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2009 vacant employment lands

2009 Vacant Employment Lands

INTRODUCTION

This report presents information on the location and size of vacant employment lands in the City of Mississauga.

Employment lands are lands in the City's Employment Planning Districts which are designated in Mississauga Plan as "Business Employment", "General Commercial", "Motor Vehicle Commercial" and "Industrial". Employment lands also occur in some of the Residential Planning Districts, which have lands designated in Mississauga Plan as "Business Employment". Lands designated as "Mixed Use" and "Retail Core Commercial" in the City Centre Planning District are also included.

The employment lands identified in this report are vacant sites greater than 200 m² (0.05 acres). Some large undeveloped portions of properties with existing employment buildings are included since they may provide future opportunities for expansion of the existing use or for intensification. Employment lands with uses that do not conform to land use designations in Mississauga Plan and some lands with existing employment buildings that are unoccupied have also been included. Paved parking areas and areas used for outdoor storage or other uses accessory to the existing employment use are not generally included. In the City Centre District lands with temporary parking and temporary retail uses are included.

The vacant status of land parcels was confirmed through site visits during the fall of 2008. Following the site visits, the data base was updated with new information on the issuance of building permits and property parcel sizes to January 2009.

Information has also been updated to reflect amendments to Mississauga Plan and to the Zoning By-law, based on approved Official Plan Amendment and Rezoning applications.

VACANT EMPLOYMENT LANDS IN MISSISSAUGA

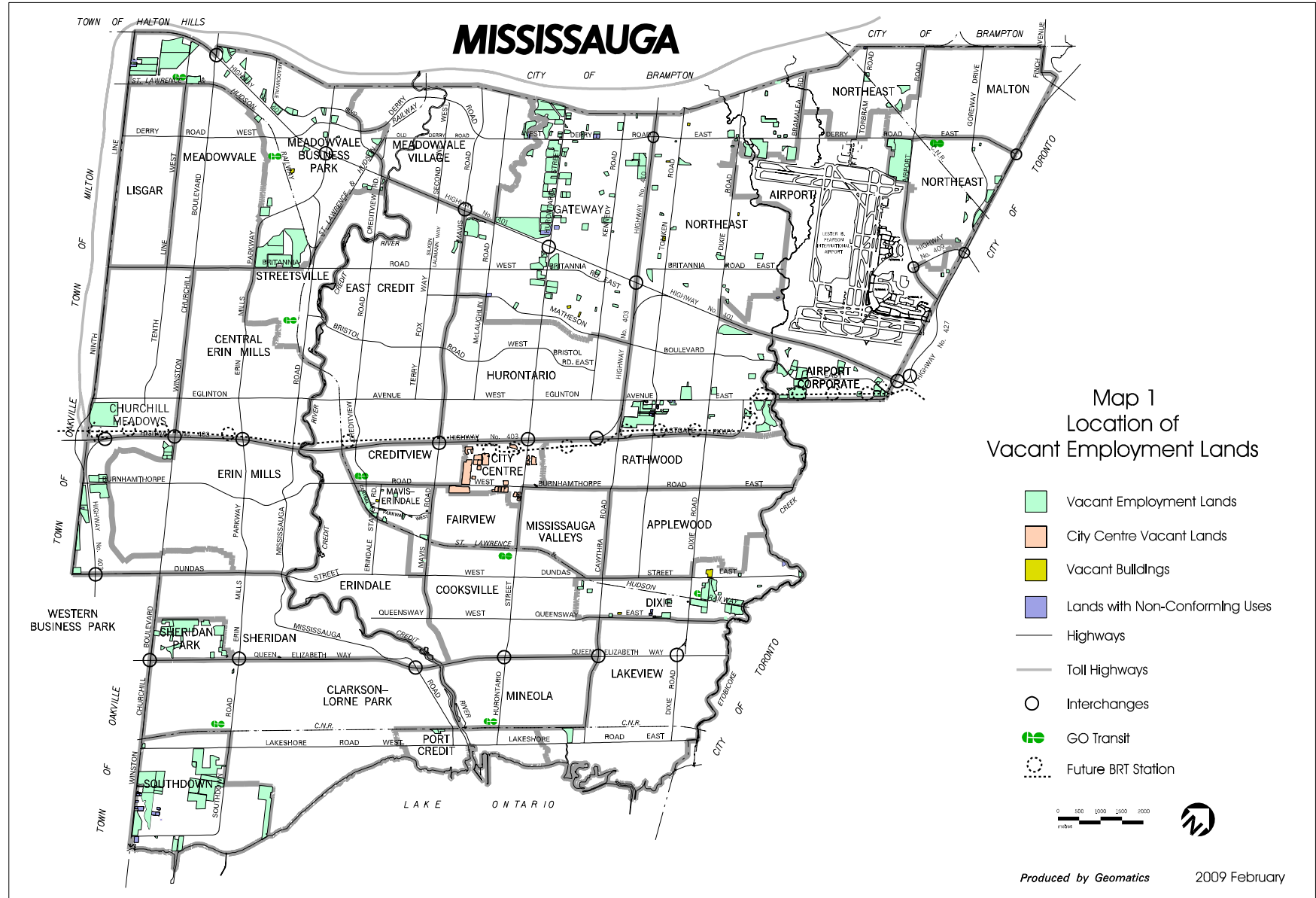
The City's Planning Districts and vacant employment lands are shown on Map 1. The City's Employment Planning Districts are as follows:

- Airport Corporate;
- Dixie;
- Gateway;
- Mavis-Erindale;
- Meadowvale Business Park;
- Northeast;
- Sheridan Park;
- Southdown; and
- Western Business Park.

The City's Residential Planning Districts which have vacant employment lands are as follows:

- Churchill Meadows;
- Clarkson-Lorne Park;
- East Credit;
- Lakeview;
- Meadowvale Village;
- Port Credit; and
- Sheridan.

MISSISSAUGA



KEY FINDINGS

The total area of vacant employment lands in employment districts, the City Centre and residential districts is 1 017 hectares (2,514 acres).

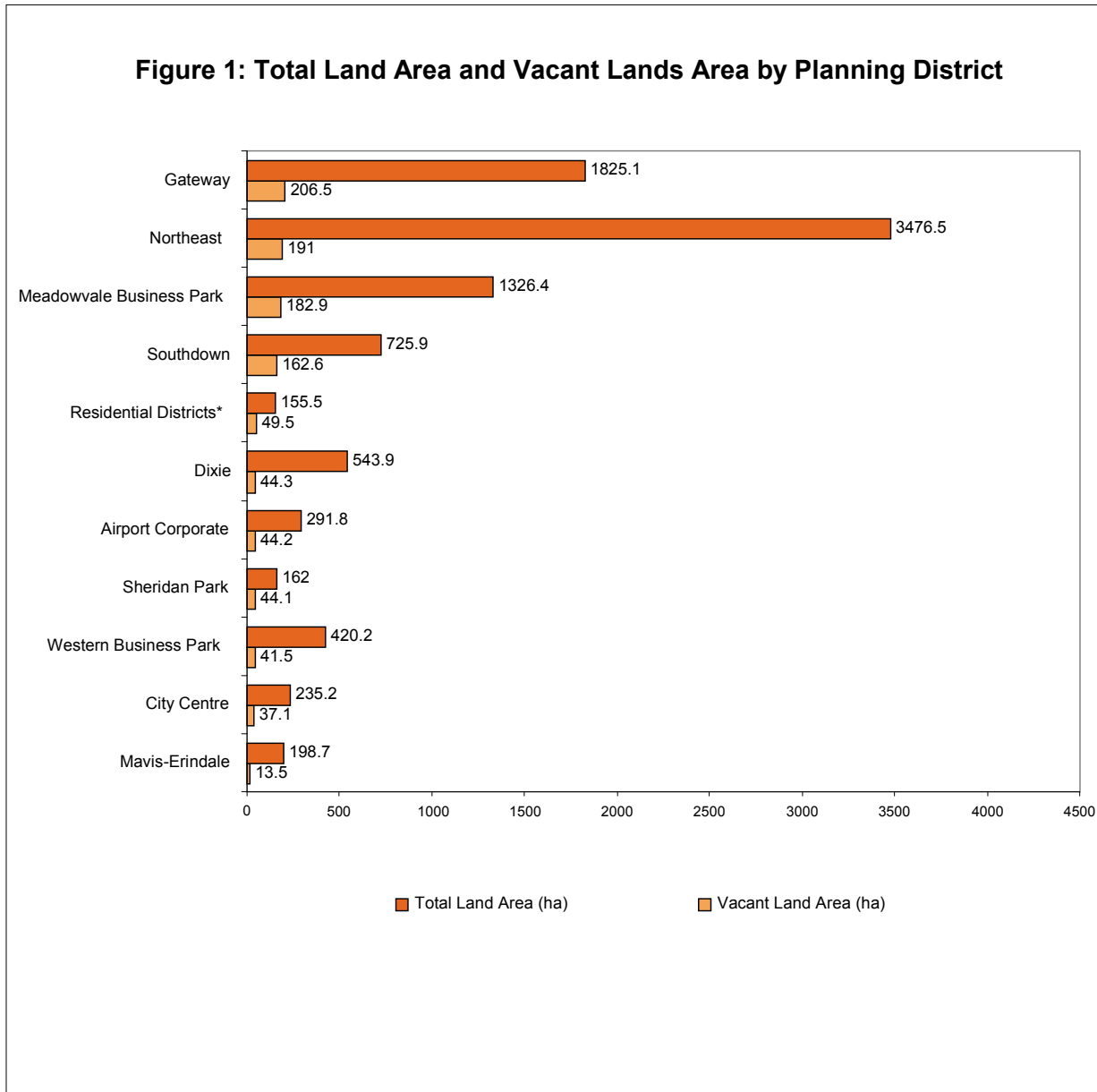
The area of vacant employment lands is shown in Table 1. In the City Centre, 37 hectares (91 acres) or 15.8% of the total land area are vacant. The Employment Planning Districts have a total area of 8 971 hectares (22,167 acres) of which 931 hectares (2,300 acres) or 10.4% are vacant employment lands. A total area of lands designated Business Employment in Residential Planning Districts is 156 hectares (384 acres) and 50 hectares (122 acres) or 32% of these lands are vacant.

Planning Districts	District Area (ha)	District Area (acre)	Vacant Area (ha)	Vacant Area (acre)	Percentage Vacant
City Centre	235.2	581.2	37.1	91.5	15.8%
Airport Corporate	291.8	721.0	44.2	109.3	15.1%
Dixie	543.9	1,344.0	44.3	109.5	8.1%
Gateway	1 825.1	4,509.8	206.5	510.3	11.3%
Mavis–Erindale	198.7	491.0	13.5	33.4	6.8%
Meadowvale Business Park	1 326.4	3,277.5	182.9	452.0	13.8%
Northeast	3 476.5	8,590.3	191.0	472.0	5.5%
Sheridan Park	162.0	400.3	44.1	108.9	27.2%
Southdown	725.9	1,793.7	162.6	401.8	22.4%
Western Business Park	420.2	1,038.3	41.5	102.6	9.9%
Residential Districts with Vacant Employment Lands*	155.5	384.2	49.5	122.2	31.8%
Total	9 361.2	23,132.0	1 017.2	2,513.5	10.9%

Numbers may not add due to rounding

* Includes only lands designated Business Employment within: Churchill Meadows, Clarkson-Lorne Park, Cooksville, East Credit, Lakeview, Meadowvale Village, Port Credit, Sheridan, and Streetsville

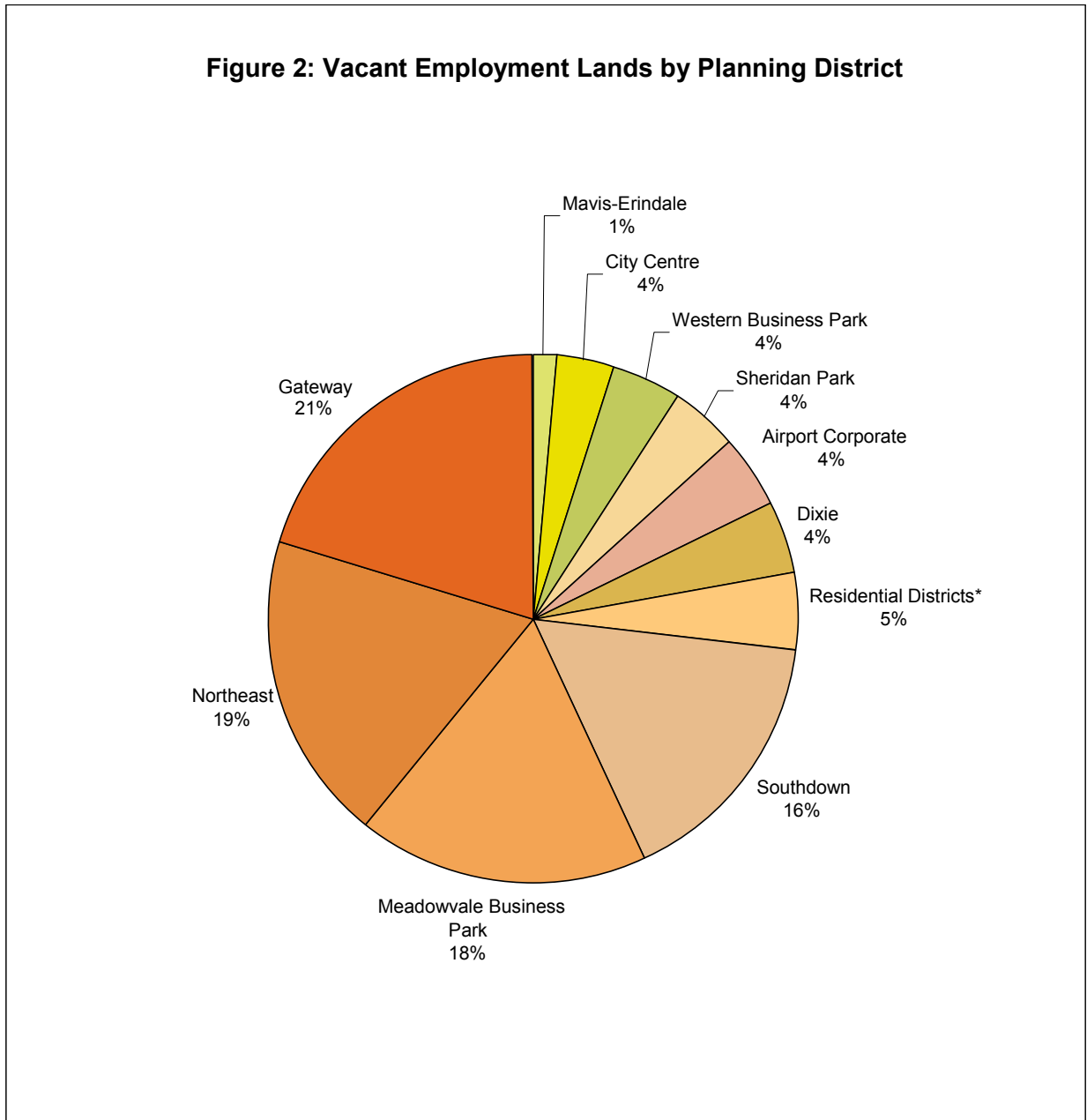
Figure 1 illustrates the area of vacant employment lands compared to the Planning District area. The districts with the largest amounts of vacant land are Gateway, Northeast and Meadowvale Business Park.



