



Corporate Report

Clerk's Files

Originator's
Files

CD.15.MIS
(Mississauga Data
Publication)

DATE: August 14, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 4, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **2012 Employment Profile, 2012 Vacant Lands Profile and 2012 Existing Land Use Profile**

RECOMMENDATION: That the report titled "*2012 Employment Profile*", "*2012 Vacant Lands Profile*" and "*2012 Existing Land Use Profile*" dated August 14, 2012, from the Commissioner of Planning and Building, be received for information and circulated, by the Planning and Building Department, to the Mississauga Board of Trade, the Building Industry and Land Development Association (BILD), Economic Development Advisory Council, Peel Halton Dufferin Training Board and the University of Toronto Mississauga.

**REPORT
HIGHLIGHTS:**

- Total employment in the City of Mississauga in 2011 was 416,000 (rounded);
- Total 2011 employment of 416,000 is 8.6% lower than the forecasted 455,000 employment prepared by Hemson Consulting Limited in the 2008 Growth Forecast;
- The total number of businesses in the City of Mississauga in 2011 was 54,000 (including home based businesses);

- The total area of vacant lands is 1,227 ha (3,033 ac) which comprises 4.2% of the City of Mississauga; and
- 9,100 of businesses are considered small businesses (0-4 employees) (not including home based businesses).

BACKGROUND:

The profile titled “*2012 Employment Profile*” (Appendix 1), provides a profile of employment and businesses in the City which assists in the assessment of how the goals in the Strategic Plan and the new Mississauga Official Plan are being implemented. It also compares 2011 employment data with past employment information and the projections from the 2008 Growth Forecast.

The profile titled “*2012 Vacant Lands Profile*” (Appendix 2), provides information regarding the location, land area and parcel size of vacant lands in the City of Mississauga.

The profile titled “*2012 Existing Land Use Profile*” (Appendix 3) provides information on all existing land use by land area in the City of Mississauga.

The “*2012 Employment Profile*”, “*2012 Vacant Lands Profile*” and the “*2012 Existing Land Use Profile*” are based on data collected in 2011.

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

COMMENTS:

The principal findings of the “*2012 Employment Profile*” are as follows:

- total employment in the City of Mississauga in 2011 was 416,000 (rounded);

- total employment (not including a census adjustment) was 386,000 (rounded);
- in comparing employment survey results from 2010 to 2011, a decrease has been observed of 3,375 jobs or 0.9%;
- total 2011 employment of 416,000 is 8.6% lower than the forecasted 455,000 employment prepared by Hemson Consulting Limited in the 2008 Growth Forecast;
- the total number of businesses in the City of Mississauga in 2011 was 54,000 (including home based businesses). Excluding home based businesses, the number is 21,000;
- the number of businesses in the City of Mississauga in 2011 decreased by 180 (0.8%) since 2010 (not including home based businesses);
- large businesses (1000 employees and up) employed approximately 57,000 jobs;
- mid-sized businesses (100 to 299 employees) employed approximately 72,000 jobs; and
- small businesses (0-4 employees) employed approximately 21,000 jobs.

The principal findings of the “2012 Vacant Lands” profile are as follows:

- the total area of vacant sites is 1,227 ha (3,033 ac) which comprises 4.2% of the City of Mississauga;
- there are 547 vacant land sites;
- of the total 547 vacant sites, only 10 vacant sites are larger than 20 ha (49.4 ac); and

- the majority of vacant lands are designated “Business Employment” and “Industrial”. The total area of these lands is 939 ha (2,320 ac) -- 76.5% of the total vacant land area in the City.

2012 Existing Land Use Profile

The “*2012 Existing Land Use Profile*” reports on how lands within the city are used. As expected, residential and employment areas occupy large amounts of land, but it is interesting to note that transportation rights-of-way account for one-fifth of land within the city. The large amount of land devoted to open space/greenbelt and school/institutional uses is also of note. The existing land use distribution of Mississauga’s total 29,210 ha (72,180 ac) of land is as follows:

- 29.2% (8,530 ha/21,080 ac) are residential;
- 20.1% (6,000 ha/14,830 ac) are transportation rights-of-way;
- 15.2% (4,450 ha/11,000 ac) are business employment/industrial;
- 11.0% (3,220 ha/7,960 ac) are open space/greenbelt;
- 9.3% (2,710 ha/6,700 ac) are school/public/institutional;
- 6.0% (1,750 ha/4,320 ac) are commercial/office/mixed;
- 5.0% (1,470 ha/3,630 ac) are vacant/farm;
- 2.5% (740 ha/1,830 ac) are utility/public works;
- 0.9% (270 ha/670 ac) are community/places of religious assembly;
and
- 0.3% (80 ha/220 ac) are “other”.

