

Mississauga Development Profile 2004

Planning and Building Department, City of Mississauga

May 2004

OFFICE COMMERCIAL DEVELOPMENT

INTRODUCTION

This newsletter reports on existing and proposed office commercial development in the City of Mississauga as of January 1, 2004. Data summaries are provided by Planning District and are divided into existing development and the development that is anticipated to occur on vacant lands. Office commercial development on vacant lands has been further divided into the following three categories: committed development; lands subject to endorsed development applications; and potential development on lands with a designation that would permit office commercial uses.

The information presented in this newsletter uses base data from 2002. The base data used in this newsletter were developed by field checking all properties in the City of Mississauga in 2002 and assigning existing land use codes. The existing office commercial data were updated with building permits issued in 2003. The development status of vacant land use parcels was determined by reviewing the designation¹, zoning and status of development applications as of January 1, 2004 and amending site information for office commercial sites developed in 2003.

Data are provided for all office buildings or office complexes greater than 1 860 m² (20,000 sq. ft.) floor area and includes both competitive and non-competitive² buildings. These are considered major office developments. Medical buildings and office buildings with retail uses have also been included.

¹A new official plan, Mississauga Plan, was approved on May 5, 2003; however, pending appeals to designations permitting office commercial, City Plan, the official plan of record, has been used as the basis for determining designations of vacant lands reported in this newsletter for office commercial sites for lands outside of City Centre.

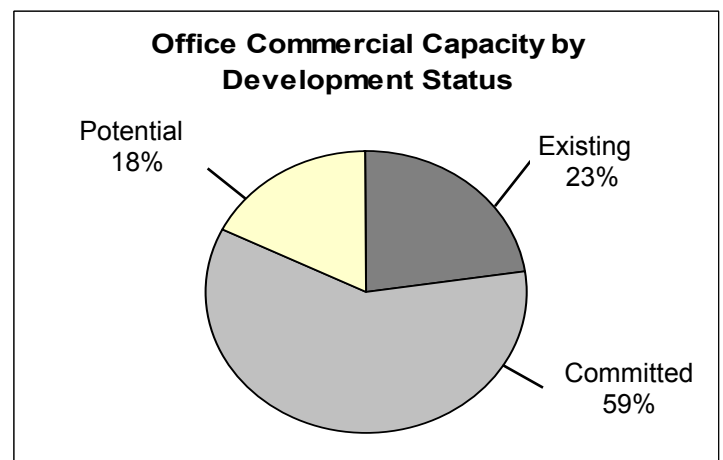
²Competitive buildings have multiple office occupants. Non-competitive office buildings have a single occupant.

In calculating committed and potential office commercial space, and reporting on endorsed applications, sites too small to accommodate a building of at least 1 860 m² (20,000 sq.ft.) floor area were not included. Further, some lands that would allow office development are not likely to develop as such, therefore, a site-by-site review was conducted and sites have been removed from the vacant office inventory based on criteria such as parcel size, site configuration, site location and the current use of surrounding lands. Adjustments to the base data are made throughout the year as part of a continuous maintenance and verification process.

EXISTING DEVELOPMENT

Existing office commercial development is defined as office development that is built, under construction or for which a building permit has been issued as of January 1, 2004.

The total amount of existing office commercial development is 1 999 200 m² (21,519,000 sq.ft.) which represents 23% of the City's office commercial capacity. The largest share of existing office development in Mississauga is concentrated around Lester B. Pearson International Airport (38%). This is made up of the office concentrations in Airport Corporate (21%), Northeast (16%) and the Airport itself (.5%).



City Centre

City Centre is a unique area from both a land use and a policy perspective. As such, special assumptions were made for this planning district.