* Includes only lands designated Business Employment within: Churchill Meadows, Clarkson-Lorne Park, Cooksville, East Credit, Lakeview, Meadowvale Village, Port Credit, Sheridan, and Streetsville

The combined area of vacant employment lands in Gateway, Meadowvale Business Park and Northeast Planning Districts is 580 hectares (1,434 acres) which represents approximately 57% of the total vacant employment lands in the City.

Figure 2 illustrates the percentage distribution of vacant employment lands by Planning District.



* Includes: Churchill Meadows, Clarkson-Lorne Park, East Credit, Lakeview, Meadowvale Village, Port Credit and Sheridan.

The total number of vacant parcels in the City is 356. Northeast, Gateway and Meadowvale Business Park Planning Districts have the largest number of vacant parcels. When combined, the 204 vacant parcels in these three Planning Districts represent 57% of the total vacant parcels. Table 2 shows the number of vacant parcels in each Planning District by size ranges.

Planning District	Less than 2.0 (ha)	2.0 – 4.0 (ha)	4.1 – 8.0 (ha)	8.1 – 20.0 (ha)	Greater than 20.0 (ha)	Total
	Less than 5.0 (acre)	5.0 – 9.9 (acre)	10.0 – 19.9 (acre)	20.0 – 50.0 (acre)	Greater than 50.0 (acre)	
Airport Corporate	16	2	1	1	0	20
Churchill Meadows	0	0	0	0	1	1
City Centre	34	1	0	1	0	36
Clarkson–Lorne Park	1	0	0	0	0	1
Dixie	15	3	5	0	0	23
East Credit	1	1	0	0	0	2
Gateway	52	16	9	4	1	82
Lakeview	0	0	1	0	0	1
Mavis–Erindale	10	0	1	0	0	11
Meadowvale Business Park	21	7	4	5	2	39
Meadowvale Village	1	0	1	0	0	2
Northeast	57	16	6	3	1	83
Port Credit	2	0	0	0	0	2
Sheridan	1	0	0	0	0	1
Sheridan Park	8	1	3	1	0	13
Southdown	15	1	2	4	3	25
Western Business Park	7	3	3	1	0	14
Total	241	51	36	20	8	356

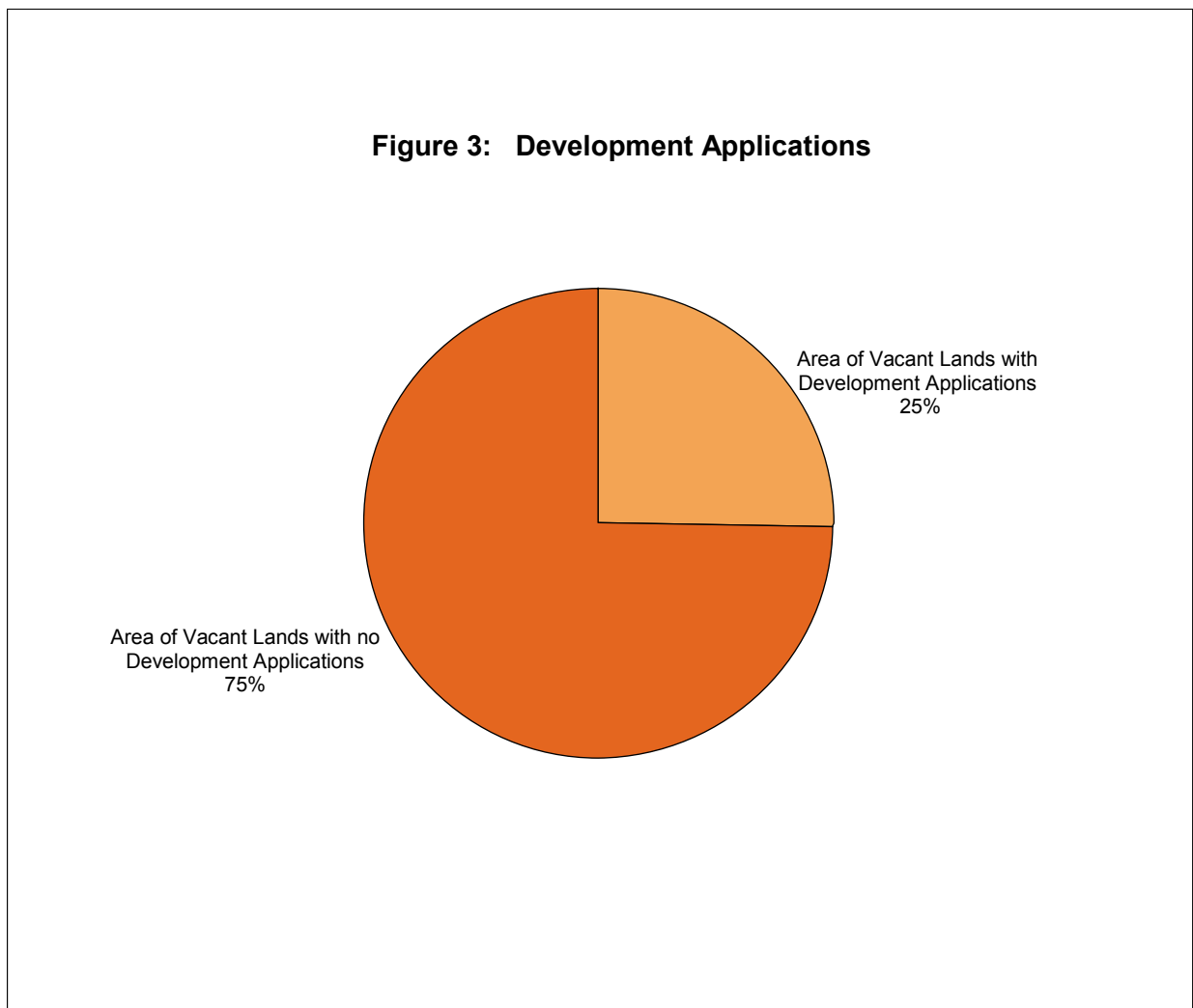
Of the total 356 vacant parcels, only eight vacant parcels are larger than 20 hectares (50 acres) and 241 or 68% are smaller than 2 hectares (5 acres). Table 3 shows that approximately half the small vacant parcels are less than 0.9 hectares (2 acres). Although the majority of vacant parcels are small, opportunities exist to assemble lands since many vacant parcels are adjacent to each other.

Planning District	Less than 0.4 (ha)	0.4 – 0.8 (ha)	0.9 – 1.2 (ha)	1.3 – 1.6 (ha)	1.7 – 2.0 (ha)	Total
	Less than 1.0 (acre)	1.0 – 1.9 (acre)	2.0 – 2.9 (acre)	3.0 – 3.9 (acre)	4.0 – 5.0 (acre)	
Airport Corporate	1	2	4	4	5	16
City Centre	14	9	4	4	3	34
Clarkson – Lorne Park	1	0	0	0	0	1
Dixie	4	8	1	1	1	15
East Credit	1	0	0	0	0	1
Gateway	11	19	14	4	4	52
Mavis – Erindale	5	1	3	1	0	10
Meadowvale Business Park	1	3	10	5	2	21
Meadowvale Village	0	0	1	0	0	1
Northeast	23	18	7	5	4	57
Port Credit	0	0	2	0	0	2
Sheridan	1	0	0	0	0	1
Sheridan Park	0	3	1	3	1	8
Southdown	2	7	1	4	1	15
Western Business Park	0	0	2	3	2	7
Total	64	71	50	34	25	241

Some of vacant parcels are subject to a development proposal. As of January 2009, development applications have been submitted to the City of Mississauga for 60 vacant parcels, which accounts for about 17% of the total 356 vacant parcels.

The total area of vacant employment land under development application is 258 hectares (637 acres). These parcels have been included in the report because for most of them the approval process for the application is not completed and development has not commenced.

Figure 3 illustrates the percentage distribution of the vacant employment lands area, for parcels under development applications and with no applications.



VACANT EMPLOYMENT LANDS

The information on vacant parcels is presented by Planning Districts in a series of tables and maps.

The Planning District table provides a parcel identification number (Parcel ID) assigned to each vacant land parcel which corresponds to the number of the parcel shown on the Planning District map. The table also includes information on parcel size, land use designation and zoning.

Information on existing land use has been collected for vacant portions of properties with a built area, where there may be a potential for further development either through expansion of the existing use or through land severance. Where no existing land use is indicated, the entire site is vacant.

Information has also been included on the area of the parcel which is within an environmental area identified in the City's Natural Area Survey (NAS), where it is applicable. This area has been provided separately to indicate how much of the vacant parcel is subject to Mississauga Plan environment policies and potential development restrictions.

For all parcels that are subject to a development proposal, general information on the type of development application is provided (ie. official plan amendment, rezoning, subdivision or site plan).

VACANT EMPLOYMENT BUILDINGS

This report also includes parcels with unoccupied employment buildings. The vacant status of buildings was confirmed through site visits during the fall of 2008 and compared with the 2007 and 2008 Employment Survey results. Only buildings that were built before 2007 and not occupied in 2007 and 2008 are considered vacant.

The total number of vacant employment buildings in the City is 10. These buildings are located in the Dixie, Gateway, Mavis-Erindale, Meadowvale Business Park and Northeast Planning Districts. Information on the vacant buildings is shown in the tables before each Planning District map.

The parcel identification number (Parcel ID) provided in the Planning District table corresponds to the number of the parcel with a vacant building, shown on the Planning District map. Each record in the Planning District table includes information on the building footprint area, official plan designation, zoning, existing land use and street address.

Information on existing land use is provided only for the parcels where in addition to the vacant building, there is an occupied building(s). Land use refers to the business in the occupied building(s).

Vacant employment buildings may provide opportunities for purchase or lease, or for new development on the parcel if the building is demolished.

EMPLOYMENT LANDS WITH NON-CONFORMING USES

In addition to information on vacant lands and vacant employment buildings, the 2009 Vacant Employment Lands report includes employment lands with uses that do not conform to the Mississauga Plan designation.

Non-conforming uses are defined as uses not permitted within the official plan designation. For example, residential uses are not permitted on lands designated Business Employment and Industrial.

The non-conforming status of parcels was confirmed through site visits during the fall of 2008 and compared with the building status in the City's property database. Most of these parcels are located in Employment Planning Districts and have existing buildings with residential uses.

The total number of parcels with non-conforming uses is 40 and their area is 14 hectares (34 acres). Information on the employment lands with non-conforming uses is presented in the tables before each Planning District map.

Each table provides a parcel identification number (Parcel ID) that corresponds to the number shown on the Planning District map. Information on the parcel area, official plan designation, zoning, existing land use and the address of the existing building is also included.

Employment lands with non-conforming uses may provide opportunities for the expansion of neighbouring businesses, or for a transition of residential buildings to business uses.

Vacant Lands

CITY CENTRE

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
C1	0.39	0.96	MU	H-CC2(3)		0.00	0.00	
C11	0.29	0.72	MU	H-CC2(1)	Temporary Retail	0.00	0.00	
C12	1.26	3.11	MU	H-CC2(1)	Temporary Retail	0.00	0.00	
C13	0.18	0.44	MU	H-CC2(1)		0.00	0.00	
C14	2.77	6.84	MU	H-CC2(1)		0.00	0.00	
C15	0.53	1.31	MU	H-CC2(1)		0.00	0.00	
C16	1.60	3.95	MU	H-CC2(1)		0.00	0.00	
C17	0.27	0.67	MU	H-CC2(1)		0.00	0.00	Z, SP
C18	1.01	2.50	MU	H-CC2(2)		0.00	0.00	
C19	1.77	4.37	MU	H-CC2(1)		0.00	0.00	Z, SP
C2	0.39	0.96	MU	H-CC2(3)		0.00	0.00	
C20	1.21	2.98	R	H-CC1		0.00	0.00	
C22	1.69	4.18	MU	H-CC2(1)		0.00	0.00	Z, SP
C23	0.74	1.83	MU	CC2(1)	Temporary Parking	0.00	0.00	
C24	10.27	25.37	MU	H-CC4*, H-CCOS	Temporary Retail	0.00	0.00	T, Z, SP
C25	1.30	3.21	MU	H-CC2(1)		0.00	0.00	
C27	0.79	1.94	MU	H-CC2(2)	Temporary Retail	0.00	0.00	
C28	0.55	1.36	MU	H-CC2(2)		0.00	0.00	
C29	0.70	1.73	MU	H-CC2(2)		0.00	0.00	
C3	0.22	0.54	MU	H-CC2(3)		0.00	0.00	
C30	0.11	0.27	MU	H-CC2(2)		0.00	0.00	
C31	0.96	2.37	MU	H-CC2(2)		0.00	0.00	
C34	0.43	1.07	MU	CC2-2	Residential	0.00	0.00	SP
C35	1.59	3.92	MU	CC2-2	Residential	0.00	0.00	SP
C36	0.68	1.68	MU	H-CC2(1)		0.00	0.00	Z, SP
C37	0.39	0.96	MU	H-CC2(2)		0.00	0.00	
C38	0.97	2.39	MU	CC2(1), H-CC2(1)		0.00	0.00	
C41	0.32	0.80	MU			0.00	0.00	
C42	0.24	0.59	MU	H-CC2(2)		0.00	0.00	
C45	0.12	0.29	MU	CC2(3)		0.02	0.06	

(1) Official Plan Abbreviations note: MU - Mixed Use, R - Retail Core Commercial.

(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: Z - Rezoning, T - Subdivision, SP - Site Plan.

