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Mississauga Growth Forecasts

Employment Growth

City of Mississauga
Planning and Building Department

January 2006

The City of Mississauga retained Hemson Consulting Limited to prepare growth forecasts for the City. This brochure presents the forecasts of employment by planning district to the year 2031. The growth forecasts are based on 2001 Census of Canada results and City of Mississauga land supply and development activity data.

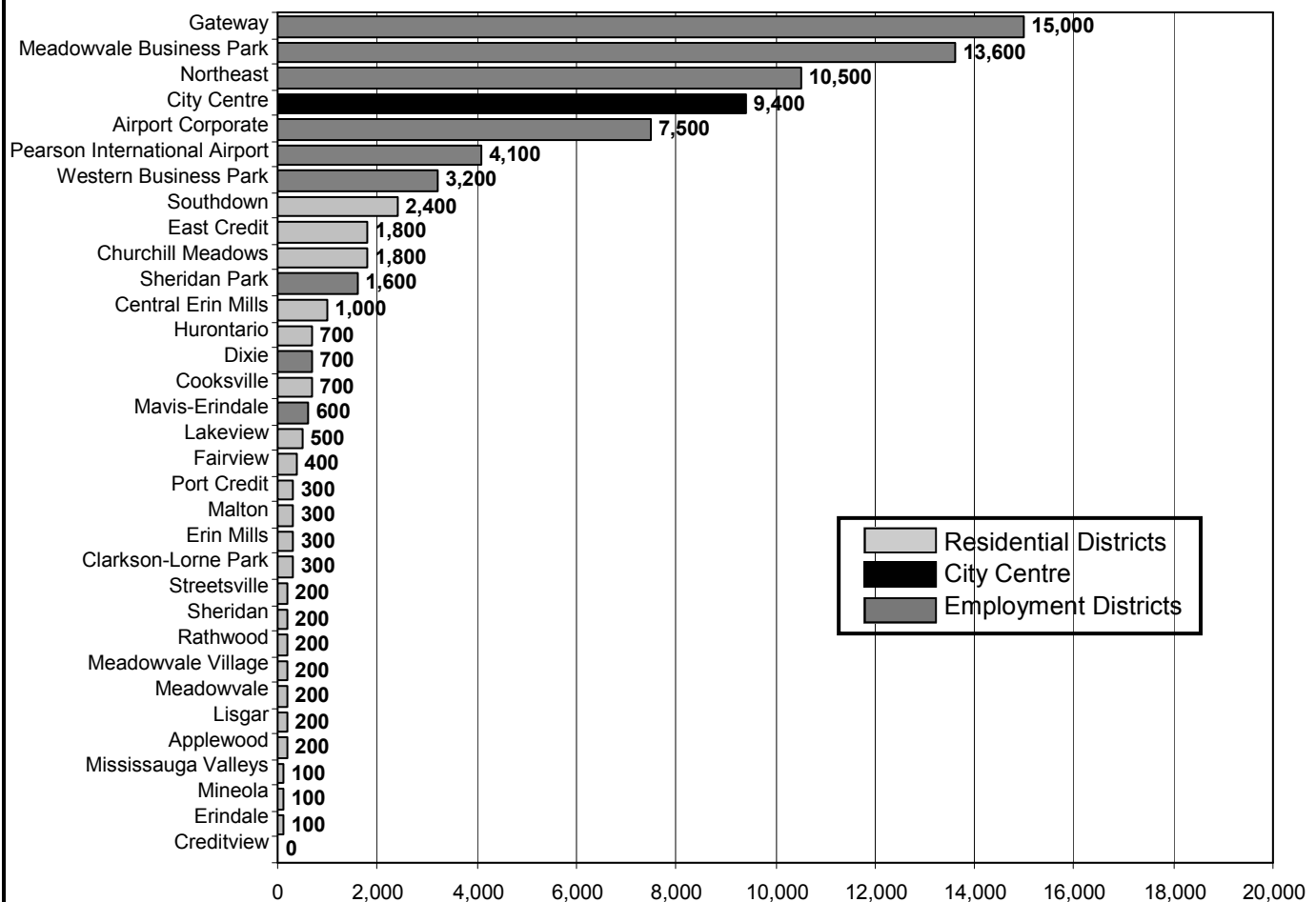
Projections for this growth forecast are based on, what Hemson refers to as the Compact Scenario. This growth plan

