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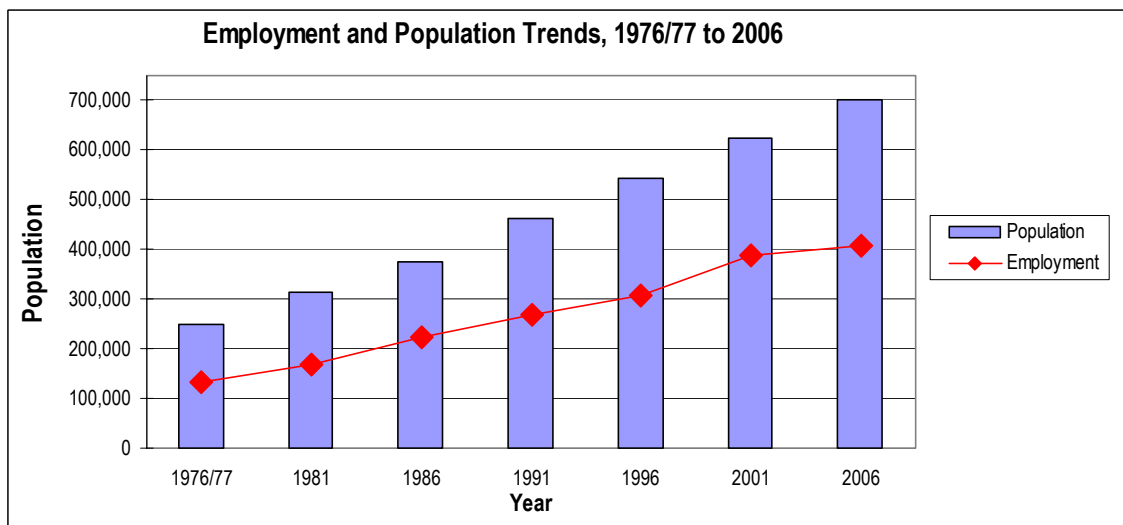


City of Mississauga, Planning and Building Department 2006 Employment Profile

This newsletter presents a profile of employment and business activities in the City of Mississauga in 2006. It discusses employment levels, existing businesses and vacancies.

The data in this report are based on information from the Mississauga Employment Database and the 2006 Employment Survey. The Employment Survey, a joint effort by the Planning and Building Department and the Economic Development Office, is conducted annually. The data are used for a variety of purposes, including monitoring the goals and objectives of the Strategic and Official Plans, forecasting and planning for future needs, attracting businesses to the City, retention programs for existing businesses and development of future economic strategies.

The results of the 2006 Employment Survey counted 380,780¹ employment positions in 2006. Employment data for 90% of the 20,840² operating businesses were obtained. When the employment figure of 380,780 is brought in line with the Census definition of employment to consider persons with multiple jobs and to include home-based businesses, the estimate of total employment is 405,990³.



Sources: Census of Canada, City of Mississauga Employment Survey, 2005 Growth Forecast

Note: Employment information is from the City of Mississauga Employment Survey except for 1991 which is from the Census of Canada Journey to Work data and 2006 which is the 2006 Employment Survey figure brought in line with the Census definition of employment. The population information is from the Census of Canada, with the exception of 2006 which is the City of Mississauga 2005 Growth Forecast projection of population for June 2006.

¹ Employment was estimated based on data contained in the Mississauga Employment Database, data from the 2006 Employment Survey, and estimates made for businesses for which employment data were not available. Part-time positions have been converted to full-time equivalents, based on the assumption that two part-time positions are equivalent to one full-time position. This does not include home-based businesses.

² The Canadian Business Patterns, prepared by Statistics Canada, reports approximately 53,300 businesses in the City of Mississauga as of June 2006, with 32,200 of these businesses reporting no employment. When the number of businesses with no employment is subtracted from the total, the figure derived is approximately the number of operating businesses noted in this report.