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

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

FINANCIAL IMPACT: Not Applicable.

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

The “2012 Vacant Lands” profile is a factual document to assist businesses in location in the City. The information will also be used to monitor and develop strategic and planning policies, forecast growth and plan for future needs and services.

ATTACHMENTS: APPENDIX 1:2012 Employment Profile
APPENDIX 2:2012 Vacant Lands Profile
APPENDIX 3:2012 Existing Land Use Profile

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

*Prepared By: Steve Czajka, OLS, Supervisor, Information Planning
Irena Rostkowska, Researcher, Information Planning
Katherine Lee, Statistician, Information Planning*

2012 EMPLOYMENT PROFILE

EMPLOYMENT

OVERALL WORKERS
EMPLOYED WITHIN
MISSISSAUGA**

▼ 0.8%
415,710

TOTAL EMPLOYMENT** +
CENSUS ADJUSTMENT

386,125 + 29,585

FULL TIME EMPLOYMENT
VS. PART TIME**

91% FULL TIME, 9% PART TIME

EMPLOYEES THAT
WORK FROM HOME**

0.8% BASED ON 26%
SAMPLE SIZE

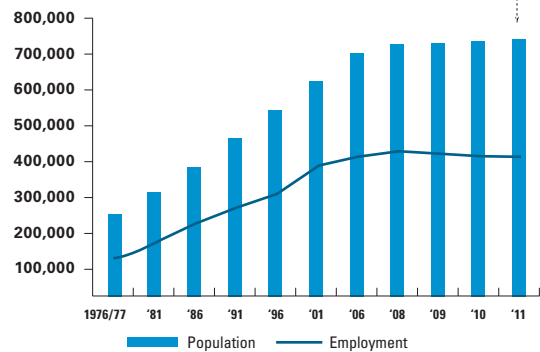
2011 TOTAL FORECASTED
POPULATION

738,000 ▲ 0.5%

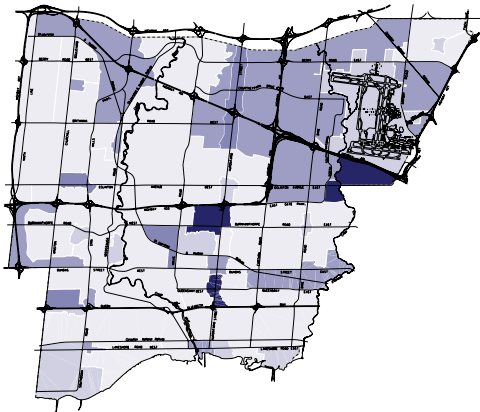
2011 EMPLOYMENT
RATIO**

0.56

WORKERS
EMPLOYED AS
A PROPORTION
OF TOTAL
POPULATION
1976-2011**



GROSS EMPLOYMENT DENSITY