strategy is consistent with the Government of Ontario's *Proposed Growth Plan for The Greater Golden Horseshoe*. The growth objective of the Compact Scenario is to encourage compact communities by directing growth towards urban centres.

Employment is divided into three categories. "Major office employment" refers to employment occurring in office buildings 20,000 sq.ft. (1,860 m²) or over in size. "Population related

employment" refers to employment that serves the local population base. For example, this would include retail services, schools and government activities. "Employment land employment" includes the wide variety of jobs that occur on lands set aside for employment purposes. This category would include manufacturing, warehousing, wholesaling, research and development etc.

Employment Growth by Planning District, 2005 - 2031



Note: Figures are rounded to the nearest hundredth

Employment Growth

Table 1. Major Office EmploymentThis refers to employment occurring in office buildings 20,000 sq. ft. (1,860 m²) or over in size.

Planning District	Mid-2005	Mid-2006	Mid-2007	Mid-2008	Mid-2009	Mid-2010	Mid-2011	Mid-2016	Mid-2021	Mid-2026	Mid-2031
Airport Corporate	17,360	19,020	19,410	20,100	20,830	21,670	22,748	24,160	25,070	25,180	24,960
Applewood	350	370	370	370	370	370	369	370	370	360	360
Central Erin Mills	550	570	570	570	570	570	574	730	860	850	1,020
Churchill Meadows	0	0	0	0	0	0	0	160	290	280	460
City Centre	13,340	13,940	13,960	13,940	14,510	15,100	15,856	17,960	19,200	20,120	20,900
Clarkson-Lorne Park	0	0	0	0	0	0	0	0	0	0	0
Cooksville	3,470	3,630	3,630	3,630	3,620	3,610	3,633	3,640	3,610	3,580	3,540
Creditview	0	0	0	0	0	0	0	0	0	0	0
Dixie	1,210	1,270	1,270	1,260	1,260	1,260	1,267	1,270	1,260	1,250	1,620
East Credit	0	0	0	0	0	0	0	160	150	430	420
Erin Mills	160	160	160	160	160	160	162	160	160	160	160
Erindale	0	0	0	0	0	0	0	0	0	0	0
Fairview	80	80	80	80	80	80	81	240	370	360	360
Gateway	10,490	10,960	10,980	12,050	12,790	13,940	15,290	17,030	18,280	19,780	20,370
Hurontario	1,090	1,140	1,140	1,140	1,130	1,130	1,138	1,140	1,130	1,120	1,110
Lakeview	0	0	0	0	0	0	0	0	130	130	130
Lisgar	0	0	0	0	0	0	0	0	0	0	0
Malton	0	0	0	0	0	0	0	0	0	140	140
Mavis-Erindale	1,610	1,680	1,690	1,680	1,680	1,680	1,687	1,690	1,680	1,660	1,650
Meadowvale	340	360	360	360	350	350	356	360	350	350	350
Meadowvale Business Park	12,280	13,530	14,390	15,450	16,190	17,330	17,741	19,830	21,050	22,530	23,090
Meadowvale Village	0	0	0	0	0	0	0	0	0	0	0
Mineola	230	240	240	240	240	240	239	240	240	240	230
Mississauga Valleys	0	0	0	0	0	0	0	0	0	0	0
Northeast	14,010	14,650	15,990	16,630	17,650	17,910	18,649	20,390	21,050	21,200	22,160
Pearson International Airport	380	400	400	400	400	400	401	400	400	400	390
Port Credit	0	0	0	0	0	0	0	160	150	150	150
Rathwood	0	0	0	0	0	0	0	0	0	0	0
Sheridan	840	880	880	880	880	880	879	880	870	870	860
Sheridan Park	2,970	3,100	3,110	3,100	3,100	3,090	3,427	3,780	3,740	3,710	3,680
Southdown	100	100	100	100	100	100	99	100	100	100	100
Streetsville	0	0	0	0	0	0	0	0	0	0	0
Western Business Park	240	250	250	250	250	250	573	920	1,190	1,180	1,550
Total	81,080	86,310	88,960	92,380	96,170	100,120	105,170	115,750	121,680	126,100	129,730