³ The following modifications were made to the 2006 Employment Survey employment to reflect the Census definition of employment: 40% of total part-time employment was excluded to account for individuals holding multiple jobs and 80% of the estimated home-based businesses in the City of Mississauga in 2006 (based on the 2001 Census) was added. Home-based businesses are assumed to be 4% of the resident labour force.

2006 Employment Profile

The City of Mississauga has had steady growth in employment over the last twenty-nine years. In 2006 Mississauga remained a net importer of labour and continued to experience increases in the number of business sites. Historically, employment increased from 132,000 in 1977 to 405,990 in 2006 (208%). Population has kept pace increasing from approximately 250,000 in 1976 to 702,300 in 2006 (180%). In comparing Employment Survey results (with no adjustment for census definition of employment) from 2005 and 2006, the 2006 Employment Survey found 180 more businesses sites than in 2005. A slight decrease in total employment and the number of operating businesses was estimated in this period due to a decrease in the number of employees assumed for businesses for which employment data was not available and as a result of increased vacancies in 2006.

Mississauga has an employment ratio of .58. That is, for every 100 residents of the City, there were 58 local jobs. With a participating labour force of 388,530 and employment of 405,990, Mississauga must import a net labour force of approximately 17,460 persons. When consideration is made for a portion of the participating labour force that is unemployed, about 6.3%, the imported labour force increases to approximately 41,940 persons.

A review of the total employment by Planning District finds that the four main concentrations are Meadowvale Business Park, Northeast-South, Northeast-West, and Gateway-South, which represent approximately 40% of the total employment opportunities in the City in 2006.

Population, Total Employment and Resident Labour Force, 2006*	
Employment from the 2006 Employment Survey	380,780
Census Adjustment ^a	25,210
Total Employment ^b	405,990
Total Population ^c	702,300
Resident Labour Force ^d	563,900
Participating Labour Force ^e	388,530
Employed Labour Force	364,050
Unemployed Labour Force ^f	24,480
Employment Ratio ^g	.58
Difference Between Total Employment and Participating Labour Force	17,460
Labour Import ^h	41,940

*Numbers have been rounded

^a This figure accounts for multiple part-time jobs and home-based businesses.

^b This figure represents the 2006 Employment Survey total plus the Census adjustment.

^c Population figure is the 2005 Growth Forecast projection for June 2006 including the census undercount.

^d The Resident Labour Force represents the population 15 years+ calculated from the 2005 Growth Forecast projection for June 2006.

