

Mississauga Development Profile 2004

Planning and Building Department, City of Mississauga

May 2004

RETAIL COMMERCIAL CENTRES DEVELOPMENT

INTRODUCTION

This newsletter reports on existing and proposed retail commercial centre development in the City of Mississauga as of January 1, 2004. Data summaries are provided by retail centre type and Planning District and are divided into existing retail centres and the development of retail centres that is anticipated to occur on vacant lands. Retail commercial centre development on vacant lands is further divided into the following three categories: committed development; development subject to endorsed applications; and estimates of potential development on lands with a retail commercial centre designation. The data are based on building permit issuances, official plan designations, zoning, development applications, aerial photos and site checks.

Adjustments to the base data are made throughout the year as part of a continuous maintenance and verification process.

¹Mississauga Plan was approved by the Region of Peel on May 5, 2003, however, the Retail Commercial policies were under appeal as of January 1, 2004. As such, City Plan designations were used to estimate the amount of development that could occur on retail commercial lands outside of City Centre. Mississauga Plan policies were in effect for City Centre.



Recently "De-malled" South Common Centre

While the focus of this newsletter is on Mississauga's retail commercial centres, information on the estimated amount of existing retail development outside of these centres is provided on page 3.

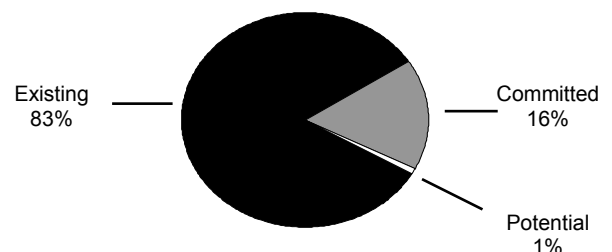
EXISTING DEVELOPMENT

Existing retail commercial centre development is defined as retail commercial centres which are built, under construction or for which building permits have been issued as of January 1, 2004. Information on retail space at Lester B. Pearson International Airport (LBPIA) has not been included.

Existing retail centre development totalled 1 342 600 m² (14,462,600 sq.ft.) or 83% of the City's retail centre commercial capacity. In 2003, only one new convenience centre was added to the City's inventory of existing centres. This centre was built in the East Credit Planning District.

The Heartland Town Centre continued to expand and the Erin Mills Town Centre site continued to add

Retail Commercial Centre Capacity by Development Status



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.

The existing retail development data presented in this newsletter for retail centres 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. Data regarding existing accessory retail uses in office buildings throughout City Centre, are included on page 3 with the non-centre data.

Assumptions about future development have been made for all vacant lands in the Retail Core and for sites with existing development where intensification or redevelopment could occur in the Retail Core. Lands currently used for surface parking and the lands on the north side of Rathburn Road West, have been considered as having intensification or redevelopment potential.

Assumptions for vacant lands and lands with intensification and redevelopment potential within the retail core, are based on the a detailed analysis of existing site conditions. It was assumed that future retail development would have an F.S.I. (floor space index) of .8, similar to what exists on the site today. Although accessory retail uses are allowed on lands designated for mixed use development, no retail development potential has been calculated for these lands. Data regarding future retail development have been included in the committed development category as additional retail space could be developed based on the policies and regulations contained in the Official Plan and Zoning By-law.

additional free-standing retail uses. Both Meadowvale Town Centre and South Common Mall continued to “de-mall” and add retail pads along the perimeters of their sites. However, these additions only replaced demolished floorspace and did not result in additional floorspace. In the case of Meadowvale, a slight decrease in the total floorspace occurred.

Minor floorspace additions were also added to existing centres in Churchill Meadows, East Credit, Lisgar and Southdown.

The data for City Centre refers to lands designated Retail Core. This includes the Square One Shopping Centre and the commercial land uses on the north side of Rathburn Road West between Duke of York Boulevard and City Centre Drive.

With the construction of only one new commercial centre in 2003, the City's planned retail landscape is being realized with few remaining planned centres to be built. In future, pressure

will mount to convert vacant industrial lands to commercial to allow for the development of additional retail centres/ concentrations.

COMMITTED DEVELOPMENT

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

The total amount of committed retail commercial space is 258 600 m² (2,786,400 sq.ft.) which represents 16% of total retail commercial centre capacity in the City.