Numbers may not add due to rounding. Numbers are rounded to the nearest ten. All forecasts are for mid-year.

Table 2. Population Related Employment

This refers to employment that serves the local population base. This would include retail services, schools and government activities.

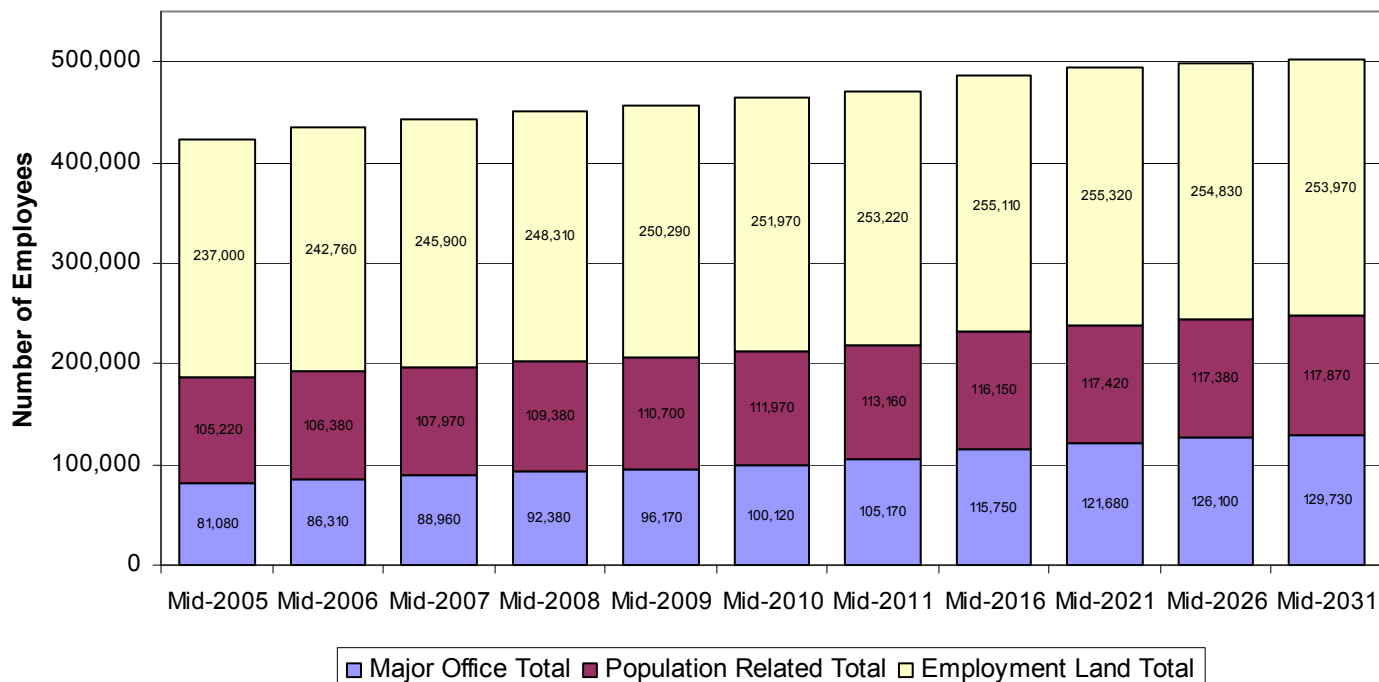
Planning District	Mid-2005	Mid-2006	Mid-2007	Mid-2008	Mid-2009	Mid-2010	Mid-2011	Mid-2016	Mid-2021	Mid-2026	Mid-2031
Airport Corporate	160	170	180	190	200	200	210	230	240	240	240
Applewood	3,440	3,440	3,470	3,510	3,530	3,560	3,580	3,650	3,680	3,670	3,680
Central Erin Mills	6,640	6,650	6,700	6,770	6,820	6,880	6,940	7,080	7,140	7,130	7,150
Churchill Meadows	900	1,150	1,260	1,440	1,520	1,700	1,780	2,070	2,150	2,180	2,220
City Centre	6,710	6,800	6,970	7,120	7,270	7,410	7,550	8,020	8,270	8,390	8,540
Clarkson-Lorne Park	4,420	4,430	4,470	4,510	4,540	4,580	4,610	4,700	4,740	4,730	4,760
Cooksville	9,050	9,090	9,180	9,260	9,330	9,400	9,470	9,640	9,710	9,690	9,720
Creditview	690	690	690	700	710	720	720	740	740	740	740
Dixie	4,390	4,280	4,330	4,330	4,380	4,400	4,440	4,550	4,590	4,590	4,600
East Credit	4,490	4,730	4,990	5,040	5,300	5,350	5,500	5,720	5,890	5,860	5,860
Erin Mills	4,480	4,500	4,550	4,590	4,620	4,660	4,690	4,770	4,800	4,780	4,790
Erindale	2,070	2,082	2,100	2,120	2,130	2,150	2,170	2,200	2,220	2,210	2,220
Fairview	1,510	1,520	1,540	1,550	1,570	1,580	1,590	1,630	1,640	1,640	1,640
Gateway	5,240	5,340	5,400	5,430	5,490	5,530	5,580	5,700	5,750	5,740	5,750