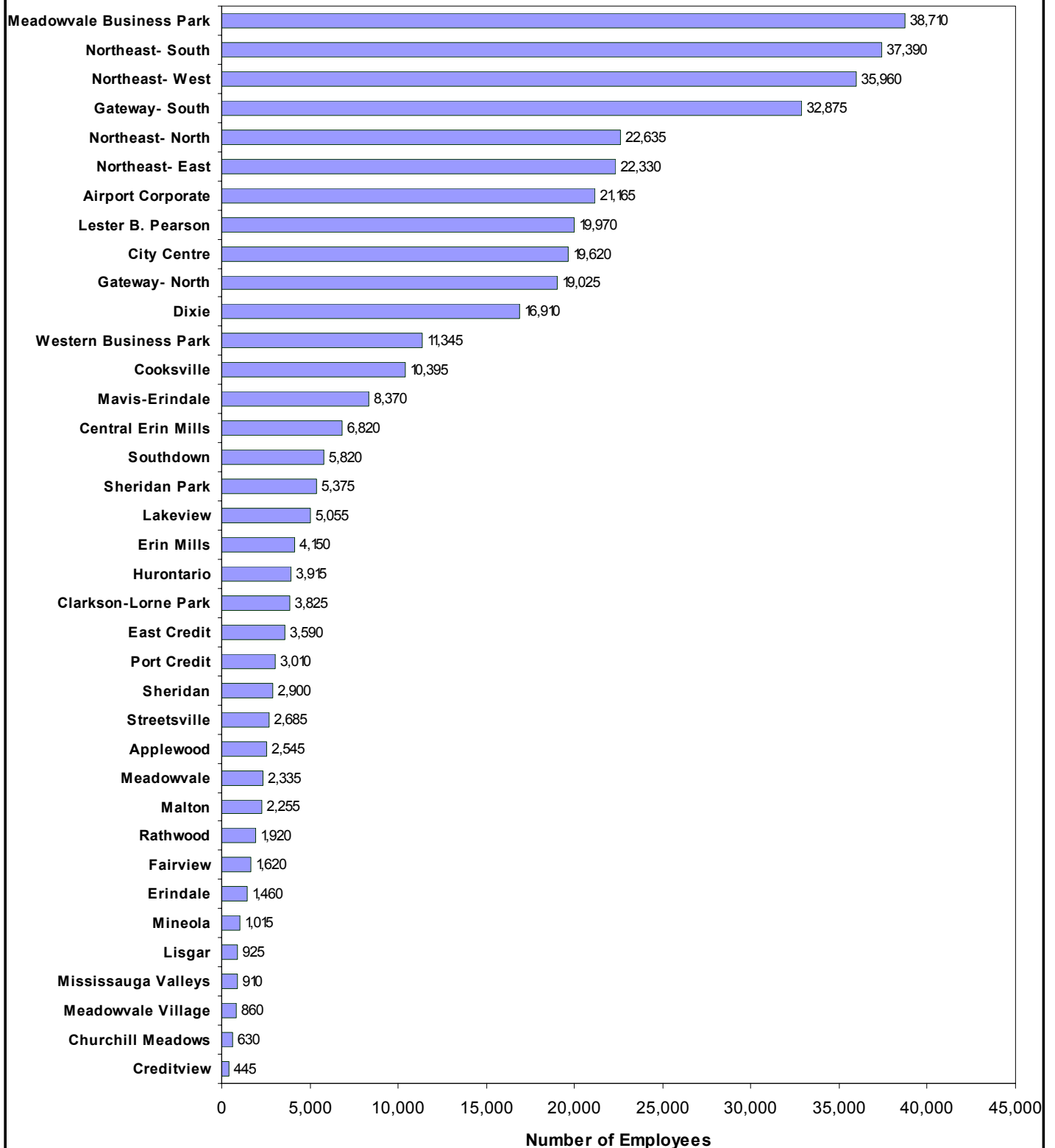
^e Participating Labour Force is the resident labour force multiplied by the participation rate of 68.9% from the Labour Force Survey by Statistics Canada for the second quarter of 2006..

^f Unemployed Labour Force is the Participating Labour Force multiplied by the unemployment rate of 6.3% from the Labour Force Survey by Statistics Canada for the second quarter of 2006.

^g Employment Ratio is total employment divided by the total population.

^h Labour Import refers to the total employment positions minus the employed labour force.

Employment by Planning District, 2006



2006 Employment Profile

Businesses and Vacancies

There were 20,840⁴ businesses operating in Mississauga in 2006. In addition, the 2006 Employment Survey recorded a total of 2,560 vacancies⁵. Eleven percent of total business sites were vacant. Northeast-West has the largest concentration of businesses followed by Northeast-South, Northeast-North and Dixie. The largest proportion of total City vacancies were found in Northeast-West, Northeast-South and Dixie, however, when considering vacancies as a percent of total business sites within a planning district, Northeast-East, Sheridan Park, Northeast-West and Dixie, emerge as the districts with the highest vacancies. It should be noted that some vacancies represent new construction where tenants have not yet occupied the premises.

