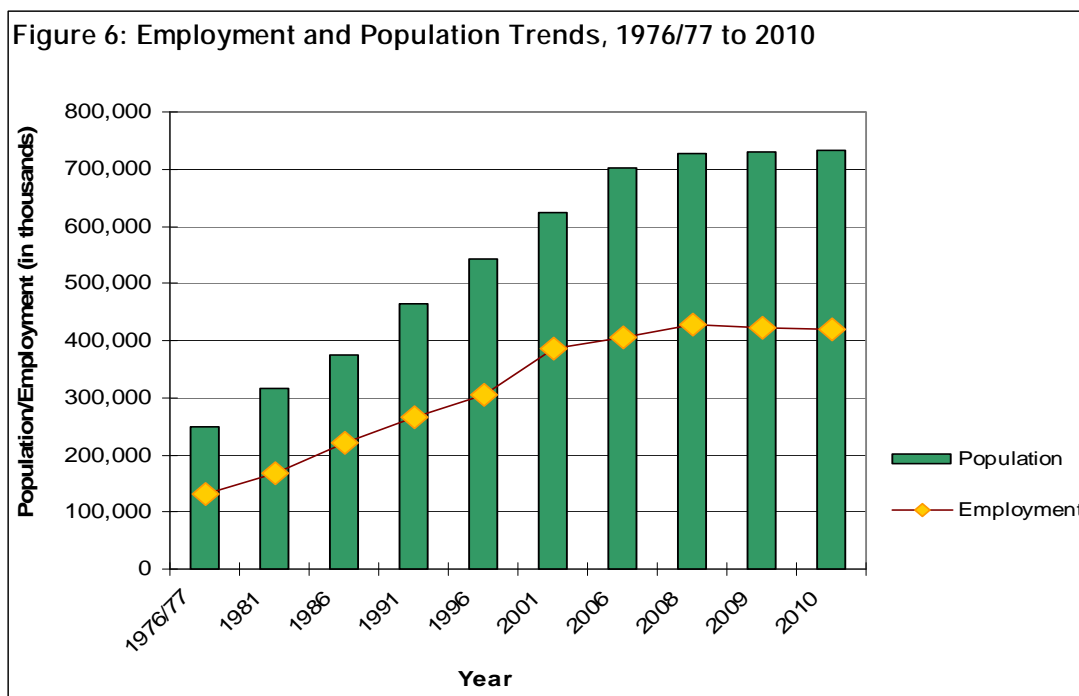
In comparing Employment Survey results (with no adjustment for census definition of employment) from 2009 and 2010, the 2010 Employment Survey found approximately 475 more business sites (operating businesses and vacancies) than in 2009. Operating businesses increased from 21,060 in 2009 to 21,190 in 2010, while vacancies increased by 12% over the same time period from 2,740 to 3,080.

From 2009 to 2010 a 1.6% decrease in employment was observed. This decrease can be attributed to increase of vacancies in all employment areas from 2009 to 2010.

In 2010 total vacancies increased by 12% or 340 vacancies with the proportion of vacancies to the business sites 12.5%. The number of vacant buildings in the City increased by 24% to a total of 170 buildings in 2010. In developments with less than 5 units the vacancies increased by 5.6% from 2009 to 2010. This occurred mainly in office buildings and multi-unit industrial developments.

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<sup>7</sup> Population and employment numbers referenced in this section have been rounded.



Sources: Census of Canada, City of Mississauga Employment Survey, 2008 Growth Forecast

Note: Employment information is from the City of Mississauga Employment Survey except for 1991 which is from the Census of Canada Journey to Work data and 2010 which is the 2010 Employment Survey figure brought in line with the Census definition of employment. The population information is from the Census of Canada, and from City of Mississauga 2008 Growth Forecast with projection of population for June 2010.

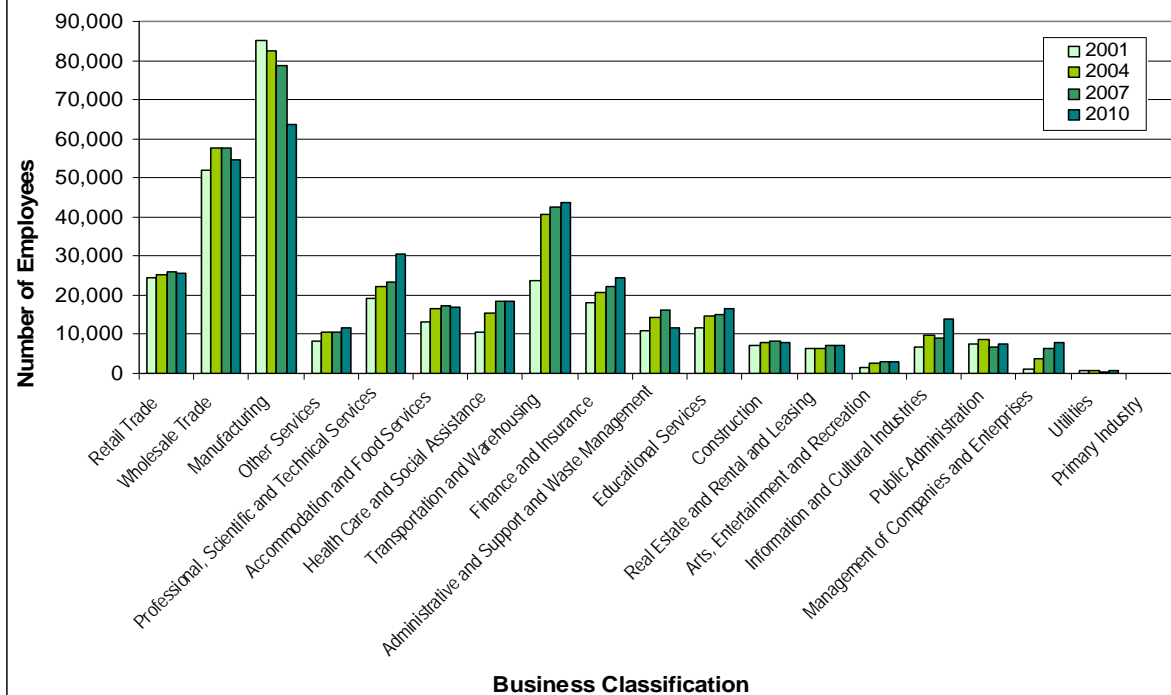
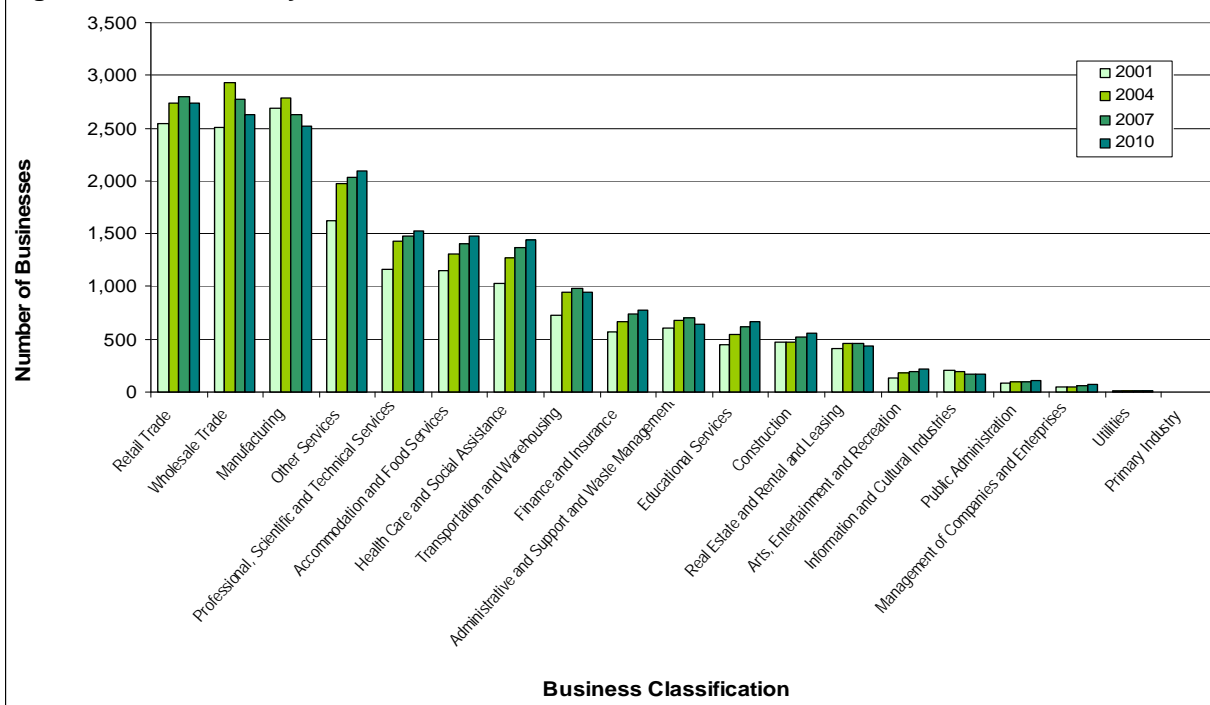
### 3.2 Employment and Businesses by Business Classification