The committed space identified for City Centre (Retail Core area only) represents existing surface parking areas and additional space that could be developed north of Rathburn Road West. It is assumed that with the removal of these surface parking areas, new buildings would have to incorporate either underground or structured parking areas in order to provide sufficient parking.

Centre Type	#	Floor Area
Convenience	74	84 200 m ² (907,000 sq.ft.)
Neighbourhood	60	366 000 m ² (3,940,800 sq.ft.)
District	12	282 000 m ² (3,039,000 sq.ft.)
Regional	1	147 000 m ² (1,581,000 sq.ft.)
City Centre (Retail Core area only)	1	164 000 m ² (1,765,000 sq.ft.)
Special Purpose Commercial	5	288 000 m ² (3,107,000 sq.ft.)
Employment Commercial	4	11 400 m ² (122,800 sq.ft.)
TOTAL	157	1 342 600 m² (14,462,600 sq.ft.)

Centre Type	#	Floor Area
Convenience ¹	6	9 400 m ² (101,300 sq.ft.)
Neighbourhood ¹	2	16 700 m ² (180,100 sq.ft.)
District ¹	1	23 000 m ² (250,000 sq.ft.)
Regional ²	1	37 000 m ² (398,000 sq.ft.)
City Centre (Retail Core area only) ²	1	115 000 m ² (1,238,000 sq.ft.)
Special Purpose Commercial ²	3	51 000 m ² (549,000 sq.ft.)
Employment Commercial ¹	5	6 500 m ² (70,000 sq.ft.)
TOTAL	19	258 600 m² (2,786,400 sq.ft.)

1 - refers to new centres

2 - refers to additional capacity at existing centres

ENDORSED APPLICATIONS

Endorsed applications refers to vacant land 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.

As of January 1, 2004, there were no endorsed applications.

POTENTIAL DEVELOPMENT

Potential development refers to vacant lands where the zoning does not conform to the Official 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 the Official Plan.

This category represents 1% of total retail commercial centre capacity. The total amount of commercial space in this category is 14 700 m² (158,300 sq.ft.).

Number of Potential Retail Centres by Centre Type and Floor Area		
Centre Type	#	Floor Area
Convenience ¹	3	5 400 m ² (58,200 sq.ft.)
Neighbourhood ¹	1	9 300 m ² (100,100 sq.ft.)
TOTAL	4	14 700 m² (158,300 sq.ft.)

1 - refers to new centres
2 - refers to additional capacity

EXISTING RETAIL COMMERCIAL DEVELOPMENT OUTSIDE OF CENTRES

In addition to the 164 000 m² (1,765,000 sq.ft.) of retail space in the retail core area, City Centre, there is another 38 000 m² (409,000 sq.ft.) of retail space within the various office towers and other free-standing retail uses located throughout City Centre. In total, City Centre has approximately 202 000 m² (2.2 million sq.ft.) of retail space.

Outside of City Centre and designated retail commercial centres, retail commercial development also includes the traditional mainstreet areas, other concentrations of retail development and isolated retail sites throughout the residential and employment planning districts. Together these areas and sites add approximately 2.04 million m² (22 million sq.ft.) of retail commercial space to the City's inventory.

Adding the space in retail commercial centres (approximately 1.34 million m²/ 14.5 million sq.ft.) to the retail commercial space in City Centre not in the retail core area (approximately 38 000m²/409,000 sq.ft.) and the retail space outside of centres (approximately 2.04 million m²/ 22 million sq.ft.), Mississauga has a total of approximately 3.42 million m² (37 million sq.ft.) of existing retail commercial space. These totals exclude retail space located at LBPIA.

Information from the Mississauga Employment Database and 2003 Existing Land Use coding indicates approximately 5,200 businesses in commercial centres (3,100 in designated centres and 2,100 in non-designated centres) with 38,900 employees (26,200 in designated centres and 12,700 in non-designated centres). There are also approximately 1,700 business and 20,300 employees located in other retail locations. Also, LBPIA has approximately 60 retail businesses with 1,200 employees.

* Source: 2003 Employment Survey, Planning and Building Department, City of Mississauga.

Retail Trends

2003 saw only minor changes to the retail landscape in Mississauga. The Heartland Town Centre continued to expand in 2003 with some additional capacity remaining. Both Meadowvale Town Centre and South Common Mall continued their "de-malling" schemes in response to the big box trend.

