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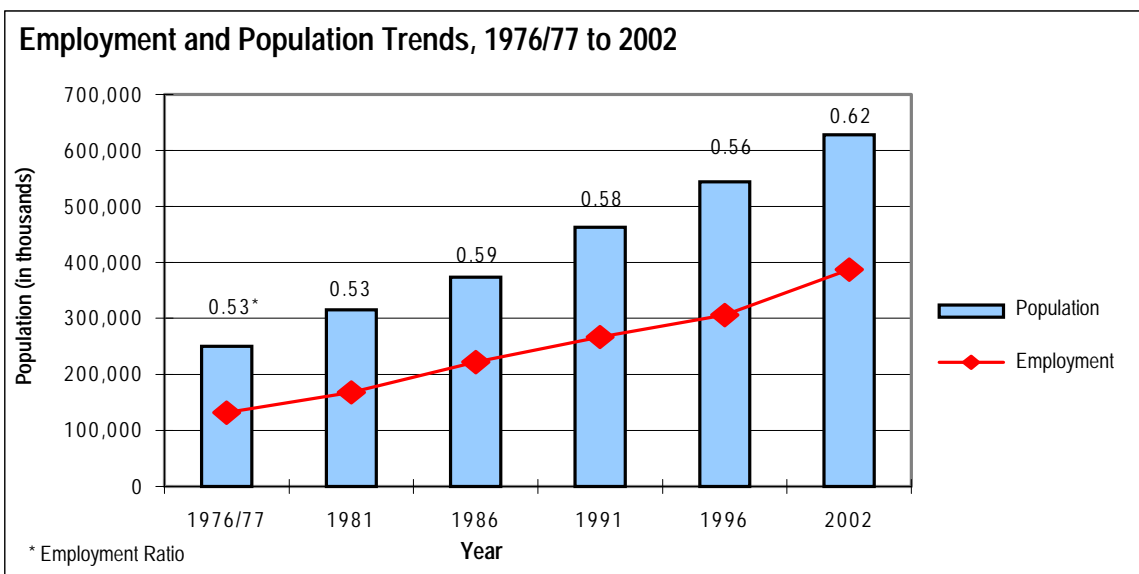
City of Mississauga, Planning and Building Department
2002 Employment Profile

Employment Trends

This newsletter presents a profile of employment and business activities in the City of Mississauga in 2002. It discusses employment levels, existing businesses and vacancies.

The data in this report are based on information from the Mississauga Employment Database and the 2002 Employment Survey. The Employment Survey, a joint effort by the Planning and Building Department and the Economic Development Office is conducted annually and is an important data resource. The data are used in forecasting and planning for future needs, attracting businesses to the City, retention programs for existing businesses and development of future economic strategies.

The City of Mississauga has had steady growth in employment over the last twenty-five years. In 2002, Mississauga remained a net importer of labour and continued to experience increases in employment levels and the number of established businesses. Historically, employment increased from 132,000 in 1977 to 387,005 in 2002 (193%). Population has kept pace increasing from approximately 250,000 in 1976 to 628,250 in 2002 (151%).



Sources: Census of Canada, City of Mississauga Employment Survey
 Note: The employment information for 1991 is from the Census of Canada Journey to Work data. Employment information for all other years are from the City of Mississauga Employment Survey. The population information is from the Census of Canada, with the exception of 2002 which is a June estimate for 2002 from the 2001 Interim Growth Forecasts.

The employment ratio represents the proportion of total employment positions to population. The current employment ratio of .62 means that there are 62 employment positions for every 100 residents. This ratio increased from .53 in 1977 to .59 in 1986. It declined through the early and mid 1990s with the economic recession and then started to increase again, reaching a new high in 2001 and 2002.

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2002 Employment Profile

Total Employment

The total employment¹ in the City of Mississauga was 387,005 in 2002. Employment data for 86% of the 20,130² businesses were obtained. The discussion in this newsletter includes employment by Planning District, employment range, types of business activity and employment density, where available.

With a total population of 628,250 and a resident labour force of 344,445, Mississauga is a net importer of 42,560 employment opportunities.