H-CC4* includes: H-CC4-1, H-CC4-2, H-CC4-3, H-CC4-4, H-CC4-5

Vacant Lands

CITY CENTRE

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
C46	0.53	1.30	MU	CC2(1)	Temporary Parking	0.00	0.00	
C47	0.66	1.63	MU	H-CC2(2)	Temporary Parking	0.00	0.00	
C6	1.77	4.37	MU	H-CC2(3)		0.14	0.34	
C7	0.12	0.30	MU	H-CC2(2)	Temporary Retail	0.00	0.00	
C8	0.12	0.30	MU	H-CC2(2)		0.00	0.00	
C9	0.12	0.30	MU	H-CC2(2)		0.00	0.00	
Summary for Planning District CITY CENTRE (36 records)								
Sum	37.05	91.54				0.16	0.40	
Min	0.11	0.27				0.00	0.00	
Max	10.27	25.37				0.14	0.34	

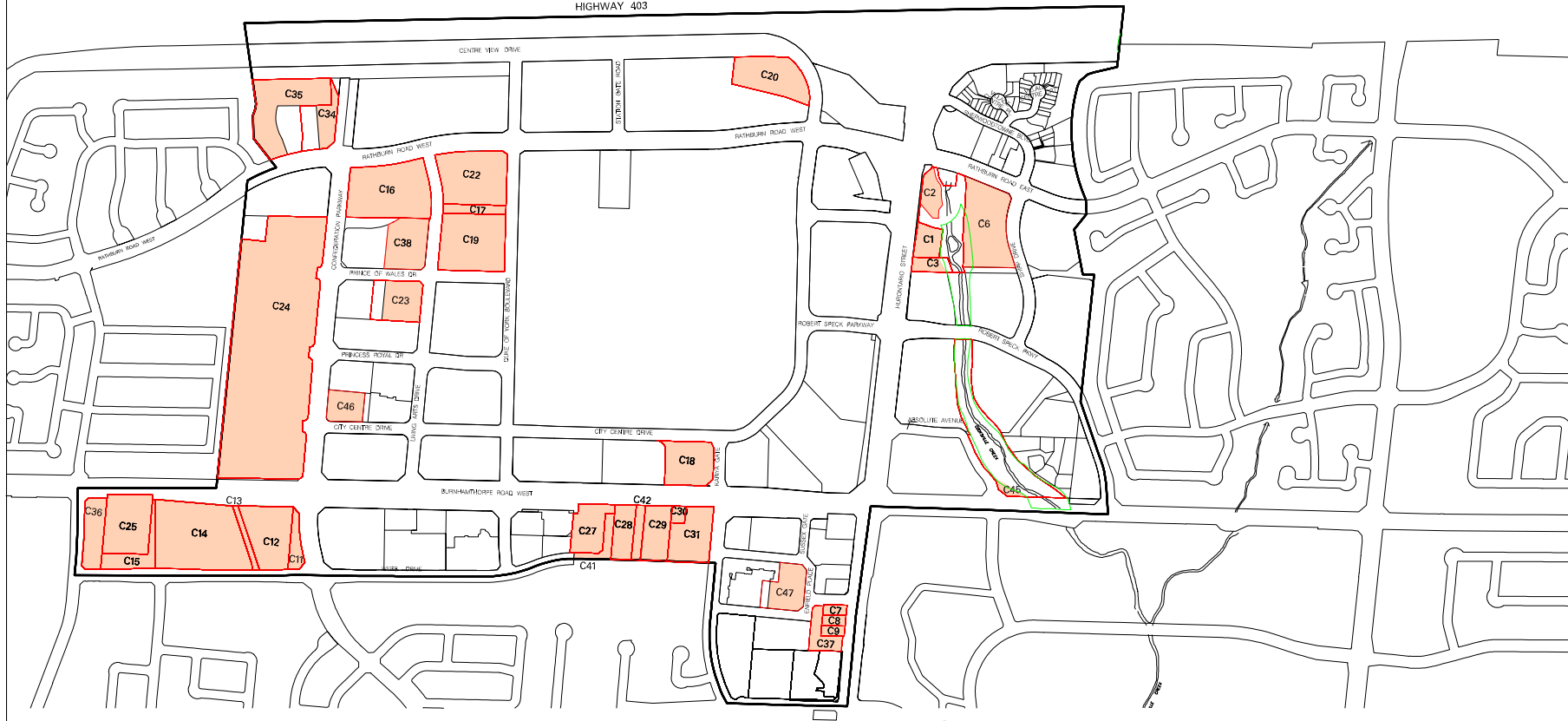
(1) Official Plan Abbreviations note: MU - Mixed Use, R - Retail Core Commercial.

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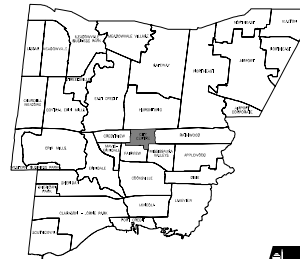
H-CC4* includes: H-CC4-1, H-CC4-2, H-CC4-3, H-CC4-4, H-CC4-5



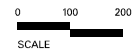
LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- C25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2009



City Centre District Vacant Lands



Vacant Employment Lands

AIRPORT CORPORATE

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
3	1.01	2.50	BE	E1		0.00	0.00	
4	0.91	2.25	BE	E1		0.00	0.00	
5	0.33	0.81	BE	E1	Office	0.00	0.00	
7	4.37	10.80	BE	E1		0.00	0.00	
8	1.70	4.20	BE	E1	Office	0.00	0.00	
9	1.01	2.50	BE	E1		0.00	0.00	
10	1.01	2.50	BE	E1	Office	0.00	0.00	SP
11	1.22	3.01	BE	E1		0.00	0.00	
14	13.24	32.72	BE	E1		0.00	0.00	
15	3.93	9.71	BE	E1		0.00	0.00	
16	1.73	4.26	BE	E1		0.00	0.00	
17	1.73	4.26	BE	E1		0.00	0.00	
18	1.82	4.49	BE	E1		0.00	0.00	
19	1.22	3.01	BE	E1		0.00	0.00	SP
20	0.49	1.21	BE	E1		0.00	0.00	SP
21	1.57	3.88	BE	E1	Office	0.00	0.00	SP
22	0.58	1.43	BE	E1	Office	0.00	0.00	
23	3.48	8.60	BE	E1	Office	0.00	0.00	
24	1.70	4.20	BE	E1		0.00	0.00	
25	1.21	2.99	BE	E1		0.00	0.00	
Summary for Planning District AIRPORT CORPORATE (20 records)								
Sum	44.24	109.33				0.00	0.00	
Min	0.33	0.81				0.00	0.00	
Max	13.24	32.72				0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan

(A)Development Application Approved in 2008

* Zoning under Appeal

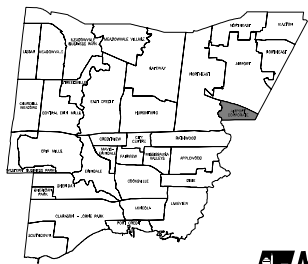


City of Toronto

LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2009



Airport Corporate District Vacant Employment Lands



Vacant Employment Lands

CHURCHILL MEADOWS

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
26	33.46	82.68	BE	E2, E2-102		0.00	0.00	OP(A), Z(A), T(A)
Summary for Planning District CHURCHILL MEADOWS (1 record)								
Sum	33.46	82.68				0.00	0.00	
Min	33.46	82.68				0.00	0.00	
Max	33.46	82.68				0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

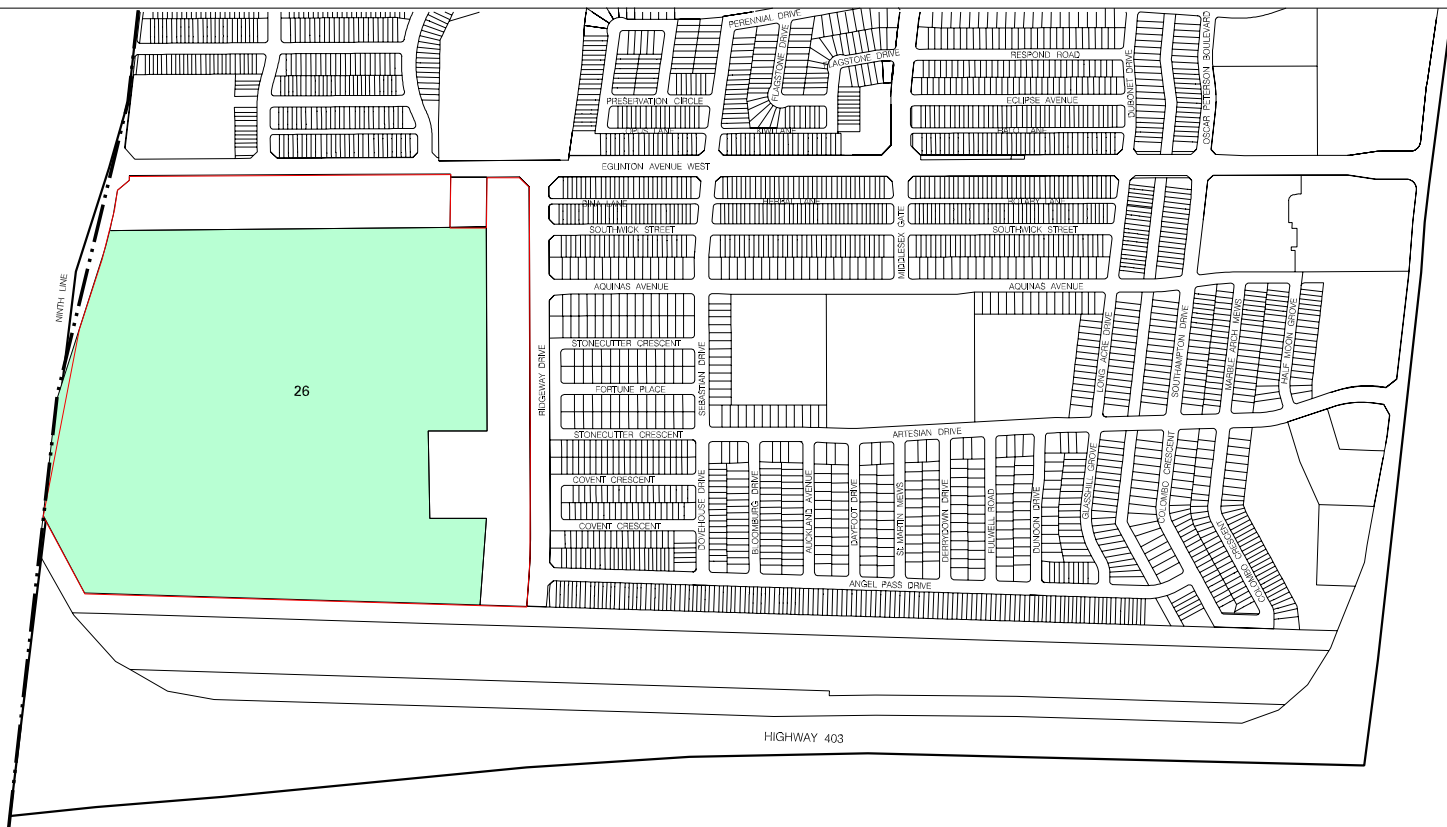
(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan (A)Development Application Approved in 2008

* Zoning under Appeal

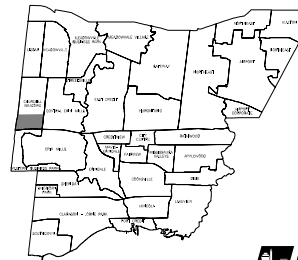
Town of Oakville



LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2009



Churchill Meadows District Vacant Employment Lands



Vacant Employment Lands

CLARKSON - LORNE PARK

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
27	0.26	0.64	BE	E2-12		0.00	0.00	
Summary for Planning District CLARKSON - LORNE PARK (1 record)								
Sum	0.26	0.64				0.00	0.00	
Min	0.26	0.64				0.00	0.00	
Max	0.26	0.64				0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan

(A)Development Application Approved in 2008

* Zoning under Appeal

Vacant Employment Lands

DIXIE

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
28	0.13	0.33	BE	E2		0.00	0.00	SP
29	2.87	7.09	BE	E2	Residential	0.00	0.00	SP
30	1.31	3.24	BE	E2-19	Industrial	0.00	0.00	
31	0.03	0.07	BE	E2	Industrial	0.00	0.00	
32	1.01	2.50	BE	E2	Industrial	0.00	0.00	
33	0.78	1.93	GC	C3-4		0.04	0.11	SP
34	0.59	1.46	BE	E2	Industrial	0.00	0.00	
35	0.54	1.33	BE	E2-51		0.00	0.00	
36	0.03	0.07	GC	C3-1		0.00	0.00	
37	0.47	1.17	GC	C3-46	Industrial/Commercial	0.00	0.00	
38	5.90	14.58	BE	E2-19		0.00	0.00	
39	4.16	10.28	BE	H-E2-20*		2.12	5.23	Z, SP,OP
40	1.86	4.60	BE	E2-19	Industrial	0.00	0.00	
41	0.44	1.09	GC	C3-1	Industrial/Commercial	0.00	0.00	
414	0.75	1.85	BE	E2-18		0.00	0.00	
415	0.61	1.50	BE	E2		0.00	0.00	
443	0.34	0.84	GC	C3-46	Commercial	0.03	0.07	SP
520	5.94	14.68	GC	C3-1		0.00	0.00	SP
521	5.60	13.84	GC	C3-1		0.03	0.07	SP
522	2.87	7.09	GC	C3-1		0.00	0.00	SP
523	0.42	1.05	GC	C3-1		0.00	0.00	
524	2.76	6.82	BE	E2		0.00	0.00	
525	4.93	12.18	BE	E2		0.00	0.00	
Summary for Planning District DIXIE (23 records)								
Sum	44.34	109.59				2.22	5.49	
Min	0.03	0.07				0.00	0.00	
Max	5.94	14.68				2.12	5.23	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

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(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan

(A)Development Application Approved in 2008

* Zoning under Appeal

Vacant Employment Buildings

DIXIE

Parcel ID	Footprint Area(m²)	Footprint Area(ft²)	Official Plan Designation⁽¹⁾	Zoning	Existing Land Use⁽²⁾	Street Address
424	102.00	1097.95	BE	E2-19		2345 Haines Rd
425	3450.00	37135.49	GC	C3-1		1525 Dundas St E
Summary for Planning District		DIXIE (2 records)				
Min	102.00	1097.95				
Max	3450.00	37135.49				

⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial

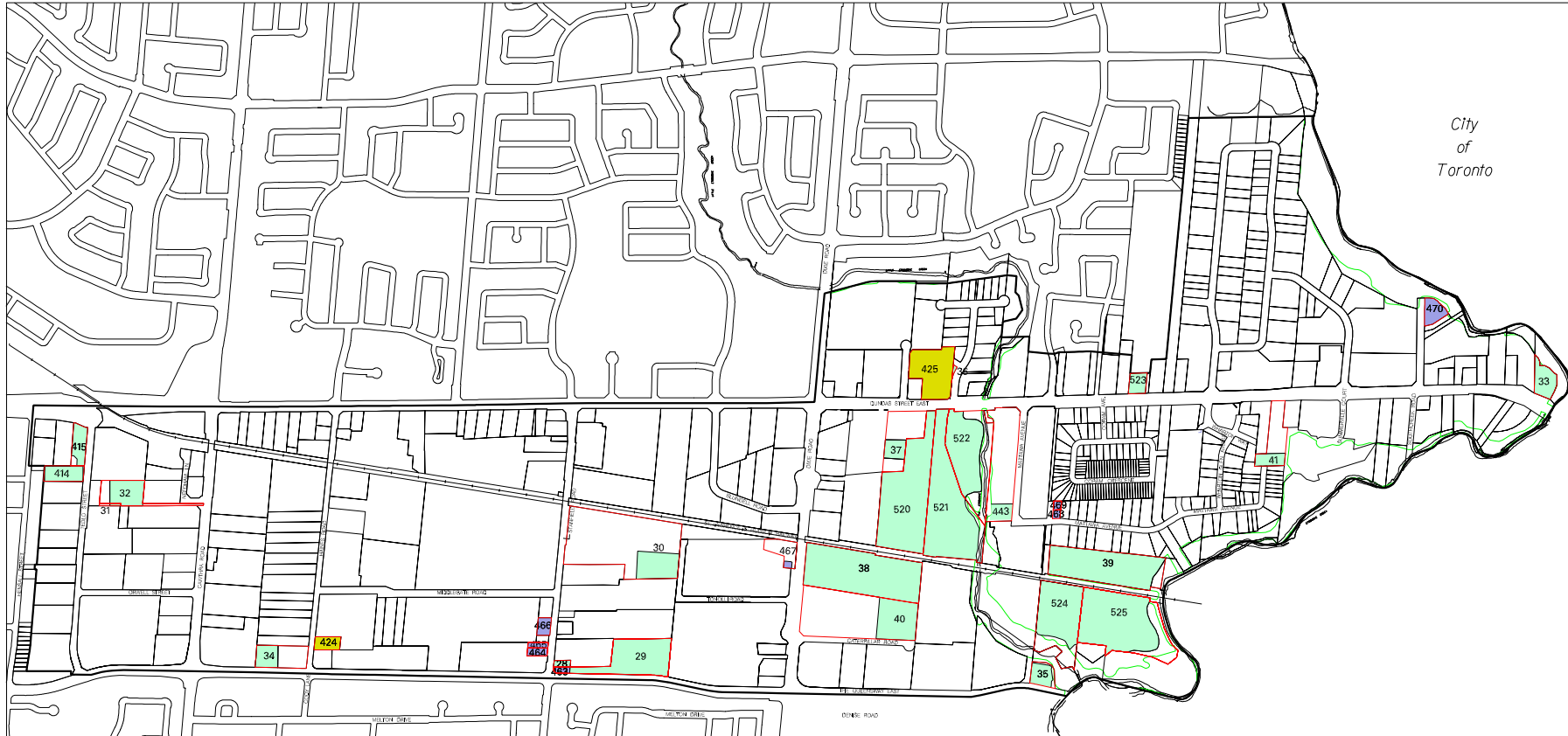
⁽²⁾ Refers to the land use of an occupied building on the same property.

Employment Lands with Non-Conforming Uses

DIXIE

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use	Street Address
463	0.12	0.29	BE	E2	Residential	2301 Stanfield Rd
464	0.19	0.48	BE	E2	Residential	2330 Stanfield Rd
465	0.14	0.34	BE	E2	Residential	2332 Stanfield Rd
466	0.28	0.69	BE	E2	Residential	2362 Stanfield Rd
467	0.07	0.16	BE	E2-19	Residential	2430 Dixie Rd
468	0.08	0.20	BE	E2-16	Residential	2465 Loreland Ave
469	0.08	0.20	BE	E2-16	Residential	2475 Loreland Ave
470	0.54	1.34	BE, G	E2-1	Residential	3073,3085 Southcreek Rd
Summary for Planning District		DIXIE (8 records)				
Sum	1.50	3.70				
Min	0.07	0.16				
Max	0.54	1.34				

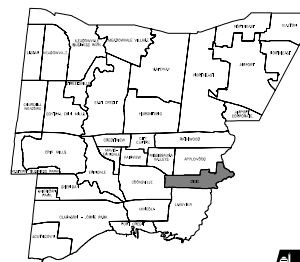
⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, GC - General Commercial, IND - Industrial, G - Green Belt



LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2009



Dixie District Vacant Employment Lands



Vacant Employment Lands

EAST CREDIT

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
45	2.36	5.81	BE	E2-55		0.00	0.00	
46	0.29	0.71	BE	E2-54		0.00	0.00	
Summary for Planning District EAST CREDIT (2 records)								
Sum	2.64	6.51				0.00	0.00	
Min	0.29	0.71				0.00	0.00	
Max	2.36	5.81				0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan

(A)Development Application Approved in 2008

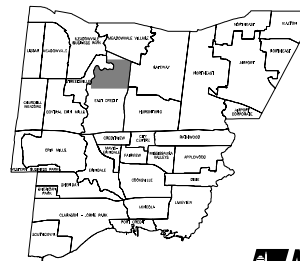
* Zoning under Appeal



LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2009



East Credit District Vacant Employment Lands



Vacant Employment Lands

GATEWAY

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
53	1.46	3.61	BE	E1	Office	0.00	0.00	
55	2.23	5.51	BE	E2		0.00	0.00	
57	1.36	3.37	BE	E2-28	Commercial	0.00	0.00	
58	1.94	4.80	IND, BE	E3	Industrial	0.00	0.00	SP(A)
59	1.67	4.13	BE	E1	Office	0.00	0.00	
60	0.49	1.22	BE	E1		0.00	0.00	
61	0.21	0.52	BE	E2		0.00	0.00	
62	9.64	23.82	BE	D		0.00	0.00	OP, Z
63	4.28	10.58	BE	E2		0.00	0.00	
64	10.43	25.77	BE	E2-28		0.00	0.00	OP, Z
65	32.83	81.12	BE	E2-17, E1-6, H-E1-7		0.00	0.00	
66	0.30	0.74	BE	E2-24		0.00	0.00	
67	0.42	1.04	BE	E2-24		0.00	0.00	
68	0.63	1.56	BE	E2-1		0.00	0.00	
69	1.34	3.31	BE	E2-24	Industrial	0.00	0.00	
70	11.32	27.97	BE	E2-24		0.00	0.00	
71	6.83	16.87	BE	D		0.00	0.00	OP, Z
73	3.84	9.48	BE	E1-14*		0.00	0.00	
74	3.81	9.42	BE	E1-2		0.00	0.00	
75	0.06	0.15	BE	D		0.00	0.00	
76	0.51	1.26	BE	E2-28		0.00	0.00	
77	2.20	5.44	BE	E2	Industrial	0.00	0.00	
78	6.75	16.68	BE	E1-15*	Industrial	0.00	0.00	
79	2.11	5.21	BE	D		0.00	0.00	
80	0.53	1.32	BE	E2		0.00	0.00	
82	1.90	4.70	BE	E1-17		0.00	0.00	SP(A)
83	0.43	1.06	BE	E1-14*	Office	0.00	0.00	SP
84	1.66	4.09	BE	E2-63		0.00	0.00	SP(A)

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

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(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan

(A)Development Application Approved in 2008

* Zoning under Appeal

Vacant Employment Lands

GATEWAY

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
85	3.69	9.11	BE	E1-14*		0.00	0.00	
86	0.74	1.83	BE	D		0.00	0.00	
88	0.88	2.17	BE	H-E1-12		0.00	0.00	
90	4.04	9.97	BE	E1		0.00	0.00	
91	0.28	0.69	BE	D		0.01	0.03	
93	1.08	2.67	BE	E2		0.68	1.69	
94	0.97	2.40	BE	E2-24	Industrial	0.00	0.00	
95	1.48	3.66	BE	E1		0.00	0.00	
96	3.36	8.30	BE	E1		0.00	0.00	
97	3.38	8.35	BE	E1		0.00	0.00	
98	0.13	0.32	BE	E1-14*		0.00	0.00	
99	5.00	12.36	BE	E2-65	Industrial	0.00	0.00	
100	2.43	6.00	BE	E1-14*		0.00	0.00	
101	0.29	0.72	BE	E2-96		0.00	0.00	SP(A)
102	4.40	10.87	BE	E1-14*	Office	0.00	0.00	
103	0.16	0.40	BE	E2	Commercial	0.00	0.00	
104	2.40	5.92	BE	E2		0.00	0.00	
107	0.16	0.40	BE	D		0.00	0.00	Z
110	0.82	2.03	BE	E2		0.00	0.00	
114	0.26	0.64	BE	E1	Industrial	0.00	0.00	
117	0.39	0.97	BE	E2		0.00	0.00	
119	0.43	1.06	BE	E2	Industrial	0.00	0.00	
121	1.16	2.87	BE	E2-37		0.00	0.00	
124	0.41	1.01	BE	E1		0.00	0.00	
128	3.97	9.81	IND, BE	E2, E3		0.00	0.00	
129	6.25	15.44	BE	D		0.54	1.34	
130	2.87	7.10	BE	D		0.00	0.00	
131	2.00	4.94	BE	D		0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

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(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan

(A)Development Application Approved in 2008

* Zoning under Appeal

Vacant Employment Lands

GATEWAY

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
132	0.23	0.57	BE	D		0.00	0.00	
133	8.97	22.16	BE	D		0.16	0.39	
134	1.19	2.94	BE	E1		0.00	0.00	
135	1.19	2.94	BE	E1		0.00	0.00	
136	0.92	2.27	BE	E2		0.00	0.00	
138	0.75	1.85	BE	D		0.00	0.00	Z, SP
139	0.73	1.80	BE	E2-28		0.00	0.00	
142	4.11	10.16	BE	E1-2		0.00	0.00	
143	0.56	1.38	BE	E1		0.00	0.00	
147	0.92	2.27	BE	E2		0.00	0.00	
148	0.84	2.08	BE	E2		0.00	0.00	
149	0.51	1.26	BE	E1		0.00	0.00	
150	0.58	1.43	BE	E1		0.00	0.00	
151	0.63	1.56	BE	E2		0.00	0.00	
152	1.19	2.94	BE	E1		0.00	0.00	
445	1.06	2.61	BE	E2		0.00	0.00	
446	2.12	5.24	BE	E2-78		0.00	0.00	
447	4.30	10.63	BE	E2-78	Office	0.00	0.00	SP(A)
448	0.46	1.14	BE	E2-78		0.00	0.00	
449	0.44	1.08	BE	D		0.00	0.00	
450	0.73	1.81	BE	D		0.00	0.00	
506	1.00	2.47	BE	E1-2		0.00	0.00	SP
526	3.11	7.68	BE	E1-6		0.00	0.00	
527	3.72	9.20	BE	E1-7		0.00	0.00	
528	0.72	1.77	BE	E1		0.00	0.00	
529	0.92	2.28	BE	E2		0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

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(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan

(A)Development Application Approved in 2008

* Zoning under Appeal

Vacant Employment Lands

GATEWAY

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
Summary for Planning District GATEWAY (82 records)								
Sum	206.50	510.24				1.40	3.45	
Min	0.06	0.15				0.00	0.00	
Max	32.83	81.12				0.68	1.69	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

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(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan

(A)Development Application Approved in 2008

* Zoning under Appeal

Vacant Employment Buildings

GATEWAY

Parcel ID	Footprint Area(m ²)	Footprint Area(ft ²)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	Street Address
427	2100.00	22604.95	BE	E2-96		5735 McAdam Rd
517	1450.00	15607.67	BE	E2-96		5635 McAdam Rd
Summary for Planning District		GATEWAY (2 records)				
Min	1450.00	15607.67				
Max	2100.00	22604.95				

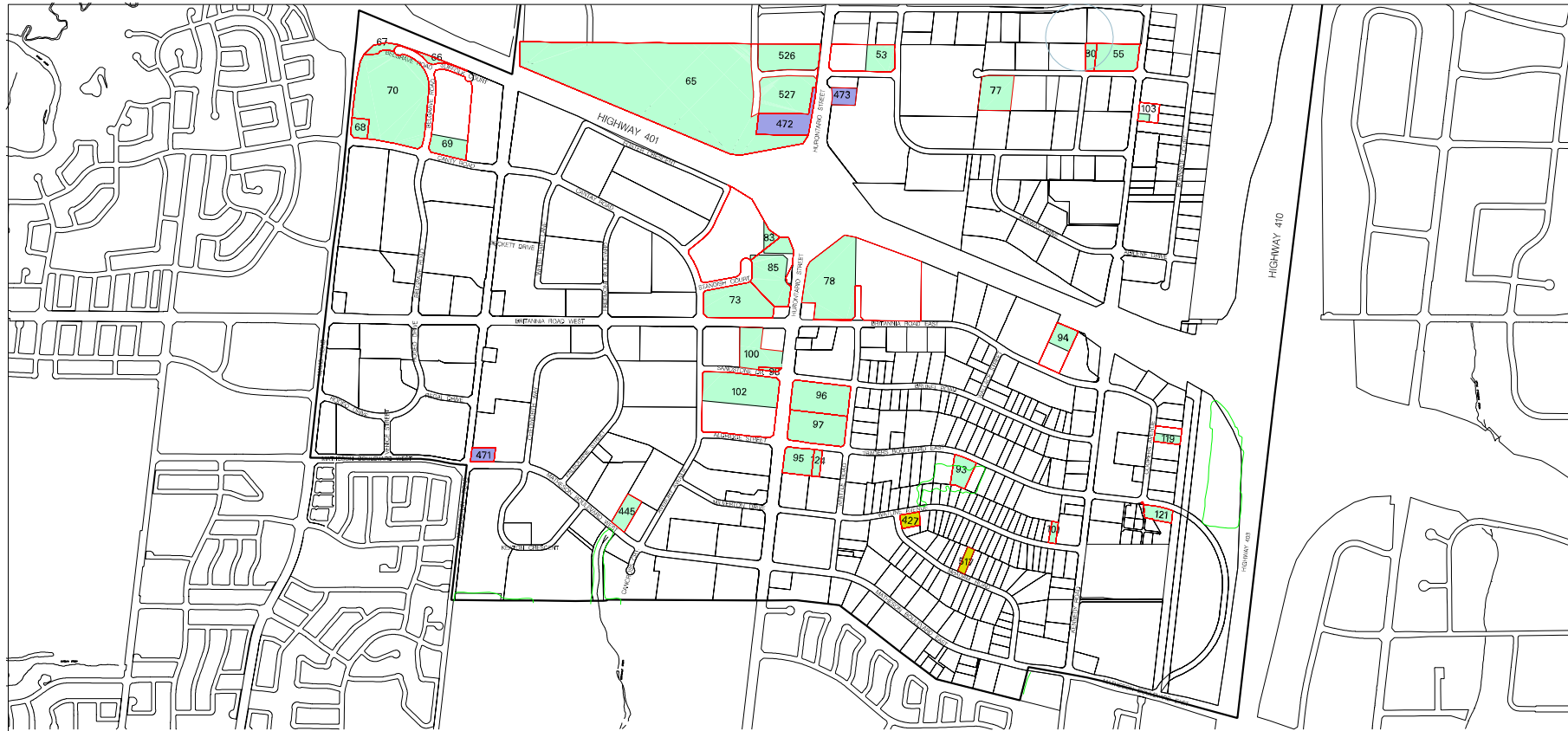
⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial

⁽²⁾ Refers to the land use of an occupied building on the same property.

