

**DATE:** February 26, 2002

**TO:** Chairman and Members of the Planning and Development Committee

**FROM:** Thomas S. Mokrzycki, Commissioner of Planning and Building

**SUBJECT:** **Mississauga Development Profile 2002**  
**MEETING DATE: March 18, 2002**

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**ORIGIN:** Planning and Building Department

**BACKGROUND:** Attached under separate cover, is the *Mississauga Development Profile 2002* series. This series is comprised of four newsletters that provide an overview of residential, employment lands, retail commercial centres and office commercial development in the City of Mississauga as of January 1, 2002. The data in these newsletters are summaries of more detailed information maintained to monitor development activity in the City and to project future growth. The data were compiled from a combination of building permit issuances, City Plan designations, zoning, development applications, aerial photos and site checks.

The data have been presented in newsletter format to facilitate the dissemination of these data. The *Mississauga Development Profile 2002* series is available from the Planning and Building Department and will be posted on the City's website.

**COMMENTS:**

Some highlights from the *Mississauga Development Profile 2002* series are as follows:

- development capacity is divided into existing development and the development anticipated to occur on vacant lands;
- the existing category includes built development, development that is under construction, and development for which a building permit has been issued as of January 1, 2002;
- vacant land has been further divided into three categories: committed development; endorsed development applications; and potential development;
- committed development refers to vacant lands where the zoning complies with the City Plan designation and for which no building permits have been issued;
- endorsed applications refers to vacant lands subject to a development application for which City Council has adopted a recommendation approving the application. While approved by City Council, these applications have not completed the development application process and are still subject to appeal to the Ontario Municipal Board;
- potential development refers to vacant lands where the zoning does not conform to the City Plan designation and a development application, if submitted, has not been endorsed by City Council. The amount of development estimated to occur is based on what would be permitted by City Plan;

### Residential

- the newsletter provides information on residential development by type of housing unit. Apartment units above commercial developments and basement units are not included. Also, units that could result from redevelopment or intensification of existing residential development have not been included;
- there are approximately 199,880 existing residential units in Mississauga of which 44% are detached, 13% are semi-detached, 14% are townhouses and 29% are apartments. Existing units represent 79% of the City's residential capacity;
- approximately 53,980 residential units could be built on vacant residential lands. This represents 21% of the City's residential capacity of which 9% is committed development, 4% is on endorsed development applications and 8% is potential development;
- at capacity development, Mississauga will have approximately 253,860 residential units. The expected unit mix should be about 97,130 (38%) detached, 30,220 (12%) semi-detached, 37,730 (15%) townhouse and 88,780 (35%) apartment;

### Employment Lands

- employment lands include lands situated within Employment Districts as well as lands designated "Business Employment" within Residential Districts. (See Exhibit 1.) In Employment Districts, lands designated Business Employment, Office, Industrial and Commercial, are included. In Residential Districts, employment lands refers to lands typically thought of as industrial;
- the total area of developed employment lands is approximately 5 101 ha (12,604 acres) which is 75% of capacity employment

development in the City. Most of existing employment lands are concentrated around the Lester B. Pearson International Airport and along the Highway 401 corridor;

- there are approximately 1 675 ha (4,138 acres) of vacant employment lands. This represents 25% of capacity of which 15% is committed development, 3% is on endorsed development applications and 7% is potential development;

#### Retail Commercial Centres

- the newsletter's focus is information on Mississauga's designated retail commercial centres, however, estimates of existing retail commercial space outside of these centres is also provided;
- existing retail commercial centres represent 77% of the City's retail commercial centre capacity. There are approximately 1 219 700 m<sup>2</sup> (13,129,000 sq.ft.) of retail space in the City's 147 existing centres;
- Mississauga's largest retail commercial centre is the City Centre retail core, which includes the Square One Shopping Centre and the retail uses on the north side of Rathburn Road between Duke of York Boulevard and City Centre Drive. It has approximately 164 000 m<sup>2</sup> (1,765,000 sq.ft.) of retail space. In addition, there are approximately another 38 000 m<sup>2</sup> (409,000 sq.ft.) of retail commercial space in the various office towers and other free standing retail uses located throughout the City Centre. The total amount of retail commercial space in City Centre is approximately 202 000 m<sup>2</sup> (2.2 million sq.ft.);
- outside of the designated retail commercial centres and City Centre, retail strip and traditional main street retailing areas and retail development on sites throughout the residential and

employment districts, add approximately 2.04 million m<sup>2</sup> (22,000,000 sq.ft.) of developed retail commercial space to the City's inventory. The amount of existing floor space in both centres and outside of centres, totals approximately 3.30 million m<sup>2</sup> (36,000,000 sq.ft.) of retail commercial space;

- the amount of retail commercial centre space that could be built on vacant sites is approximately 361 700 m<sup>2</sup> (3,894,000 sq.ft.). This represents 23% of the City's retail commercial centre capacity of which 10% is committed development, 1% is endorsed development and 12% is potential development;

#### Office Commercial

- data are provided for office buildings or office complexes greater than 1 860 m<sup>2</sup> (20,000 sq.ft.) floor area and includes both competitive and non-competitive buildings<sup>1</sup>. Medical buildings and office buildings with retail uses have also been included. Not included are data for industrial malls that may provide accommodation for a variety of industrial and office uses, buildings that are primarily industrial or warehousing but have an office component and home offices;
- the total amount of existing office commercial development is approximately 1 916 200 m<sup>2</sup> (20,627,000 sq.ft.) which represents 18% of the City's office commercial capacity;
- the largest portion of existing office commercial development is located around Lester B. Pearson International Airport. Airport Corporate, Northeast and Lester B. Pearson International Airport account for 36% of the City's office inventory;
- other major concentrations of office development are in the City Centre with 18%, Meadowvale Business Park with 16%

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<sup>1</sup> *Competitive buildings have multiple office occupants. Non-competitive office buildings have a single occupant.*

and Gateway with 13% of the City's office inventory; and

- the office commercial capacity on vacant lands is approximately 8 787 700 m<sup>2</sup> (94,592,000 sq.ft.). This represents 82% of total capacity of which 51% is committed development, 4% is on endorsed development applications and 27% is potential development.

**CONCLUSION:**

The *Mississauga Development Profile 2002* series is comprised of four newsletters that provide data summaries of residential, employment lands, retail commercial centres and office commercial development in the City of Mississauga as of January 1, 2002. The data in the newsletters are summaries of more detailed information maintained to monitor development activity in the City and to project future growth. Copies of the newsletters are available from the Planning and Building Department and will be posted on the City's website.

**RECOMMENDATION:**

That the report titled "*Mississauga Development Profile 2002*", dated February 26, 2002, from the Commissioner of Planning and Building be received for information.

Original Signed By:

Thomas S. Mokrzycki

Commissioner of Planning and Building