The Northeast Planning District has the largest employment population with 127,685 or 33% of the total employment. Gateway has the second largest concentration with 51,915 or 13% of employment. This is followed by Meadowvale Business Park with 37,650 employment positions representing 10% of the employment. These three districts combined have over half of the City's employment opportunities.

Full time employment is 92% of all employment positions and part-time employment represents 8% of total employment.

Population, Total Employment and Resident Labour Force, 2002	
Population ¹	628,250
Total Employment	387,005
Employment Ratio ²	0.62
Resident Labour Force ³	344,445
Labour Import ⁴	42,560

Numbers have been rounded.

¹ Population figure is from the 2001 Interim Growth Forecasts for June 2002.

² Employment Ratio is total employment divided by population.

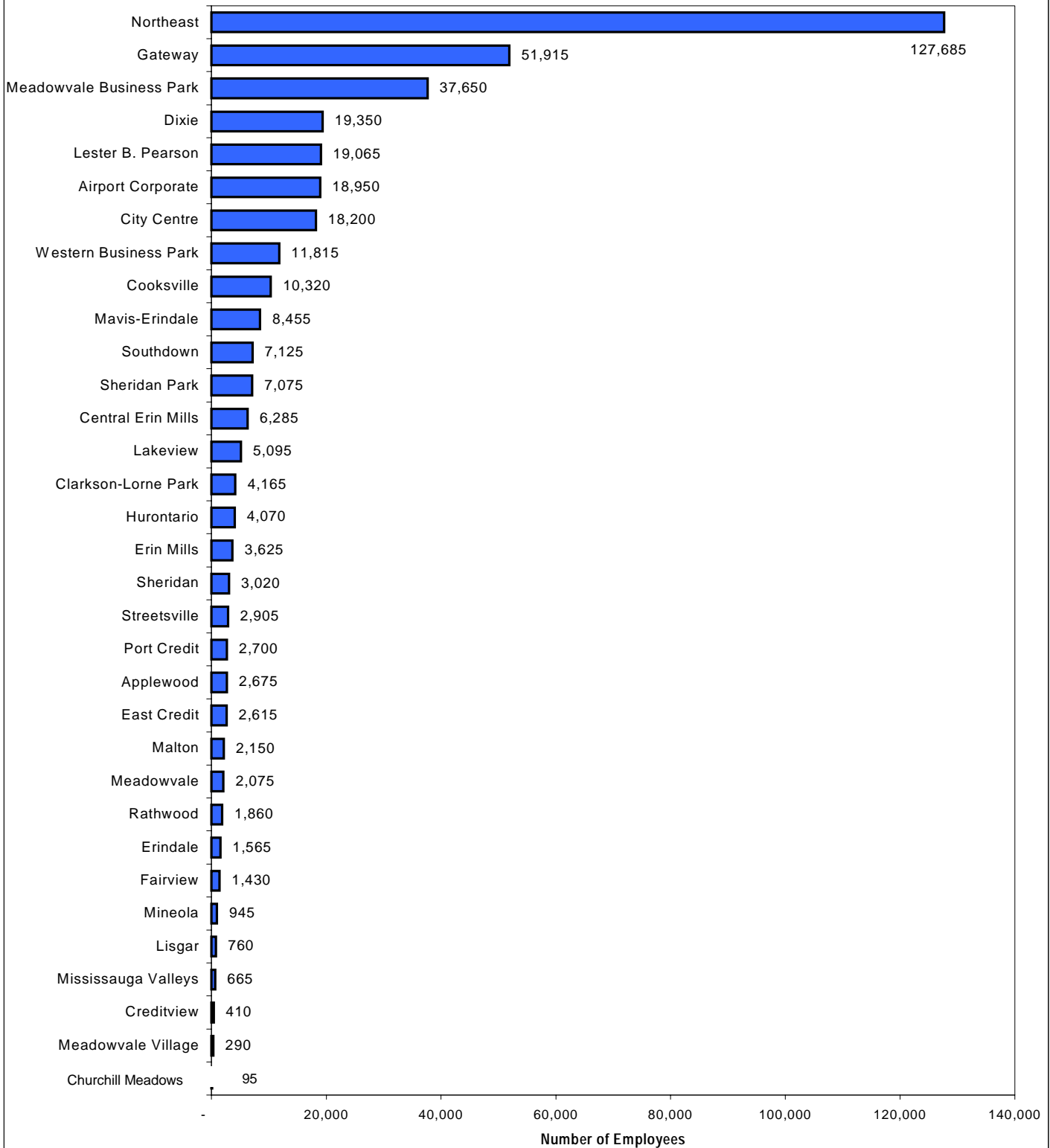
³ Resident Labour Force is an estimate of the population of Mississauga ages 15 and over. This figure has been estimated based on the June 2002 population from the 2001 Interim Growth Forecasts and then multiplied by the age structure percentages from the 2001 Census of Canada results for Mississauga. The participation rate of 69.4% from the Labour Force Survey by Statistics Canada for the second quarter in 2002 is then applied to this figure.

