

DATE: May 22, 2001

TO: Chairman and Members of the Planning and Development Committee

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

SUBJECT: **Mississauga Office Commercial Directory**
MEETING DATE: June 11, 2001

ORIGIN: Planning and Building Department

BACKGROUND: Attached under separate cover is the *Mississauga Office Commercial Directory*. The directory is based on an office commercial inventory, compiled from a variety of sources including building permit issuances, zoning, aerial photos and site checks.

COMMENTS: The *Mississauga Office Commercial Directory* includes information on existing office commercial developments that are built, under construction or for which a building permit has been issued as of April 30, 2001.

The directory is comprised of two components. The first is an inventory of all major office sites in the City. Data are provided for all office buildings or office complexes greater than 1 860 m² (20,000 sq.ft.) floor area. Medical buildings and office buildings with retail uses have also been included. Information is not provided on industrial malls that may provide accommodation for a variety of industrial and office uses, buildings that are primarily industrial or warehousing with an office component, or office

developments less than 1 860 m² (20,000 sq.ft.) floor area. For each development site included in the inventory, data such as location, site area, available parking, floor space ratio, zoning, a photograph of the site, and detailed information on each building on the site is presented.

The second component is a set of maps identifying the location of all properties developed for office uses in the City. Sites included in the inventory are identified on the maps by a site number which provides a link between the inventory data and the maps.

The data presented in the *Mississauga Office Commercial Directory* were collected as part of the data needed to monitor the City's development and to forecast growth. The data were reformatted and presented as a directory to facilitate data distribution and make the information more accessible to internal and external users interested in office development.

Information provided in the directory is summarized as follows:

- the total amount of existing office commercial development is 1 720 500 m² (18,519,800 sq.ft.) which represents 17% of the City's office commercial capacity. The inventory includes 257 development sites, several of which contain multiple buildings;
- thirty-five percent of this development is located around Lester B. Pearson International Airport, with 22% in the Airport Corporate Planning District and 13% in Northeast Planning District. Other planning districts with large amounts of office space are City Centre which has 20% of the existing office commercial development, Gateway and Meadowvale Business Park each with 14%. Residential planning districts with existing office commercial development include Cooksville, Hurontario, Sheridan, Central Erin Mills, Applewood, Meadowvale, Mineola, Erin Mills, and Fairview; and
- the three largest buildings are located in different areas of the

City. The largest building is the Royal Bank Building, located in Meadowvale Business Park, with a total floor space of 64 823 m² (697,771 sq.ft.). The Bell Mobility building on Creekbank Road in the Northeast Planning District is next with a total floor space of 46 097 m² (496,200 sq.ft.). Both of these buildings were issued building permits in 1999. The third largest existing office commercial building is the Ingram Micro building at 55 Standish Court. This building is located in the Gateway Planning District and adds 43 829 m² (471,787 sq.ft.) of floor space to the total amount of office commercial development in the City.

From January 2000 to April 2001, seven new office commercial buildings were issued permits. The greatest amount of new office floor space was added to the Gateway Planning District, where three new buildings were issued foundation to roof permits for a total of 36 600 m² (394,400 sq.ft.). The largest building issued a permit during this period is also found in this district, located on Milverton Drive and adding 20 000 m² (215,300 sq.ft.) of floor space to existing office commercial development. Two buildings were issued permits in Airport Corporate for a total floor space of 10 200 m² (109,700 sq.ft.) and two buildings in Meadowvale Business Park with a total floor space of 11 300 m² (121,200 sq.ft.).

CONCLUSION:

The *Mississauga Office Commercial Directory* provides information on existing office commercial development based on an office commercial inventory that is updated on a regular basis. The data were collected to monitor existing development and forecast growth and have been reformatted to make the information more accessible to internal and external users interested in office development.

RECOMMENDATION: That the report titled "*Mississauga Office Commercial Directory*" dated May 22, 2001, from the Commissioner of Planning and Building be received for information.

Original Signed By: _____

Thomas S. Mokrzycki

Commissioner of Planning and Building

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