



urban  
Metrics

# RATHBURN LANDS OPA

## Economic & Market Analysis

Mississauga, Ontario

Prepared for Oxford Properties Group

December 15, 2022



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Prepared for: Oxford Properties Group



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# 1.0 Introduction

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## 1.1 Background

**Oxford Properties Group (“Oxford”) is a significant landowner in Mississauga’s Downtown Core Area. In addition to its co-ownership stake in Square One Shopping Centre, Oxford also maintains a direct interest in several under-utilized land parcels immediately north of Square One. These properties have extensive surface parking and have been operating over the past several decades as commercial box-style retail and entertainment-related uses. The lands that are the subject of this report are situated south of Highway 403 and north of Rathburn Road West between Confederation Parkway and Centre View Drive. These lands are referred to in this report as “the Rathburn Lands”, “the Subject Lands”, or “the Subject Site.”**

Oxford is applying for an **official plan amendment (OPA)** seeking a change in land use designation on a portion of the Subject Lands which would permit a greater mix of uses, and in particular, more latitude to develop residential uses on a portion of the Subject Lands. The proposed amendment is also seeking additional non-residential permissions to support life-science and research related uses across the Subject Lands.

urbanMetrics inc., (“urbanMetrics”) has been retained by Oxford to evaluate the proposed official plan amendment in the context of the City of Mississauga’s long-range growth forecasts, in particular the major office employment forecasts which are intended to support city-wide economic development and public policy objectives.

This study aims to address **four** questions:

- i. Are the portions of the Subject Lands that are proposed to remain designated as Office sufficient to support long-range planning goals?
- ii. Does the proposed OPA allow for the City of Mississauga to meet or exceed expectations for employment growth within the Urban Growth Centre and the anticipated PMTSA targets?

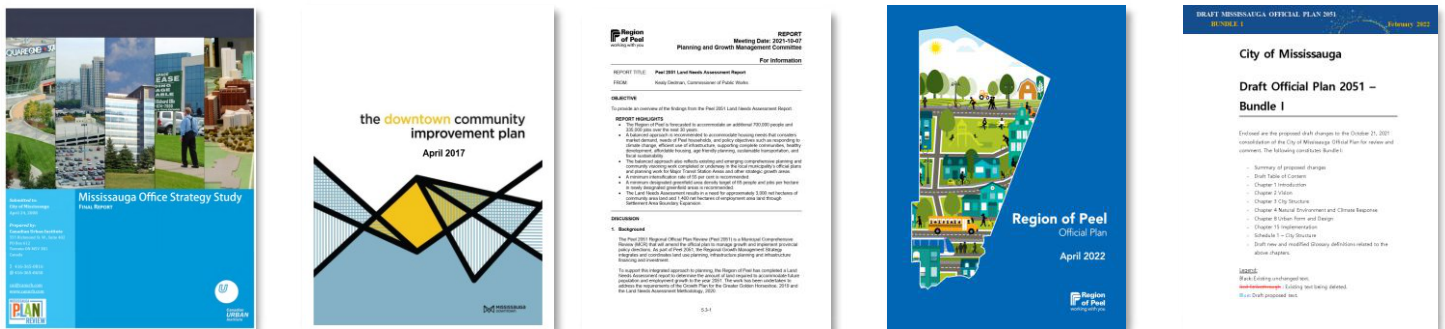
- iii. What type of office conditions will be needed in Mississauga to support the on-going diversification that attracts global, regional and local enterprise and investment to the Downtown Core?
- iv. Does the proposed Official Plan Amendment support economic growth and development in the Downtown Core?

In order to answer these questions, urbanMetrics has:

- completed a review of historic and prevailing office market conditions in Mississauga and the GTA;
- identified and evaluated the City of Mississauga’s population and employment growth forecasts; and
- assessed the proposed amendments in the context of growth forecasts of short (10-year), medium (20-year) and long range (30-year) need.

## 1.2 Policy Documents Considered

In the course of assembling this report, urbanMetrics has relied on several key policy documents to inform our work, including:



- **Mississauga Office Strategy Study (2008):** identifies the challenges facing Mississauga’s office market, including a lack of development activity in the downtown area. The study highlights that office development in the Downtown (City Centre) area effectively ended in 1993 and has never rematerialized. The author suggested that a financial incentive package would be needed to foster new construction, in addition to direct tenant participation by the City of Mississauga in the downtown market.
- **Downtown Mississauga CIP (2016, 2017):** provides incentives considered necessary to facilitate Major Office development given the absence of such

development over a number of decades. The downtown CIP includes incentives such as Tax Increment Equivalent Grants, Development Processing Fees Rebate, Municipally Funded Parking Program, and Municipal Property Acquisition and Disposition. The CIP specifically states that “no significant new office development has been constructed in the downtown in over 20 years” (p 1).

- **Region of Peel’s 2051 Land Needs Assessment (2021):** identifies the allocated population and employment forecast by character area in Appendix IV, and the Mississauga-wide Major Office employment. The land allocations and employment forecasts contained within this document have been endorsed by Mississauga Council for infrastructure and land use planning purposes.
- **Region of Peel Official Plan (2022):** identifies the Mississauga employment, household, and population forecasts.
- **Draft Mississauga Official Plan (2022):** identifies the Mississauga employment, and population forecasts, consistent with the Region of Peel Official Plan.

The evaluation carried out in this report is predicated on the policy direction established by the City of Mississauga and the Region of Peel. Our approach accepts and supports the background research carried out to-date by the City and the Region in terms of establishing reliable forecasts that support balanced growth and consistent decision-making when it comes to land use and infrastructure choices. Our work incorporates current (2021) population and employment growth forecasts on a City-wide and local (Character Area) basis, and relies on these numbers to evaluate whether the proposed OPA would allow for achievement of planned growth to support a strong and dynamic downtown core.

## 1.3 Proposed Official Plan Amendment

Oxford is proposing a policy-only OPA that would expand existing residential permissions on a portion of the Subject Lands (specifically Blocks 9, 10, 12), and to expand the range of employment and office permissions to include health and life sciences type uses across the entire Subject Lands.