Employment Lands with Non-Conforming Uses**GATEWAY**

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation⁽¹⁾	Zoning	Existing Land Use	Street Address
471	0.63	1.55	BE	D	Residential	5801 McLaughlin Rd
472	2.35	5.81	BE	D	Residential	6250 Hurontario St
473	0.81	1.99	BE	D	Residential	6333 Hurontario St
476	0.72	1.78	BE	D	Residential	241 Derry Rd E
477	0.71	1.76	BE	D	Residential	255 Derry Rd E
478	0.17	0.43	BE	D	Residential	7165 Hurontario St
Summary for Planning District		GATEWAY (6 records)				
Sum	5.39	13.33				
Min	0.17	0.43				
Max	2.35	5.81				

⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, GC - General Commercial, IND - Industrial, G - Green Belt

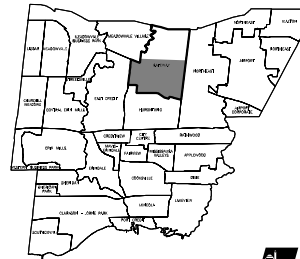


LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2009

Part 1 of 2 Gateway District Vacant Employment Lands



Vacant Employment Lands

LAKEVIEW

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
153	5.18	12.81	BE	E2		0.00	0.00	OP, Z, T, SP
Summary for Planning District LAKEVIEW (1 record)								
Sum	5.18	12.81				0.00	0.00	
Min	5.18	12.81				0.00	0.00	
Max	5.18	12.81				0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

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(A)Development Application Approved in 2008

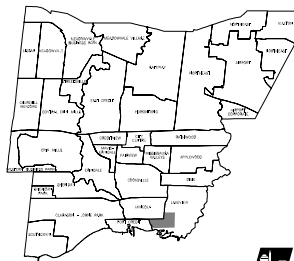
* Zoning under Appeal



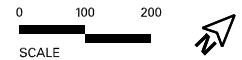
LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2009



Lakeview District Vacant Employment Lands



Vacant Employment Lands

MAVIS-ERINDALE

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
144	0.11	0.27	BE	E2-16	Commercial	0.00	0.00	
145	0.19	0.46	BE	E2-19	Industrial	0.00	0.00	
154	0.13	0.32	GC	C3-1		0.00	0.00	
155	0.27	0.67	BE	E2-16		0.00	0.00	
156	0.87	2.14	BE	E2-19	Industrial	0.00	0.00	
157	0.86	2.13	BE	E2-16	Industrial	0.00	0.00	
158	0.89	2.20	BE	E2-16	Industrial	0.00	0.00	
159	7.96	19.66	GC, BE	C3-1, E2-16	Office	0.00	0.00	
160	0.10	0.24	BE	E2-16	Industrial	0.00	0.00	
421	1.51	3.73	BE	E2-8		0.00	0.00	
530	0.66	1.63	GC	C3-41	Industrial	0.00	0.00	
Summary for Planning District MAVIS-ERINDALE (11 records)								
Sum	13.54	33.46				0.00	0.00	
Min	0.10	0.24				0.00	0.00	
Max	7.96	19.66				0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

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(A)Development Application Approved in 2008

* Zoning under Appeal

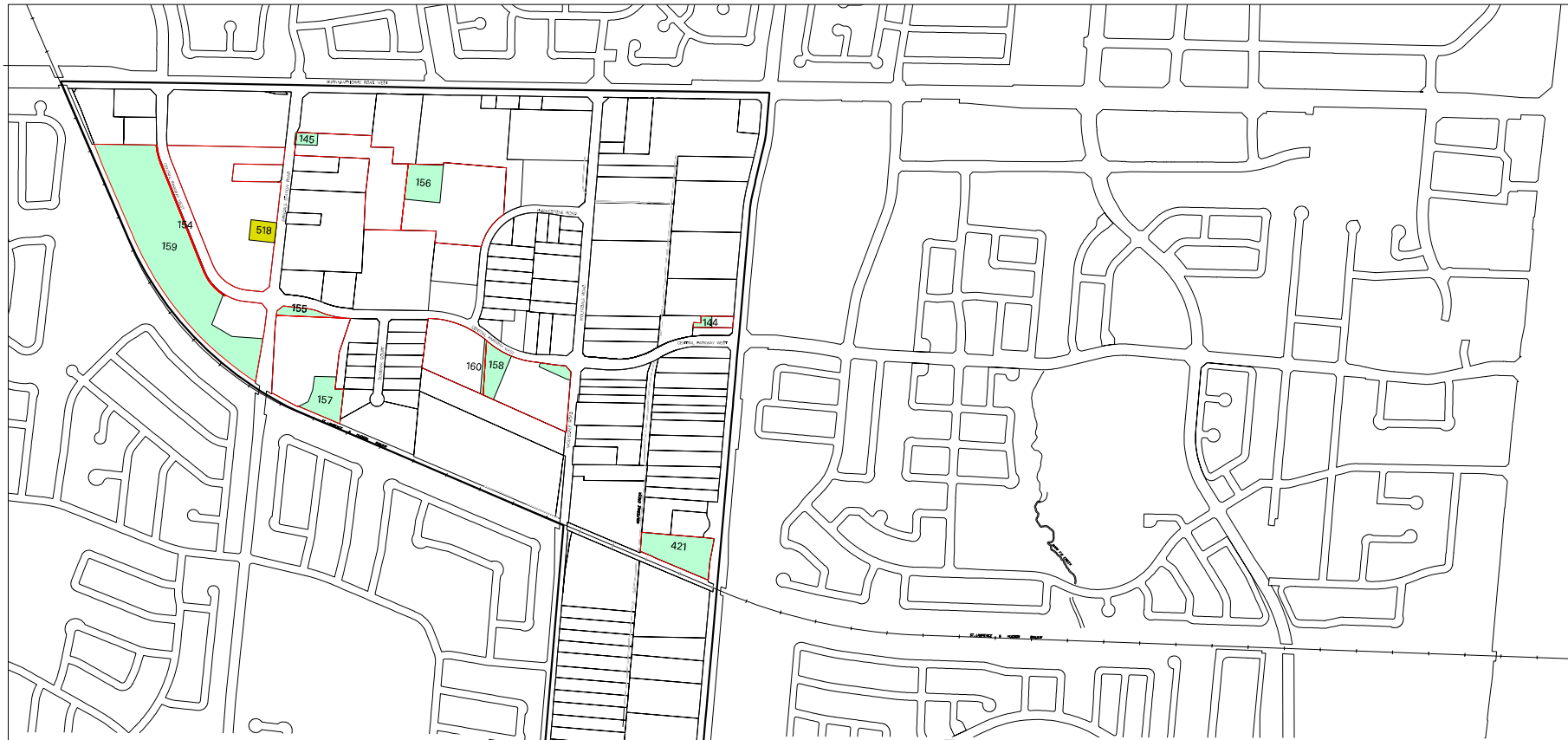
Vacant Employment Buildings

MAVIS-ERINDALE

Parcel ID	Footprint Area(m ²)	Footprint Area(ft ²)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	Street Address
518	1920.00	20666.71	GC	C3-46	Commercial, Industrial	3558 Erindale Station Rd
Summary for Planning District		MAVIS-ERINDALE (1 record)				
Min	1920.00	20666.71				
Max	1920.00	20666.71				

⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial

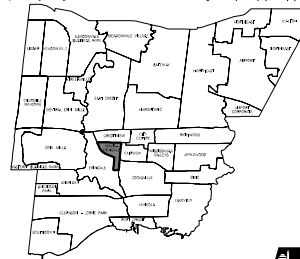
⁽²⁾ Refers to the land use of an occupied building on the same property.



LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2009



Mavis – Erindale District Vacant Employment Lands



Vacant Employment Lands

MEADOWVALE BUSINESS PARK

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
163	0.91	2.25	BE	E2-1	Office	0.00	0.00	
164	4.99	12.33	GC	C3-40		0.00	0.00	SP
165	27.86	68.84	BE	D-8		0.00	0.00	Z, T
166	19.17	47.36	BE	D-8		0.00	0.00	
171	0.98	2.42	BE	E2-24		0.00	0.00	
174	1.40	3.46	BE	E2-1		0.00	0.00	
175	1.04	2.57	BE	D		0.00	0.00	
176	1.11	2.74	BE	E2-1		0.00	0.00	SP(A)
178	1.80	4.44	BE	E2-24		0.00	0.00	
179	2.01	4.95	BE	E2-1		1.23	3.05	
181	0.58	1.43	BE	E2-24	Industrial	0.58	1.43	
182	2.07	5.12	BE	E2, E2-19	Industrial	0.00	0.00	SP(A)
184	1.46	3.61	BE	E2-1	Industrial	0.00	0.00	
186	1.47	3.63	BE	E2-24		0.07	0.18	SP
187	1.00	2.47	BE	E2-1		0.00	0.00	
188	1.28	3.16	BE	E2-24		0.28	0.68	SP
189	8.65	21.39	BE	D		0.00	0.00	Z, T
191	0.93	2.30	BE	E2-1		0.00	0.00	
194	5.07	12.53	BE	E1-13		0.00	0.00	SP
196	1.07	2.64	BE	E2-24		0.00	0.00	
197	6.77	16.73	BE	D	Industrial	0.00	0.00	
198	2.90	7.17	BE	E2-111		0.00	0.00	Z(A), SP
199	0.83	2.05	BE	E2-1		0.00	0.00	
202	1.32	3.26	BE	E1	Office	0.04	0.10	
208	2.26	5.58	BE	E2-1	Industrial	0.00	0.00	
210	2.03	5.02	BE	E2-1		0.00	0.00	
211	4.01	9.91	BE	E2-1		0.00	0.00	
216	0.91	2.25	BE	E2-1		0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan

(A)Development Application Approved in 2008

* Zoning under Appeal

Vacant Employment Lands

MEADOWVALE BUSINESS PARK

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
218	0.72	1.78	BE	E2-1		0.00	0.00	
222	0.61	1.51	BE	E2-1	Industrial	0.00	0.00	
224	2.35	5.80	BE	E2-1	Office	0.00	0.00	
227	1.99	4.92	BE	E2-1		0.00	0.00	
230	0.22	0.54	BE	E1		0.00	0.00	
231	3.47	8.57	BE	E2-24	Industrial	0.00	0.00	
232	25.27	62.44	BE	E2-98, E2-99		0.00	0.00	SP
531	8.12	20.06	BE	E2-99		0.00	0.00	
532	18.74	46.30	BE	E2-99		0.00	0.00	
533	14.40	35.59	BE	E2-98		0.00	0.00	
534	1.18	2.92	BE	E2-100		0.00	0.00	
Summary for Planning District MEADOWVALE BUSINESS PARK (39 records)								
Sum	182.93	452.05				2.20	5.44	
Min	0.22	0.54				0.00	0.00	
Max	27.86	68.84				1.23	3.05	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan

(A)Development Application Approved in 2008

* Zoning under Appeal

Vacant Employment Buildings

MEADOWVALE BUSINESS PARK

Parcel ID	Footprint Area(m²)	Footprint Area(ft²)	Official Plan Designation⁽¹⁾	Zoning	Existing Land Use⁽²⁾	Street Address
519	2500.00	26909.78	BE	E2-29		2250 Argentia Rd
Summary for Planning District		MEADOWVALE BUSINESS PARK (1 record)				
Min	2500.00	26909.78				
Max	2500.00	26909.78				

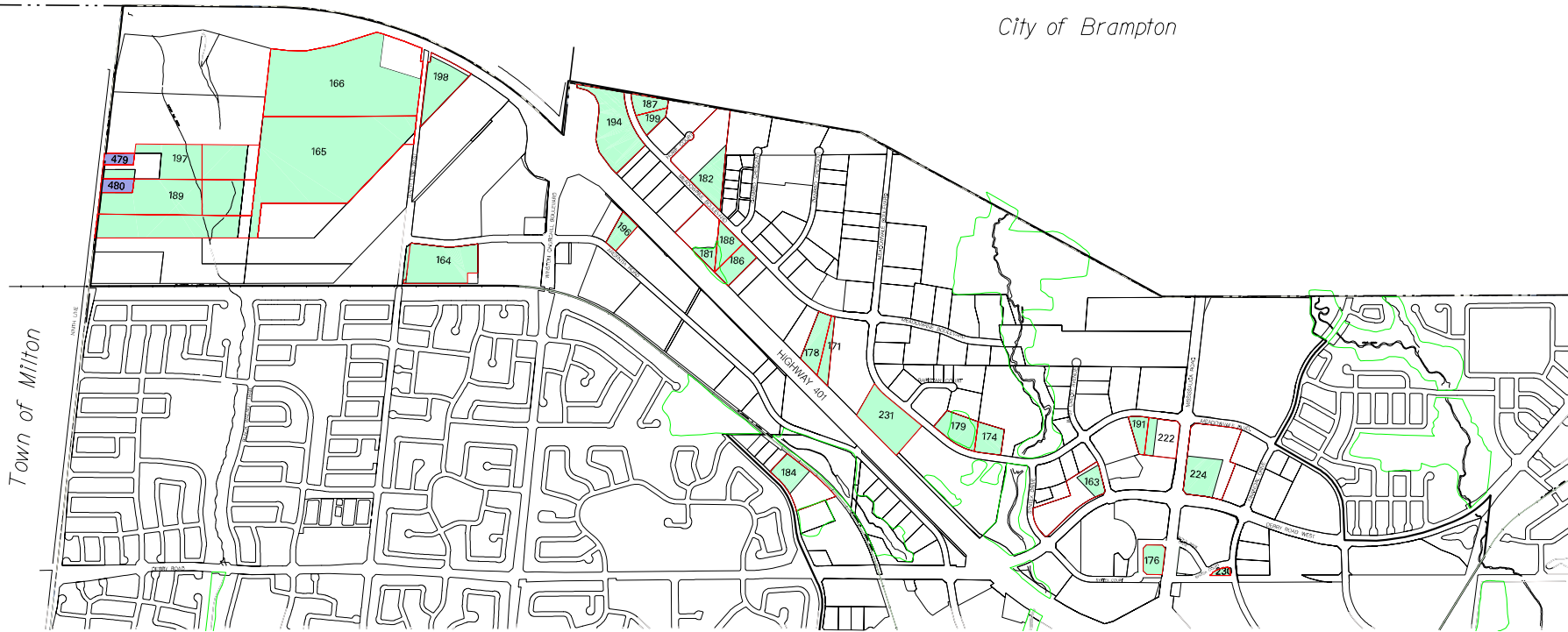
(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial

(2) Refers to the land use of an occupied building on the same property.