This section reviews the types of business activities that constitute Mississauga's employment base. Figures 7 and 8 summarize businesses and number of employees by the type of business activity from the 2001, 2004, 2007 and 2010 Employment Survey. It uses the North American Standard Industrial Classification System (NAICS)<sup>8</sup> coding to categorize businesses.

Figure 7 summarizes the number of employees from 2001 to 2010. It is visible that the Arts, Entertainment and Recreation, Information and Cultural Industries and Management of Companies sectors have the highest increase in employment. In comparison there was a decrease in employment in the Manufacturing sector during that period.

Figure 8 represents the changes in the number of businesses from 2001 to 2010. Overall most sectors have had an increase in the number of businesses. The sectors with the largest increase are: Arts, Entertainment and Recreation, Educational Services and Health Care and Social Assistance.

<sup>8</sup>NAICS is a classification system used to describe businesses' economic activities. This system has been designed by Statistics Canada to compile statistics. Appendix D defines the various business sectors. The six digit codes are used to identify the type of business.

**Figure 7: Employment by Business Classification, 2001-2010****Figure 8: Businesses by Business Classification, 2001-2010**

## 4.0 KEY FINDINGS

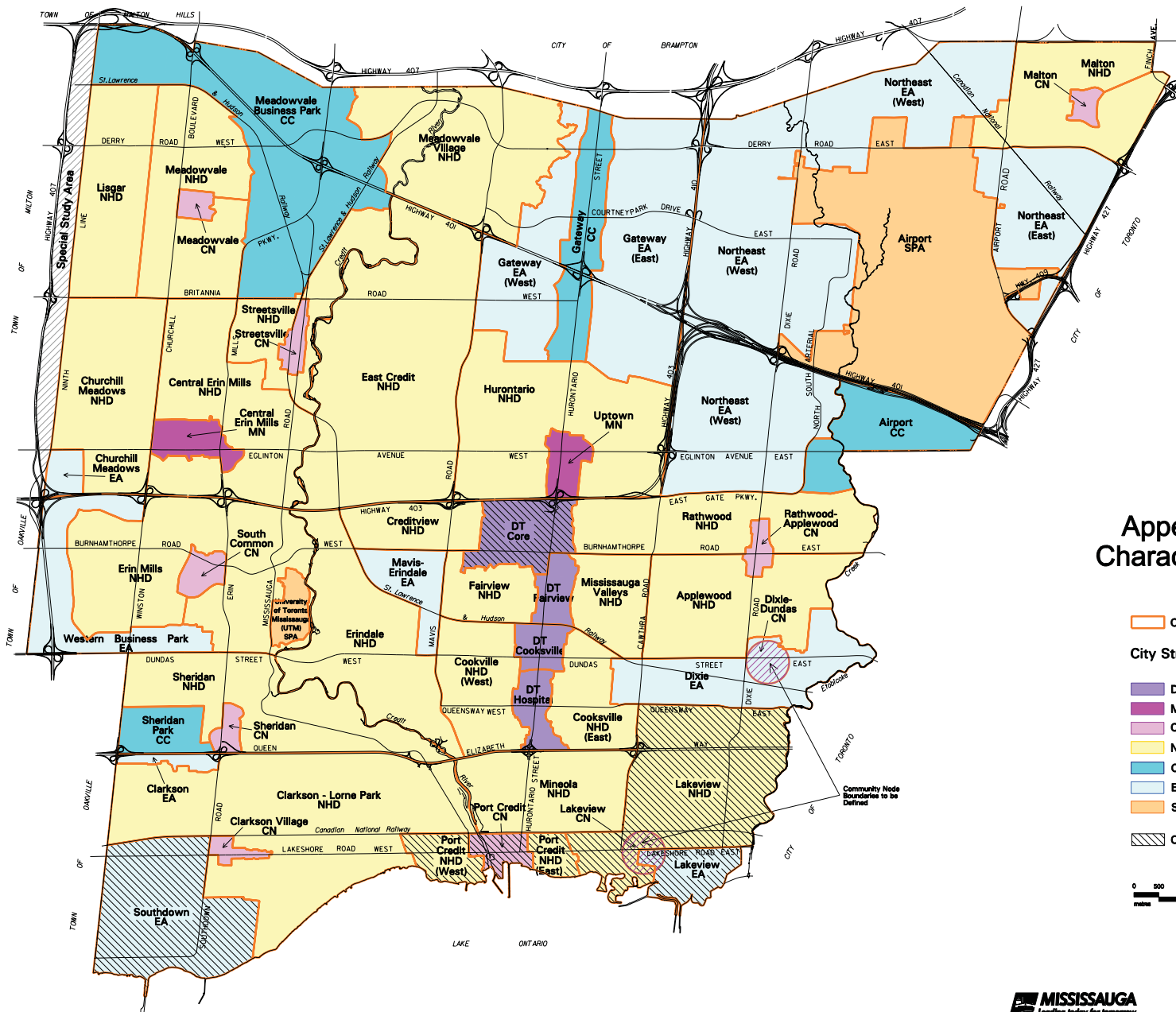
This report presents a profile of employment and businesses in the City in 2010 and reviews employment and business growth trends. The principal findings of the report are as follows:

- Employment based on the 2010 Employment Survey was 389,505. When this figure is brought in line with the Census definition of employment to consider persons with multiple jobs and home-based businesses, the estimate of total employment is 418,990;
- The total employment estimate of 418,990 employees is a 7.5% difference from the City of Mississauga 2008 Growth Forecast projection of employment for June 2010 of 454,000 employees;
- Mississauga has an employment ratio of .57, that is, for every 100 residents of the City, there were 57 local jobs;
- There are approximately 7,400 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 46,090 positions in 2010.
- Full-time employment was 90% of total employment and part-time employment was 10% of total employment in the City in 2010;
- A review of the total employment by Character Area finds that the four main concentrations are Northeast-West Employment Area, Meadowvale Business Park Corporate Centre, Airport Corporate Centre, and Gateway-East Employment Area, which represents almost 50% of the total employment opportunities in the City in 2010;
- In 2010, the largest concentration of businesses was found in Northeast-West Employment Area and Sheridan Park Corporate Centre;
- In terms of vacancies, the largest proportion of total city vacancies 36.5% are found in areas that have the largest concentration of businesses such as Northeast-West Employment Area and Dixie Employment Area;
- The City's employment profile continues to be dominated by small businesses. In 2010, 70% 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 300 employees. These firms represent 15% of the total number of businesses but constitute 50% of the work force;



- Most Character Areas had a representation of businesses with less than 300 employees, which provides for a range of employment opportunities;
- The largest concentration of businesses in Mississauga was in the retail trade sector. A total of 13% of businesses and 7% of employment positions are in retailing establishments. The second and third largest sectors are wholesaling and manufacturing, respectively. Twelve percent of businesses in the City are wholesale, accounting for 14% of all employees and 12% of business activities are in manufacturing, consisting of 16% of total employment. Transportation and warehousing has been highlighted in the report. While this sector is ranked eighth in terms of the number of businesses (4%), it has the third largest number of employees in Mississauga, making up 11% of the total employment. Professional, scientific and technical services are a growing sector in the City of Mississauga, consisting of 8% of total employment as well as 7% of total businesses;
- The four business sectors wholesale trade, manufacturing, professional, scientific and technical services and transportation and warehousing make up approximately 35% of businesses and 49% of employment positions in the City. Although these four industries comprise a substantial portion of total employment and businesses in the City, there is representation from all nineteen business sectors. The presence of firms in these sectors reflects the diversity of employment and business activity in the City and addresses the Strategic Plan initiative that Mississauga maintains a dynamic and diverse economic base;
- Employment density refers to the number of employees per geographic area. The City's average gross employment density is 13.5 employees per hectare (5.5 employees per acre) and the average net employment density is 42.5 employees per hectare (17 per acre). The greatest concentrations of employment density are found in areas containing multiple storey buildings such as hospitals (the Credit Valley Hospital and the Trillium Health Centre), office buildings, and large retailing, wholesaling, manufacturing, and transportation and warehousing companies;
- From 2009 to 2010, total vacancies increased by 12% or 340 vacancies with the proportion of vacancies at 12,5% of total businesses;
- There has been an increase in the number of operating businesses in the City from 2009 to 2010 by 130 businesses; and
- From 2009 to 2010, a 1.6% decrease in employment was observed.





## Appendix A: Character Areas

Character Area

City Structure

Downtown (DT)

Major Node (MN)

Community Node (CN)

Neighbourhood (NHD)

Corporate Centre (CC)

Employment Area (EA)

Special Purpose Area (SPA)

Character Area Subject to Local Area Plan



## **Appendix B: Employment Adjustment Factors**

To estimate total employment in the City of Mississauga, an adjustment factor is applied to those businesses with no employment. To ensure that the figures are accurate and better reflect the characteristics of the businesses located within each Character Area, a different methodology is used to estimate adjusted factors in each Character Area.

### **Downtown, Community Node and Neighbourhood Adjustment Factor**

The adjustment factor for Downtowns, Community Nodes and Neighbourhoods is unique and is calculated based on the average number of employees for businesses with less than 50 employees in each Character Area.

The following adjustment factors were applied to businesses with no employment (599 businesses):

<b>Character Area</b>	<b>Adjustment Factor</b>	<b>Character Area</b>	<b>Adjustment Factor</b>
Applewood NHD	5.24	Ninth Line Corridor	2.00
Central Erin Mills MN	6.87	Port Credit CN	4.45
Central Erin Mills NHD	6.41	Port Credit NHD (East)	3.36
Churchill Meadows NHD	6.87	Port Credit NHD (West)	5.70
Clarkson - Lorne Park NHD	7.19	Rathwood NHD	5.80
Clarkson Village CN	5.10	Rathwood-Applewood CN	5.02
Cooksville NHD (East)	4.89	Sheridan CN	5.39
Cooksville NHD (Weast)	5.30	Sheridan NHD	6.83
Creditview NHD	5.63	South Common CN	7.40
DT Cooksville	4.14	Streetsville CN	4.32
DT Core	8.47	Streetsville NHD	5.78
DT Fairview	6.87	Uptown MN	7.67
DT Hospital	4.82		
East Credit NHD	7.55		
Erin Mills NHD	7.37		
Erindale NHD	5.29		
Fairview NHD	8.13		
Hurontario NHD	7.33		
Lakeview NHD	5.75		
Lisgar NHD	6.65		
Malton CN	5.42		
Malton NHD	5.44		
Meadowvale CN	6.53		
Meadowvale NHD	8.97		
Meadowvale Village NHD	9.87		
Mineola NHD	6.19		
Mississauga Valleys NHD	6.99		

## Corporate Centre, Employment Area and Special Purpose Area Adjustment Factors

The adjustment factor for Corporate Centres, Employment Areas and Special Purpose Areas is the average number of employees for all businesses in each Character Area with less than 100 employees.