⁴ Labour Import refers to the total employment positions minus the resident labour force.

¹Total employment was estimated based on data contained in the Mississauga Employment Database, data from the 2002 Employment Survey, and estimates made for businesses for which employment data were not available. The 2002 Mississauga Employment Survey made a concerted effort to collect and update data for businesses thought to have 100+ employees. Therefore, it was assumed that the remaining businesses with no employment data, were smaller establishments. For Residential Districts the average number of employees for businesses with less than 100 employees was 7.414 and this was applied to businesses where no employment data were available. For Employment Districts, an average number of employees for businesses with less than 100 employees was calculated for each district. These factors were then applied to businesses, within those districts, where no employment data were 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 equivalent.

² The Canadian Business Patterns, Statistics Canada reports approximately 44,405 businesses in the City of Mississauga, with over half 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.

Employment by Planning District, 2002



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Businesses and Vacancies

There were 20,130 businesses operating in Mississauga in 2002. In addition, the 2002 employment survey recorded a total of 2,080 vacancies⁴. Nine percent of total business sites were vacant. Northeast has the largest concentration of businesses with 6,585 or 33%. This is followed by Gateway with 1,615 or 8%, and Dixie with 1,460 or 7% of businesses. The largest proportion of total City vacancies is found in Northeast with 36% vacancies, Dixie with 11% vacancies and Gateway, Meadowvale Business Park and City Centre each representing approximately 6% of total City vacancies. The highest vacancies as a percent of total business sites are Meadowvale Village (42%), Sheridan Park (22%), Airport Corporate (14%) and Mavis-Erindale (14%). It should be noted that some vacancies represent new construction where tenants have not yet occupied the premises.

Planning District	Total	Businesses		Vacancies		
	Business Sites	# of Businesses	% of City Businesses	# of Vacancies	% of City Vacancies	% of Vacancies in each Planning District
Northeast	7,330	6,585	33%	745	36%	10%
Gateway	1,740	1,615	8%	130	6%	7%
Dixie	1,680	1,460	7%	220	11%	13%
Meadowvale Business Park	1,210	1,085	5%	125	6%	10%
Cooksville	1,110	1,025	5%	85	4%	7%
City Centre	1,055	940	5%	115	6%	11%
Western Business Park	1,025	915	5%	110	5%	11%
Airport Corporate	605	520	3%	85	4%	14%
Lakeview	555	510	3%	45	2%	8%
Mavis-Erindale	535	460	2%	70	3%	14%
Port Credit	515	465	2%	50	2%	10%
Central Erin Mills	470	455	2%	15	1%	3%
Streetsville	465	445	2%	20	1%	5%
Clarkson-Lorne Park	440	410	2%	30	1%	7%
Applewood	410	385	2%	30	1%	7%
Malton	375	350	2%	25	1%	6%
Hurontario	360	340	2%	20	1%	5%
Sheridan	290	270	1%	20	1%	7%
Lester B. Pearson	280	280	1%	1	0.05%	0%
Rathwood	250	235	1%	20	1%	7%
Southdown	250	220	1%	30	1%	12%
Erin Mills	220	210	1%	10	0.5%	5%
Meadowvale	215	195	1%	20	1%	10%
East Credit	160	155	1%	5	0.2%	3%
Erindale	160	160	1%	2	0.1%	1%
Fairview	120	105	1%	15	1%	13%
Mineola	110	100	0.5%	10	0.4%	8%
Creditview	75	70	0.3%	5	0.2%	7%
Mississauga Valleys	75	70	0.3%	5	0.2%	5%
Sheridan Park	55	45	0.2%	10	1%	22%
Lisgar	50	50	0.2%	1	0.05%	2%
Meadowvale Village	25	15	0.1%	10	1%	42%
Churchill Meadows	2	2	0.01%	0	0%	0%
Total	22,210	20,130	100%	2,080	100%	9%