Hurontario	5,640	5,670	5,740	5,820	5,880	5,950	6,010	6,130	6,210	6,220	6,270
Lakeview	3,820	3,820	3,860	3,900	3,920	3,960	3,990	4,080	4,130	4,140	4,170
Lisgar	1,610	1,680	1,700	1,720	1,740	1,760	1,780	1,800	1,810	1,800	1,800
Malton	2,880	2,900	2,930	2,960	2,980	3,000	3,020	3,050	3,040	3,020	3,010
Mavis-Erindale	3,170	3,330	3,360	3,570	3,600	3,720	3,750	3,820	3,860	3,850	3,860
Meadowvale	3,030	3,030	3,060	3,090	3,110	3,140	3,160	3,220	3,240	3,230	3,240
Meadowvale Business Park	4,060	4,040	4,080	4,100	4,140	4,170	4,210	4,310	4,340	4,330	4,340
Meadowvale Village	1,260	1,300	1,350	1,390	1,410	1,430	1,450	1,500	1,510	1,500	1,510
Mineola	940	940	950	960	970	980	990	1,010	1,020	1,020	1,030
Mississauga Valleys	1,330	1,340	1,350	1,370	1,380	1,390	1,400	1,420	1,430	1,420	1,420
Northeast	7,190	7,230	7,330	7,400	7,480	7,560	7,630	7,820	7,880	7,860	7,880
Pearson International Airport	710	720	730	740	750	760	770	790	790	790	790
Port Credit	2,930	2,940	2,970	3,000	3,020	3,040	3,060	3,120	3,150	3,150	3,170
Rathwood	2,710	2,720	2,740	2,770	2,790	2,810	2,830	2,880	2,890	2,890	2,890
Sheridan	3,210	3,210	3,230	3,260	3,280	3,310	3,330	3,390	3,420	3,410	3,420
Sheridan Park	70	70	70	80	80	80	80	90	90	90	90
Southdown	380	530	590	590	600	610	610	630	630	630	630
Streetsville	2,190	2,200	2,210	2,240	2,250	2,270	2,290	2,330	2,350	2,360	2,370
Western Business Park	3,920	3,850	3,890	3,890	3,930	3,950	3,980	4,070	4,110	4,100	4,110
Total	105,220	106,380	107,970	109,380	110,700	111,970	113,160	116,150	117,420	117,380	117,870