As major anchor tenants leave district and neighbourhood centres, it becomes increasingly difficult to find suitable and willing tenants to take over the vacant units.

Recently however, Loblaws has opened a "Real Canadian Wholesale Club" big box store at the Parkways West Shoppes centre (N28). Occupying approximately 3 700 m² (40,000 sq.ft.) which was previously a ValuMart grocery store, this format is not typical of similar membership type warehouse clubs. It is somewhat smaller, carries a limited range and selection of goods primarily geared to the small business owner, and unlike Costco and Sam's Club, requires no membership.

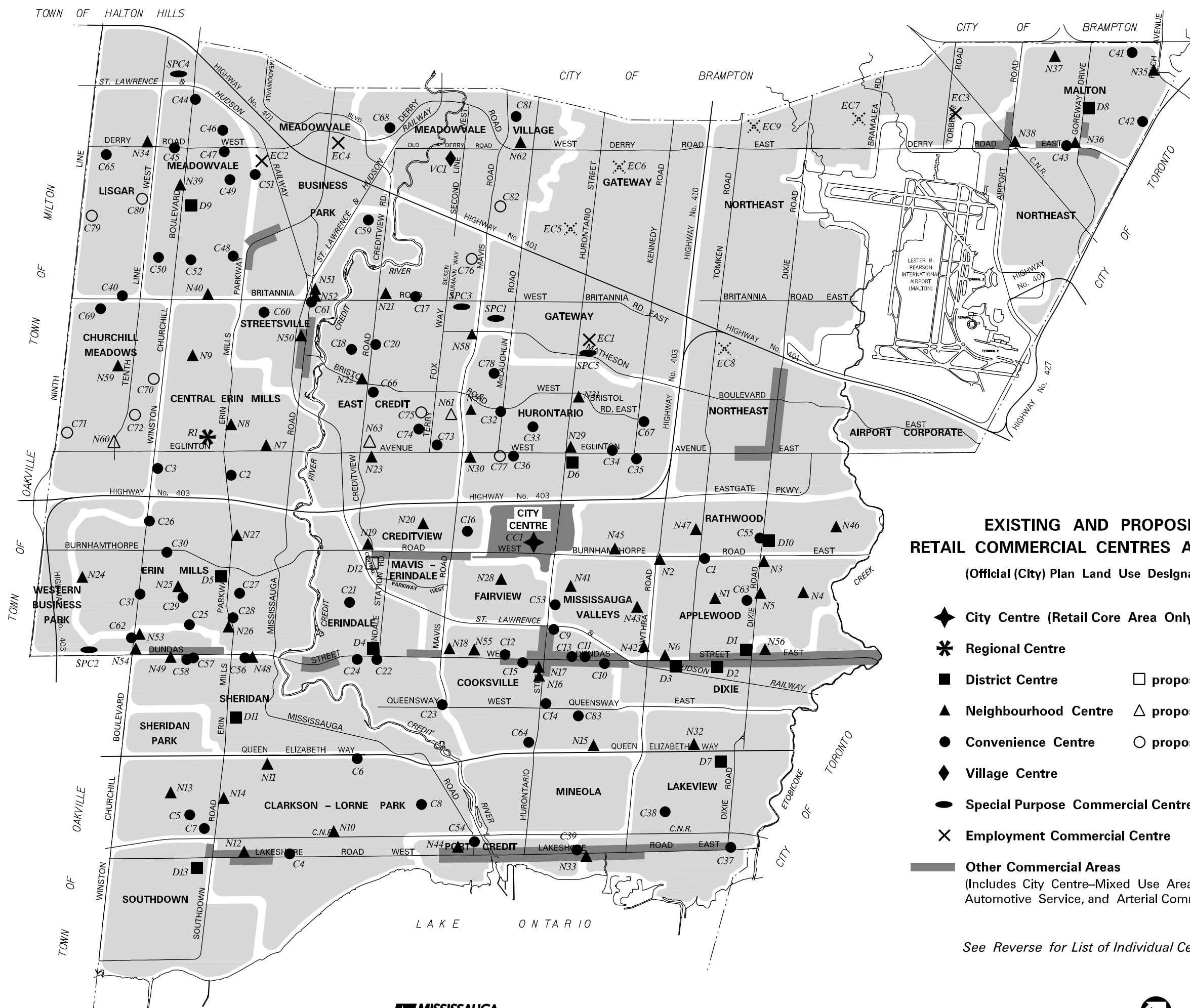
Perhaps this trend will continue at other district and neighbourhood centres looking to re-define their roles in the retail landscape.