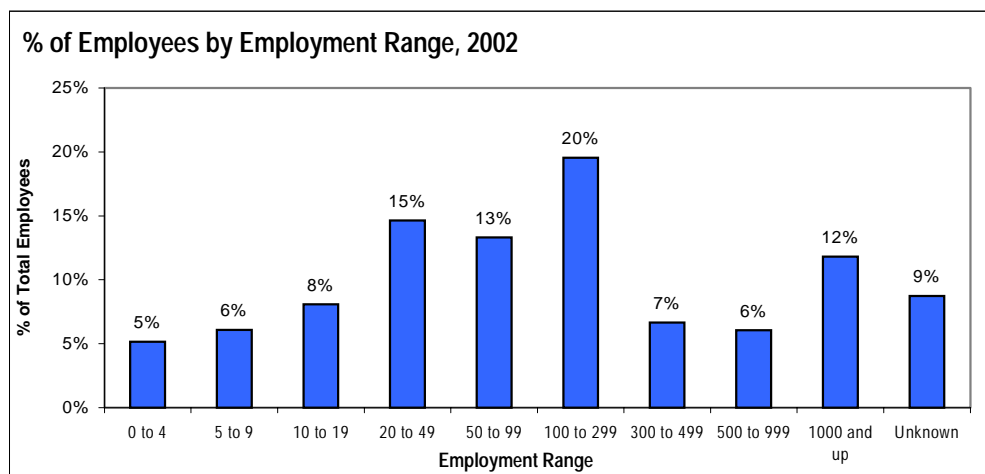
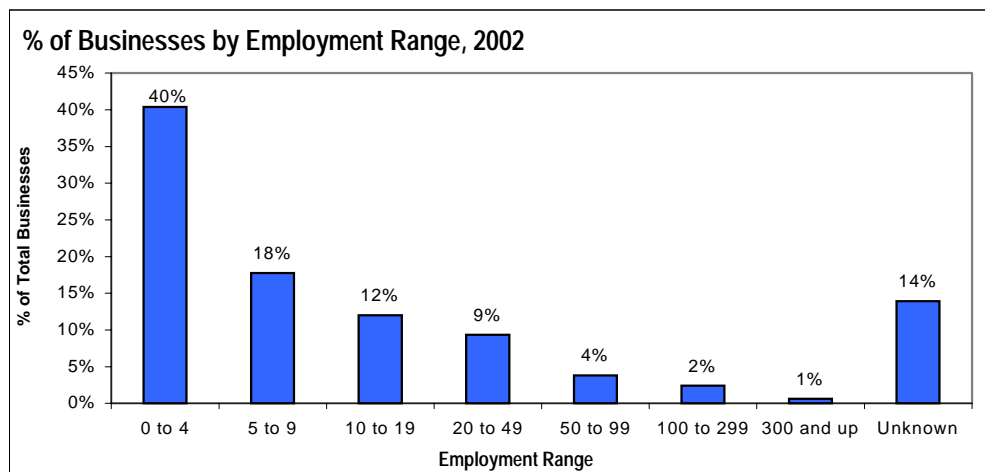
Numbers may not add due to rounding.

⁴Vacancies refers to vacant buildings and vacant units within multiple unit developments. Some condominium industrial units are recorded as vacant buildings.