The following adjustment factors for Corporate Centres, Employment Areas and Special Purpose Areas were applied to businesses with no employment data (1949 businesses):

Character Area	Adjustment Factor
Airport CC	15.32
Airport SPA	13.74
Clarkson EA	18.78
Dixie EA	7.80
Gateway CC	17.77
Gateway EA (East)	14.64
Gateway EA (West)	18.70
Lakeview EA	18.44
Mavis-Erindale EA	9.29
Meadowvale Business Park CC	15.18
Northeast EA (East)	18.99
Northeast EA (West)	10.54
Sheridan Park CC	23.33
Southdown EA	9.37
UTM SPA	17.33
Western Business Park EA	9.63

## Appendix C: Businesses with 300+ Employees

Business Name	Street Address	Character Area
<i>Businesses with 1000+ employees</i>		
Air Canada	1 PIA	Airport SPA
Bell Canada	5115 Creekbank Rd	Airport CC
R B C Financial Group	6880 Financial Dr	Meadowvale Business Park CC
Trillium Health Centre - Mississauga Site	100 Queensway W	DT Hospital
TD Bank Financial Group	4880 Tahoe Blvd	Airport CC
Hewlett-Packard (Canada) Co.	5150 Spectrum Way	Airport CC
Credit Valley Hospital, The	2200 Eglinton Ave W	Central Erin Mills MN
Atomic Energy of Canada Ltd. (AECL)	2251 Speakman Dr	Sheridan Park CC
Maple Leaf Consumer Foods	6985 Financial Dr	Meadowvale Business Park CC
Canada Cartage	1115 Cardiff Blvd	Northeast EA (West)
University of Toronto at Mississauga - Erindale Campus	3359 Mississauga Rd	UTM SPA
Hatch	2800 Speakman Dr	Sheridan Park CC
Wal-Mart Canada Inc.	1940 Argentia Rd	Meadowvale Business Park CC
Group 4 Falck	5770 Hurontario St	Gateway CC
Canada Post - Gateway Postal Facility	4567 Dixie Rd	Northeast EA (West)
Greater Toronto Airports Authority	3111 Convair Dr	Airport SPA
Canada Revenue Agency	5800 Hurontario St	Gateway CC
Microsoft Canada Co.	1950 Meadowvale Blvd	Meadowvale Business Park CC
Citigroup	2920 Matheson Blvd E	Airport CC
Accenture Inc.	5450 Explorer Dr	Airport CC
RIM	4701 Tahoe Blvd	Airport CC
<i>Businesses with 500-999 employees:</i>		
Honeywell	3333 Unity Dr	Western Business Park EA
United Technologies Pratt & Whitney Canada Inc.	1801 Courtneypark Dr E	Northeast EA (West)
GlaxoSmithKline Inc.	7333 Mississauga Rd	Meadowvale Business Park CC
Citi	5900 Hurontario St	Gateway CC
City of Mississauga (City Hall)	300 City Centre Dr	DT Core
Mississauga Transit	975 Central Pky W	Mavis-Erindale EA
Just Energy	6345 Dixie Rd	Northeast EA (West)
General Electric Canada	2300 Meadowvale Blvd	Meadowvale Business Park CC
Cara Operations	2498 Britannia Rd E	Airport SPA
Peel District School Board	5650 Hurontario St	Gateway CC
Oracle Corp. Canada	100 Milverton Dr	Gateway CC
Intria Items Inc.	155 Britannia Rd E	Gateway EA (East)
Personal Insurance Company of Canada/Certas Direct Insurance Company	3 Robert Speck Pky	DT Core
Symcor	1 Robert Speck Pky	DT Core
Winners Merchant LP	3185 American Dr	Northeast EA (East)
Patheon Inc.	2100 Syntex Crt	Meadowvale Business Park CC
Ingram Micro Inc.	55 Standish Crt	Gateway CC
Winners Merchants Inc.	6715 Airport Rd	Northeast EA (East)

Business Name	Street Address	Character Area
Aditya Birla Minacs	6655 Airport Rd	Northeast EA (East)
Resolve Corporation	2 Robert Speck Pky	DT Core
FedEx Canada Ltd.	6895 Bramalea Rd	Airport SPA
Petro-Canada Business Centre	2489 North Sheridan Way	Sheridan Park CC
Ecolab Co.	5075 Tomken Rd	Northeast EA (West)
Matrix Logistics Services Ltd.	6941 Kennedy Rd	Gateway EA (East)
AstraZeneca Canada Inc.	1004 Middlegate Rd	Dixie EA
Sobeys Ontario	6355 Viscount Rd	Northeast EA (East)
S C M Supply Chain Management	6800 Maritz Dr	Gateway EA (West)
Pepsi Bottling Group, The	5900 Falbourne St	Gateway EA (West)
Maxxam Analytics Inc.	6740 Campobello Rd	Meadowvale Business Park CC
Shaw Satellite Services/Star Choice	2055 Flavell Blvd	Sheridan Park CC
Penauille Servisair	5915 Airport Rd	Northeast EA (East)
<b><i>Businesses with 300-499 employees</i></b>		
Peel Regional Police	180 Derry Rd E	Gateway EA (East)
Airport Information Services	1 PIA	Airport SPA
Booth Centennial Healthcare Linen Services	6580 Northwest Dr	Northeast EA (East)
World Vision Canada	1 World Dr	Gateway CC
Universal ATM Services Inc.	2345 Stanfield Rd	Dixie EA
Panasonic Canada Inc.	5770 Ambler Dr	Northeast EA (West)
Federal Express Canada Ltd.	5985 Explorer Dr	Airport CC
NAV Canada	6055 Midfield Rd	Airport SPA
Royal & SunAlliance Insurance Co.	2225 Erin Mills Pky	Sheridan CN
NexInnovations Inc.	5700 Explorer Dr	Airport CC
Sysco Food Services of Toronto Inc.	7055 Kennedy Rd	Gateway EA (East)
Magna Seating Systems	400 Courtneypark Dr E	Gateway EA (East)
Independent Electricity System Operator	2635 Lakeshore Rd W	Southdown EA
P C L Constructors Canada Inc.	2085 Hurontario St	DT Hospital
Maritz Canada Inc.	6900 Maritz Dr	Gateway EA (West)
C C S I Technology Solutions	2480 Meadowvale Blvd	Meadowvale Business Park CC
Rosedale Group, The	6845 Invader Cres	Northeast EA (West)
Golder Associates	6700 Century Ave	Meadowvale Business Park CC
Purolator Courier Ltd.	5995 Avebury Rd	Gateway CC
Daimler Chrysler	350 Hazelhurst Rd	Southdown EA
SHOW Broadcast Services	2055 Flavell Blvd	Sheridan Park CC
The Brick	6765 Kennedy Rd	Gateway EA (East)
H B Group Insurance Management Ltd.	5600 Cancross Crt	Gateway EA (West)
Peel Children's Aid	6860 Century Ave	Meadowvale Business Park CC
Staples Advantage Canada	550 Pendant Dr	Gateway EA (East)
Wal-Mart	800 Matheson Blvd W	East Credit NHD
Enersource Hydro Mississauga	3240 Mavis Rd	Mavis-Erindale EA
Wells Fargo Financial Corporation Canada	55 Standish Crt	Gateway CC
T S T Overland Express	5200 Maingate Dr	Northeast EA (West)
Skyservice Airlines	3 PIA	Airport SPA
CIBA Vision Sterile Manufacturing Ltd.	6515 Kitimat Rd	Meadowvale Business Park CC