Numbers may not add due to rounding. Numbers are rounded to the nearest ten. All forecasts are for mid-year.

Table 3. Employment Land Employment

This includes the wide variety of jobs that occur on lands set aside for employment purposes. This category would include manufacturing, warehousing, wholesaling, research and development, etc.

Planning District	Mid-2005	Mid-2006	Mid-2007	Mid-2008	Mid-2009	Mid-2010	Mid-2011	Mid-2016	Mid-2021	Mid-2026	Mid-2031
Airport Corporate	4,750	4,780	4,780	4,780	4,780	4,790	4,800	4,770	4,720	4,660	4,610
Clarkson-Lorne Park	1,000	1,000	1,000	1,000	1,000	1,000	1,010	1,000	990	980	970
Cooksville	40	40	40	40	40	40	40	40	40	40	40
Dixie	13,650	13,820	13,900	13,950	13,990	14,030	14,070	14,040	13,940	13,810	13,690
East Credit	30	30	30	30	30	30	30	30	30	30	30
Fairview	180	180	180	180	180	180	180	180	180	180	180
Gateway	38,880	40,310	41,220	41,940	42,520	42,950	43,240	43,670	43,760	43,680	43,470
Lakeview	1,810	1,820	1,820	1,820	1,820	1,830	1,830	1,820	1,800	1,780	1,760
Malton	10	10	10	10	10	10	10	10	10	10	10
Mavis-Erindale	5,970	6,010	6,010	6,010	6,010	6,020	6,030	6,000	5,930	5,860	5,800
Meadowvale Business Park	21,510	22,160	22,560	22,870	23,110	23,300	23,430	23,840	24,030	24,090	24,030
Northeast	114,370	116,100	116,930	117,490	117,950	118,420	118,790	118,740	117,970	116,960	116,020
Pearson International Airport	17,360	18,000	18,200	18,400	18,600	18,800	19,000	19,570	20,140	20,710	21,280
Port Credit	230	230	230	230	230	230	230	230	230	230	220
Sheridan	30	30	30	30	30	30	30	30	30	30	30
Sheridan Park	1,920	2,130	2,290	2,410	2,510	2,580	2,620	2,710	2,760	2,790	2,800
Southdown	6,000	6,460	6,780	7,050	7,260	7,400	7,500	7,780	7,970	8,100	8,130
Streetsville	1,030	1,030	1,030	1,030	1,030	1,030	1,040	1,030	1,020	1,010	1,000
Western Business Park	8,270	8,620	8,850	9,030	9,180	9,290	9,360	9,640	9,810	9,910	9,920
Total	237,000	242,760	245,900	248,310	250,290	251,970	253,220	255,110	255,320	254,830	253,970

Employment by Type

Numbers may not add due to rounding. Numbers are rounded to the nearest ten. All forecasts are for mid-year.