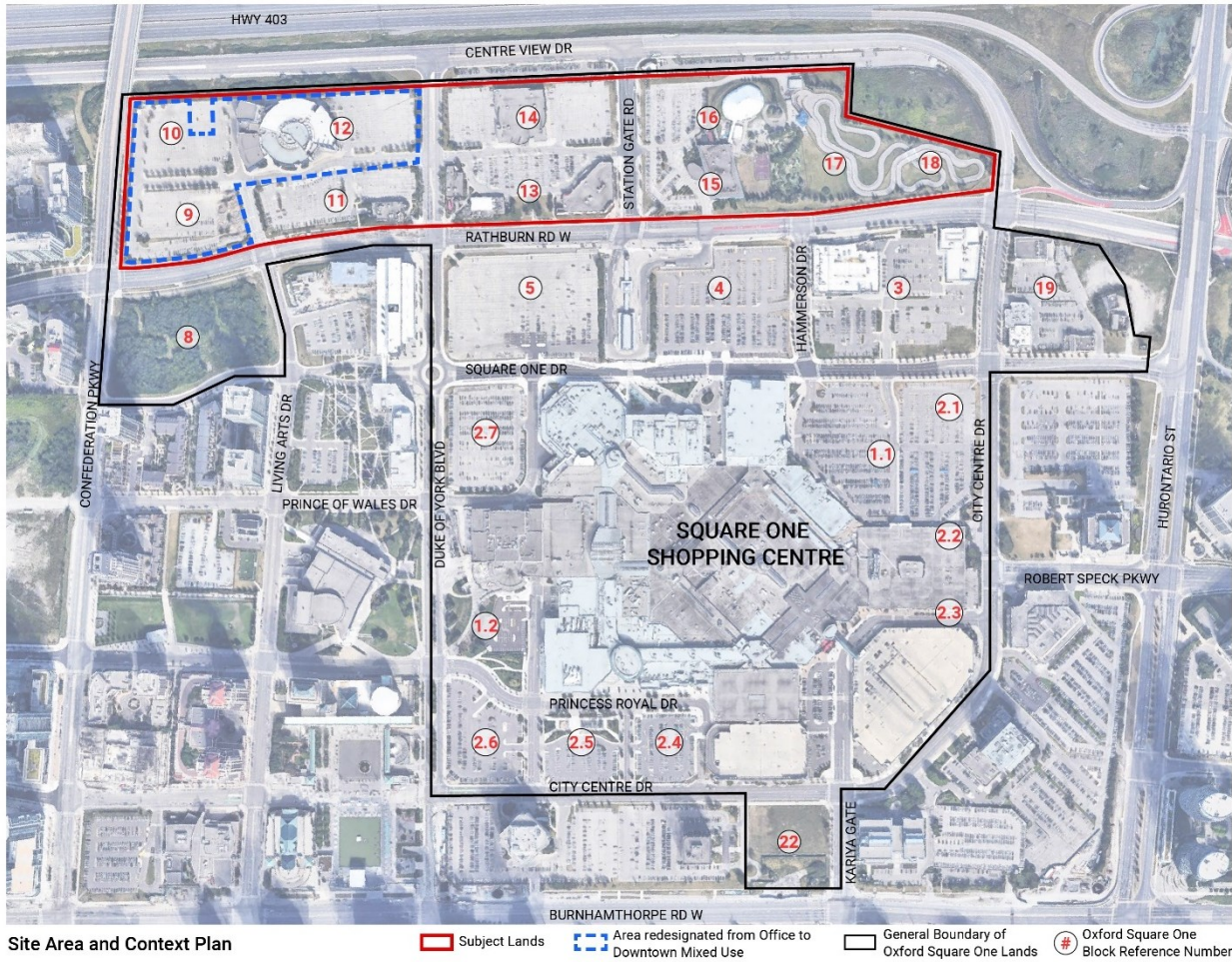
The established *Office* designation will be retained on the majority of the Subject Lands. There are four specific amendments in the proposed OPA as described in the



Planning Justification Report (PJR) prepared by Oxford's planning consultants, Urban Strategies Inc.:

1. The application proposes a redesignation from *Office* to *Downtown Mixed Use* in Mississauga Official Plan Schedule 10 Land Use for Oxford Blocks 9, 10, and 12. The *Office* designation would continue to apply to the remaining blocks, which represent 70% of the Subject Lands.
2. The application proposes an amendment to the description of the intended character of the Rathburn District in Section 4.3.4 of the Downtown Core Local Area Plan to align the language with the existing land use permissions and the proposed expansion of residential and commercial land use permissions. The amended language notes that the intended character of the district has an emphasis on intensification with office and employment uses while also allowing a compatible mix of residential and commercial uses.
3. The application proposes an amendment to the Section 12 Special Site Policies of the Downtown Core Local Area Plan to remove Oxford Blocks 9, 10, and 12 from Map 4 and Special Site Policy 12, as the provisions of Special Site Policy 12 would not be applicable to areas designated Downtown Mixed Use. The application also proposes the inclusion of “science and technology facilities” as a permitted use in Special Site Policy 12.
4. The application proposes that a new Special Site Policy be introduced to the Downtown Core Local Area Plan that applies to Oxford Blocks 9, 10, and 12. The new Special Site Policy would stipulate that mixed-use development on those sites could only take place in conjunction with the provision of a minimum 13,935m<sup>2</sup> (150,000ft<sup>2</sup>) non-residential GFA across all of Blocks 9, 10, and 12 at full build-out, either incorporated in mixed-use buildings or within separate buildings on those blocks. The new Special Site Policy would also identify “science and technology facilities” as a permitted use on those blocks.

Figure 1: Oxford Blocks and Official Plan Amendment Area Map



SOURCE: Urban Strategies Inc.

## 2.0 Office Market Demand

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## Key Findings

- The City of Mississauga official growth forecasts anticipate nearly one-million residents by 2051. City Council has endorsed a long-range forecast which envisions **995,000 residents** and **590,000 jobs** in 2051. Just over 27.5% of all jobs are expected in the category of Major Office Employment. This represents about 163,000 jobs in 2051.
- The Downtown Core Character Area (Mississauga’s downtown) is planned to accommodate a net increase of **43,890 residents** and **14,950 jobs** over the 2021 to 2051 period. The Downtown as a whole (which includes the adjoining areas of DT Cooksville, DT Fairview and DT Hospital) is planned to accommodate a net increase of **57,880 people** and **19,640 jobs** to 2051.
- Based on site-analytics from Oxford’s project advisors, Hariri Pontarini Architects (HPA), along with input on certain supporting assumptions from urbanMetrics, the portion of the lands north of Rathburn proposed to remain designated as *Office* are large enough and maintain sufficient development entitlements to accommodate all the forecasted employment growth for the Downtown Core to 2051. In fact, the remaining *Office*-designated lands could reasonably accommodate **approximately 26,000 jobs (with the Subject Lands accounting for 24,000 of those jobs)**, more than all the jobs planned for the Downtown as a whole (including the DT Cooksville, DT Fairview and DT Hospital Character Areas) to 2051.

**To quantify how much office space is planned in Downtown Mississauga to support balanced, long-range planning goals and targets, urbanMetrics has relied on policy-related background documentation developed by (and on behalf of) the City of Mississauga and the Region of Peel, including the most recent and up-to-date employment and population forecasts at the City-wide and local character area level.**

## 2.1 Employment Forecasts

### City-Wide Employment

The employment forecast for the City of Mississauga in the draft Mississauga Official Plan 2051, Mississauga Planning Information Hub, Region of Peel Official Plan, and

Peel Land Needs Assessment Report all anticipate that by 2051 there will be 590,000 jobs in Mississauga.<sup>1</sup>

As shown in Figure 2, most of Mississauga’s employment growth will occur in the Major Office, and Population-Related Employment categories.