In 2003, Walmart continued its expansion into the Canadian retail sector with the introduction of its Sam's Clubs wholesale membership club concept. Although currently there are no locations in Mississauga, this may change in the future if the other locations prove successful and are unable to adequately supply the marketplace. Given that no large concentrations of commercially designated land remain in the City, pressure may be put on the City to designate additional commercial lands which are currently designated for other land uses such as industrial or office. In order to accommodate these types of retail uses.

Retail Commercial Centres Development

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.)
Applewood	42 200 (454,400)	0	0	0	42 200 (454,400)
Central Erin Mills	162 100 (1,743,600)	37 000 (398,000)	0	0	199 100 (2,141,600)
Churchill Meadows	11 400 (122,200)	9 300 (100,100)	0	5 400 (58,200)	26 100 (280,500)
City Centre	164 000 (1,765,000)	115 000 (1,238,000)	0	0	279 000 (3,003,000)
Clarkson-Lorne Park	32 500 (350,100)	0	0	0	32 500 (350,100)
Cooksville	49 300 (530,600)	0	0	0	49 300 (530,600)
Creditview	12 600 (135,600)	0	0	0	12 600 (135,600)
Dixie	17 500 (188,400)	0	0	0	17 500 (188,400)
East Credit	93 700 (1,011,200)	39 300 (423,000)	0	9 300 (100,100)	142 300 (1,534,300)
Erin Mills	52 500 (569,400)	0	0	0	52 500 (569,400)
Erindale	25 000 (268,900)	0	0	0	25 000 (268,900)
Fairview	8 700 (93,600)	0	0	0	8 700 (93,600)
Gateway	123 300 (1,330,000)	11 600 (125,000)	0	0	134 900 (1,455,000)
Hurontario	65 300 (703,100)	1 800 (19,400)	0	0	67 100 (722,500)
Lakeview	69 800 (751,700)	0	0	0	69 800 (751,700)
Lisgar	14 400 (155,500)	3 500 (37,700)	0	0	17 900 (193,200)
Malton	40 000 (431,000)	0	0	0	40 000 (431,000)
Mavis - Erindale	0	23 000 (250,000)	0	0	23 000 (250,000)
Meadowvale	51 100 (547,100)	0	0	0	51 100 (547,100)
Meadowvale Business Park	47 900 (517,600)	14 000 (151,000)	0	0	61 900 (668,600)
Meadowvale Village	9 300 (100,100)	200 (2,200)	0	0	9 500 (102,300)
Mississauga Valleys	13 200 (142,100)	0	0	0	13 200 (142,100)
Northeast	200 (2,200)	3 900 (42,000)	0	0	4 100 (44,200)
Port Credit	8 500 (91,500)	0	0	0	8 500 (91,500)
Rathwood	56 100 (604,300)	0	0	0	56 100 (604,300)
Sheridan	50 900 (552,500)	0	0	0	50 900 (552,500)
Southdown	15 000 (159,000)	0	0	0	15 000 (159,000)
Streetsville	14 300 (154,000)	0	0	0	14 300 (154,000)
Western Business Park	91 800 (987,900)	0	0	0	91 800 (987,900)
City Total	1 342 600 (14,462,600)	258 600 (2,786,400)	0	14 700 (158,300)	1 615 900 (17,407,300)

Numbers have been rounded to the nearest hundred for Neighbourhood, Convenience and Employment Commercial centres, and to the nearest thousand for Regional, District and Special Purpose Commercial centres. Numbers may not add due to rounding.