Business Name	Street Address	Character Area
Golder Associates Ltd.	2390 Argentia Rd	Meadowvale Business Park CC
Kuehne + Nagel International Ltd.	5800 Hurontario St	Gateway CC
Clearstone	1980 Matheson Blvd E	Northeast EA (West)
Pharma Medica Research Inc.	6100 Belgrave Rd	Gateway EA (West)
Rubbermaid Canada Inc.	2550 Stanfield Rd	Dixie EA
Baxter Corporation	4 Robert Speck Pky	DT Core
Morguard Investments Ltd. - Property Management Office	55 City Centre Dr	DT Core
Symcor Inc.	1625 Tech Ave	Northeast EA (West)
Canon Canada Inc.	6390 Dixie Rd	Northeast EA (West)
ADP Canada	6200 Kenway Dr	Gateway EA (East)
C M L Healthcare Inc.	6560 Kennedy Rd	Gateway EA (East)
Telus	5090 Explorer Dr	Airport CC
Mother Parker's Tea & Coffee Inc.	2531 Stanfield Rd	Dixie EA
Rexel Canada Electrical Inc.	5600 Keaton Cres	Gateway EA (West)
Stackpole Ltd. - Automotive Gear Division	2430 Royal Windsor Dr	Southdown EA
Livingston International Inc.	6725 Airport Rd	Northeast EA (East)
Petro-Canada Lubricants	385 Southdown Rd	Southdown EA
G N Johnston Equipment Co. Ltd.	5990 Avebury Rd	Gateway EA (West)
Government of Canada/ Canada Customs and Revenue Agency	1980 Matheson Blvd E	Northeast EA (West)
Tech Data Canada Inc.	6911 Creditview Rd	Meadowvale Business Park CC
Peel Regional Police-11 Division	3030 Erin Mills Pky	Erin Mills NHD
Psion Teklogix Inc.	2100 Meadowvale Blvd	Meadowvale Business Park CC
Trans X Ltd.	7225 Transmark Crt	Northeast EA (West)
Accenture Inc.	33 City Centre Dr	DT Core
Johnson Controls Mississauga LP	6450 Cantay Rd	Gateway EA (West)
Kingsway General Insurance Company	7120 Hurontario St	Gateway CC
Carlson Marketing Group	2845 Matheson Blvd E	Airport CC
Mosaic Sales Solutions	2700 Matheson Blvd E	Airport CC
MJ Manufacturing	2457 Lakeshore Rd W	Southdown EA
Investment Planning Counsel of Canada (IPC)	2680 Skymark Ave	Airport CC
Garland Commercial Ranges Ltd.	1177 Kamato Rd	Northeast EA (West)
Coach Canada	6020 Indian Line	Northeast EA (East)
General Mills Corp.	5825 Explorer Dr	Airport CC
E.I. DuPont Canada Company	7070 Mississauga Rd	Meadowvale Business Park CC
SS&C Technologies	5255 Orbitor Dr	Airport CC
Ministry of Finance	77 City Centre Dr	DT Core
Commercial Spring & Tool Co. Ltd.	160 Watline Ave	Gateway EA (East)
LG Electronics	550 Matheson Blvd E	Gateway EA (East)
TransGlobe	5945 Airport Rd	Northeast EA (East)
Citizenship & Immigration Canada Greater Toronto Enforcement Centre	6900 Airport Rd	Northeast EA (East)
Shopping Channel, The	59 Ambassador Dr	Gateway CC
R R Donnelley	6100 Vipond Dr	Northeast EA (West)
S C M Supply Chain Management	200 Courtneypark Dr W	Gateway EA (West)
ADELTA Mechanical Works	2640 Argentia Rd	Meadowvale Business Park CC

Business Name	Street Address	Character Area
Consolidated Aviation Fuelling of Toronto Ltd.	5600 Silver Dart Dr	Airport SPA
Orenda Aerospace Corporation	3160 Derry Rd E	Northeast EA (East)
Pharma Plus	5965 Coopers Ave	Gateway EA (East)
Hoffmann-La Roche Ltd.	2455 Meadowpine Blvd	Meadowvale Business Park CC
Anixter Canada Inc.	200 Foster Cres	Gateway EA (West)

Note: The businesses in this table are those with 300 or more employees as illustrated in Map 2. The table and map do not include businesses with a combined total of 300 or more employees in multiple locations across the City.

## **Appendix D: NAICS Descriptions**

### *NAICS*

The NAICS (North American Industry Classification System) is a classification system used to describe businesses' economic activities. There are nineteen business sectors listed. These sectors are described below.

#### *Accommodation and Food Services (NAICS Code 72)*

This sector comprises establishments primarily engaged in providing short-term lodging and complementary services to travellers, vacationers and others. These facilities include hotels, motor hotels, resorts, motels, casino hotels, bed and breakfast accommodation, housekeeping cottages and cabins, recreational vehicle parks and campgrounds, hunting and fishing camps, and various types of recreational and adventure camps. This sector also comprises establishments primarily engaged in preparing meals, snacks and beverages, to customer order, for immediate consumption on and off the premises.

#### *Administrative and Support and Waste Management (NAICS Code 56)*

This sector comprises of establishments primarily engaged in activities that support the day-to-day operations of other organizations, and those primarily engaged in waste management activities.

#### *Arts, Entertainment and Recreation (NAICS Code 71)*

This sector comprises establishments primarily engaged in operating facilities or providing services to meet the cultural, entertainment and recreational interests of their patrons. These establishments produce, promote or participate in live performances, events or exhibits intended for public viewing and they preserve and exhibit objects and sites of historical, cultural or educational interest. This sector also includes facilities that provide services for patrons to participate in sports, recreational activities or pursue amusement, hobbies and leisure-time interests.

#### *Construction (NAICS Code 23)*

This sector comprises establishments primarily engaged in constructing, repairing and renovating buildings and engineering works, and in subdividing and developing land. They may operate on their own account or under contract to other establishments, producing complete projects or just parts of projects. Establishments often subcontract some or all of the work involved in a project; they may produce new construction, or undertake repairs and renovations to existing structures.



*Educational Services (NAICS Code 61)*

This sector comprises establishments primarily engaged in providing instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities and training centres. These establishments may be privately owned and operated, either for profit or not, or they may be publicly owned and operated and may offer food and accommodation services to their students.

*Finance and Insurance (NAICS Code 52)*

This sector comprises establishments primarily engaged in financial transactions (that is, transactions involving the creation, liquidation, or change in ownership of financial assets) or in facilitating financial transactions.

*Health Care and Social Assistance (NAICS Code 62)*

This sector comprises establishments primarily engaged in providing health care by diagnosis and treatment, providing residential care for medical and social reasons, and providing social assistance, such as counselling, welfare, child protection, community housing and food services, vocational rehabilitation and child care.

*Information and Cultural Industries (NAICS Code 51)*

This sector comprises establishments primarily engaged in creating and disseminating (except by wholesale and retail methods) information and cultural products, such as written works, musical works or recorded performances, recorded dramatic performances, software and information databases, or providing the means to disseminate them. This includes establishments that provide access to equipment and expertise to process.