Table 4. Total Employment

Planning District	Mid-2005	Mid-2006	Mid-2007	Mid-2008	Mid-2009	Mid-2010	Mid-2011	Mid-2016	Mid-2021	Mid-2026	Mid-2031
Airport Corporate	22,300	24,000	24,400	25,100	25,800	26,700	27,800	29,200	30,000	30,100	29,800
Applewood	3,800	3,800	3,800	3,900	3,900	3,900	4,000	4,000	4,000	4,000	4,000
Central Erin Mills	7,200	7,200	7,300	7,300	7,400	7,500	7,500	7,800	8,000	8,000	8,200
Churchill Meadows	900	1,100	1,300	1,400	1,500	1,700	1,800	2,200	2,400	2,500	2,700
City Centre	20,000	20,700	20,900	21,100	21,800	22,500	23,400	26,000	27,500	28,500	29,400
Clarkson-Lorne Park	5,400	5,400	5,500	5,500	5,500	5,600	5,600	5,700	5,700	5,700	5,700
Cooksville	12,600	12,800	12,800	12,900	13,000	13,100	13,100	13,300	13,400	13,300	13,300
Creditview	700	700	700	700	700	700	700	700	700	700	700
Dixie	19,200	19,400	19,500	19,500	19,600	19,700	19,800	19,900	19,800	19,600	19,900
East Credit	4,500	4,800	5,000	5,100	5,300	5,400	5,500	5,900	6,100	6,300	6,300
Erin Mills	4,600	4,700	4,700	4,700	4,800	4,800	4,900	4,900	5,000	4,900	4,900
Erindale	2,100	2,100	2,100	2,100	2,100	2,200	2,200	2,200	2,200	2,200	2,200
Fairview	1,800	1,800	1,800	1,800	1,800	1,800	1,900	2,000	2,200	2,200	2,200
Gateway	54,600	56,600	57,600	59,400	60,800	62,400	64,100	66,400	67,800	69,200	69,600
Hurontario	6,700	6,800	6,900	7,000	7,000	7,100	7,100	7,300	7,300	7,300	7,400
Lakeview	5,600	5,600	5,700	5,700	5,700	5,800	5,800	5,900	6,100	6,000	6,100
Lisgar	1,600	1,700	1,700	1,700	1,700	1,800	1,800	1,800	1,800	1,800	1,800
Malton	2,900	2,900	2,900	3,000	3,000	3,000	3,000	3,100	3,100	3,200	3,200
Mavis-Erindale	10,700	11,000	11,100	11,300	11,300	11,400	11,500	11,500	11,500	11,400	11,300
Meadowvale	3,400	3,400	3,400	3,400	3,500	3,500	3,500	3,600	3,600	3,600	3,600
Meadowvale Business Park	37,900	39,700	41,000	42,400	43,400	44,800	45,400	48,000	49,400	51,000	51,500
Meadowvale Village	1,300	1,300	1,400	1,400	1,400	1,400	1,500	1,500	1,500	1,500	1,500
Mineola	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,300	1,300	1,300
Mississauga Valleys	1,300	1,300	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
Northeast	135,600	138,000	140,200	141,500	143,100	143,900	145,100	147,000	146,900	146,000	146,100
Pearson International Airport	18,400	19,100	19,300	19,500	19,700	20,000	20,200	20,800	21,300	21,900	22,500
Port Credit	3,200	3,200	3,200	3,200	3,200	3,300	3,300	3,500	3,500	3,500	3,500
Rathwood	2,700	2,700	2,700	2,800	2,800	2,800	2,800	2,900	2,900	2,900	2,900
Sheridan	4,100	4,100	4,100	4,200	4,200	4,200	4,200	4,300	4,300	4,300	4,300
Sheridan Park	5,000	5,300	5,500	5,600	5,700	5,800	6,100	6,600	6,600	6,600	6,600
Southdown	6,500	7,100	7,500	7,700	8,000	8,100	8,200	8,500	8,700	8,800	8,900
Streetsville	3,200	3,200	3,200	3,300	3,300	3,300	3,300	3,400	3,400	3,400	3,400
Western Business Park	12,400	12,700	13,000	13,200	13,400	13,500	13,900	14,600	15,100	15,200	15,600
Total	423,300	435,400	442,800	450,100	457,100	464,000	471,600	487,100	494,500	498,400	501,600

Numbers may not add due to rounding. Numbers are rounded to the nearest ten. All forecasts are for mid-year.



December 2005

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