Figure 2: Mississauga Employment Forecast

Employment Type	2021 Employment	2051 Employment	Employment Growth 2021-2051
Employment Land Employment	249,000	262,000	13,000
Population Related Employment	104,000	135,000	31,000
Major Office	116,000	163,000	46,000
Home Based Employment	24,000	30,000	6,000
<b>Total</b>	<b>493,000</b>	<b>590,000</b>	<b>97,000</b>

SOURCE: urbanMetrics inc., with data from Region of Peel 2051 Land Needs Assessment Report

## Character Area Employment

The Subject Lands are located in the “Downtown Core” Character Area as delineated in the City’s Official Plan. The Downtown Core is one of four Character Areas in the Downtown, along with DT Cooksville, DT Fairview and DT Hospital. The employment growth forecasts for Mississauga’s Character Areas are summarized in Figure 3.

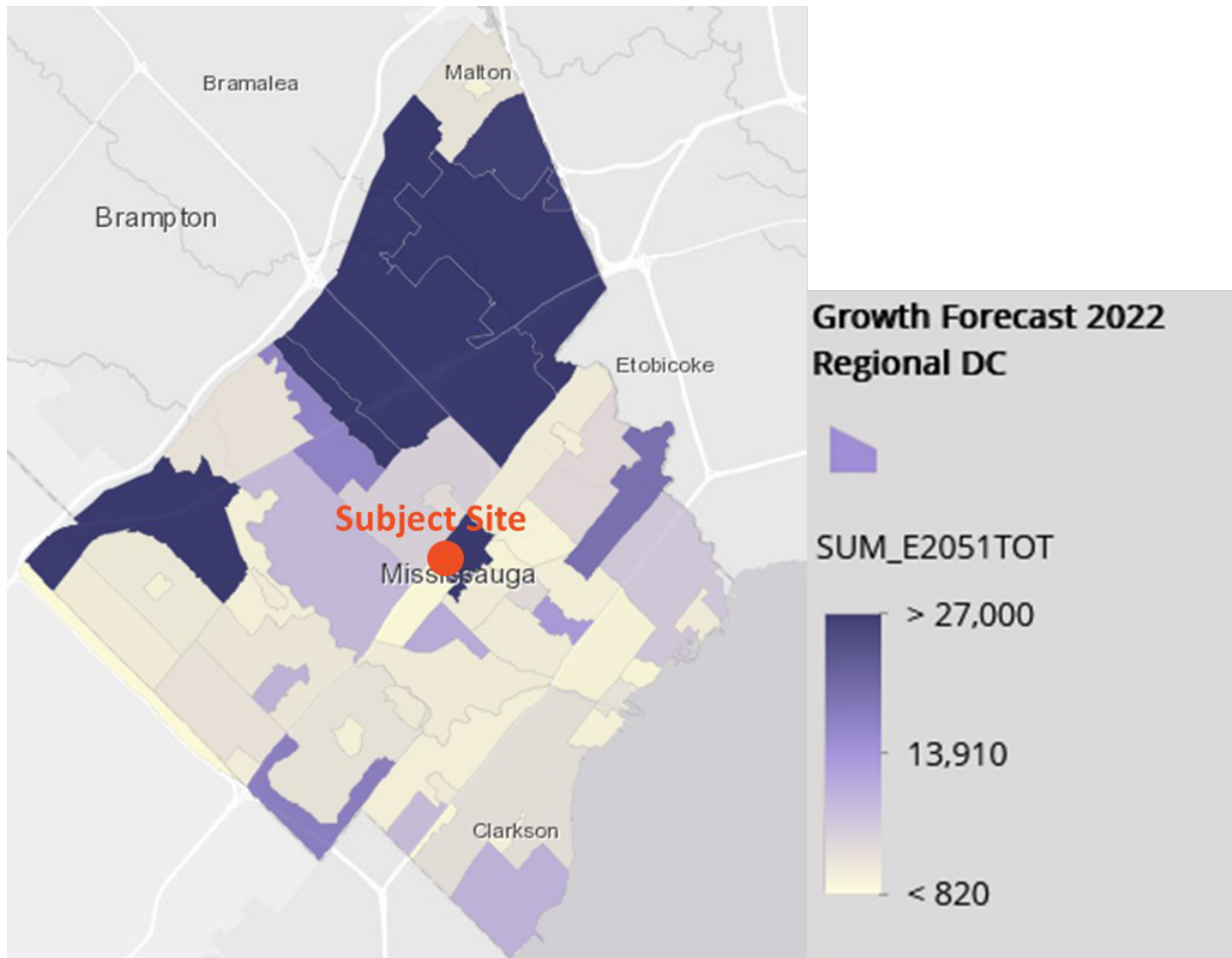
The Downtown Core Character Area supports approximately 23,760 jobs in 2021, and is expected to accommodate a total of 38,710 jobs by 2051 as per the Region of Peel’s 2051 Land Needs Assessment. This is a net increase of 14,950 jobs.

In 2051 the DT Core Character Area will represent 11.8% of the city-wide non-Employment Land Employment, and the job growth in this Character Area will represent 17.8% of the city-wide employment growth.

<sup>1</sup> The Mississauga Planning Information Hub lists 585,900 as the 2051 employment figure. This difference is likely the result of different degrees of rounding between documents. For the purposes of this report, we have used the higher figure. Note that the City of Mississauga Development Charges Background Study (DCBS) and Region of Peel DCBS only extend to 2041 and as such are not listed. Up to 2041 the Mississauga DCBS is in line with the other planning forecasts. The Peel DCBS employment forecast excludes no fixed place of work and work from home employment, and as such is not comparable to other forecasts.



Figure 3: Mississauga Employment Forecast by Character Area



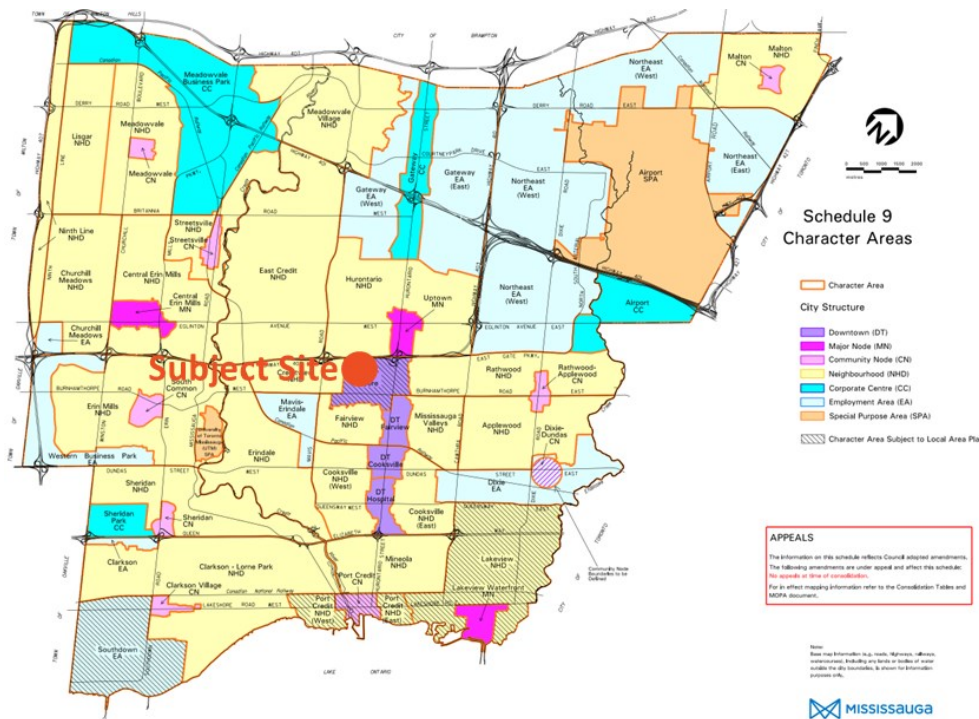
SOURCE: City of Mississauga Planning Information Hub, with subject site identification by urbanMetrics inc.