EXISTING AND PROPOSED RETAIL COMMERCIAL CENTRES AND AREAS

(Official (City) Plan Land Use Designations)

- ◆ City Centre (Retail Core Area Only)
- ✱ Regional Centre
- District Centre □ proposed
- ▲ Neighbourhood Centre △ proposed
- Convenience Centre ○ proposed
- ◆ Village Centre
- Special Purpose Commercial Centre
- ✕ Employment Commercial Centre ✨ proposed
- ▬ Other Commercial Areas
(Includes City Centre-Mixed Use Area, Mixed, Historic, Automotive Service, and Arterial Commercial Areas)

See Reverse for List of Individual Centres

DESIGNATED RETAIL COMMERCIAL CENTRES BY PLANNING DISTRICT (Existing and Proposed)

District/Map Location/Centre Name/Centre Address/Centre Size (square metres/square feet)#

Applewood

D1 - Dixie Plaza - 3100 Dixie Rd (16 000/172,000)
N1 - Applewood Hills Plaza - 1125 Bloor St E (5 300/57,000)
N2 - Cawthra Village Square and Shops - 700-714 Burnhamthorpe Rd E/3635-3643 Cawthra Rd (4 800/51,700)
N3 - Dixie Carriage Works - 3613-3615 Dixie Rd(2 800/30,100)
N4 - Forest Glen Shopping Centre - 3405-3445 Fieldgate Dr (4 100/44,100)
N5 - High Point Mall - 3415 Dixie Rd (4 700/51,000)
N6 - Pavillion - 799-805 Dundas St E (2 500/26,900)
C1 - Tomken Plaza - 988-1040 Burnhamthorpe Rd E (1 800/19,400)
C63 - 3380 Dixie Rd (200/2,200)

Central Erin Mills

R1 - Erin Mills Regional Centre - north side of Eglinton Ave W between Winston Churchill Blvd and Erin Mills Pkwy (147 000/1,581,000) * (+37 000/398,000)
N7 - Beauchamp Mews - 1675 The Chase (5 000/53,800)
N8 - Erin Centre Plaza - 2555 Erin Centre Blvd (2 100/22,600)
N9 - Glen Erin Centre - 5636 Glen Erin Dr (6 000/64,600)
C2 - Woodland Chase Plaza - 2180 Credit Valley Rd (1 000/10,800)
C3 - 2691 Credit Valley Rd (1 000/10,800)

Churchill Meadows

N59 - Brittany Glen Centre - 5602 Tenth Line W (9 400/101,000)
N60 - Undeveloped Site - N/W Eglinton Ave W/ Tenth Line (9 300/100,100)*
C69 - Britannia Shopping Centre - 5980 Churchill Meadows Blvd (2 000/21,200)
C70 - Undeveloped Site - S/W Thomas St/ Winston Churchill Blvd (1 800/19,400)***
C71 - Undeveloped Site - N/W Erin Centre Blvd/Ninth Line (1 800/19,400)***
C72 - Undeveloped Site - N/E Erin Centre Blvd/Tenth Line (1 800/19,400)***

City Centre

CC1 - Retail Core Area - includes Square One and other retail uses on the north side of Rathburn Rd W between Duke of York Blvd and City Centre Dr (164 000/1,765,000)* (+115 000/1,238,000)

Clarkson-Lorne Park

N10 - Centennial Plaza - 1150 Lorne Park Rd (4 900/52,700)
N11 - Clarkmore Plaza - 1603 Clarkson Rd N (3 500/37,700)
N12 - Clarkson Village Shops - 1865 Lakeshore Rd W (6 400/69,000)
N13 - Park Royal Shopping Centre - 2425 Truscott Dr (9 300/100,100)
N14 - Southdown Plaza - 1375 Southdown Rd (3 900/42,000)
C4 - Banaf Plaza - 1020 Johnson's Lane (1 400/15,100)
C5 - Bostock Plaza - 2201 Bostock Cres (900/9,700)
C6 - Lornewood Shopping Centre - 1200 Vanier Dr (1 800/19,400)
C7 - 2120 Bromsgrove Rd (200/2,200)
C8 - 713 Indian Rd (200/2,200)