Businesses by Employment Range

The City's business profile is dominated by small businesses. Forty 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 5% of total employment positions. While 70% of the City's businesses are establishments of less than 20 employees, these businesses only represent 19% 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)⁵. The largest concentration of businesses in Mississauga is in the wholesale trade sector. A total of 15% of businesses with 16% of employment positions are in wholesaling establishments. Manufacturing is the second largest sector. Fourteen percent of businesses in the City manufacture, accounting for 23% of all employees. Retail trade is the third largest sector, comprising 13% of total business activities and 7% of total employment. The transportation and warehousing sector accounts for 4% of total businesses and represents 10% of total employment.

Similar to the wholesale trade and manufacturing businesses, transportation and warehousing businesses are mainly in Employment Districts with concentrations in the Northeast Planning District. Retail trade businesses are distributed throughout the City.

⁵NAICS is a classification system used to describe businesses' economic activities. This system has been designed by Statistics Canada to compile statistics.

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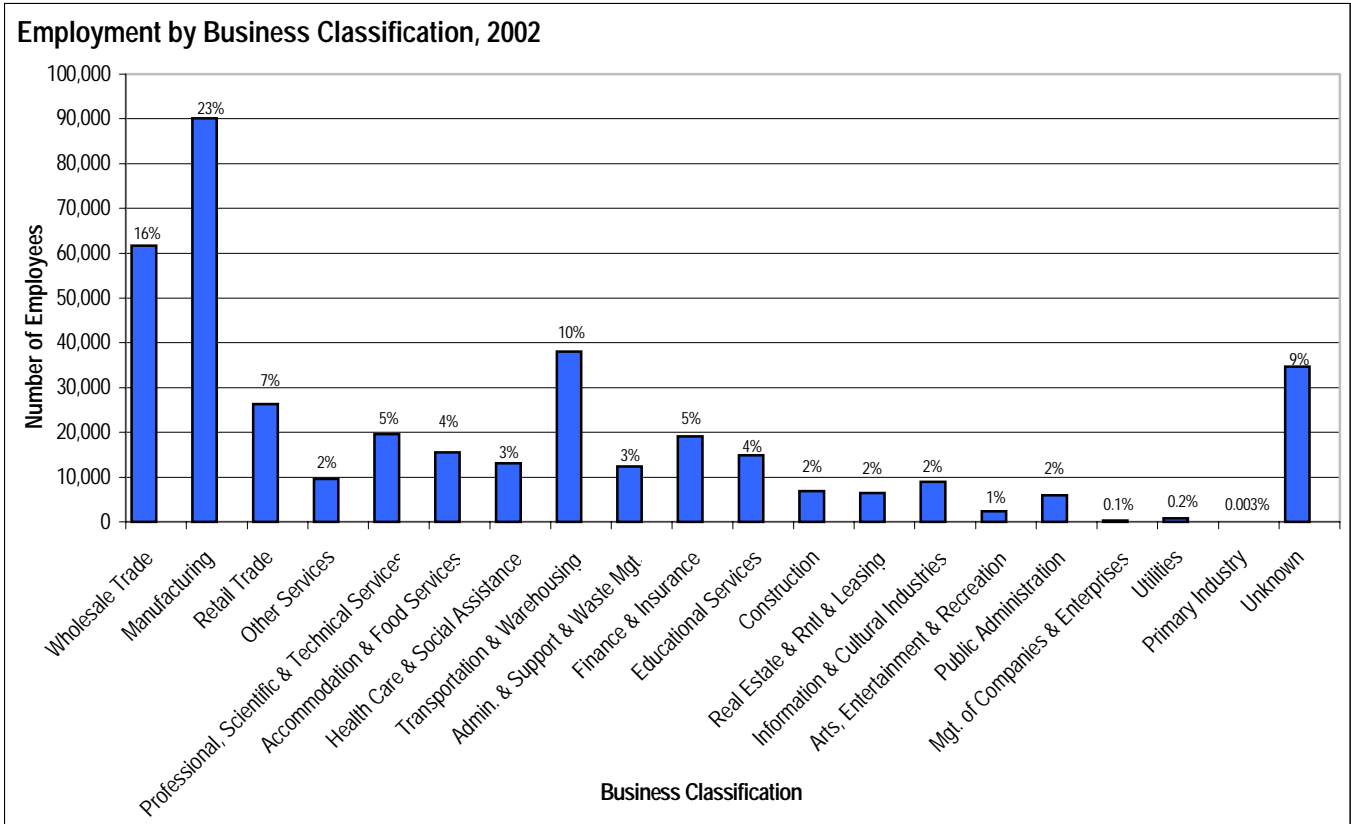
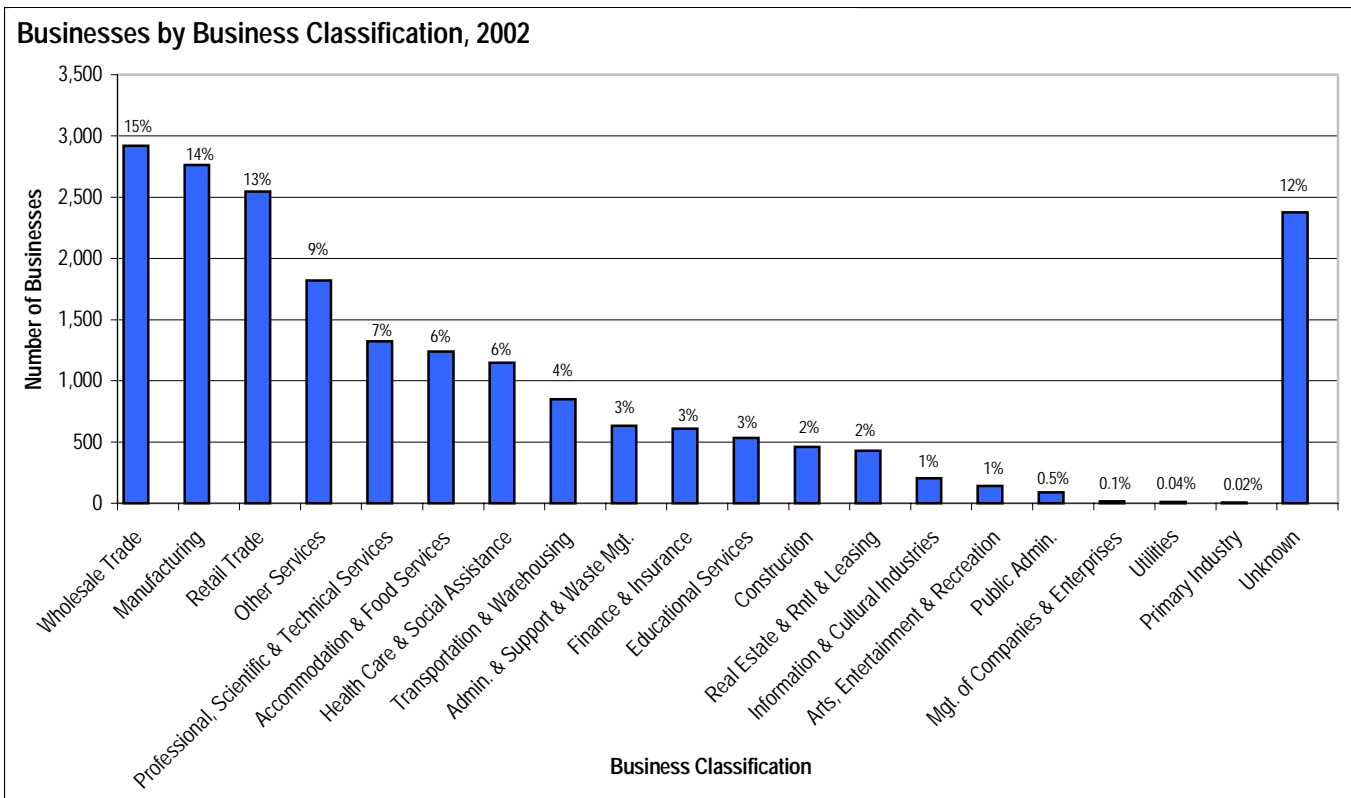
Businesses and Employment by Business Classification, 2002				
Business Classification	# of Businesses	% of Businesses	# of Employees	% of Employees
Wholesale Trade	2,920	15%	61,700	16%
Manufacturing	2,765	14%	90,080	23%
Retail Trade	2,545	13%	26,305	7%
Other Services	1,820	9%	9,605	2%
Professional, Scientific and Technical Services	1,325	7%	19,615	5%
Accommodation and Food Services	1,240	6%	15,545	4%
Health Care and Social Assistance	1,150	6%	13,065	3%
Transportation and Warehousing	850	4%	38,035	10%
Administrative and Support and Waste Management	635	3%	12,435	3%
Finance and Insurance	610	3%	19,140	5%
Educational Services	535	3%	14,930	4%
Construction	460	2%	6,950	2%
Real Estate and Rental and Leasing	430	2%	6,465	2%
Information and Cultural Industries	205	1%	8,960	2%
Arts, Entertainment and Recreation	140	1%	2,375	1%
Public Administration	90	0.5%	5,965	2%
Management of Companies and Enterprises	15	0.1%	305	0.1%
Utilities	10	0.04%	815	0.2%
Primary Industry	5	0.02%	10	0.003%
Unknown	2,375	12%	34,710	9%
Total	20,130	100%	387,005	100%