The Character Areas in the current Mississauga Official plan and the forecasted employment is summarized in Figure 4.<sup>2</sup> As illustrated, Employment Areas will continue to support the largest share of employment between now and 2051, but will have only modest employment growth. By contrast, employment in the Downtown Character Areas will grow by 51%, with the DT Core making up 71% of this growth.

<sup>2</sup> The Planning Information Hub website states, “these maps shows employment forecasted at 2021, 2031, 2041 and 2051 by Character Area. These growth forecasts have been endorsed by Mississauga’s Council and the Region of Peel for infrastructure and land use planning purposes.”

Figure 4: Mississauga Employment Forecasts by Character Area Type

Character Area Type	2021 Employment	2051 Employment	Employment Growth 2021-2051
<b>Employment Area</b>	220,030	230,720	10,690
<b>Corporate Centre</b>	120,150	151,750	31,600
<b>Neighbourhood</b>	67,240	78,920	11,680
<b>Community Node</b>	12,410	17,600	5,190
<b>Downtown</b>	38,150	57,790	19,640
DT Cooksville	3,380	4,780	1,400
<b>DT Core</b>	<b>23,760</b>	<b>38,710</b>	<b>14,950</b>
DT Fairview	1,130	1,490	360
DT Hospital	9,880	12,810	2,930
<b>Major Node</b>	11,310	16,660	5,350
<b>Special Purpose Area</b>	20,120	32,470	12,350
<b>Total</b>	<b>489,410</b>	<b>585,910</b>	<b>96,500</b>



SOURCE: Employment forecast numbers summarized by urbanMetrics from Planning Information Hub data. Map from the in-force Mississauga Official Plan Schedule 9 with Subject Site identification by urbanMetrics.

## 2.2 Population Forecasts

### City-Wide Population

The population forecast for the City of Mississauga as per the Mississauga Official Plan Review, the Region of Peel Official Plan, and the Peel Land Needs Assessment Report are all predicated on a 2051 population for the City of Mississauga of 995,000 residents. In effect, Mississauga is tracking toward a population of 1 million inhabitants within the next three decades.

### Character Area Population

The Subject Lands are located in the “DT Core” Character Area as delineated on the City of Mississauga Planning Information Hub (see Figure 5).

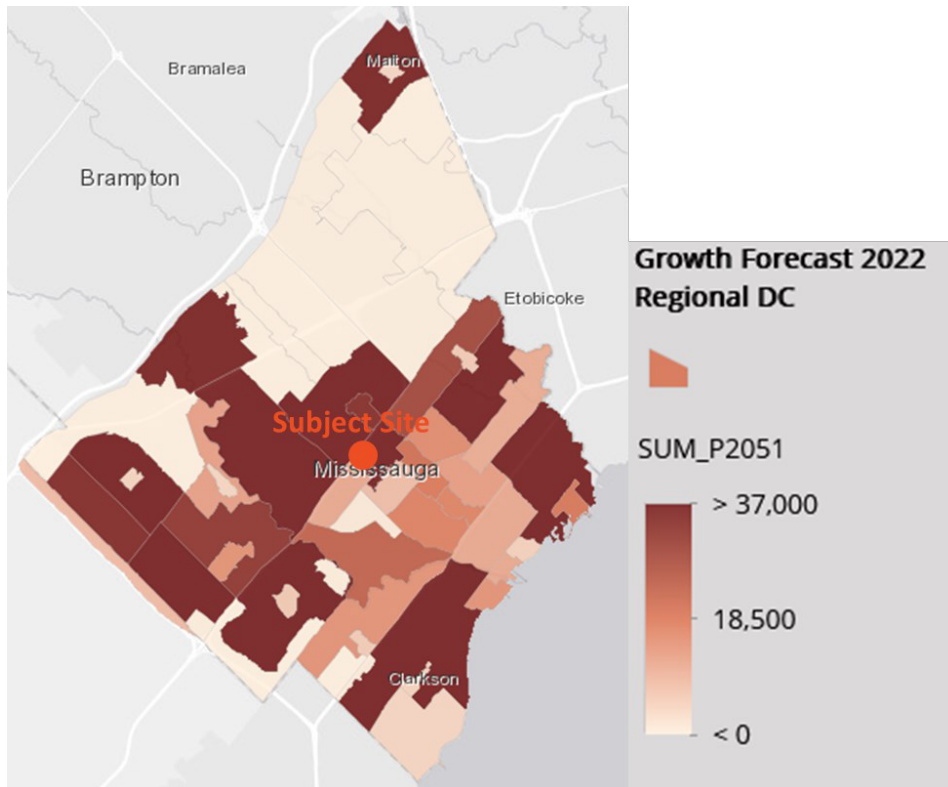
This Character Area supports a current (2021) population of 37,060.

On a go-forward basis the DT Core is expected to accommodate a total population of 80,950 by 2051 as per the Region of Peel’s 2051 Land Needs Assessment. This is an increase of 43,890 people.

In 2051, the DT Core Character Area will represent 8.1% of the city-wide population, whereas the population growth in this Character Area will represent 21.9% of the city-wide population growth. In effect, more than 1 out of every 5 new residents in Mississauga are expected to be housed in the Downtown Core Character Area.



Figure 5: Mississauga Population Forecast by Character Area



SOURCE: City of Mississauga Planning Information Hub, with subject site identification by urbanMetrics inc.