Businesses and Vacancies by Planning District in 2006						
Planning District	Total Business Sites	Businesses		Vacancies		
		# of Businesses	% of City Businesses	# of Vacancies	% of City Vacancies	% of Vacancies in each Planning District
Northeast- West	2,630	2,225	11%	405	16%	15%
Northeast- South	2,275	1,995	10%	275	11%	12%
Northeast- North	1,705	1,515	7%	190	8%	11%
Dixie	1,645	1,420	7%	225	9%	14%
Meadowvale Business Park	1,325	1,220	6%	105	4%	8%
Gateway- South	1,190	1,075	5%	115	4%	9%
Cooksville	1,195	1,075	5%	120	5%	10%
City Centre	1,170	1,035	5%	130	5%	11%
Western Business Park	1,115	970	5%	145	6%	13%
Northeast- East	845	685	3%	160	6%	19%
Airport Corporate	630	550	3%	80	3%	13%
Gateway- North	610	545	3%	65	3%	11%
Lakeview	595	535	3%	60	2%	10%
Mavis-Erindale	555	495	2%	60	2%	11%
Port Credit	550	490	2%	60	2%	11%
Central Erin Mills	490	475	2%	15	1%	3%
Streetsville	475	445	2%	30	1%	7%
Clarkson-Lorne Park	440	410	2%	30	1%	7%
Applewood	430	370	2%	55	2%	13%
Hurontario	385	365	2%	20	1%	5%
Malton	370	355	2%	20	1%	5%
Lester B. Pearson	355	350	2%	5	0.2%	1%
Southdown	300	260	1%	40	1%	13%
Sheridan	290	260	1%	30	1%	10%
East Credit	265	240	1%	20	1%	8%
Rathwood	260	240	1%	20	1%	7%
Meadowvale	235	230	1%	5	0.3%	3%
Erin Mills	225	220	1%	5	0.2%	2%
Erindale	170	160	1%	10	0.4%	5%
Fairview	140	130	1%	10	0.4%	6%
Mineola	115	105	0%	10	0.4%	10%
Mississauga Valleys	85	75	0%	5	0.3%	8%
Creditview	75	70	0%	3	0.1%	4%
Lisgar	70	65	0%	5	0.1%	4%
Churchill Meadows	70	65	0%	3	0.3%	10%
Sheridan Park	75	60	0%	10	0.5%	16%
Meadowvale Village	60	60	0%	0	0%	0%
Total	23,400	20,840	100%	2,560	100%	11%

Numbers may not add due to rounding.

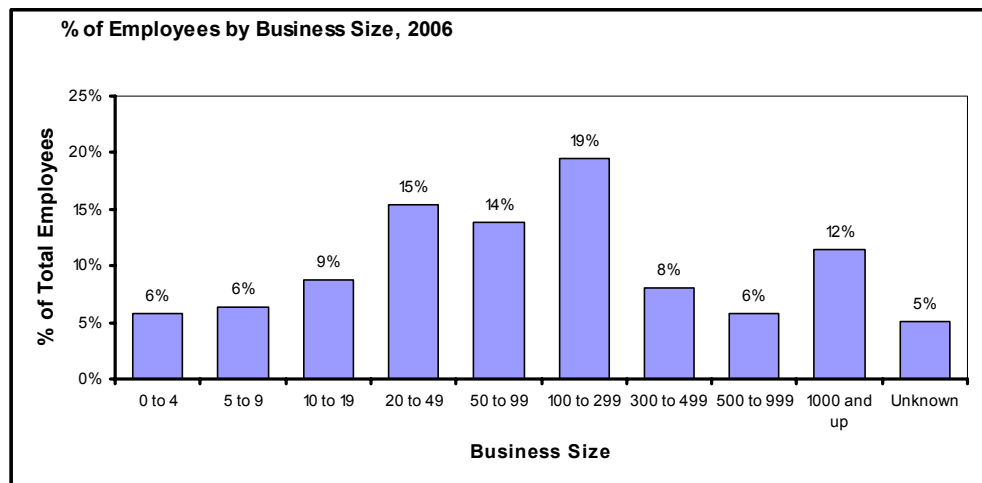
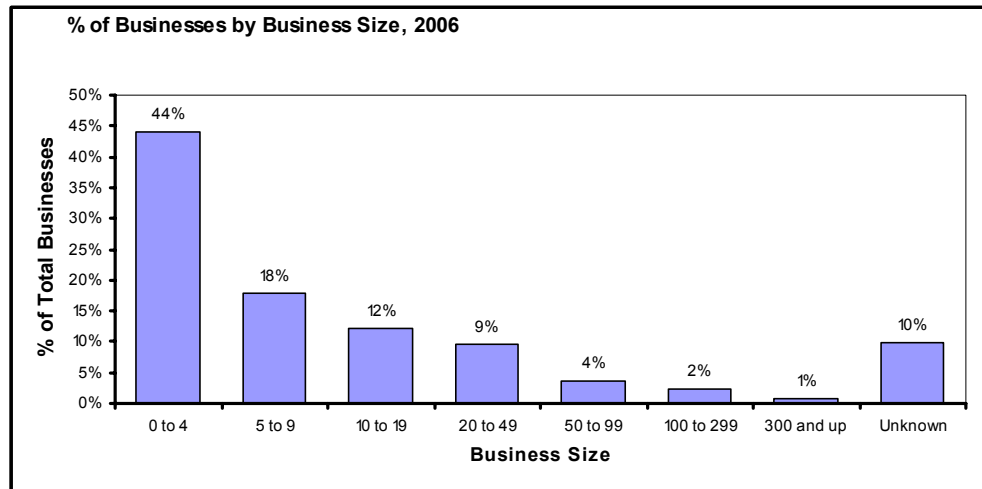
⁴ This figure does not include home-based businesses.