IN MISSISSAUGA**



BUSINESSES

TOTAL NUMBER OF
BUSINESSES IN
MISSISSAUGA*

▲ 0.7%
54,056

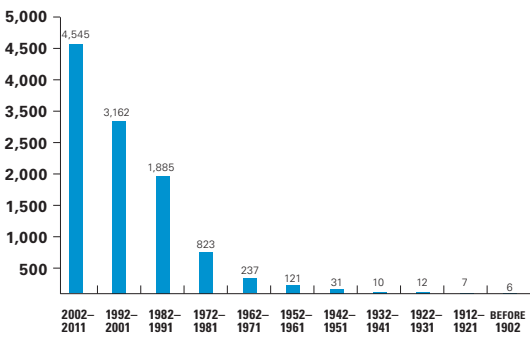
NUMBER OF BUSINESSES
OPERATING ON BUSINESS SITES**
+ HOME-BASED BUSINESSES*

21,010 + 33,046

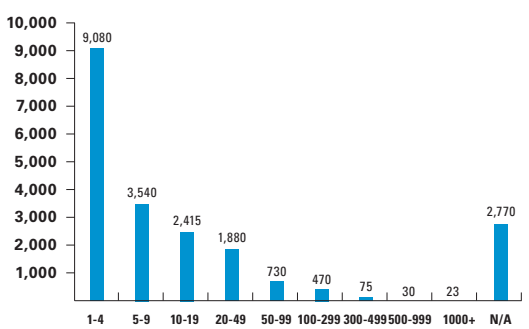
NUMBER OF BUSINESSES BY
BUSINESS CLASSIFICATION FOR
TOP 10 SECTORS**

2,712	RETAIL TRADE	▼ 0.8%
2,566	WHOLESALE TRADE	▼ 2.6%
2,417	MANUFACTURING	▼ 4.0%
2,097	OTHER SERVICES	0%
1,506	PROFESSIONAL + TECHNICAL SERVICES	▼ 1.0%
1,482	ACCOMMODATION + FOOD SERVICES	▲ 0.5%
1,463	HEALTH CARE + SOCIAL ASSISTANCE	▲ 1.3%
891	TRANSPORTATION + WAREHOUSING	▼ 5.8%
750	FINANCE + INSURANCE	▼ 3.1%
660	EDUCATIONAL SERVICES	▼ 1.0%

NUMBER OF BUSINESSES BY AGE
BASED ON 52% RESPONSE**



NUMBER OF BUSINESSES
BY SIZE OF BUSINESS**



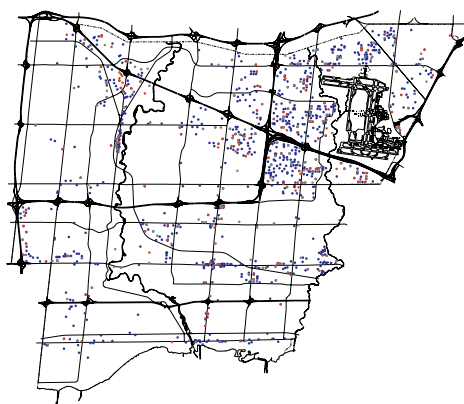
VACANCIES**

3,290 ▲ 6.8%

NEW BUSINESSES OR
BUSINESSES THAT MOVED
BETWEEN 2010 AND 2011**

2,215

BUSINESS MOVES MAP**



Business Movement

- Business Change
- Business Moved In
- Business Moved Out

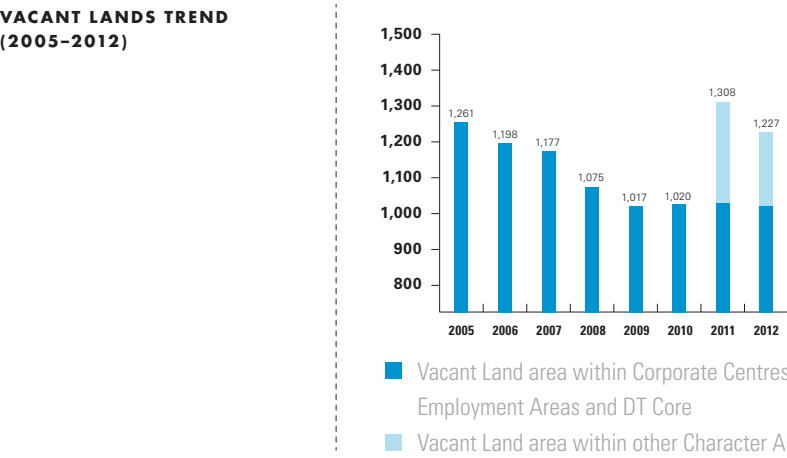
Download full size maps and read more
about this at mississauga.ca/data

*Source: Statistics Canada, Canadian Business Patterns (CBP) Database, June 2011
**Source: Mississauga Employment Database, 2011
Comparisons are based on the previous Annual Employment Survey