*Management of Companies and Enterprises (NAICS Code 55)*

This industry comprises establishments primarily engaged in managing companies and enterprises and/or holding the securities or financial assets of companies and enterprises, for the purpose of owning a controlling interest in them and/or influencing their management decisions. They may undertake the function of management, or they may entrust the function of financial management to portfolio managers.

*Manufacturing (NAICS Codes 31-33)*

The sector comprises establishments engaged in physical or chemical transformation of materials or substances into new products. Products may be finished (ready for use or consumption), or semi-finished (ready for another business to further manufacture). Related activities such as assembly of component parts, blending and finishing of products (by dyeing, heat treating or plating) are also considered manufacturing. Manufacturing firms are also known as plants, factories or mills.

#### *Other Services (NAICS Code 81)*

This sector comprises establishments, not classified to any other sector. They are primarily engaged in repairing, or performing general or routine maintenance, on motor vehicles, machinery, equipment and other products to ensure that they work efficiently. These establishments may provide personal care services, funeral services, laundry services and other services to individuals (such as pet care services and photo finishing services). Also included are businesses that organize and promote religious activities, support various causes through grant-making, promote various social and political causes, and promote and defend the interests of their members.

#### *Primary Industry (NAICS Codes 11 and 21)*

This sector includes Agriculture, Forestry, Fishing and Hunting, and Mining and Oil and Gas Extraction.

##### *Agriculture, Forestry, Fishing and Hunting:*

This sector comprises establishments primarily engaged in growing crops, raising animals, harvesting timber, harvesting fish and other animals from their natural habitats and providing related support activities.

##### *Mining and Oil and Gas Extraction:*

This sector comprises establishments primarily engaged in extracting naturally occurring minerals. These can be solids (such as coal and ores), liquids (such as crude petroleum), and gases (such as natural gas). Mining includes quarrying, well operations, milling and other preparation customarily done at the mine site, or as a part of mining activity. Establishments engaged in exploration for minerals, development of mineral properties and mining operations are included in this sector.

#### *Professional, Scientific and Technical Services (NAICS Code 54)*

This sector comprises establishments primarily engaged in activities in which human capital is the major input. These establishments make available the knowledge and skills of their employees, often on an assignment basis. The individual industries of this sector are defined on the basis of the particular expertise and training of the service provider.

#### *Public Administration (NAICS Code 91)*

This sector comprises establishments primarily engaged in activities of a governmental nature, that is, the enactment and judicial interpretation of laws and their pursuant regulations, and the administration of programs based on them. This includes legislative activities, taxation, national defence, public order and safety, immigration services, foreign affairs and international assistance, and the administration of government programs.

#### *Real Estate and Rental and Leasing (NAICS Code 53)*

This sector comprises establishments primarily engaged in renting, leasing or otherwise allowing the use of tangible or intangible assets. Establishments included are those primarily engaged in managing, renting and/or buying of real estate for others and appraising real estate.

*Retail Trade (NAICS Codes 44-45)*

The retail trade sector comprises establishments engaged in retailing merchandise generally without transformation and rendering services incidental to the sale of merchandise.

*Transportation and Warehousing (NAICS Code 48-49)*

The transportation and warehousing sector comprises businesses engaged in transporting passengers and goods, warehousing and storing goods, and providing services to these establishments. Transportation can be by road, rail, water, air or pipeline. This sector also includes national post office and courier businesses.

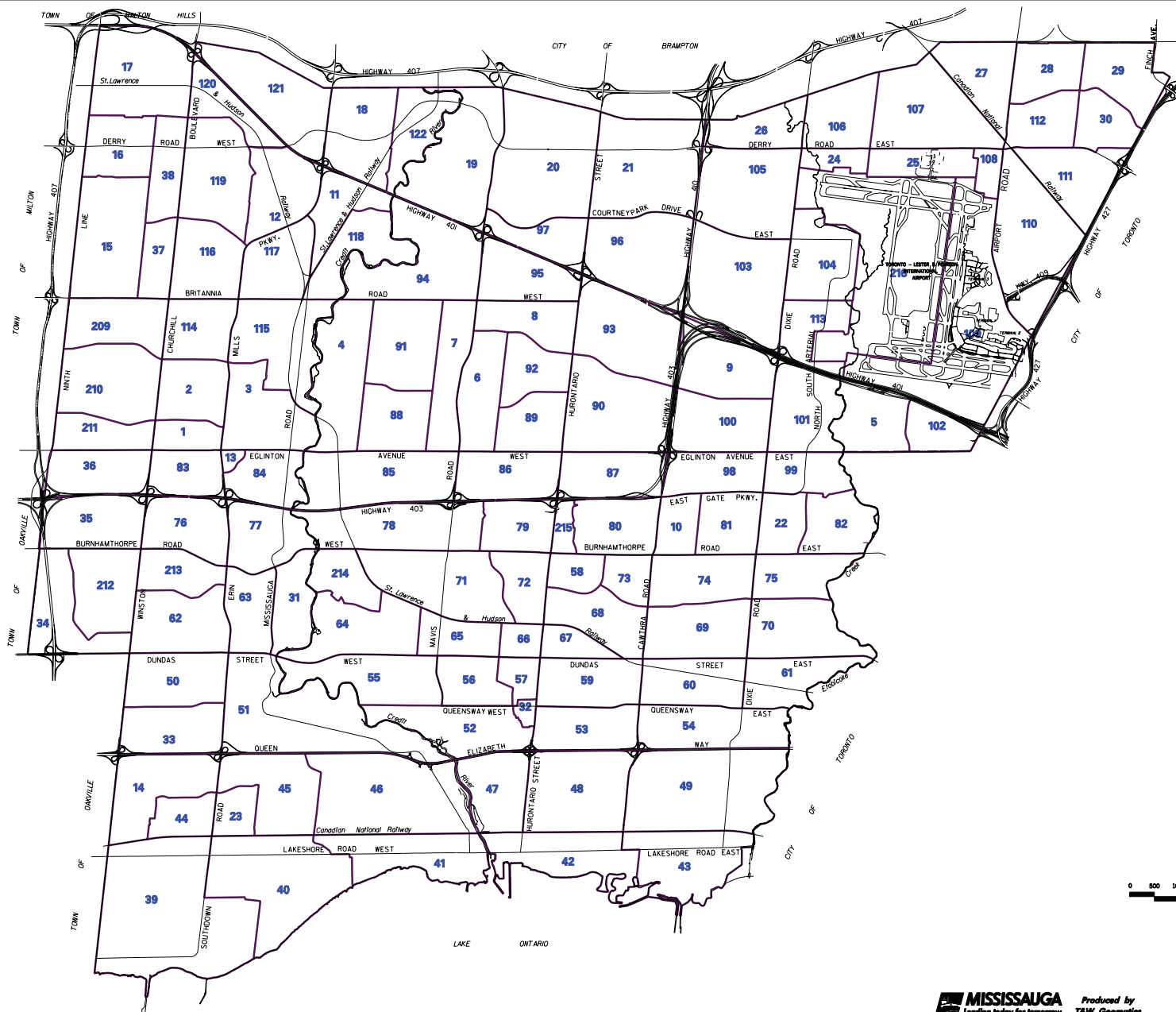
*Utilities (NAICS Code 22)*

This sector comprises establishments primarily engaged in operating electric, gas and water utilities. These establishments generate, transmit, control and distribute electric power, distribute natural gas, treat and distribute water, operate sewer systems and sewage treatment facilities, and provide related services, generally through a permanent infrastructure of lines, pipes and treatment and processing facilities.