Employment Lands with Non-Conforming Uses**MEADOWVALE BUSINESS PARK**

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation⁽¹⁾	Zoning	Existing Land Use	Street Address
479	0.47	1.17	BE	D	Residential	7467 Ninth Line
480	0.83	2.05	BE	D	Residential	7435 Ninth Line
Summary for Planning District MEADOWVALE BUSINESS PARK (2 records)						
Sum	1.30	3.22				
Min	0.47	1.17				
Max	0.83	2.05				

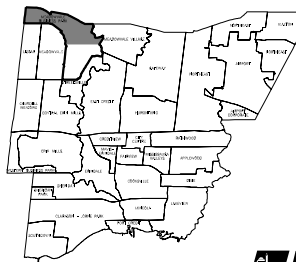
⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, GC - General Commercial, IND - Industrial, G - Green Belt



LEGEND:

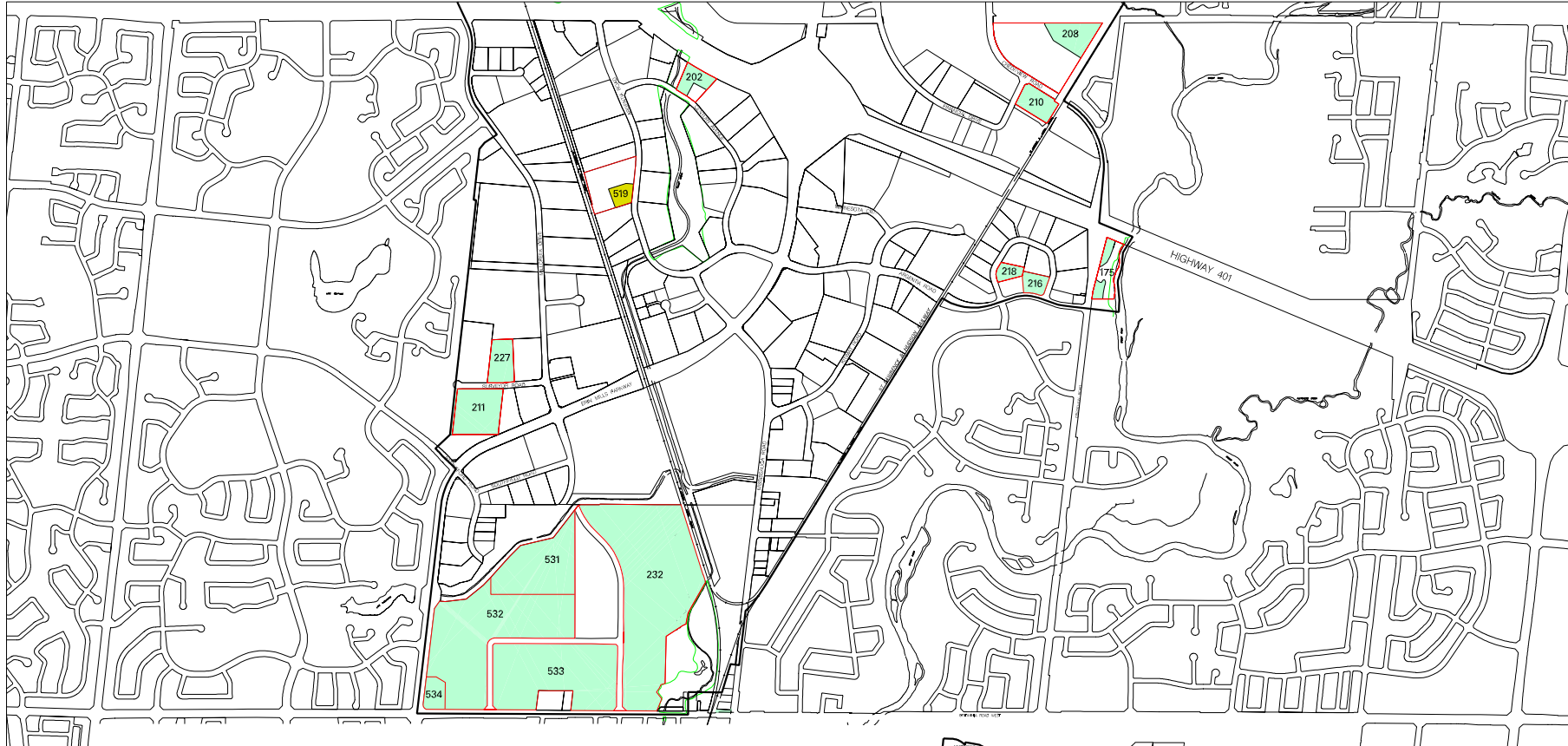
- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2008



Part 1 of 2
Meadowvale Business Park
District
Vacant Employment Lands

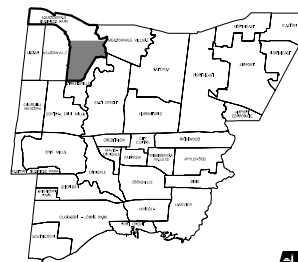




LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2009



Part 2 of 2 Meadowvale Business Park District Vacant Employment Lands



Vacant Employment Lands

MEADOWVALE VILLAGE

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
235	1.10	2.72	BE	H-E2-23		0.00	0.00	
508	4.62	11.42	BE	D		0.00	0.00	
Summary for Planning District MEADOWVALE VILLAGE (2 records)								
Sum	5.72	14.13				0.00	0.00	
Min	1.10	2.72				0.00	0.00	
Max	4.62	11.42				0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

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(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan

(A)Development Application Approved in 2008

* Zoning under Appeal

Employment Lands with Non-Conforming Uses**MEADOWVALE VILLAGE**

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation⁽¹⁾	Zoning	Existing Land Use	Street Address
509	0.17	0.42	BE, G	D	Residential	235 Derry Rd W
510	0.12	0.30	BE, G	D	Residential	251 Derry Rd W
511	0.39	0.96	BE, G	D	Residential	257 Derry Rd W
Summary for Planning District MEADOWVALE VILLAGE (3 records)						
Sum	0.68	1.68				
Min	0.12	0.30				
Max	0.39	0.96				

⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, GC - General Commercial, IND - Industrial, G - Green Belt

Vacant Employment Lands

NORTHEAST

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
239	0.23	0.57	GC	C3-19	Commercial	0.00	0.00	
240	0.65	1.61	GC	C3-19		0.00	0.00	
242	0.32	0.79	BE	D		0.00	0.00	Z
243	0.66	1.63	BE	E2, H-E2-22, G2-2	Residential	0.02	0.06	SP(A)
245	0.93	2.30	BE	E2-24		0.00	0.00	
246	1.05	2.60	BE	G2		0.88	2.18	
249	4.46	11.03	BE	E2-40		0.00	0.00	
250	7.20	17.79	BE, GC	E2-40, C3-39		0.07	0.16	
251	2.60	6.42	BE	E2-40		0.00	0.00	
254	0.11	0.27	BE	D		0.00	0.00	
255	0.24	0.59	GC	D		0.00	0.00	
256	0.40	0.99	BE	E2, H-E2-22, G2-2	Residential	0.04	0.09	SP(A)
257	8.09	19.99	BE	D		2.76	6.83	
258	0.18	0.44	GC	D	Residential	0.00	0.00	
259	0.36	0.89	GC	D		0.00	0.00	
260	1.81	4.48	BE	D		1.81	4.48	
263	1.32	3.26	BE	E2, H-E2-22, G2-2	Residential	0.41	1.02	SP(A)
264	0.73	1.80	BE	E2		0.00	0.00	Z, SP
265	1.23	3.04	BE	E2		0.00	0.00	
266	3.41	8.43	BE	D		0.00	0.00	
267	7.82	19.32	BE	D		1.91	4.71	
269	0.12	0.30	BE	D		0.00	0.00	
273	1.53	3.78	BE	E2-24		0.00	0.00	
274	0.51	1.25	BE	E2		0.00	0.00	
275	0.83	2.05	BE	E2	Industrial	0.00	0.00	
276	2.38	5.88	IND	E3	Industrial	0.00	0.00	
277	0.05	0.12	BE	D		0.00	0.00	
278	0.20	0.49	BE	E2		0.00	0.00	

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(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan

(A)Development Application Approved in 2008

* Zoning under Appeal

Vacant Employment Lands

NORTHEAST

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
280	0.48	1.19	BE	E2		0.00	0.00	
281	2.98	7.37	BE	E2	Religious Assembly	0.00	0.00	
282	0.75	1.85	BE	E2	Industrial	0.00	0.00	
285	1.63	4.03	BE	E2		0.00	0.00	
286	0.24	0.59	BE	E2	Industrial	0.00	0.00	
287	0.25	0.62	BE	E2	Industrial	0.00	0.00	
290	0.22	0.54	GC	D		0.00	0.00	
293	0.37	0.91	BE	E2	Commercial	0.00	0.00	
294	0.47	1.16	IND	E3	Commercial	0.00	0.00	
297	1.83	4.53	BE	E2	Industrial	0.00	0.00	
298	1.41	3.48	IND	E3	Office	1.25	3.09	
299	9.88	24.41	BE, IND	E3, E2-24		0.00	0.00	
301	2.04	5.03	GC	C3-1		0.00	0.00	
302	0.28	0.69	BE	E2-19		0.00	0.00	
303	0.71	1.75	IND	E3	Industrial	0.00	0.00	
305	7.01	17.31	GC, BE	C3-1, E2-19		0.00	0.00	
306	2.17	5.35	BE	E2-40		0.00	0.00	
307	5.26	13.00	GC, BE	C3-39, E2-40		0.00	0.00	SP
308	2.82	6.98	BE	D		0.00	0.00	
310	0.16	0.40	BE	E2	Commercial	0.00	0.00	
312	2.83	7.00	BE	E2		0.00	0.00	SP
313	0.31	0.77	BE	E2		0.00	0.00	
314	0.03	0.07	BE	E2	Industrial	0.00	0.00	
317	0.31	0.77	BE	E2	Industrial	0.00	0.00	
318	0.41	1.01	BE	E2	Industrial	0.00	0.00	
319	0.54	1.33	IND	E3	Industrial	0.00	0.00	
321	1.11	2.74	BE	E2	Industrial/Parking	0.00	0.00	
322	2.34	5.78	IND	E3	Industrial	0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

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(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan

(A) Development Application Approved in 2008

* Zoning under Appeal

Vacant Employment Lands

NORTHEAST

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
324	1.32	3.26	IND	E3	Industrial	0.00	0.00	
329	14.83	36.64	BE	E2	Industrial/Commercial	0.37	0.92	
330	6.12	15.12	BE	E2-70		0.00	0.00	
333	0.69	1.70	BE	E2		0.00	0.00	
335	0.07	0.17	BE	E2-19		0.00	0.00	
337	3.30	8.14	BE	E2		0.00	0.00	
338	3.10	7.67	BE	E2		0.00	0.00	
339	1.13	2.79	BE	E2		0.00	0.00	
340	0.44	1.09	BE	E2		0.00	0.00	SP
342	1.99	4.92	IND	E3		1.19	2.95	
343	3.29	8.12	BE	E2, E2-69		0.00	0.00	
345	2.15	5.30	BE	E2	Industrial	0.00	0.00	
346	0.26	0.64	BE	E2		0.00	0.00	
348	0.99	2.44	BE	E2		0.00	0.00	
351	0.46	1.14	BE	E2-19	Industrial	0.00	0.00	
419	0.84	2.08	IND	E3	Industrial	0.00	0.00	
423	40.36	99.73	BE	E2-38	Industrial	0.00	0.00	
455	0.13	0.32	BE	E2		0.00	0.00	
457	2.40	5.93	BE	E2-59	Industrial	0.00	0.00	
459	3.80	9.40	BE	E2-38		0.00	0.00	
460	0.26	0.64	IND	E3	Industrial	0.00	0.00	
461	0.58	1.43	IND	E3	Industrial	0.00	0.00	
507	0.54	1.33	BE	E2-8		0.00	0.00	
535	2.31	5.70	BE	E2		0.00	0.00	
536	0.20	0.49	BE	D	Commercial	0.00	0.00	Z
537	0.64	1.58	BE	D		0.00	0.00	
538	0.52	1.28	BE	E2-8	Commercial	0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

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(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan

(A)Development Application Approved in 2008

* Zoning under Appeal

Vacant Employment Lands

NORTHEAST

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
Summary for Planning District NORTHEAST (83 records)								
Sum	191.00	471.87				10.71	26.48	
Min	0.03	0.07				0.00	0.00	
Max	40.36	99.73				2.76	6.83	

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(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

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(A)Development Application Approved in 2008

* Zoning under Appeal

Vacant Employment Buildings

NORTHEAST

Parcel ID	Footprint Area(m ²)	Footprint Area(ft ²)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	Street Address
441	1100.00	11840.30	IND	E3		1561 Courtneypark Dr E
512	2160.00	23250.05	BE	E2	Industrial	1020 Lorimar Dr
513	2500.00	26909.78	BE	E2		946 Meyerside Dr
514	620.00	6673.62	IND	E3		6830 Pacific Circle
Summary for Planning District		NORTHEAST (4 records)				
Min	620.00	6673.62				
Max	2500.00	26909.78				

⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial

⁽²⁾ Refers to the land use of an occupied building on the same property.