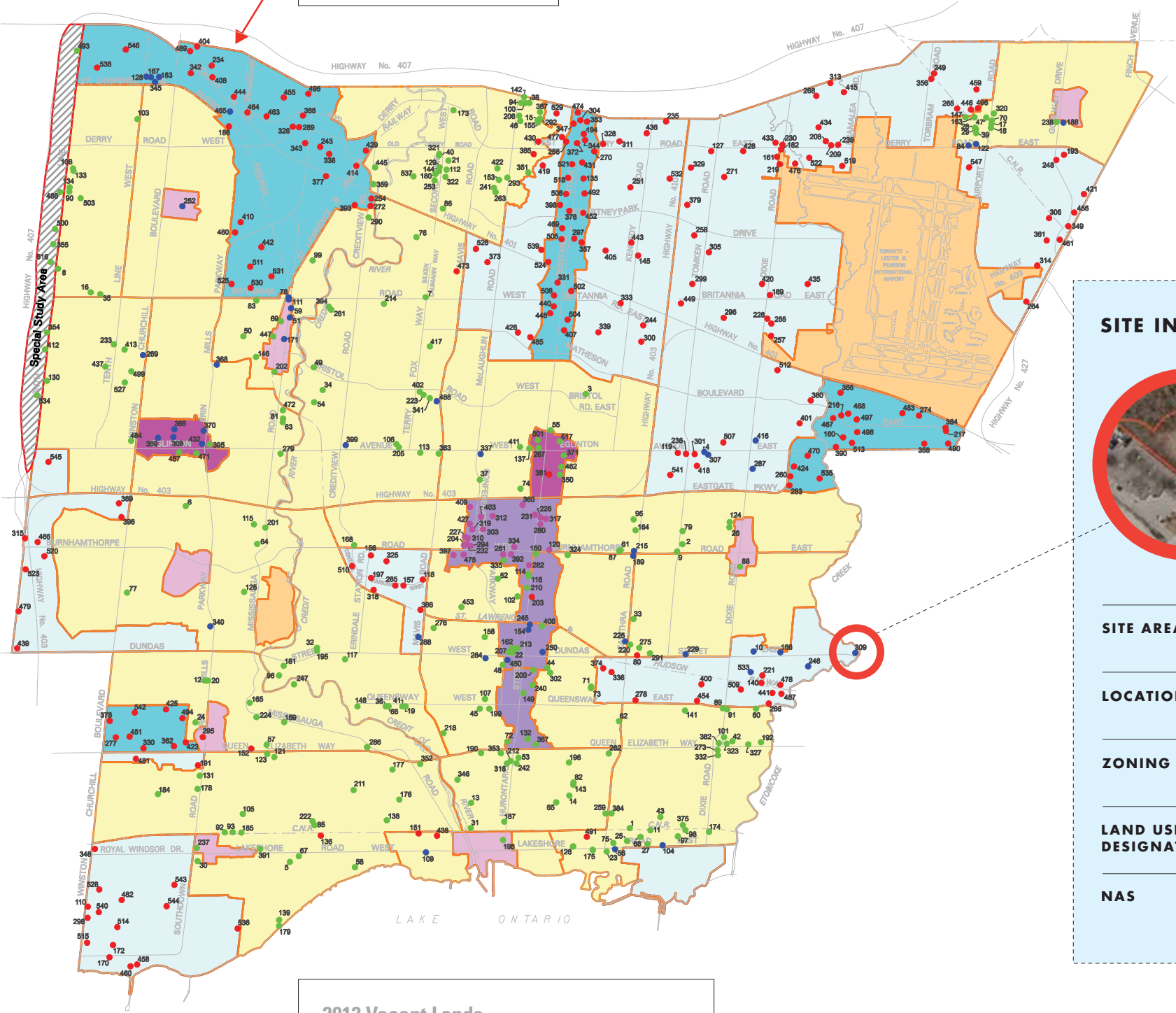
2012 VACANT LANDS

VACANT LANDS OVERVIEW

AREA OF VACANT SITES (HECTARES/ACRES)	▼ 6.2% 1,227 ha/3,033 acre
PERCENTAGE OF CITY LAND AREA THAT IS VACANT	4.2%
NUMBER OF VACANT SITES	547 ▲ 0.2%
VACANT SITES LARGER THAN 20 HECTARES	10 ▼ 23%
PERCENTAGE OF VACANT LAND IN CORPORATE CENTRES TO THE AREA OF CORPORATE CENTRES	17.6%
PERCENTAGE OF VACANT LANDS WITH DEVELOPMENT APPLICATIONS	35%
VACANT LAND DESIGNATED BUSINESS EMPLOYMENT AND INDUSTRIAL (HECTARES/ACRES)	939 ha/2,320 acre
VACANT LAND AREA WITHIN NATURAL AREAS SYSTEM (HECTARES/ACRES)	82 ha/203 acre



DID YOU KNOW?
If you added the land area of all vacant sites it would accumulate to roughly the size of this polygon.



SITE INFORMATION (SAMPLE)

SITE NO.
309

SITE AREA 0.78 ha

LOCATION Dixie EA/Ward 3

ZONING C3-4

LAND USE DESIGNATION MU

NAS 0.05 ha

2012 Vacant Lands

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

Read more about this at mississauga.ca/data

Comparisons are based on the previous Vacant Lands Study.

2012 EXISTING LAND USE

EXISTING LAND USE OVERVIEW

TOTAL AREA OF MISSISSAUGA
(HECTARES/ACRES)