The Character Areas in the current Mississauga Official plan and the forecasted population are summarized in Figure 6.<sup>3</sup>

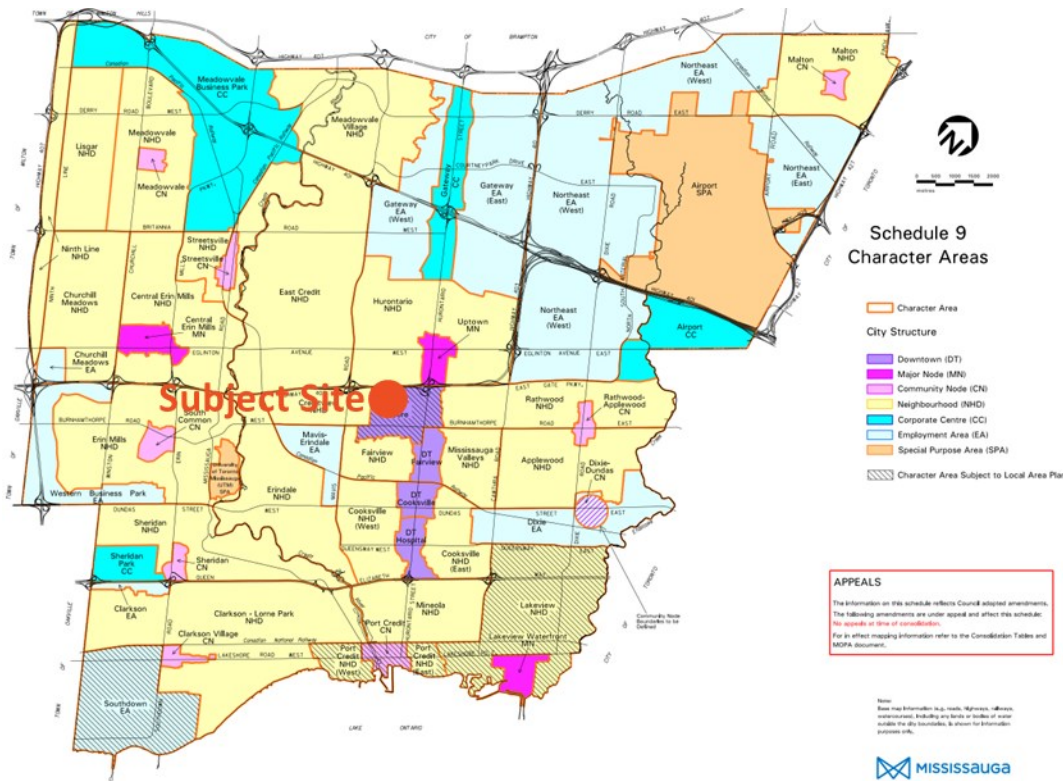
As shown, the areas defined as “Neighbourhoods” will continue to make up the main population locations between now and 2051, and will also have the most population growth.

The Downtown Character Areas have almost as much population growth as the Neighbourhoods, and this will result in an increase of 57% over the 2021 population, with the DT Core character area making up 76% of this growth.

<sup>3</sup> The Planning Information Hub website states, “These maps show population forecasted at 2021, 2031, 2041 and 2051 by Character Area. These growth forecasts have been endorsed by Mississauga’s Council and the Region of Peel for infrastructure and land use planning purposes.”

Figure 6: Mississauga Population Forecasts by Character Area Type

Character Area Type	2021 Population	2051 Population	Population Growth 2021-2051
<b>Employment Area</b>	710	17,920	17,210
<b>Corporate Centre</b>	10	10	0
<b>Neighbourhood</b>	664,420	723,210	58,790
<b>Community Node</b>	29,930	46,900	16,970
<b>Downtown</b>	79,650	137,530	57,880
DT Cooksville	10,330	18,630	8,300
<b>DT Core</b>	<b>37,060</b>	<b>80,950</b>	<b>43,890</b>
DT Fairview	17,860	20,740	2,880
DT Hospital	14,400	17,210	2,810
<b>Major Node</b>	19,710	68,920	49,210
<b>Special Purpose Area</b>	610	550	-60
<b>Total</b>	<b>795,040</b>	<b>995,040</b>	<b>200,000</b>



SOURCE: Population forecast numbers summarized by urbanMetrics from Planning Information Hub data. Map from the in-force Mississauga Official Plan Schedule 9 with Subject Site identification by urbanMetrics.

## 3.0 Office Market

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## Key Findings

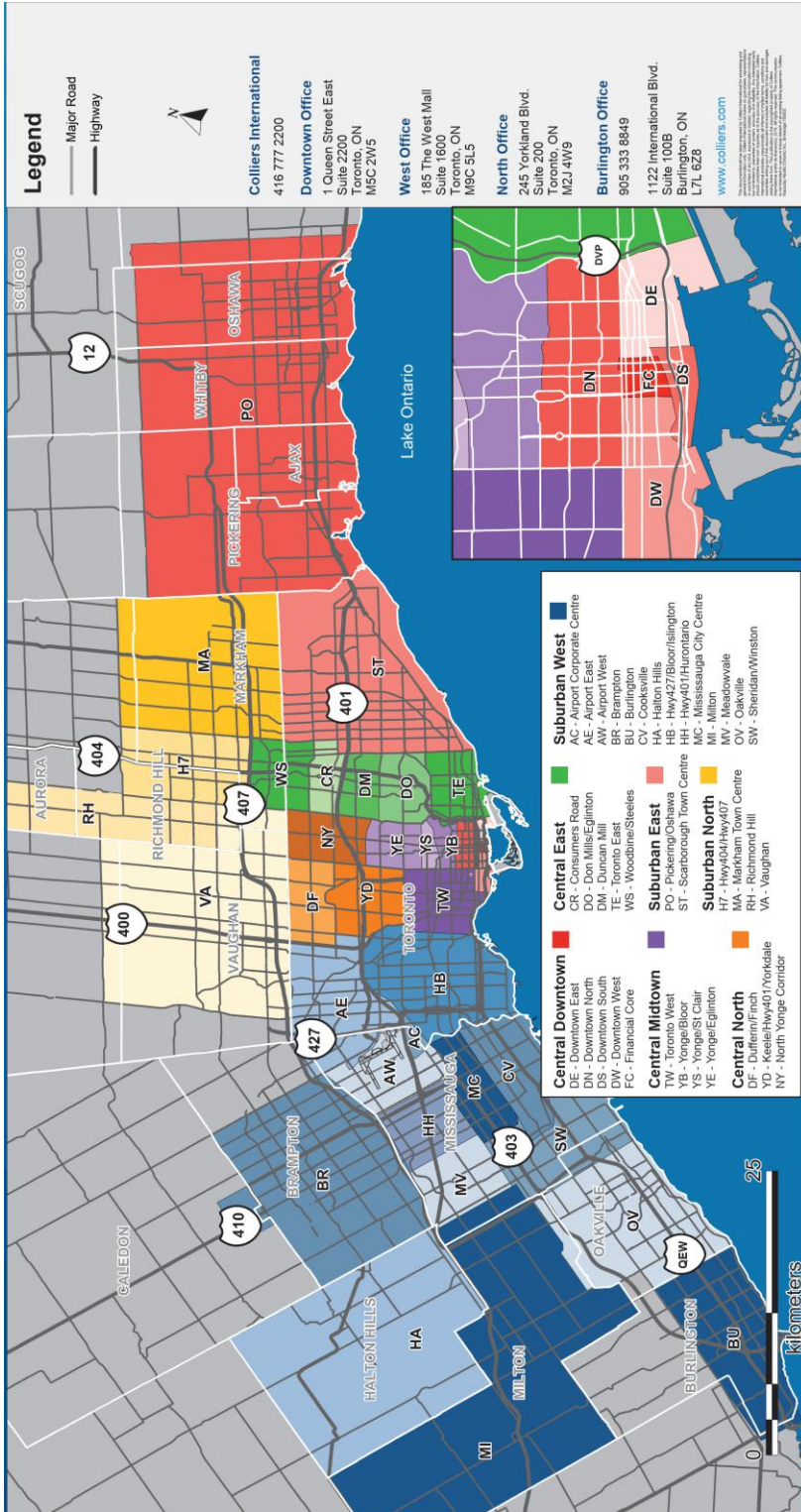
- Mississauga’s office market is geographically distributed across a number of large employment nodes and business parks, including Meadowvale, Gateway, and Airport Corporate Centre.
- The Downtown Core area is planned to support an additional 14,950 jobs over the next thirty years. Office-based employment will reasonably represent between one-third to one-half of all net new jobs planned (i.e., 5,000 to 7,500 jobs). That said, the Rathburn Lands have the potential to support significantly more office over the long-term, as economic and market conditions permit. The Subject Lands could ultimately support approximately 24,000 jobs, effectively doubling of the existing employment in the DT Core.
- The Subject Lands could physically accommodate more than 5.2 million ft<sup>2</sup> of office space, more than double the existing office space in Mississauga City Centre. This amount of space is more than the entire city of Vaughan, the entire city of Oakville, or the entire city of Brampton.