Cooksville

N15 - Cliffway Plaza - 2021-2041 Cliff Rd (11 900/128,000)
N16 - Huron Square Shopping Centre - 2500 Hurontario St (5 800/62,400)
N17 - King-Ten Plaza - 2550 Hurontario St (4 400/47,400)
N18 - Credit River Market (Loblaws)/LCBO - 3015 Mavis Rd and 3020 Elmcreek Dr (9 700/104,500)
N55 - 3021/3029/3037 Clayhill Rd (3 000/32,300)
C9 - Fabricland Centre - 25 John St (1 600/17,200)
C10 - Cooksville Landing - 400 Dundas St E (1 000/10,800)
C11 - Given Park Plaza - 257 Dundas St E (1 800/19,400)
C12 - Parkerhill Centre - 255 Dundas St W (2 100/22,600)
C13 - Price Mews - 169 Dundas St E (1 400/15,100)
C14 - Queentario Plaza - 2325 Hurontario St (2 400/25,800)
C15 - Zoe Centre - 134-144 Dundas St W (1 100/11,800)
C64 - 2090/2100 Hurontario St (1 700/18,300)
C83 - The Apple Market (Tiverton Farms) - 2281 Camilla Rd (1 400/15,000)

Proposed Centres - **Committed** * (+additional capacity at existing centres)
- **Endorsed** **
- **Potential** ***

Creditview

N19 - Deer Run Shopping Centre - 4040 Creditview Rd (7 800/84,000)
N20 - Rathburn Square - 900 Rathburn Rd W (3 700/39,800)
C16 - Westburn Village Plaza - 592 Rathburn Rd W (1 100/11,800)

Dixie

D2 - Mississauga Bowl - 2561 Stanfield Rd (4 000/43,000)
D3 - Mississauga Chinese Centre - 888 Dundas St E (9 000/97,000)
N56 - 1475 Dundas St E (4 500/48,400)

East Credit

N21 - Credit Valley Town Plaza - 6045-6085 Creditview Rd (8 000/86,100)
N22 - River Run Shopping Centre - 1525 Bristol Rd W (4 600/49,500)
N23 - Roseborough Centre - 1220-1256 Eglinton Ave W (10 300/110,900)
N58 - Crossroads Centre - 5700 Mavis Rd (3 800/40,900)
C17 - Britannia Village - 1201 Britannia Rd W (2 800/30,100)
C18 - Creditview Market - 5695 River Grove Ave (300/3,200)
C20 - Pickwick Plaza - 1474 Pickwick Dr (900/9,700)
C66 - 1460-1470 Bristol Rd W (2 500/27,500)
C73 - Century City Plaza - 5025 Heatherleigh Ave (1 700/17,900)
SPC3 - Heartland Town Centre expansion - N/W and S/W Britannia Rd/Mavis Rd (57 000/616,000) * (+28 000/301,000)

N61 - Undeveloped Site - S/W Bristol Rd W/Mavis Rd (9 300/100,100)***
N63 - Undeveloped Site - N/E Eglinton Ave W/Creditview Rd (7 400/80,000)*
C74 - Dream Crest Plaza - S/W Dream Crest Rd/Terry Fox Way (1 800/19,400)
C75 - Undeveloped Site - S/W Bristol Rd W/Terry Fox Way (1 800/19,400)*
C76 - Undeveloped Site - 800 Bancroft Dr (2 100/22,600)*

Erin Mills

D5 - South Common Mall - 2150 Burnhamthorpe Rd W (26 000/284,000)
N24 - Collegeway Centre - 3355 The Collegeway (5 600/60,300)
N25 - Glen Erin Commons - 3476 Glen Erin Dr (7 000/75,400)
N26 - Millway Shopping Centre - 3200 Erin Mills Pkwy (4 400/47,400)
N27 - Michael Angelos Market - 4099 Erin Mills Pkwy (6 500/70,000)
C25 - Council Ring Place - 2340 Council Ring Rd (800/8,600)
C26 - Unity Gate Plaza - 2979 Unity Gate (700/7,500)
C27 - Yorkstar Plaza - 3405 South Millway (700/7,500)
C28 - 3233 Erin Mills Pkwy (200/2,200)
C29 - 3405 Glen Erin Dr (300/3,200)
C30 - 3675 Tamarack Gate (100/1,100)
C31 - 2686 The Collegeway (200/2,200)

Erindale

D4 - Westdale Mall - 1151 Dundas St W (20 000/215,000)
C21 - Credit Woodlands Shopping Centre - 3353 The Credit Woodlands (900/9,700)
C22 - Erindale Place - 1100 Dundas St W (1 700/18,300)
C23 - Huron Park Plaza - 649 Queensway W (1 000/10,800)
C24 - Old Carriage Place - 1224 Dundas St W (1 400/15,100)

Fairview

N28 - Fairview - Parkways West Shoppes - 325 Central Pkwy W (8 700/93,600)