⁵ Vacancies refers to vacant buildings and to vacant floors and vacant units within multiple unit developments. Some condominium industrial units are recorded as vacant buildings.

Businesses by Business Size

The City's business profile is dominated by small businesses. Forty-four percent of all businesses have fewer than five employees. However, smaller firms do not constitute a large portion of total employment. Firms with fewer than five employees represent only 6% of total employment positions. While 74% of the City's businesses are establishments of less than 20 employees, these businesses only represent 21% of total employment positions.

The largest portion of the employment base is currently found in mid-sized firms employing between 20 to 300 employees. These businesses represent 15% of the total businesses, but constitute approximately 48% of the work force.



The unknown category are businesses with no employment data.

Businesses and Employment by Business Sector

Businesses are categorized by economic activity using the North American Industrial Classification System (NAICS)⁶. The largest concentration of businesses in Mississauga is in the wholesale trade sector. A total of 14% of businesses with 15% of employment positions are in wholesaling establishments. Retail trade is the second largest sector. Fourteen percent of businesses in the City are retail, accounting for 7% of all employees. Manufacturing is the third largest sector, comprising 13% of total business activities and 21% of total employment. The transportation and warehousing sector accounts for 5% of total businesses and represents 11% of total employment.

Wholesale trade, manufacturing and transportation and warehousing businesses are located mainly in employment districts with concentrations in the Northeast Planning District. Retail trade businesses are distributed throughout the City.

⁶NAICS is a classification system used to describe businesses' economic activities. This system has been designed by Statistics Canada to compile statistics.

2006 Employment Profile

Businesses and Employment by Business Classification, 2006*				
Business Classification	# of Businesses	% of Businesses	# of Employees	% of Employees
Wholesale Trade	2,905	14%	56,585	15%
Retail Trade	2,845	14%	25,745	7%
Manufacturing	2,695	13%	80,330	21%
Other Services	2,045	10%	10,740	3%
Professional, Scientific and Technical Services	1,445	7%	22,255	6%
Accommodation and Food Services	1,400	7%	16,940	4%
Health Care and Social Assistance	1,320	6%	16,385	4%
Transportation and Warehousing	1,015	5%	42,855	11%
Administrative and Support and Waste Management	710	3%	15,690	4%
Finance and Insurance	705	3%	21,605	6%
Educational Services	585	3%	15,220	4%
Construction	515	2%	8,490	2%
Real Estate and Rental and Leasing	465	2%	6,470	2%
Arts, Entertainment and Recreation	200	1%	2,980	1%
Information and Cultural Industries	185	1%	9,375	2%
Public Administration	95	0.5%	7,035	2%
Management of Companies and Enterprises	50	0.2%	4,910	1.3%
Utilities	15	0.07%	585	0.2%
Primary Industry	5	0.02%	20	0.006%
Unknown	1,645	8%	16,555	4%
Total	20,840	100%	380,780	100%