**To identify office conditions which will help diversify the economic base, and office characteristics potential office tenants are looking for, urbanMetrics has used data from leading market broker, Colliers International. This data has been assembled to create quarterly time series of Office Market dynamics for the Mississauga City Centre (subject site market area), City of Mississauga, and other select GTA markets.**

Colliers provides market reports for many market areas as shown in Figure 7. Note that the market areas which were used to generate City of Mississauga metrics are:

- SW - Sheridan/Winston;
- MV - Meadowvale;
- HH - Hwy401/Hurontario;
- AW - Airport West;
- AC - Airport Corporate Centre;
- MC - Mississauga City Centre; and,
- CV - Cooksville.

Figure 7: Colliers Market Areas Map



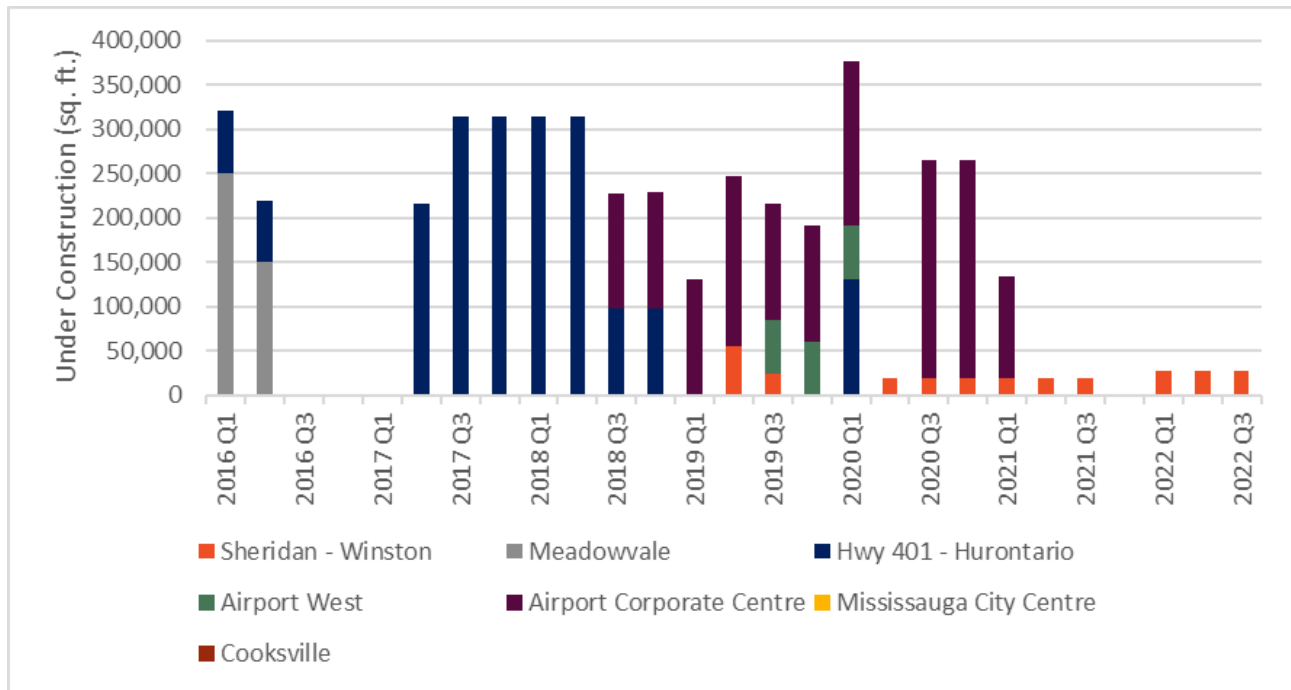
SOURCE: Colliers International



## Office Space Development Activity

Figure 8 provides an illustration of office development activity in the city by major office submarket. As illustrated, the Mississauga City Centre has not kept pace with other submarket areas. Since 2016 for example, there has been no new office construction initiated in the Mississauga City Centre market area.

Figure 8: Mississauga Market Areas Office Space Under Construction



urbanMetrics inc., with Colliers market report data

Our research indicates that this is not a recent trend. Over the past 20 years there has only been one new office structure erected in the city’s Downtown Core.<sup>4</sup> This development at 151 Curran Place (built in 2015) supports a net addition of 90,000 ft<sup>2</sup> of office space and was developed as part of a larger residential development project. **For context, the Rathburn Lands could accommodate ~5.2 million ft<sup>2</sup> (484,000 sm) of office space, which is 57 times more office space than has been added over the last 2 decades.**

<sup>4</sup> Based on CoStar data for buildings with 20,000+ ft<sup>2</sup> of office space.