Numbers may not add due to rounding. The unknown classification are businesses where a NAICS is not assigned.

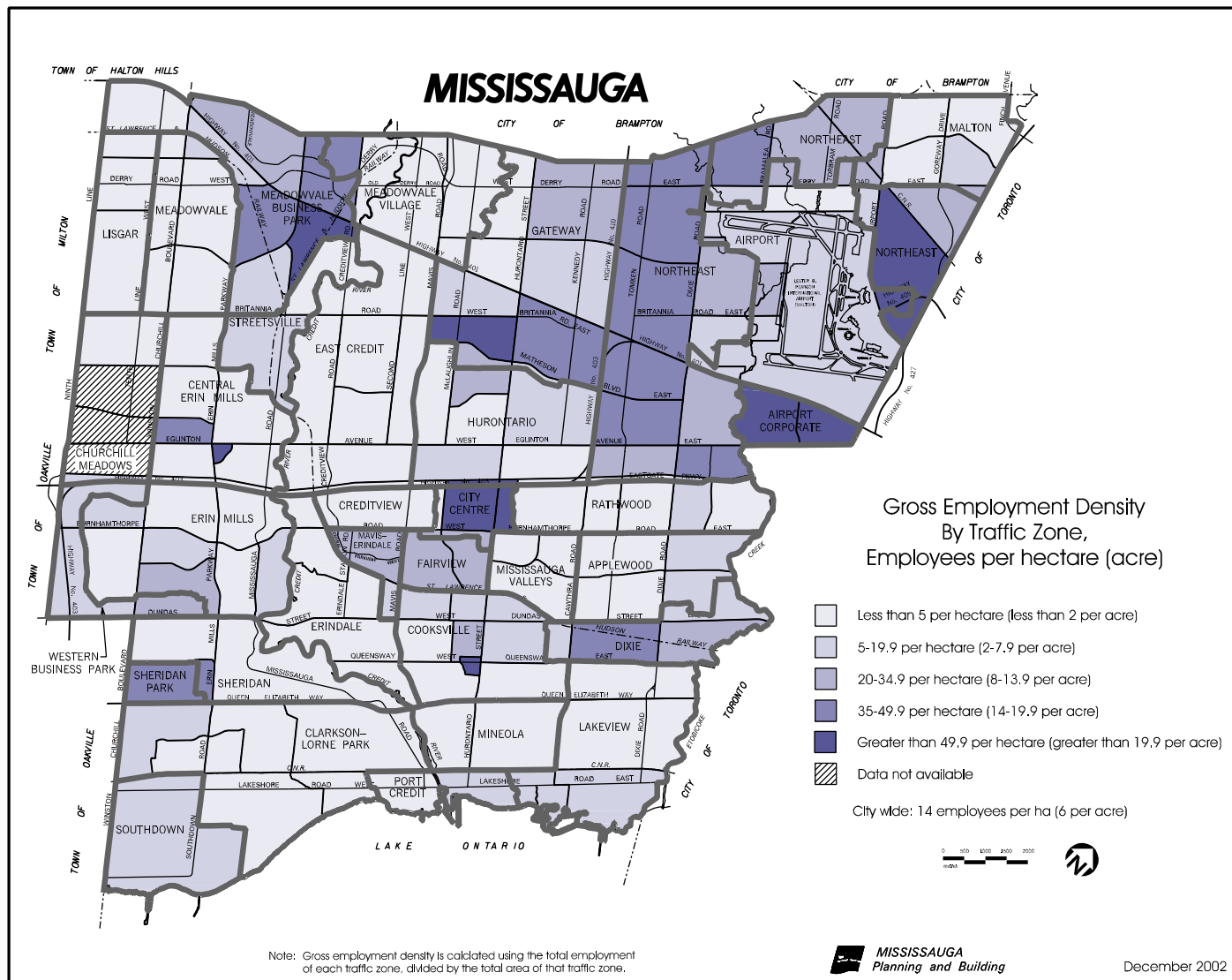
Employment Density

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 14 employees per hectare (6 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 northern Employment Districts have higher gross employment density ranges of over 20 employees per hectare (over 8 per acre). The older Employment Districts in the southern part of the City, for the most part, have lower concentrations of employees. As expected, the residential areas have the lowest gross employment densities.

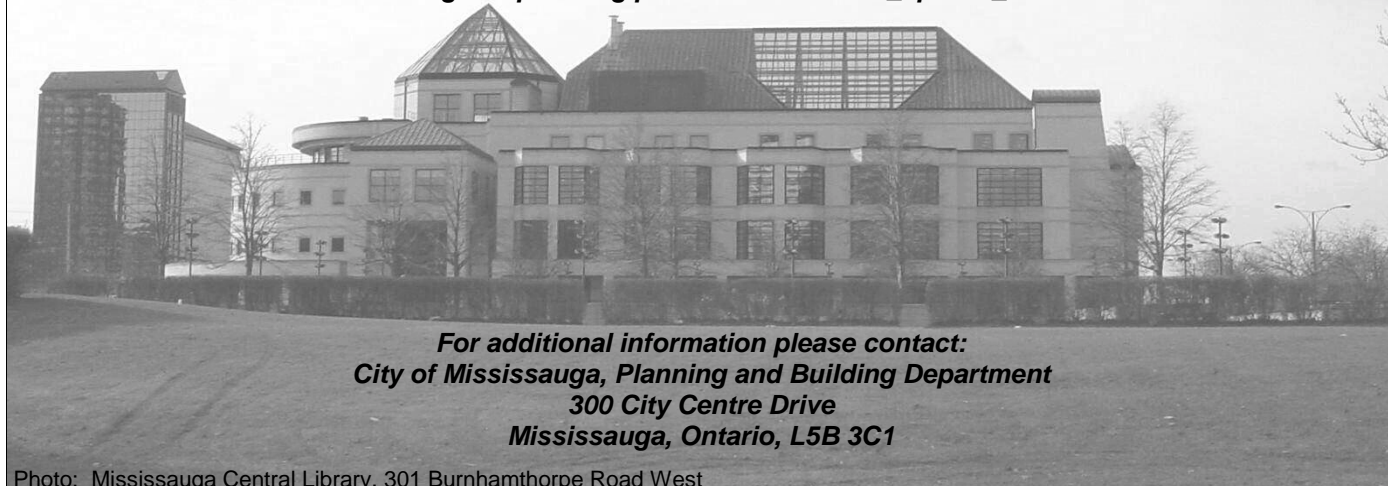
It is not surprising to find that the traffic zones with multiple storey buildings are areas of high employment concentration. The Credit Valley Hospital located at Erin Mills Parkway and Eglinton Avenue West and the Trillium Health Centre at Hurontario Street and Queensway West are in traffic zones that have large concentrations of employment. 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 as well. Other high density employment areas include large companies such as Wal-Mart, GlaxoSmithKline, Canada Post, TD Bank Financial and Cedara Software Corporation.



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The full 2002 Employment Profile report and this newsletter can be viewed on the internet at:
www.mississauga.ca/planbldg/publications/html/of_special_interest.htm



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