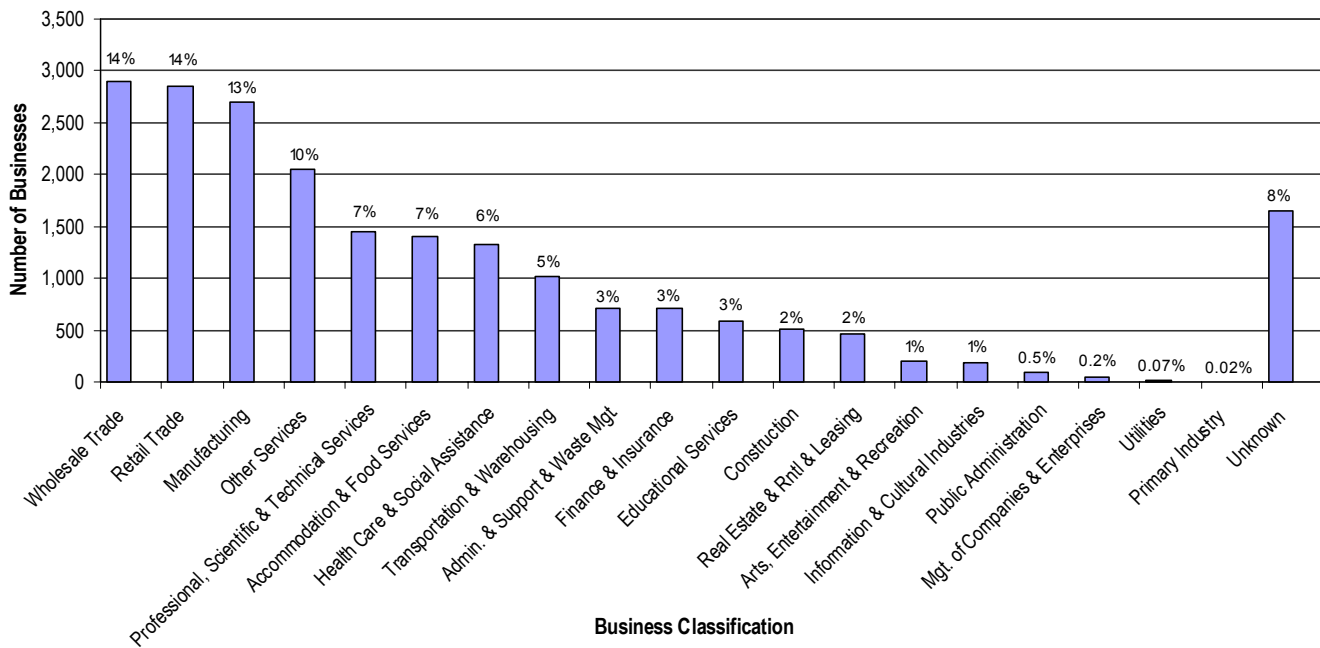
Numbers may not add due to rounding. The unknown classification are businesses where a NAICS code is not assigned. Does not include home-based businesses.