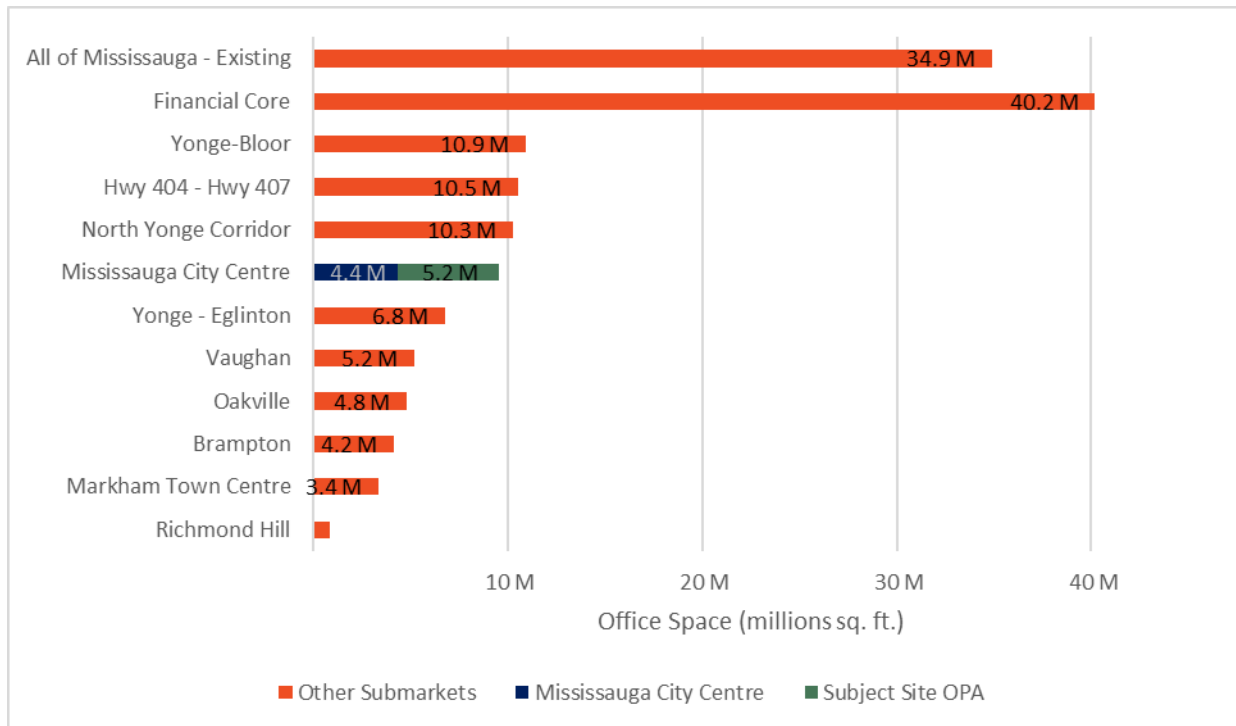
## Subject Lands Relative Office Market Impact

The Subject Lands will support the development and realization of policy ambition to establish a strong regional employment node.

Mississauga’s City Centre currently supports ~4.4 million square feet of major office. The blocks proposed to remain designated Office have the potential to support more than doubling of this amount of space.

Figure 9 contextualizes the existing and potential size of the office market of the Mississauga City Centre.<sup>5</sup>

Figure 9: Subject Site OPA and Select GTA Submarkets Office Space



SOURCE: urbanMetrics inc., with Colliers data

Hariri Pontarini’s analysis indicates that the Subject Lands proposed to remain designated Office could support several new buildings, which could support ~5.2 million square feet of office floor area. As illustrated in the figure above, this would

<sup>5</sup> Note that the Mississauga City Centre includes the Downtown Core Character Area, and extends beyond it to the east and west, but does not cover the entire area of the remaining three Downtown character areas. This does not change the overall conclusion, as based on the City’s “2019 Office Directory – Centres” dataset all four Downtown character areas contain a total of ~4,910,000 ft<sup>2</sup> of space – still less than what the subject site could accommodate.

more than double existing office floor area in the Mississauga City Centre, putting overall floor area at approximately 10 million square feet. This amount of office space would put Mississauga City Centre right up along side the GTA’s most substantive office concentrations, including Yonge-Bloor, North York City Centre, and Hwy 404/Hwy 707 (Markham/Richmond Hill).



## 4.0 Evaluation of Proposed OPA

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## Key Findings

- The Subject Lands have the capacity to accommodate an estimated 24,000 jobs and 8,000 residents upon build out.
- The Downtown Core character area has a forecasted employment growth of 14,950 over the next 30 years. The subject lands under the proposed OPA have the capacity to accommodate (and surpass by 9,000 jobs) Mississauga’s planned employment growth for the Downtown Core character area.
- The entire Downtown (Downtown Core, Downtown Cooksville, Downtown Fairview, and Downtown Hospital Character Areas) has a planned employment growth of 19,640 over the next 30 years. The subject lands under the proposed OPA have the capacity to accommodate (and surpass by 4,500 jobs) Mississauga’s planned employment growth for the entire Downtown.

**To identify whether the proposed OPA will support the City’s ability to meet (or exceed) population and employment growth forecasts, we have compared the anticipated employment and population yields of the subject site under the proposed OPA with the growth forecasts reflected in Mississauga policy.**

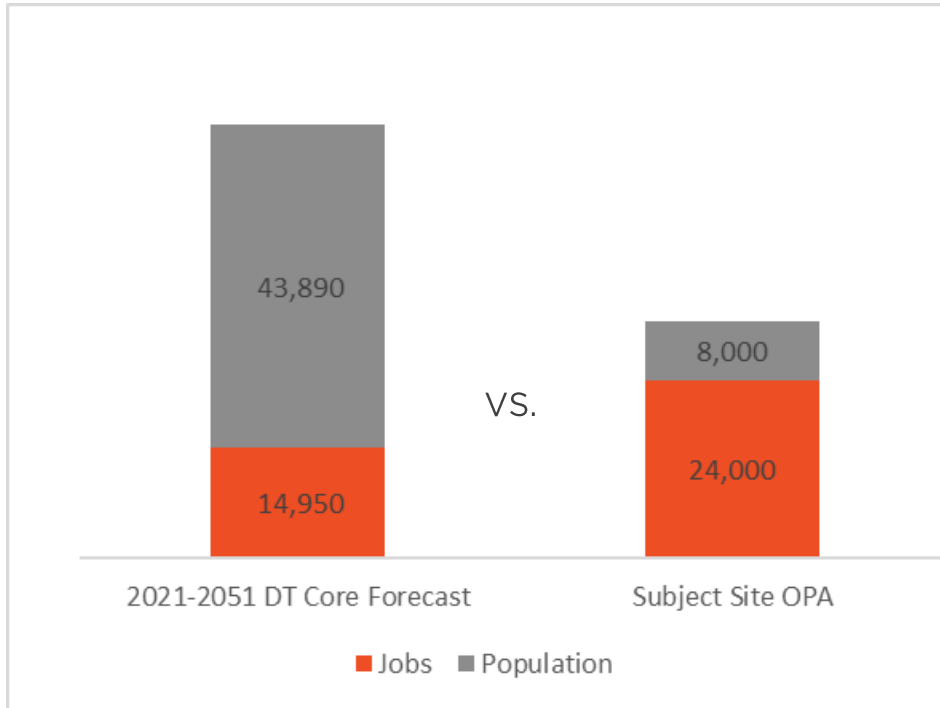
### 4.1 Rathburn Lands Employment and Population Yields

The proposed OPA, if approved, would permit a mix of residential, office, and retail/service commercial uses on Blocks 9, 10 and 12. It will also maintain existing permissions on the balance of the Subject Lands, while adding additional permission for life science-related uses. At present, there are no specific development proposals associated with the application. Therefore, the exact floor area (and employment yields) accommodated on each block will ultimately depend on building heights and massing, landscaping and open space.