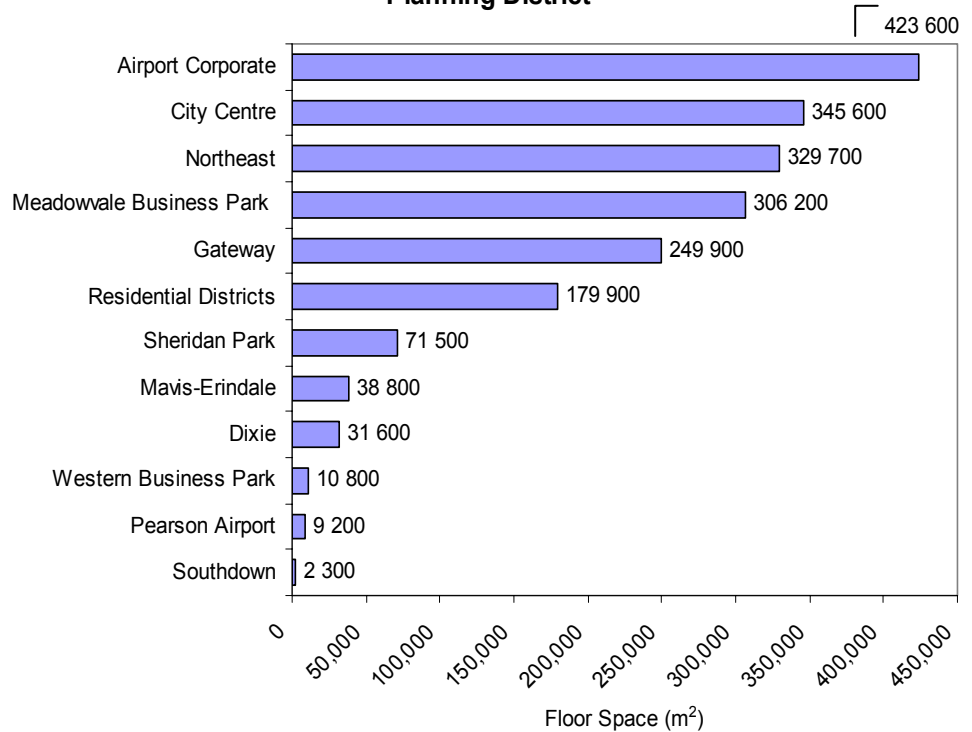
Office development potential assumptions have been made for all vacant lands including sites where intensification could occur on under-utilized lands or through the development of surface parking areas. Assumptions for vacant lands and lands with intensification potential are based on the district policies of Mississauga Plan (the official plan) and the City Centre Zoning By-law adopted on January 17, 2001.

Lands designated "Mixed Use" and their associated zoning allow residential and/or office uses, as well as other uses such as cultural, community, hotel uses or accessory retail. The data in this newsletter presents the scenario of 30% of available land being developed for office uses.

In previous years, potential development for lands designated "Retail Core", was assumed to be for retail commercial uses. However, it has now been assumed that a portion of the "Retail Core" interim use lands north of Rathburn Road West will also redevelop for office uses. Given the locational characteristics and their relation to the transit terminal a scenario of 50% office use has been applied.

Potential office commercial floor space was determined by applying a floor space index (FSI) of 1.5 to vacant land and lands with intensification potential. This figure was based on a review of FSI figures for existing office buildings within City Centre Planning District. All of the vacant land potential for City Centre is in the committed development category. Zoning, parcel size, location and frontage restrictions limit remaining potential sites for office in City Centre.

Existing Office Commercial Development by Planning District



Other planning districts with large amounts of office space are City Centre which has 17% of the existing office commercial development in the City, Meadowvale Business Park with 15% and Gateway with 13%.

Year-over-year office development was steady, with three new office buildings in 2003. Three office buildings were also added in 2002. The inventory of major office was supplemented by the conversion of two existing buildings to offices. The pace of office development in the City is reflective of the trends in the office market and the limited demand for office space from office supporting sectors over the last few years.¹

In 2003, the greatest amount of new office floor space was added in Northeast, with the development of the second phase of the Bell Mobility office campus which added an office building of 21,900 m² (236,000 sq.ft.).

¹ Royal LePage Commercial Inc.

An additional 3,400 m² (37,000 sq.ft.) of office floor space was added in Cooksville in an office building with ground floor retail and in a new office building of 2,000 m² (22,000 sq.ft.) in Gateway. The majority of the new office space (87%) has been built specifically for the tenant or build-to-suit.