Gateway

SPC1 - Heartland Town Centre - N/E and S/E Britannia Rd/Mavis Rd (106 000/1,140,000)* (+9 000/97,000)
SPC5 - Highland Farms - 50 Matheson Blvd E (16 000/172,000)
EC1 - 75 Watline Ave (1 300/14,000)
EC5 - Undeveloped Site - West side of Kateson Dr, south of Courtneypark Dr W (1 300/14,000)*
EC6 - Undeveloped Site - N/E Admiral Blvd/Edwards Blvd (1 300/14,000)*

Hurontario

D6 - Mississauga Marketplace - 4555-4559 Hurontario St (24 000/258,000)
N29 - Cityside Shopping Centre - 5029-5035 Hurontario St (5 500/59,700)
N30 - Mavis Mall - 620-660 Eglinton Ave W (10 000/107,600)
N31 - Sandalwood Square - 30 Bristol Rd E (10 400/111,900)
N57 - 720-728 Bristol Rd W (4 600/49,500)
C32 - Bristol Place - 512 Bristol Rd W (1 800/19,400)
C33 - Ceremonial Plaza - 223 Ceremonial Dr (900/9,700)
C34 - Delaware Square - 295 Eglinton Ave E (1 800/19,400)
C35 - Huron Heights Market - 4665 Central Pkwy E (1 900/20,500)
C36 - Kee Square - 4646 Heritage Hills Blvd (2 200/23,700)
C67 - 510 Driftcurrent Dr (900/9,700)
C77 - Undeveloped Site - S/E Eglinton Ave W/McLaughlin Rd (1 800/19,400)*
C78 - 1075 Ceremonial Drive (1 300/14,000)

Lakeview

D7 - Dixie Outlet Mall - 1250 South Service Rd (48 000/517,000)
N32 - Applewood Village Plaza - 1077 North Service Rd (16 700/179,800)
N33 - Lakeshore Plaza - 374-406 Lakeshore Rd E (3 400/36,600)
C37 - Dixielake Plaza - 1381 Lakeshore Rd E (700/7,500)
C38 - 1254/1261 Alexandra Ave (400/4,300)
C39 - 347 Lakeshore Rd E (600/6,500)

Lisgar

N34 - 3221-3235 Derry Rd W (11 600/125,400)
C40 - Britannia Convenience - 5925 Crossbeak Dr (1 200/12,900)
C65 - 6980 Lisgar Dr (1 600/17,200)
C79 - Undeveloped Site - N/E Doug Leavens Blvd/Ninth Line (1 800/19,400)*
C80 - Undeveloped Site - N/W Trelawny Circle/Tenth Line (1 700/18,300)*

Malton

D8 - Westwood Mall - 7205 Goreway Dr (27 000/291,000)
N35 - Brandon Gate Fair - 4025 Brandon Gate Dr (2 300/24,800)
N36 - Derry Plaza - 3417-3437 Derry Rd E (3 600/38,800)
N37 - Netherwood Plaza - 3233 Brandon Gate Dr (2 500/26,900)
N38 - Ruby Queen Plaza - 7071 Airport Rd (3 000/32,300)
C41 - Rockhill Plaza - 7633 Rockhill Rd (800/8,600)
C42 - 4365 Brandon Gate Dr (500/5,400)
C43 - 3375/3383 Derry Rd E (300/3,200)

Mavis-Erindale

D12 - Undeveloped Site - 1100 Central Pkwy W (23 000/248,000)*

Meadowvale

D9 - Meadowvale Town Centre - 6677/6740/6760 Meadowvale Town Centre Circle (34 000/363,000)
N39 - Aquitaine Shopping Plaza - 6750 Winston Churchill Blvd (3 200/34,400)
N40 - Glen Erin Shopping Centre - 6040 Glen Erin Dr (5 800/62,400)
C44 - Crosscurrent Centre - 2980 Crosscurrent Dr (1 200/12,900)
C45 - Danton Plaza - 7025 Danton Promenade (1 100/11,800)
C46 - Eden Park Market - 7205 Copenhagen Rd (500/5,400)
C47 - Glen Derry Plaza - 2760 Derry Rd W (1 800/19,400)
C48 - Linden Plaza - 6120 Montevideo Rd (600/6,500)
C49 - Maplewood Market - 6700 Montevideo Rd (500/5,400)
C50 - Miller's Grove Convenience - 6285 Miller's Grove (400/4,300)
C51 - Simanic Plaza - 6900 Millcreek Dr (1 000/10,800)
C52 - Windwood Market - 3080 Windwood Dr (1 000/10,800)