*Wholesale Trade (NAICS Code 41)*

This sector comprises establishments primarily engaged in wholesaling merchandise and providing related logistics, marketing and support services. The wholesaling process is generally an intermediate step in the distribution of merchandise; many wholesalers are organized to sell merchandise in large quantities to retailers, and business and institutional clients. These may also include suppliers of non-consumer capital goods that sell merchandise in single units to final users.

*Source: Statistics Canada, North American Industry Classification System, 2007*



## Appendix E: Traffic Zones

0 500 1000 1500 2000



## Appendix F: Employment Density by Traffic Zone Calculations

Traffic Zone	Gross Density		Net Density	
	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
1	36.0	14.6	56.4	22.8
2	2.0	0.8	19.0	7.7
3	0.9	0.3	19.0	7.7
4	1.7	0.7	16.7	6.8
5	67.6	27.4	128.5	52.0
6	1.4	0.6	33.0	13.3
7	7.9	3.2	43.4	17.6
8	77.8	31.5	97.2	39.3
9	33.8	13.7	48.9	19.8
10	2.5	1.0	24.2	9.8
11	59.7	24.2	74.9	30.3
12	44.6	18.0	64.0	25.9
13	191.1	77.3	219.9	89.0
14	5.6	2.3	28.1	11.4
15	1.3	0.5	24.2	9.8
16	2.7	1.1	32.6	13.2
17	3.4	1.4	25.4	10.3
18	38.0	15.4	92.8	37.5
19	0.7	0.3	29.4	11.9
20	5.6	2.3	28.2	11.4
21	26.8	10.8	37.6	15.2
22	6.6	2.7	62.5	25.3
23	1.8	0.7	28.6	11.6
24	16.4	6.7	49.8	20.1
25	5.3	2.2	6.4	2.6
26	37.0	15.0	48.6	19.7
27	23.2	9.4	29.3	11.9
28	1.6	0.6	14.8	6.0
29	1.9	0.8	18.2	7.4
30	6.5	2.6	38.4	15.5
31	7.5	3.0	15.3	6.2
32	222.1	89.9	321.6	130.1
33	32.8	13.3	90.7	36.7
34	19.6	7.9	46.5	18.8
35	16.0	6.5	49.9	20.2
36	0.8	0.3	26.0	10.5
37	0.3	0.1	11.9	4.8
38	3.2	1.3	26.2	10.6

Traffic Zone	Gross Density		Net Density	
	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
39	8.5	3.4	13.9	5.6
40	2.7	1.1	46.5	18.8
41	3.5	1.4	50.5	20.5
42	11.5	4.6	58.6	23.7
43	7.0	2.8	49.6	20.1
44	3.3	1.4	43.3	17.5
45	1.4	0.6	12.2	5.0
46	0.6	0.2	19.1	7.7
47	0.5	0.2	27.6	11.2
48	2.1	0.8	25.2	10.2
49	3.2	1.3	30.6	12.4
50	3.2	1.3	33.6	13.6
51	3.5	1.4	47.0	19.0
52	0.7	0.3	35.8	14.5
53	5.0	2.0	40.9	16.6
54	1.6	0.6	26.9	10.9
55	2.4	1.0	30.7	12.4
56	0.9	0.4	19.3	7.8
57	13.7	5.5	73.3	29.7
58	3.9	1.6	32.6	13.2
59	15.8	6.4	52.2	21.1
60	35.0	14.2	42.6	17.2
61	19.5	7.9	38.9	15.8
62	19.6	8.0	56.7	22.9
63	1.5	0.6	16.5	6.7
64	3.3	1.3	29.2	11.8
65	19.3	7.8	49.0	19.8
66	20.4	8.2	62.3	25.2
67	13.6	5.5	78.0	31.6
68	2.4	1.0	39.6	16.0
69	5.0	2.0	35.0	14.2
70	17.1	6.9	41.8	16.9
71	26.2	10.6	58.0	23.5
72	22.8	9.2	149.1	60.4
73	1.1	0.4	17.8	7.2
74	3.0	1.2	26.2	10.6
75	5.0	2.0	37.7	15.3
76	1.0	0.4	32.4	13.1
77	1.4	0.6	31.4	12.7
78	1.5	0.6	18.6	7.5
79	68.4	27.7	125.0	50.6
80	2.5	1.0	37.5	15.2

Traffic Zone	Gross Density		Net Density	
	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
81	1.8	0.7	39.0	15.8
82	1.4	0.6	40.6	16.4
83	1.9	0.8	40.4	16.3
84	3.2	1.3	34.3	13.9
85	1.0	0.4	32.5	13.2
86	8.3	3.4	113.7	46.0
87	2.5	1.0	33.1	13.4
88	3.1	1.2	26.8	10.9
89	2.2	0.9	23.0	9.3
90	5.9	2.4	41.5	16.8
91	1.5	0.6	26.1	10.6
92	22.6	9.2	26.2	10.6
93	41.9	16.9	58.1	23.5
94	3.2	1.3	33.1	13.4
95	25.6	10.3	41.5	16.8
96	23.1	9.3	37.3	15.1
97	5.5	2.2	20.3	8.2
98	18.3	7.4	49.3	19.9
99	54.5	22.0	98.2	39.7
100	43.3	17.5	51.8	21.0
101	52.4	21.2	99.4	40.2
102	99.2	40.1	171.5	69.4
103	33.2	13.4	39.6	16.0
104	37.5	15.2	54.6	22.1
105	30.4	12.3	39.8	16.1
106	32.4	13.1	41.0	16.6
107	19.1	7.7	23.6	9.5
108	0.4	0.2	15.5	6.3
109	25.7	10.4	23.7	9.6
110	46.6	18.8	54.4	22.0
111	18.6	7.5	38.1	15.4
112	2.7	1.1	33.4	13.5
113	21.6	8.7	26.8	10.8
114	2.0	0.8	30.9	12.5
115	6.7	2.7	43.8	17.7
116	1.5	0.6	31.4	12.7
117	8.7	3.5	14.7	6.0
118	2.8	1.1	36.8	14.9
119	5.3	2.2	38.3	15.5
120	16.6	6.7	48.8	19.8
121	33.3	13.5	55.8	22.6
122	1.4	0.6	21.4	8.7

Traffic Zone	Gross Density		Net Density	
	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
209	2.8	1.1	39.1	15.8
210	0.8	0.3	21.8	8.8
211	1.1	0.5	22.7	9.2
212	0.8	0.3	17.7	7.2
213	12.7	5.1	46.8	18.9
214	1.0	0.4	23.5	9.5
215	161.4	65.3	532.1	215.3
216	1.9	0.8	1.8	0.7
City Wide Average	13.5	5.5	42.5	17.0

Note: In 2010 the density calculation by traffic zone does not include figures from the new lands acquired from Milton.