Based on conceptual massing by Hariri Pontarini Architects (HPA), the subject site could support 303,565 m<sup>2</sup> (4,424 units) of residential space, 5,204,593 m<sup>2</sup> of office space.

As shown in Figure 10, the proposed OPA would provide a framework for achieving balanced growth that aligns with existing City policy. The Subject Site would yield an estimated 8,000 new residents (4,424 units) and approximately 24,000 jobs upon build-out.<sup>6</sup>

Figure 10: Planned DT Core vs. Rathburn Lands Employment and Population Yields



SOURCE: urbanMetrics inc., with data from Hariri Pontarini Architects and Peele LNA Employment Forecast. Population and office employment yields rounded to the nearest hundred.

Note that the 24,000 figure above does not take into account jobs that can be delivered on the northern portion of block 18, or on the blocks proposed to be re-designated. The proposed Downtown Mixed Use designation for the redesignated blocks permits office and other non-residential uses. Those blocks are therefore capable of accommodating additional jobs above and beyond 24,000. It should also

<sup>6</sup> These job estimates use an office density of 215 ft<sup>2</sup> per employee. The 2022 Mississauga Development Charges Background Study (DCBS) uses a Major Office employment density of 23 m<sup>2</sup> (247.5 ft<sup>2</sup>) per employee. It is likely that downtown office space will be slightly denser than the city-wide average. However, even using the DCBS office employee density the subject site would still yield 21,000 office jobs, more than the entire 2021-2051 Downtown Mississauga employment growth target of 19,640.

be further noted that the Office designation permits other non-residential uses such as retail and local-serving businesses. For the purposes of this analysis, HPA focused on the job-generating potential of the blocks of the Subject Lands which will continue to be designated as Office.

The policy target density for the Urban Growth Centre in the Mississauga Official Plan (which the Downtown Core is part of) is 300 to 400 residents and jobs per hectare. The proposed (albeit not in force) density target for the Mississauga City Centre Protected Major Transit Station Area is 400 residents and jobs per hectare.

The proposed OPA would support and enable density yields on the Subject Site between 5.7X and 7.5X of those prescribed and mandated in policy.

## 4.2 Downtown Core Population and Employment Requirements

The subject site has the capacity to exceed both the Downtown Core Character Area, and the Downtown (DT Core, DT Cooksville, DT Fairview, and DT Hospital Character Areas) employment growth forecasts. Specifically:

- **Subject Site under Proposed OPA:** onsite capacity for 24,207 jobs
- **DT Core Character Area Planned Employment Growth 2021-2051:** 14,950 jobs.
- **Downtown 2021-2051 Planned Employment Growth:** 19,640 jobs

There is currently an office development in the site planning stages on block 14 of the subject site, with an LRT stop to the east of block 14 on Rathburn Road West. Given the preference of office tenants for clustering of office use and being adjacent to transit, it is likely that any future office development would first occur from block 14 towards the east end of the subject site. This is in-line with the 2008 Mississauga Office Strategy which identified the Hurontario corridor as a preferred location of future office development. Given that blocks 11, 13-18 have the capacity to support more office jobs than the entire downtown employment forecast to 2051, and moreover, the sluggish pace of office development over the last three decades, it is unlikely that blocks 9, 10, and 12 would develop as planned for Major Office within the timeframe of the 2051 growth forecasts.

It should also be noted that given the city-wide population and the population-serving employment growth forecasts, urbanMetrics estimates that 5,000 to 7,000

of the DT Core jobs will reasonably be population serving employment – and as such the actual office space required may be significantly less than the full 14,950 jobs planned as per the growth forecast in the DT Core.

**From a planning and policy alignment perspective, a change in land use on certain blocks within the Rathburn Lands (i.e. Blocks 9, 10, 12) will not undermine or challenge Mississauga’s long range plan to support an addition 14,950 employees over the next three decades.**

**The remaining blocks can readily support all the 2021 to 2051 employment growth anticipated not only for the Downtown Core, but the entirety of the Downtown.**

**From a market perspective the proposed OPA supports the growth policies of the City of Mississauga, the Region of Peel and the Province of Ontario.**

**Overall, the proposed OPA would help alleviate a growing and pressing need for more housing in the Greater Golden Horseshoe. It would also ensure that important lands which have immediate development potential can be utilized to support provincial policy direction.**

## 5.0 Conclusion

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**It is our professional opinion that the proposed OPA on the western portion the Rathburn Lands (i.e. Blocks 9, 10, 12) would continue to allow for achievement of planned employment growth for the Mississauga Downtown Core. The blocks proposed to remain designated Office have the capacity to meet and exceed the City’s planned employment growth to 2051 for the Downtown Core and the Downtown.**

The Rathburn Lands, including those under the proposed OPA will be delivered at densities that well exceed the minimum planning densities prescribed for the Downtown Core and the local PMTSA. As a location supported directly by transit and exceptional road and highway access, with additional permissions for complementary residential uses, the Rathburn Lands will be better positioned to reverse the decades-long dearth of major office development in the Downtown Core.

The proposed OPA, in our professional opinion would support sustained economic growth and development in Mississauga as a whole and the Downtown Core Area in particular.

**With a redesignation of Block 9, 10 and 12 to Downtown Mixed Use, the remaining parcels which comprise the balance of the Rathburn Lands would provide opportunities for upwards of 5.2 million square feet (484,000 m<sup>2</sup>) of non-residential space, including Major Office and Population-related employment, to be developed as market conditions permit.**

**Accordingly, it is our opinion that the proposed OPA supports achievement of planned employment growth in the Downtown Core and the Downtown more generally.**

## Appendix A Assumptions

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There are several basic and underlying assumptions upon which the validity of the findings presented in this report depend.

Based on our considerable and long-term experience in the office market and land use planning process, we recognize and appreciate the problems associated with making broad and generalized assumptions about future conditions.

Deviations from historic and current trends will take place in the future; nonetheless, basic assumptions are required regarding the possible extent of such deviations. Our assumptions are summarized as follows:

- During the forecast period discussed in this report, a reasonable degree of economic stability will prevail in the Province of Ontario, and specifically within the City of Mississauga. The Greater Toronto Area is expected to continue on its path to growth, much of which will be supported by on-going immigration and the stability of government.
- Estimates of future population and employment growth in the City of Mississauga are assumed to be sufficiently accurate for the purposes of this analysis (i.e. as a base case).
- The official statistical sources utilized in this report (based largely on Peel Region and City of Mississauga which have been footnoted where utilized) are considered sufficiently accurate for the purposes of this analysis.