

**DATE:** May 25, 2004

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

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

**SUBJECT:** **Mississauga Development Profile 2004**  
**MEETING DATE: June 14, 2004**

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**ORIGIN:** Planning and Building Department

**BACKGROUND:** Attached under separate cover, is the *Mississauga Development Profile 2004* 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, 2004.

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, official plan designations, zoning, development applications, aerial photos and site checks.

The data have been presented in newsletter format to facilitate their dissemination. The *Mississauga Development Profile 2004* series is available from the Planning and Building Department and is posted on the City's website.

**COMMENTS:**Definitions

The following definitions have been used:

- 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, 2004;
- 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 official plan designation and for which no building permits have been issued;
- endorsed applications refer 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 official 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 the official plan<sup>1</sup>;

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<sup>1</sup> *The new official plan, referred to Mississauga Plan, was approved on May 5, 2003; however, portions of Mississauga Plan were under appeal as of January 1, 2004. As such, the development potential of some vacant lands reported in the newsletters is based on designations in City Plan, as approved on July 8, 1997 and as amended to January 1, 2004.*

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- the newsletter provides information on residential development by type of housing unit. Not included in the data are basement apartment units and units that could result from redevelopment or intensification of existing residential development;
  - employment lands include lands within Employment Districts as well as lands designated "Business Employment" and/or used for industrial purposes within Residential Districts. In Employment Districts, industrial, office, retail commercial and institutional uses are included. In Residential Districts, employment lands refers to lands typically thought of as industrial;
  - the newsletter's focus is information on Mississauga's designated retail commercial centres, however, estimates of existing retail commercial space outside of these centres are also provided; and
  - 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>2</sup>. Medical buildings and office buildings with retail uses have also been included.

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<sup>2</sup> *Competitive buildings have multiple office occupants. Non-competitive office buildings have a single occupant.*

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### Highlights

Some highlights from the *Mississauga Development Profile 2004* series are as follows:

#### Residential

- there are 213,190 existing residential units in Mississauga of which 43% (92,040) are detached, 13% (28,550) are semi-detached, 15% (31,220) are townhouses and 29% (61,380) are apartments. Existing units represent 83.2% of the City's residential capacity;
- approximately 43,120 residential units could be built on vacant residential lands. This represents 16.8% of the City's residential capacity of which 9.2% (23,740) is committed development, 1.8% (4,540) is endorsed development applications and 5.8% (14,840) is potential development;
- at capacity development, Mississauga will have approximately 256,300 residential units. The expected unit mix should be approximately 38.3% (98,260) detached, 12.3% (31,500) semi-detached, 14.5% (37,040) townhouse and 34.9% (89,500) apartments;

#### Employment Lands

- the total area of developed employment lands is approximately 5,354 ha (13,229 acres) which is 80% 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;

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- there are approximately 1,325 ha (3,274 acres) of vacant employment lands. This represents 20% of capacity of which 13% (879 ha/2,172 acres) is committed development, 1% (51 ha/ 125 acres) is endorsed development applications and 6% (395 ha/977 acres) is potential development;
  - there are approximately 13,000 businesses and 279,000 employment positions in the Employment Districts. These businesses include a mix of industrial, office, retail and institutional uses. In Residential Districts there are approximately 300 businesses and 4,300 employment positions on lands developed for industrial uses. At Lester B. Pearson International Airport there are approximately an additional 300 businesses and 16,900 employment positions;
  - absorption of employment lands in 2003 was 49 ha (121 acres). Based on 1,326 ha (3,277 acres) of vacant employment land, if annual absorption remained at the current rate, build-out would occur in 27 years;

#### Retail Commercial Centres

- existing retail commercial centres represent 83% of the City's retail commercial centre capacity. There are approximately 1,342,600 m<sup>2</sup> (14,462,600 sq.ft.) of retail space in the City's 157 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 West, 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.);

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- outside of the designated retail commercial centres and City Centre, retail strip and traditional mainstreet 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 3.4 million m<sup>2</sup> (37,000,000 sq.ft.) of retail commercial space. This does not include retail space at the Lester B. Pearson International Airport;
  - the amount of retail commercial centre space that could be built on vacant sites is approximately 273 300 m<sup>2</sup> (2,941,900 sq.ft.). This represents 17% of the City's retail commercial centre capacity of which 16% is committed development and 1% is potential development;
  - there are approximately 3,100 businesses and 26,200 employment positions in designated retail commercial centres. Outside of designated retail commercial centres there are approximately 2,100 retail businesses with 12,700 employees. Further, there are about 60 retail businesses with 1,200 employees at Lester B. Pearson International Airport;

#### Office Commercial

- the total amount of existing office commercial development is approximately 1,999,200 m<sup>2</sup> (21,519,000 sq.ft.) which represents 23% 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 38% of the City's office inventory;

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- other major concentrations of office development are in the City Centre with 17% (345,600 m<sup>2</sup>/3,720,000 sq.ft.) Meadowvale Business Park with 15% (306,200 m<sup>2</sup>/3,296,000 sq.ft.) and Gateway with 13% (249,900 m<sup>2</sup>/2,690,000 sq.ft.) of the City's office inventory;
  - there are approximately 2,500 businesses with 67,500 employees in major office developments. In minor office developments, complexes with less than 1,860 m<sup>2</sup> (20,000 sq.ft.) of office space, there are approximately 600 businesses with 11,500 employees;
  - the office commercial capacity on vacant lands is approximately 6,781,600 m<sup>2</sup> (72,999,000 sq.ft.). This represents 77% of total capacity of which 59% (5,220,500 m<sup>2</sup>/56,195,000 sq.ft.) is committed development and 18% (1,561,100 m<sup>2</sup>/16,804,000 sq.ft.) is potential development;
  - the total amount of committed office commercial space is 5,220,500 m<sup>2</sup> (56,195,000 sq. ft.) representing 59% of the total office commercial capacity in the City; and
  - potential office commercial development represents 18% of the total office commercial capacity, or 1,561,100 m<sup>2</sup> (16,804,000 sq. ft.).

**RECOMMENDATION:**

That the report titled "*Mississauga Development Profile 2004*", dated May 25, 2004, from the Commissioner of Planning and Building be received for information.

*Original Signed By:* \_\_\_\_\_

Edward R. Sajecki

Commissioner of Planning and Building