Information from the Mississauga Employment Database indicates approximately 2,500 businesses in major office developments (defined on Page 1) with 67,500 employees. Minor office developments, identified through land use codes, are defined as office buildings or complexes with less than 1 860 m² (20,000 sq. ft.) floor area. There are approximately 600 businesses and 11,500 employees

COMMITTED DEVELOPMENT

Committed development refers to vacant lands that are designated and zoned for office commercial uses and for which no building permit has been issued. Sites

that would be difficult to develop for office commercial uses because of parcel size, site configuration or site location, have been removed from the inventory of committed sites. Some designations and zoning categories that permit office commercial development also permit industrial development, therefore, some areas reported as committed for office commercial development may develop for industrial uses.

The total amount of committed office commercial space is 5 220 500 m² (56,195,000 sq.ft.), representing 59% of the total office commercial capacity in the City. This is down marginally from 60% in 2002. The reduction in committed lands in 2003, is the result of the development of a major office building in Gateway and the a minor office project in Sheridan Park.

The greatest concentration of committed land is in Gateway with a total of 1 649 500 m² (18,240,000 sq.ft.) or 32% of total committed land in the City of Mississauga. Other districts with substantial inventories of committed office lands are Airport Corporate (19%), Northeast (17%), Meadowvale Business Park (11%), and City Centre (5%). The districts of Western Business Park, Dixie, East Credit, Sheridan Park, Central Erin Mills, Fairview, Lakeview, Mavis-Erindale, Port Credit and Malton collectively have 15% of the City's vacant committed lands.

Office development on vacant lands surrounding Erin Mills Town Centre has been adjusted. Future office development is anticipated to occur primarily on the lands on the west side of Erin Mills Parkway. These lands are all included in the committed development category. The side bar on Page 2 details the assumptions on vacant lands in City Centre planning district.

ENDORSED APPLICATIONS

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. There were no endorsed applications which proposed a building of greater than 1 860 m² (20,000 sq.ft.) for office commercial development as of January 1, 2004.