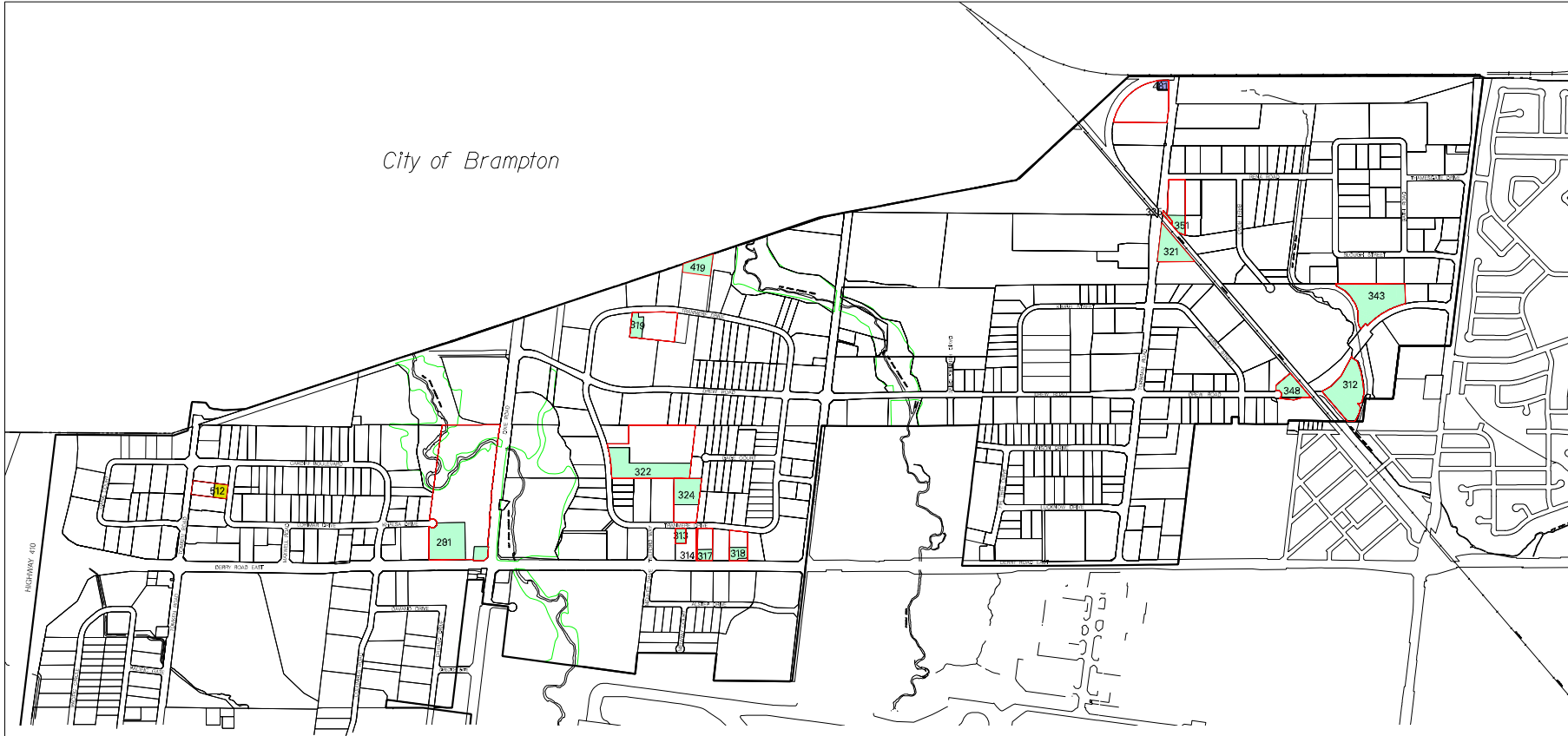
Employment Lands with Non-Conforming Uses

NORTHEAST






Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use	Street Address
481	0.21	0.52	BE	E3	Residential	7680 Torbram Rd
482	0.10	0.25	IND, G	E3	Residential	5799 Luke Rd
483	0.19	0.46	GC	D	Residential	1108 Eglinton Ave E
484	0.21	0.52	GC	D	Residential	1086 Eglinton Ave E
485	0.13	0.33	BE	E2	Residential	4625 Tomken Rd
486	0.12	0.30	BE	D	Residential	4619 Tomken Rd
487	0.17	0.43	BE	E2	Residential	4611 Tomken Rd
489	0.32	0.80	BE	E2	Residential	4582 Tomken Rd
490	0.19	0.46	BE	E2	Residential	4574 Tomken Rd
491	0.09	0.22	BE	E2	Residential	4568 Tomken Rd
492	0.09	0.22	BE	E2	Residential	4564 Tomken Rd
493	0.44	1.09	BE	E2	Residential	4560 Tomken Rd
494	0.09	0.23	BE	D	Residential	4552 Tomken Rd
Summary for Planning District NORTHEAST (13 records)						
Sum	2.35	5.81				
Min	0.09	0.22				
Max	0.44	1.09				

⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, GC - General Commercial, IND - Industrial, G - Green Belt

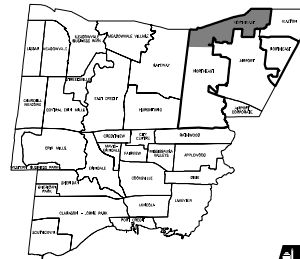
City of Brampton



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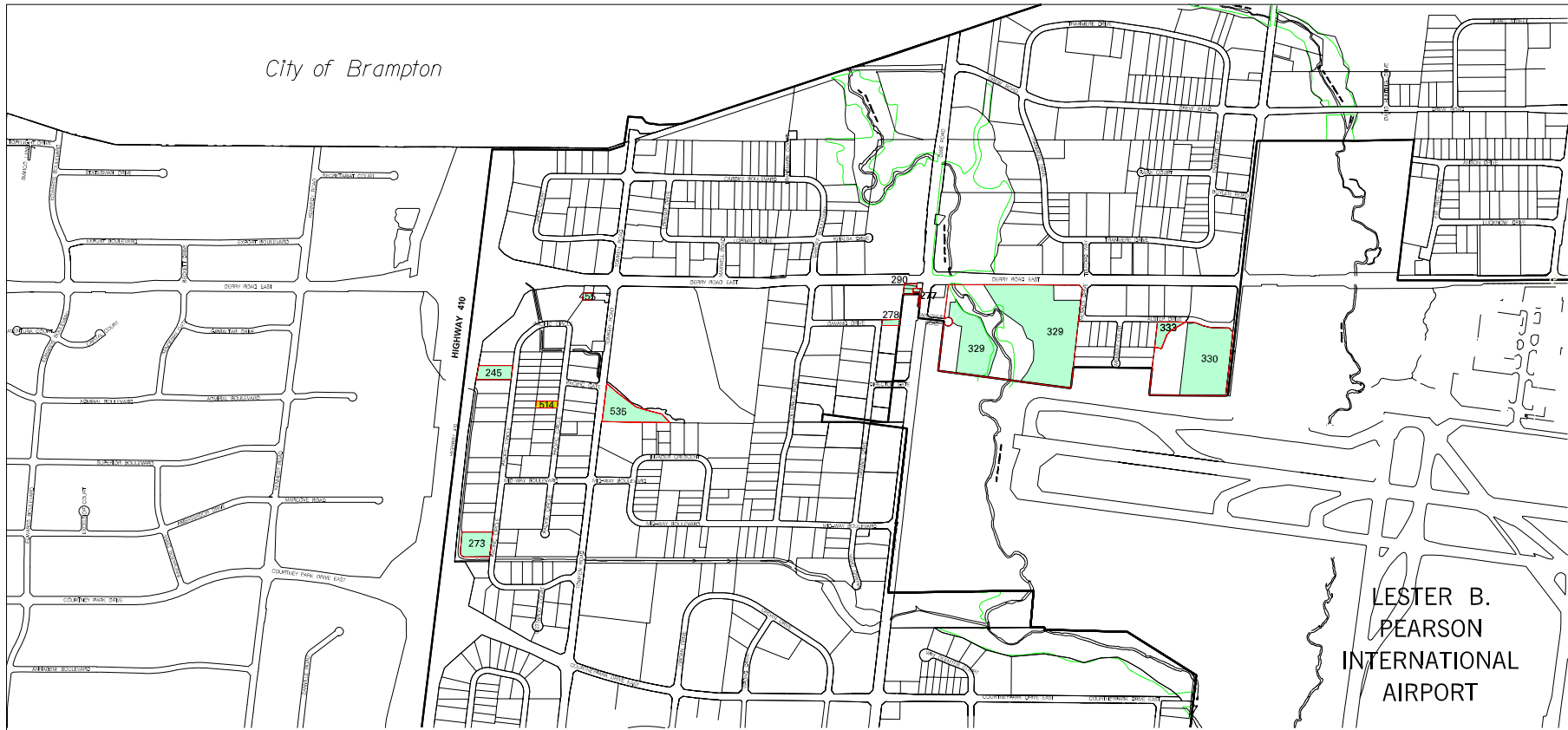
-  VACANT LANDS
-  VACANT BUILDINGS
-  LAND WITH NON-CONFORMING USES
-  PROPERTY PARCEL
- 25 SITE ID
-  NATURAL AREAS

* Note: Data current to January 2009



Part 1 of 5 Northeast District Vacant Employment Lands



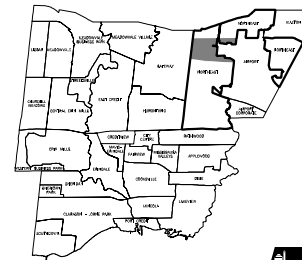


LESTER B.
PEARSON
INTERNATIONAL
AIRPORT

LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2009



Part 2 of 5
Northeast District
Vacant Employment Lands



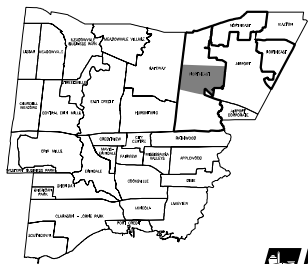
LESTER B. PEARSON
INTERNATIONAL
AIRPORT



LEGEND:

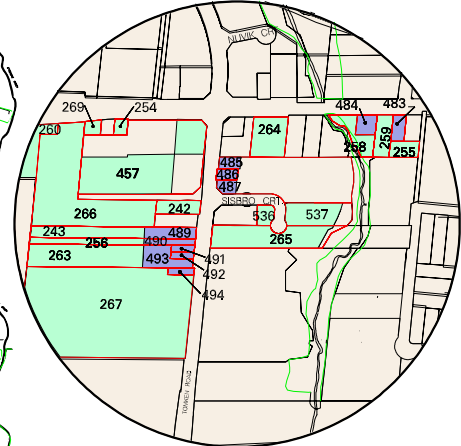
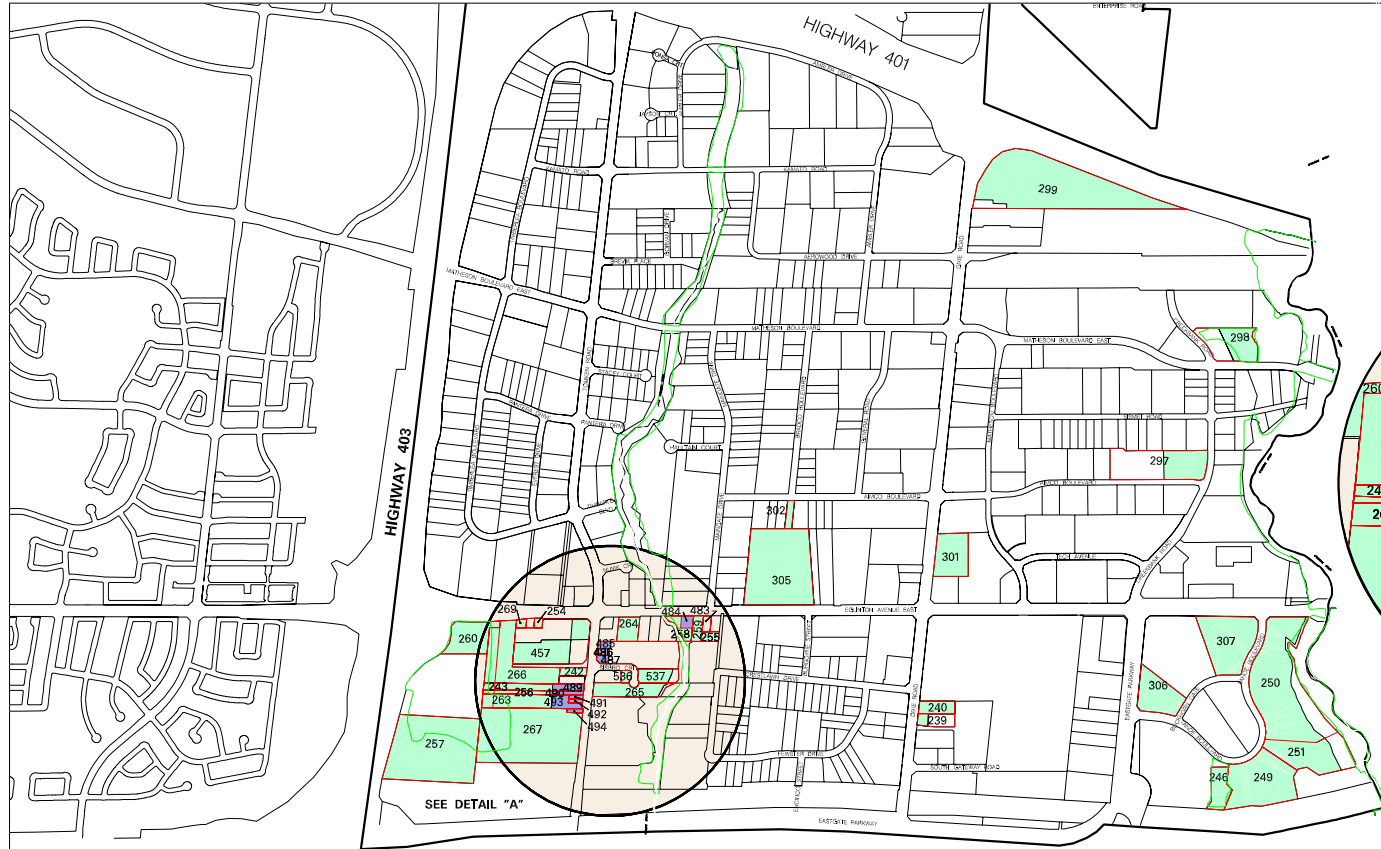
- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2009



**Part 3 of 5
Northeast District
Vacant Employment Lands**

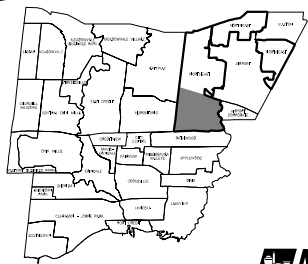




DETAIL "A"

- LEGEND:**
- VACANT LANDS
 - VACANT BUILDINGS
 - LANDS WITH NON-CONFORMING USES
 - PROPERTY PARCEL
 - 25 SITE ID
 - NATURAL AREAS

* Note: Data current to January 2009



Part 4 of 5 Northeast District Vacant Employment Lands



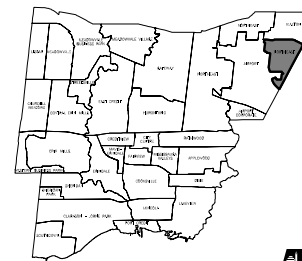
LESTER B. PEARSON
INTERNATIONAL
AIRPORT
(MALTON)

City of Toronto

LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2009



Part 5 of 5 Northeast District Vacant Employment Lands



Vacant Employment Lands

PORT CREDIT

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
353	1.20	2.96	BE	E2-58		0.00	0.00	SP(A)
354	0.84	2.08	BE	E2-58		0.00	0.00	
Summary for Planning District PORT CREDIT (2 records)								
Sum	2.04	5.04				0.00	0.00	
Min	0.84	2.08				0.00	0.00	
Max	1.20	2.96				0.00	0.00	

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(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan (A)Development Application Approved in 2008