Employment Density

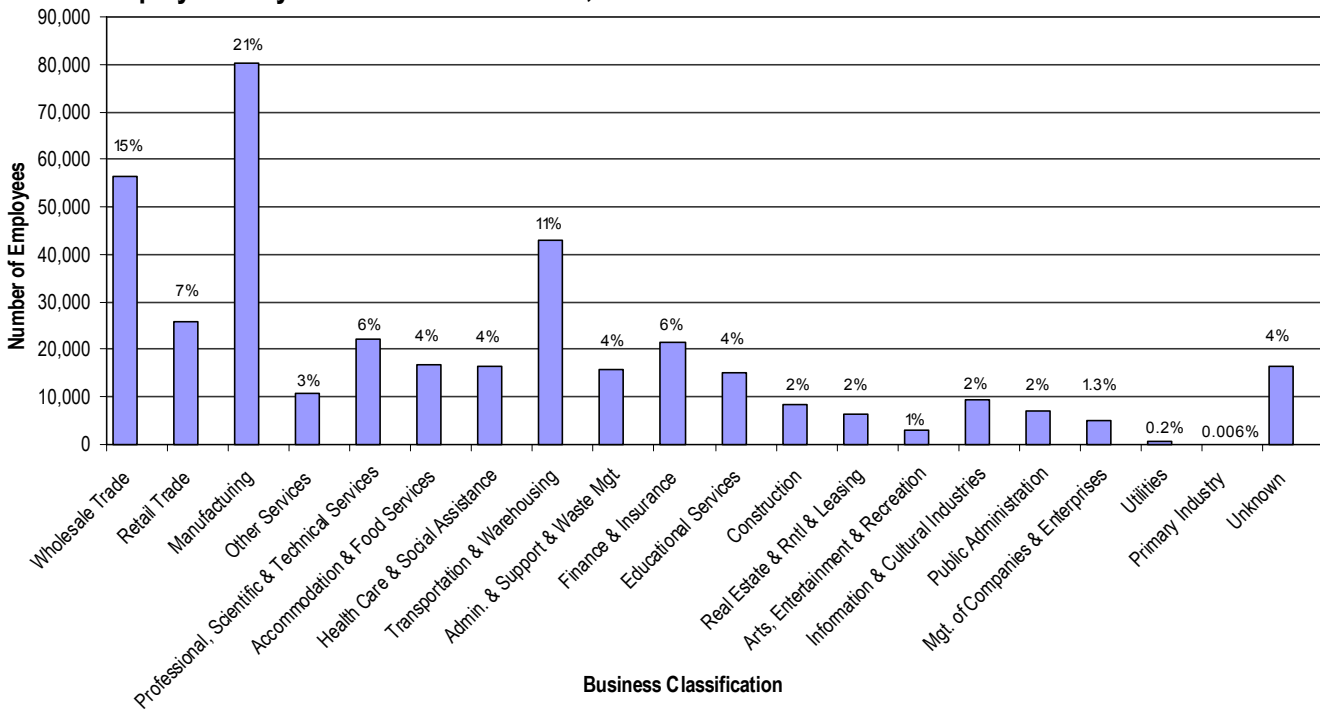
Employment density refers to the number of employees in a geographic area, using the employment information of each traffic zone and the area of that traffic zone. The City's average gross employment density is 13 employees per hectare (5 employees per acre). Gross area includes all land uses, whether they are developed or undeveloped (such as natural areas). Higher gross employment densities are noticeable in the employment districts and along highways and major roads (see map on page 8). The City's average net density is 43 employees per hectare (18 per acre). Net area includes lands developed for commercial, office, industrial, community/cultural, places of religious assembly, public/institutional and school land uses, but excludes lands that do not generate employment such as residential, open space, natural areas, roads and vacant land uses.

It is not surprising to find that the traffic zones with multiple storey buildings are areas of high employment concentration. The Credit Valley Hospital located at Erin Mills Parkway and Eglinton Avenue West and the Trillium Health Centre at Hurontario Street and Queensway West are in traffic zones that have large concentrations of employment. In the City Centre, office centres that have multiple office buildings such as the Sussex Centre, Mississauga Executive Centre and the Village Offices of Sherwoodtowne, and shopping centres such as Square One have high employment densities. Other high density employment areas include large employers such as Hewlett-Packard, Citigroup, Accenture, Loyalty Management Group, Kingsway General Insurance, Nex Innovations and Federal Express Canada in Airport Corporate as well as Royal Bank of Canada, GlaxoSmithKline, Wal-Mart and Maxxam Analytics in Meadowvale Business Park.

Businesses by Business Classification, 2006



Employment by Business Classification, 2006



The "Unknown" are businesses where a NAICS code is not assigned.