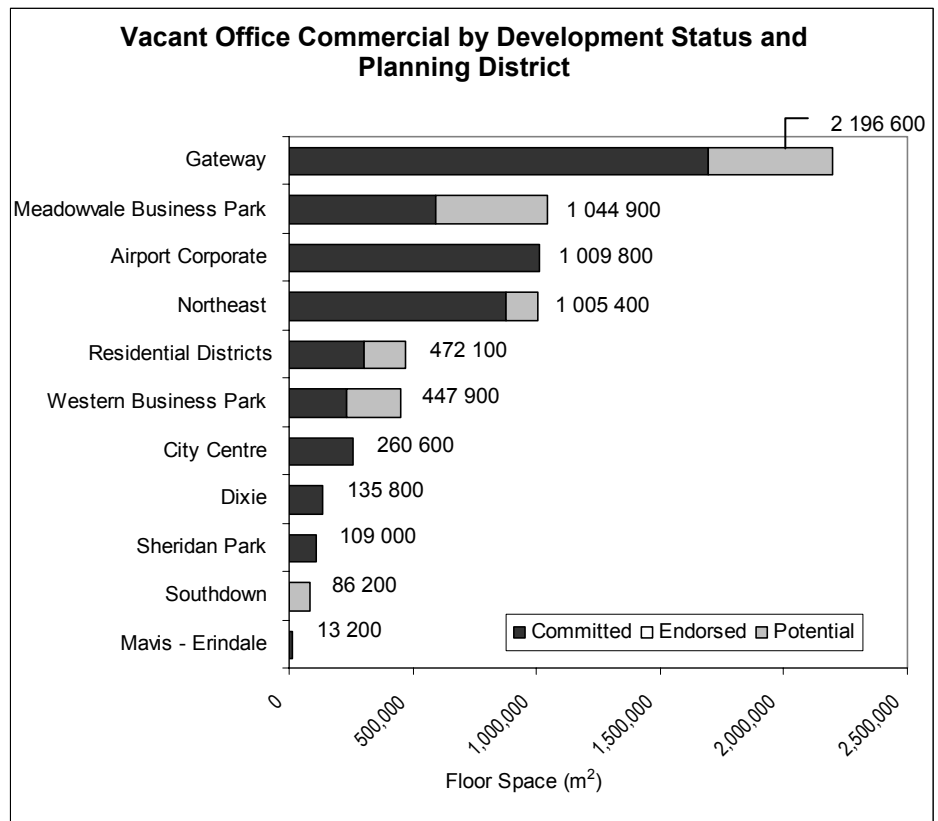
POTENTIAL DEVELOPMENT

Potential development refers to vacant lands where the zoning does not conform to City Plan 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. Similar to the committed office commercial lands, some sites have been removed from the inventory because they would be difficult to develop for office commercial uses and some City Plan designations may allow industrial as well as office commercial development.

This category represents 18% of the total office commercial capacity in the City or 1 561 100 m² (16,804,000 sq.ft.). The Gateway planning district has the greatest potential for office commercial growth with an estimated total development of 502 100 m² (5,405,000 sq.ft.). Meadowvale Business Park follows with an estimated floor space of 452 900 m² (4,875,000 sq.ft.). The remaining potential office development is located in Western Business Park (14%), Churchill Meadows (11%), Northeast (8%), and Southdown (6%).

Mississauga has approximately ten proposed office commercial projects in the development review process.