Meadowvale Business Park

EC2 - 6905 Millcreek Dr (4 300/46,300)
EC4 - 6966-6990 Financial Dr (5 600/60,300)
SPC4 - 7330 Winston Churchill Blvd (38 000/411,000)* (+14 000/151,000)

Meadowvale Village

N62 - Meadowvale Village Centre - 7050-7080 McLaughlin Rd (5 500/58,900)
C68 - 7235 Bellshire Gate (1 800/19,400)
C81 - 735 Twain Ave (1 700/18,600)
VC1 - 1056 Old Derry Rd W (300/3,200)
C82 - Undeveloped Site - S/E Courtneypark Dr W/Mavis Rd (200/2,200)*

Mississauga Valleys

N41 - Iona Plaza - 1585 Mississauga Valley Blvd (4 900/52,700)
N42 - Silvercreek Plaza - 680 Silver Creek Blvd (4 200/45,200)
N43 - The Bloor Valley Centre - 620-660 Bloor St (2 200/23,700)
C53 - Fairview Ten Plaza - 3355 Hurontario St (1 900/20,500)

Northeast

EC3 - 7255 Torbram Rd (200/2,200)
EC7 - Undeveloped Site - SW Drew Rd/Bramalea Rd (1 300/14,000)*
EC8 - Undeveloped Site - NE Kamato Rd/Tomken Rd (1 300/14,000)*
EC9 - Undeveloped Site - 7161 Tomken Rd (1 300/14,000)*

Port Credit

N44 - Credit Landing Shopping Centre - 220-252 Lakeshore Rd W (7 800/84,000)
C54 - Park Place - 49 Mississauga Rd N (700/7,500)

Rathwood

D10 - Rockwood Mall - 4141 Dixie Rd (27 000/291,000)
N45 - Central Parkway Mall - 377 Burnhamthorpe Rd E (12 500/134,600)
N46 - Kingsbury Centre - 1891 Rathburn Rd E (6 500/70,000)
N47 - Tomken Shopping Centre - 925 Rathburn Rd E (8 100/87,200)
C55 - Golden Plaza - 4120 Dixie Rd (2 000/21,500)

Sheridan

D11 - Sheridan Place - 2225 Erin Mills Pkwy (32 000/349,000)
N48 - Sherwood Forrest Shops - 1900 Dundas St W (4 200/45,200)
N49 - Woodchester Mall - 2400-2458 Dundas St W (11 600/124,900)
C56 - King Forest Shoppes - 1960 Dundas St W (1 300/14,000)
C57 - Liruma Plaza - 2645-2655 Liruma Rd (1 300/14,000)
C58 - 2642 Liruma Rd (500/5,400)

Southdown

D13 - Clarkson Crossing - 900-980 Southdown Rd (15 000/159,000)

Streetsville

N50 - Streetsville Centre Plaza - 128 Queen St S (6 800/73,200)
N51 - Streetsville Plaza - 25-53 Queen St N (3 100/33,400)
N52 - Streetsville Square - 1965 Britannia Rd W (2 200/23,700)
C59 - Meadowgreen Market - 6611 Falconer Dr (1 600/17,200)
C60 - Turney Drive Plaza - 5920 Turney Dr (500/5,400)
C61 - 3 Queen St S (100/1,100)

Western Business Park

N53 - Churchill Plaza - 3115-3163 Winston Churchill Blvd (16 000/172,200)
N54 - Winston Churchill Plaza - 2681 Dundas St W/3015 Winston Churchill Blvd (3 400/36,600)
C62 - Winston Mills - 3100 Winston Churchill Blvd (1 400/15,100)
SPC2 - Dundas/403 Power Centre - north side of Dundas St between Highway 403 and Winston Churchill Blvd (71 000/764,000)

Numbers have been rounded to the nearest hundred for Convenience (C), Neighbourhood (N), Employment (EC) and Village Commercial centres, and to the nearest thousand for Regional (RC), District (D), and Special Purpose Commercial (SPC) centres, and City Centre