## Appendix G: Employment Density by Character Area Calculations

Character Area	Gross Density		Net Density	
	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
Airport CC	89.3	36.1	190.2	77.0
Airport SPA	11.7	4.7	12.5	5.0
Applewood NHD	3.4	1.4	29.7	12.0
Central Erin Mills MN	46.8	19.0	87.5	35.4
Central Erin Mills NHD	1.9	0.8	26.5	10.7
Churchill Meadows EA	0.0	0.0	0.0	0.0
Churchill Meadows NHD	1.8	0.7	29.1	11.8
Clarkson - Lorne Park NHD	1.3	0.5	22.7	9.2
Clarkson EA	19.3	7.8	33.4	13.5
Clarkson Village CN	21.3	8.6	62.9	25.5
Cooksville NHD (East)	3.7	1.5	31.1	12.6
Cooksville NHD (West)	2.7	1.1	33.8	13.7
Creditview NHD	1.5	0.6	38.1	15.4
Dixie EA	28.7	11.6	42.3	17.1
DT Cooksville	30.2	12.2	92.9	37.6
DT Core	77.9	31.5	189.1	76.5
DT Fairview	4.7	1.9	55.5	22.5
DT Hospital	51.6	20.9	223.8	90.6
East Credit NHD	2.9	1.2	31.2	12.6
Erin Mills NHD	1.5	0.6	26.6	10.8
Erindale NHD	2.0	0.8	24.1	9.8
Fairview NHD	6.9	2.8	35.0	14.2
Gateway CC	44.3	17.9	100.3	40.6
Gateway EA (East)	27.8	11.2	43.3	17.5
Gateway EA (West)	22.9	9.3	36.7	14.8
Hurontario NHD	1.9	0.8	13.9	5.6
Lakeview EA	9.9	4.0	55.3	22.4
Lakeview NHD	3.3	1.3	31.0	12.5
Lisgar NHD	1.7	0.7	29.0	11.7
Malton CN	19.3	7.8	46.9	19.0
Malton NHD	2.6	1.1	24.1	9.8
Mavis-Erindale EA	42.7	17.3	63.2	25.6
Meadowvale Business Park CC	32.1	13.0	59.7	24.2
Meadowvale CN	28.6	11.6	60.3	24.4
Meadowvale NHD	1.6	0.6	23.6	9.5
Meadowvale Village NHD	1.4	0.6	19.1	7.7
Mineola NHD	1.7	0.7	25.5	10.3
Mississauga Valleys NHD	2.2	0.9	30.3	12.3

Character Area	Gross Density		Net Density	
	Employees per Hectare	Employees per Acre	Employees per Hectare	Employees per Acre
Northeast EA (West)	29.3	11.8	42.4	17.2
Port Credit CN	24.4	9.9	81.9	33.1
Port Credit NHD (East)	8.2	3.3	54.2	22.0
Port Credit NHD (West)	3.6	1.5	56.4	22.8
Rathwood NHD	1.8	0.7	36.9	14.9
Rathwood-Applewood CN	21.9	8.9	54.4	22.0
Sheridan CN	33.3	13.5	86.6	35.0
Sheridan NHD	1.5	0.6	28.3	11.5
Sheridan Park CC	45.6	18.5	89.8	36.3
South Common CN	16.5	6.7	45.6	18.5
Southdown EA	8.1	3.3	13.9	5.6
Special Study Area	0.03	0.01	2.7	.3
Streetsville CN	26.7	10.8	65.4	26.5
Streetsville NHD	2.7	1.1	29.0	11.7
Uptown MN	18.5	7.5	101.0	40.9
UTM SPA	15.4	6.2	15.6	6.3
Western Business Park EA	29.1	11.8	52.4	21.2
City Wide Average	13.5	5.5	42.5	17.0

## APPENDIX H: CHANGES TO CITY STRUCTURE

Through the Official Plan Review process, the Proposed New Mississauga Official Plan adopted by City Council on September 29, 2010 replaced the previous “Mississauga Plan”. The new Mississauga Official Plan modifies the city structure. Instead of planning districts the city is organized into functional areas called “Character Areas”. The new City Structure helps to establish the framework for planning policies that will guide development.

The new City Structure includes the following elements:

- Downtown (DT);
- Major Nodes (MN);
- Community Nodes (CN);
- Corporate Centres (CC);
- Neighbourhoods (NHD);
- Employment Areas (EA); and
- Special Purpose Areas (SPA).

Breakdown of Character Areas by Mississauga Official Plan <sup>(1)</sup>	
Type of Character Area	Name of Character Area
Downtown (DT)	DT Cooksville, DT Core, DT Fairview, DT Hospital
Major Nodes (MN)	Central Erin Mills MN, Uptown MN
Community Nodes (CN) <sup>(2)</sup>	Clarkson Village CN, Malton CN, Meadowvale CN, Port Credit CN, Rathwood-Applewood CN, Sheridan CN, Rathwood-Applewood CN, Sheridan CN, South Common CN, Streetsville CN
Corporate Centres (CC)	Airport CC, Gateway CC, Meadowvale Business Park CC, Sheridan Park CC
Neighbourhoods (NHD)	Applewood NHD, Central Erin Mills NHD, Churchill Meadows NHD, Clarkson - Lorne Park NHD, Cooksville NHD (East), Cooksville NHD (West), Creditview NHD, East Credit NHD, Erin Mills NHD, Erindale NHD, Fairview NHD, Hurontario NHD, Lakeview NHD, Lisgar NHD, Malton NHD, Meadowvale NHD, Meadowvale Village NHD, Mineola NHD, Mississauga Valleys NHD, Port Credit NHD (East), Port Credit NHD (West), Rathwood NHD, Sheridan NHD, Streetsville NHD
Employment Areas (EA)	Churchill Meadows EA, Clarkson EA, Dixie EA, Gateway EA (East), Gateway EA (West), Lakeview EA, Mavis-Erindale EA, Northeast EA (East), Northeast EA (West), Southdown EA, Western Business Park EA
Special Purpose Areas (SPA)	University of Toronto Mississauga SPA, Airport SPA

(1) Schedule 9 of the Mississauga Official Plan provides details to the City Structure.

(2) The Dixie/Dundas CN and Lakeview CN are not included in this report. Their boundaries have not been finalized yet.

Town of Milton lands acquired by the City of Mississauga in January 2010 have yet to be assigned a Character Area(s). These lands are still subject to the land use study and are currently referred to as a Special Study Area.