2006 Employment Profile

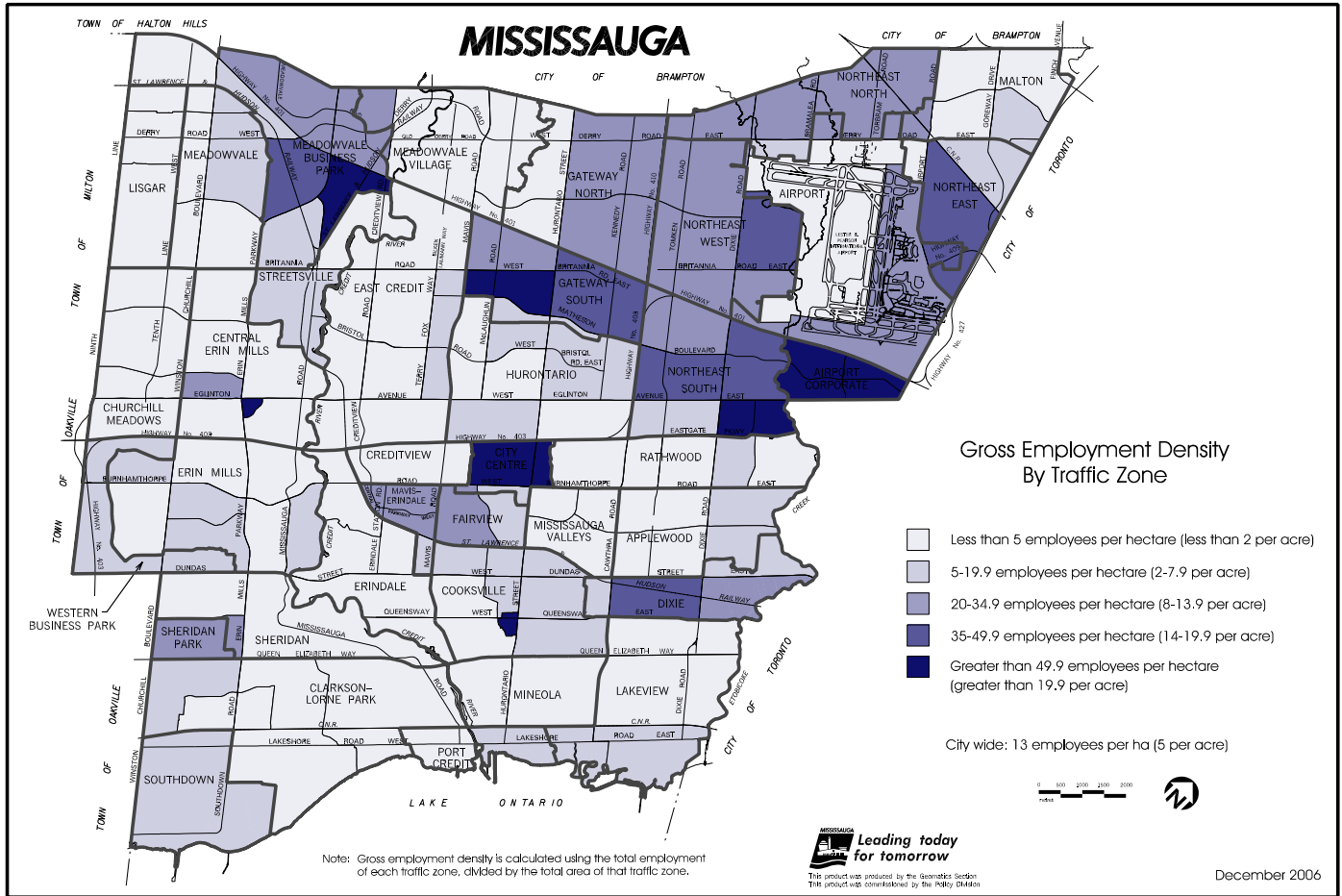


Photo: The Carlo Fidani Cancer Center, Credit Valley Hospital, 2200 Eglinton Ave. W

The full 2006 Employment Profile report and this newsletter can be viewed on the internet at: www.mississauga.ca

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