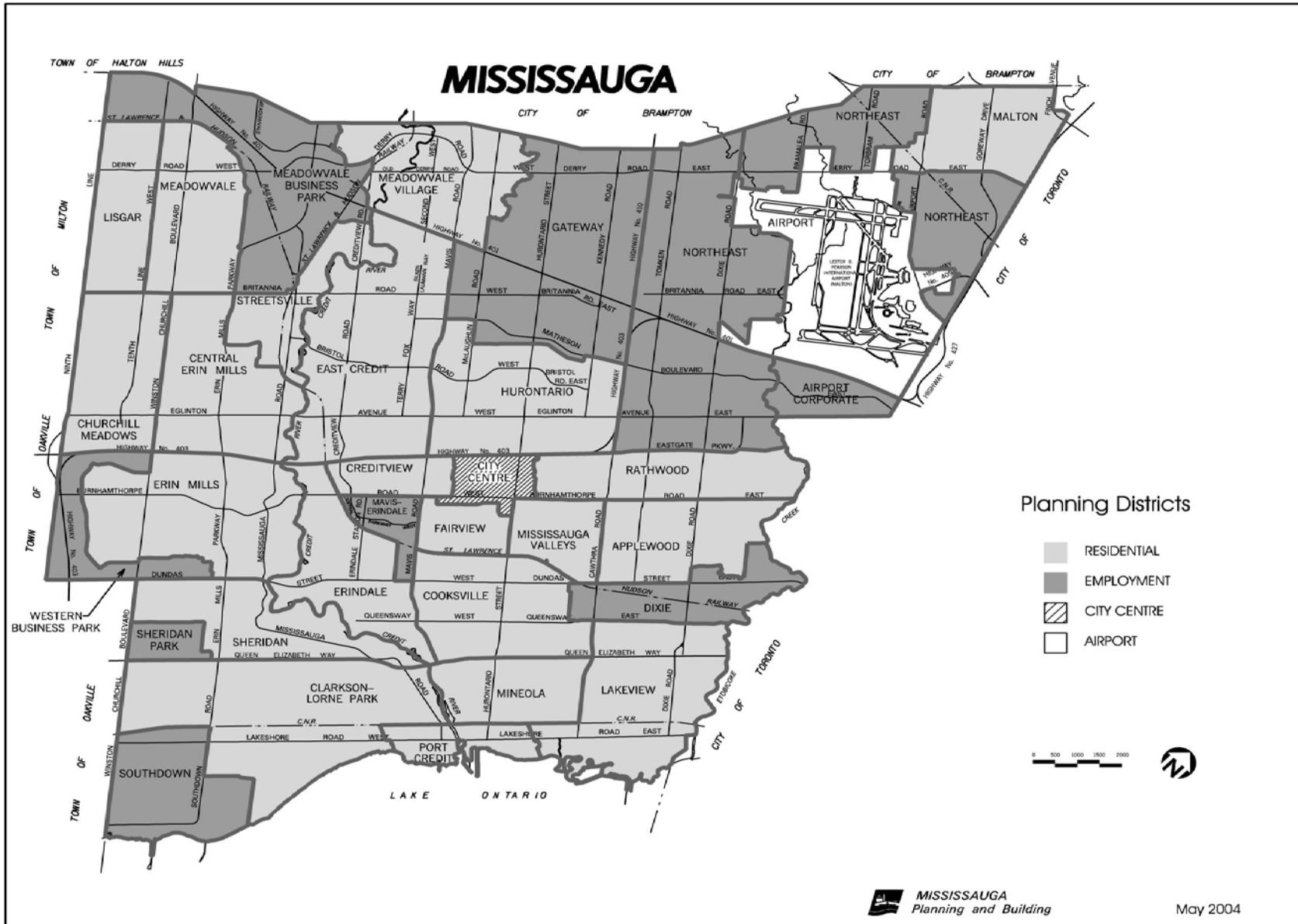


Office Commercial Development By Planning District

Planning District	Existing m ² (sq.ft.)	Committed m ² (sq.ft.)	Endorsed Applications m ² (sq.ft.)	Potential m ² (sq.ft.)	Total m ² (sq.ft.)
Airport Corporate	423 600 (4,560,000)	1 009 800 (10,870,000)	0	0	1 433 400 (15,429,000)
Applewood	10 300 (111,000)	0	0	0	10 300 (111,000)
Central Erin Mills	13 200 (142,000)	76 000 (818,000)	0	0	89 200 (960,000)
Churchill Meadows	0	0	0	169 800 (1,828,000)	169 800 (1,828,000)
City Centre	345 600 (3,720,000)	260 600 (2,806,000)	0	0	606 200 (6,526,000)
Cooksville	85 400 (920,000)	0	0	0	85 400 (920,000)
Dixie	31 600 (340,000)	135 800 (1,461,000)	0	0	167 400 (1,802,000)
East Credit	0	120 700 (1,299,000)	0	0	120 700 (1,299,000)
Erin Mills	3 700 (40,000)	0	0	0	3 700 (40,000)
Fairview	1 900 (20,000)	67 500 (726,000)	0	0	69 300 (746,000)
Gateway	249 900 (2,690,000)	1 694 500 (18,240,000)	0	502 100 (5,405,000)	2 446 500 (26,334,000)
Hurontario	26 200 (282,000)	0	0	0	26 200 (282,000)
Lakeview	0	25 900 (279,000)	0	0	25 900 (279,000)
Malton	0	3 500 (38,000)	0	0	3 500 (38,000)
Mavis-Erindale	38 800 (418,000)	13 200 (143,000)	0	0	52 100 (561,000)
Meadowvale	8 200 (88,000)	0	0	0	8 200 (88,000)
Meadowvale Business Park	306 200 (3,296,000)	592 000 (6,373,000)	0	452 900 (4,875,000)	1 351 200 (14,544,000)
Mineola	5 500 (59,000)	0	0	0	5 500 (59,000)
Northeast	329 700 (3,549,000)	874 400 (9,412,000)	0	131 000 (1,410,000)	1 335 100 (14,371,000)
Pearson International Airport	9 200 (99,000)	0	0	0	9,200 (99,000)
Port Credit	0	8 700 (94,000)	0	0	8 700 (94,000)
Sheridan	25 500 (274,000)	0	0	0	25 500 (274,000)
Sheridan Park	71 500 (770,000)	109 000 (1,173,000)	0	0	180 500 (1,943,000)
Southdown	2 300 (25,000)	0	0	86 200 (928,000)	88 500 (952,000)
Western Business Park	10 800 (116,000)	228 900 (2,464,000)	0	219 000 (2,358,000)	458 700 (4,938,000)
City Total	1 999 200 (21,519,000)	5 220 500 (56,195,000)	0	1 561 100 (16,804,000)	8 780 700 (94,518,000)

Numbers may not add due to rounding.

MISSISSAUGA



Planning Districts

- RESIDENTIAL
- EMPLOYMENT
- CITY CENTRE
- AIRPORT