29,210 ha
72,180 acres

PERCENTAGE OF LAND IN
DOWNTOWN MISSISSAUGA
COMPRISING APARTMENTS

20.1%

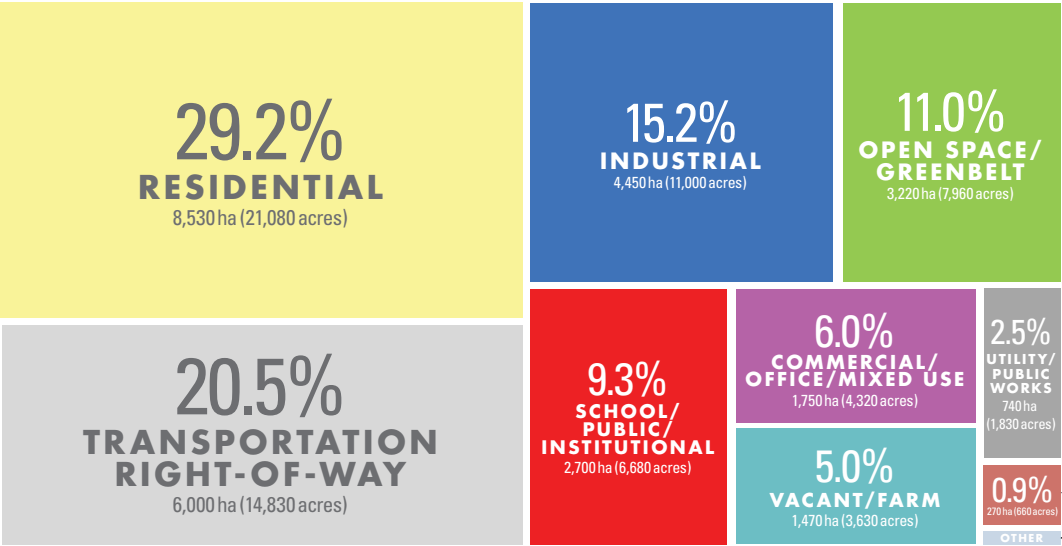
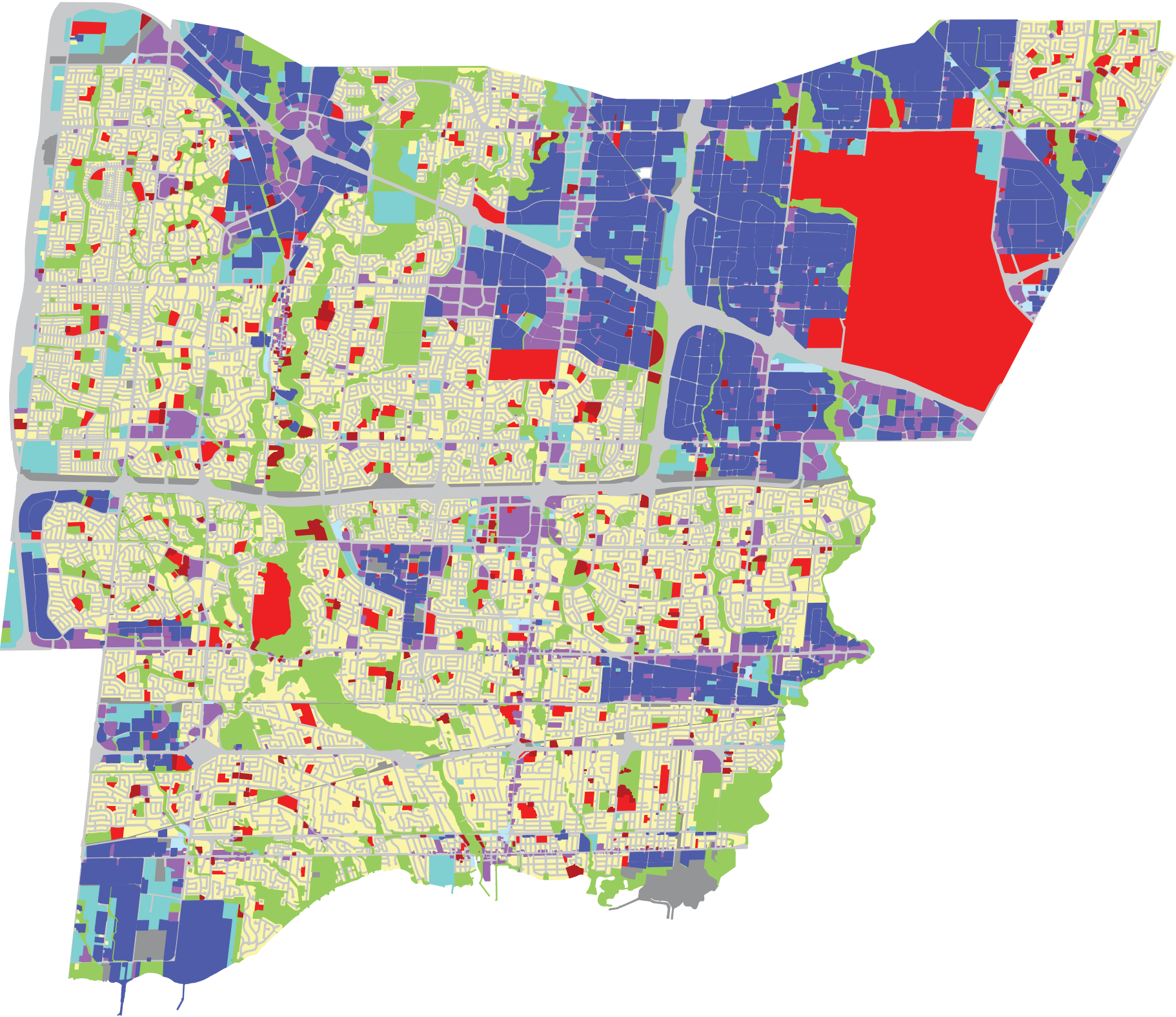
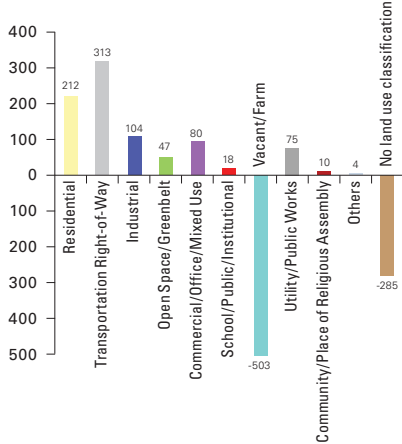
PERCENTAGE OF LAND
COMPRISING DETACHED
HOMES IN NEIGHBOURHOODS

36.5%

PERCENTAGE OF OFFICE
LAND LOCATED IN
CORPORATE CENTRES

64.6%

EXISTING LAND USE CHANGE
IN HECTARES (2006-2012)



Read more about the 2012 existing land use and view this map as a KML at mississauga.ca/data