

**DATE:** September 9, 2003

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

**FROM:** John Calvert, Acting Commissioner of Planning and Building

**SUBJECT:** **Mississauga Development Profile 2003**  
**MEETING DATE: September 29, 2003**

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**ORIGIN:** Planning and Building Department

**BACKGROUND:** Attached under separate cover, is the *Mississauga Development Profile 2003* 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, 2003. 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 2003* series is available from the Planning and Building Department and is posted on the City's website.

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**COMMENTS:**

Some highlights from the *Mississauga Development Profile 2003* 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, 2003;
- 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<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, the official plan of record on January 1, 2003 was City Plan. The development potential of 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, 2003.*

- new base data were used in the newsletters which means that the data are not entirely comparable to previously presented data;

#### Residential

- the newsletter provides information on residential development by type of housing unit. This year, apartment units above commercial developments have been added to the data. While not included in the summary tables, data regarding residential institutional accommodation, long term care facilities and retirement homes, is also provided. Not included in the data are basement apartment units and units that could result from redevelopment or intensification of existing residential development;
- there are 207,770 existing residential units in Mississauga of which 44% (90,970) are detached, 13% (27,340) are semi-detached, 14% (30,040) are townhouses and 29% (59,430) are apartments. Existing units represent 80% of the City's residential capacity;
- approximately 50,860 residential units could be built on vacant residential lands. This represents 20% of the City's residential capacity of which 11.5% (29,750) is committed development, 2% (4,940) is endorsed development applications and 6.5% (16,670) is potential development;
- at capacity development, Mississauga will have approximately 258,620 residential units. The expected unit mix should be about 38% (98,350) detached, 12% (31,010) semi-detached, 14% (35,230) townhouse and 36% (94,030) apartment;

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- Mississauga has approximately 3,585 beds/units in long term care facilities and retirement homes. Building permits issued in 2002 would add an additional 554 beds and 87 units;

#### Employment Lands

- employment lands include lands within Employment Districts as well as lands designated “Business Employment” and/or used for industrial purposes within Residential Districts. (See Exhibit 1.) 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 total area of developed employment lands is approximately 5 411 ha (13,371 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;
- there are approximately 1 365 ha (3,373 acres) of vacant employment lands. This represents 20% of capacity of which 13% (921 ha/2,276 acres) is committed development, 2% (115 ha/ 284 acres) is endorsed development applications and 5% (329 ha/812 acres) is potential development;
- there are approximately 12,900 businesses and 290,000 employment positions in the Employment Districts. These businesses include a mix of industrial, office, retail and institutional uses. In Residential Districts there are approximately 290 businesses and 4,350 employment positions on lands developed for industrial uses. At Lester B. Pearson International Airport there are approximately an additional 280 businesses and 19,100 employment positions;

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### 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 82% of the City's retail commercial centre capacity. There are approximately 1 316 300 m<sup>2</sup> (14,187,500 sq.ft.) of retail space in the City's 156 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.);
- 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 3.40 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;

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- the amount of retail commercial centre space that could be built on vacant sites is approximately 297 100 m<sup>2</sup> (3,198,000 sq.ft.). This represents 18% (273 100 m<sup>2</sup>/2,932,800 sq.ft.) of the City's retail commercial centre capacity of which 17% (24 000 m<sup>2</sup>/258,400 sq.ft.) is committed development and 1% is potential development;
  - there are approximately 4,900 businesses and 36,200 employment positions in designated commercial centres. Outside of designated retail centres there are approximately 1,800 retail businesses with 21,700 employees. Further, there are about 40 retail businesses with 1,200 employees at Lester B. Pearson International Airport;

#### 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>2</sup>. Medical buildings and office buildings with retail uses have also been included;
- the total amount of existing office commercial development is approximately 1 953 700 m<sup>2</sup> (21,030,000 sq.ft.) which represents 22% 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 37% of the City's office inventory;
- other major concentrations of office development are in the City Centre with 18% (345 600 m<sup>2</sup>/3,720,000 sq.ft.) Meadowvale Business Park with 15% (300 500 m<sup>2</sup>/3,235,000

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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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sq.ft.) Northeast with 15% (295 000 m<sup>2</sup>/3,176,000 sq.ft.) and Gateway with 13% (247,900 m<sup>2</sup>/2,668,000 sq.ft.) of the City's office inventory;

- the office commercial capacity on vacant lands is approximately 6 778 400 m<sup>2</sup> (72,964,000 sq.ft.). This represents 78% of total capacity of which 60% (5 217 300 m<sup>2</sup>/56,161,000 sq.ft.) is committed development and 18% (1 561 100 m<sup>2</sup>/16,804,000 sq.ft.) is potential development; and
- there are approximately 2,600 businesses with 76,500 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 9,300 employees.

**CONCLUSION:**

The *Mississauga Development Profile 2003* 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, 2003. 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 2003*", dated September 9, 2003, from the Acting Commissioner of Planning and Building be received for information.

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

John Calvert

Acting Commissioner of Planning and Building