* Zoning under Appeal

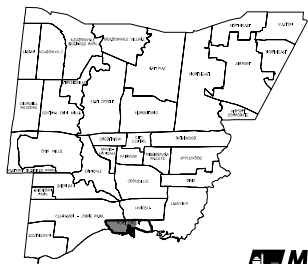


Lake Ontario

LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2009



Port Credit District Vacant Employment Lands



Vacant Employment Lands

SHERIDAN

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
356	0.17	0.42	BE	H-E2-14		0.00	0.00	
Summary for Planning District SHERIDAN (1 record)								
Sum	0.17	0.42				0.00	0.00	
Min	0.17	0.42				0.00	0.00	
Max	0.17	0.42				0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

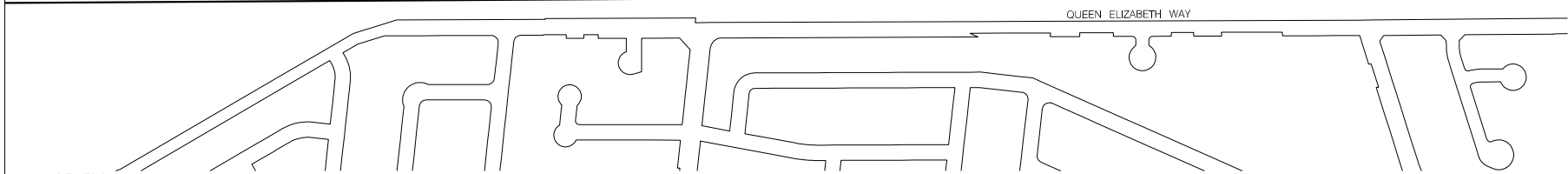
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(A)Development Application Approved in 2008

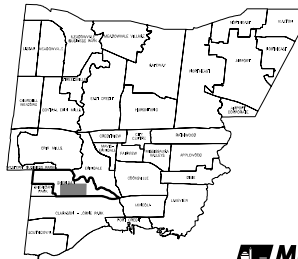
* Zoning under Appeal



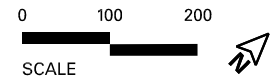
LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2009



Sheridan District Vacant Employment Lands



Vacant Employment Lands

SHERIDAN PARK

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
352	0.59	1.46	BE	E2-5	Industrial	0.00	0.00	
355	1.62	3.99	BE	E2-5	Industrial	0.00	0.00	
358	4.24	10.47	BE	E2-5		1.39	3.44	SP(A)
359	19.76	48.83	BE	E2-5	Industrial	11.70	28.91	
360	4.96	12.26	BE	E2-5		0.00	0.00	
361	4.08	10.09	BE	E2-5, E2-6	Industrial	0.00	0.00	
362	0.79	1.95	BE	E2-5	Office	0.00	0.00	
363	1.25	3.09	BE	E2-7		0.00	0.00	
364	2.42	5.97	BE	E2-5	Office	1.67	4.12	
366	1.44	3.56	BE	E2-7		0.00	0.00	
367	1.41	3.48	BE	E2-5	Office	0.00	0.00	
411	0.90	2.23	BE	E2-5	Industrial	0.00	0.00	
412	0.61	1.51	BE	E2-5	Industrial	0.00	0.00	
Summary for Planning District SHERIDAN PARK (13 records)								
Sum	44.06	108.89				14.76	36.46	
Min	0.59	1.46				0.00	0.00	
Max	19.76	48.83				11.70	28.91	

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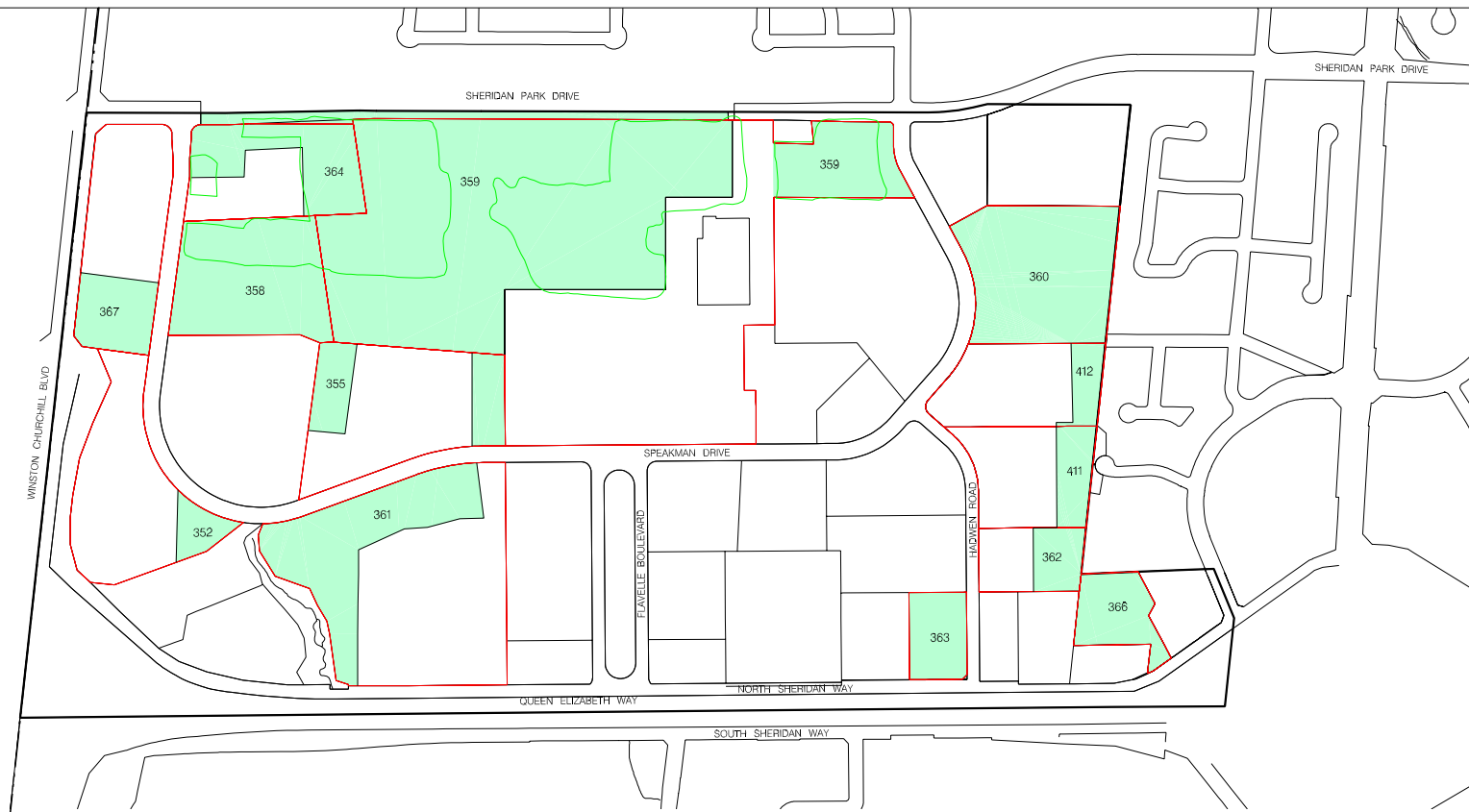
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(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan

(A)Development Application Approved in 2008

* Zoning under Appeal

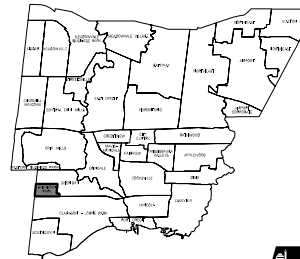
Town of Oakville



LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2009



Sheridan Park District Vacant Employment Lands



Vacant Employment Lands

SOUTHDOWN

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
368	0.53	1.31	IND	E3		0.00	0.00	
369	0.51	1.27	BE	E2	Office	0.45	1.11	
370	0.47	1.16	BE	D		0.04	0.10	
371	0.71	1.75	BE	D	Residential	0.00	0.00	
372	0.22	0.54	BE	D		0.00	0.00	
373	0.76	1.88	IND	E3	Residential	0.00	0.00	
374	6.38	15.78	IND	E3	Industrial	0.00	0.00	
375	3.98	9.84	IND	D		0.03	0.07	SP
376	11.17	27.60	IND	E3, G2	Industrial	5.68	14.03	
377	1.21	2.99	BE	E2	Industrial	0.00	0.00	
378	1.21	2.99	IND	E3		0.00	0.00	
379	1.66	4.10	IND	E3	Industrial	0.07	0.18	
380	30.86	76.25	IND	E3*	Industrial	17.23	42.57	
381	7.14	17.64	IND	E3		0.00	0.00	SP(A)
382	12.29	30.37	IND	E3, E3-6	Industrial	0.00	0.00	
383	21.76	53.77	BE	D		4.06	10.04	
384	13.56	33.51	IND	E3-2		0.00	0.00	SP
385	22.84	56.44	BE	E2	Utilities	0.08	0.20	
386	0.66	1.63	BE	E2	Industrial	0.00	0.00	
387	1.47	3.64	IND	E3	Industrial	0.00	0.00	
388	0.83	2.05	IND	E3		0.00	0.00	
422	19.97	49.35	IND	E3	Industrial	15.51	38.32	
462	0.29	0.73	BE	D	Residential	0.00	0.00	
539	0.58	1.43	IND	E3		0.00	0.00	
540	1.52	3.76	IND	E3		0.00	0.00	SP(A)
Summary for Planning District SOUTHDOWN (25 records)								
Sum	162.60	401.77				43.15	106.64	
Min	0.22	0.54				0.00	0.00	
Max	30.86	76.25				17.23	42.57	

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(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP- Site Plan

(A)Development Application Approved in 2008

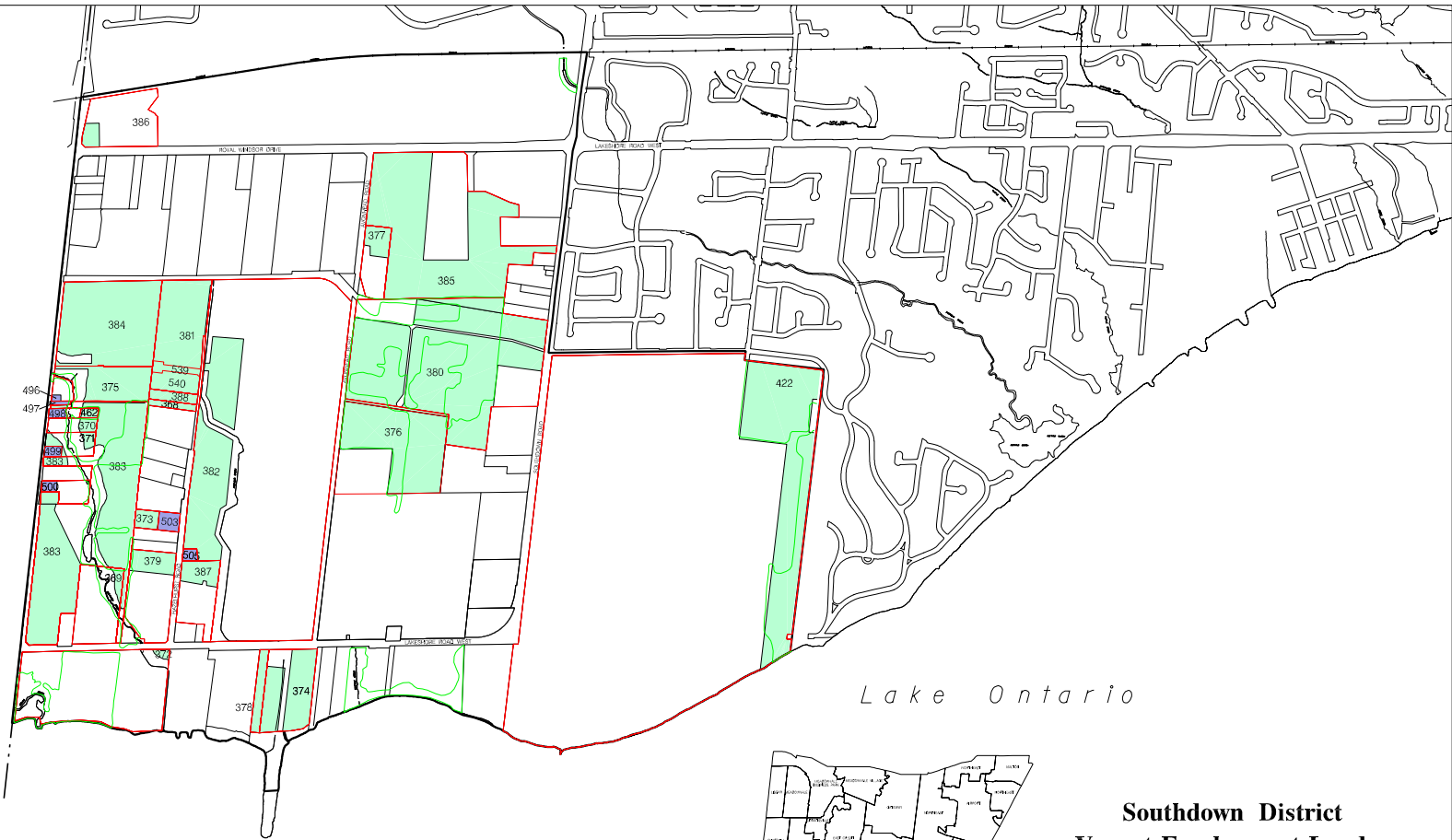
* Zoning under Appeal

Employment Lands with Non-Conforming Uses**SOUTHDOWN**

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation⁽¹⁾	Zoning	Existing Land Use	Street Address
496	0.14	0.35	BE	D	Residential	663 Winston Churchill Bl
497	0.13	0.32	BE, G	D	Residential	655 Winston Churchill Bl
498	0.36	0.89	BE, G	D	Residential	645 Winston Churchill Bl
499	0.30	0.75	BE	D	Residential	595 Winston Churchill Bl
500	0.17	0.42	BE	D	Residential	535 Winston Churchill Bl
503	0.65	1.61	IND	E3	Residential	476 Hazelhurst Rd
505	0.30	0.75	IND	E3	Residential	445 Hazelhurst Rd
Summary for Planning District SOUTHDOWN (7 records)						
Sum	2.06	5.09				
Min	0.13	0.32				
Max	0.65	1.61				






⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, GC - General Commercial, IND - Industrial, G - Green Belt

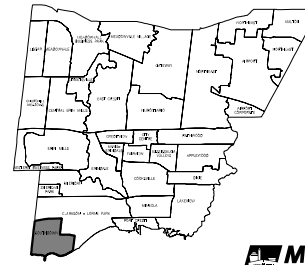
Town
of
Oakville



Lake Ontario

LEGEND:

-  VACANT LANDS
-  VACANT BUILDINGS
-  LANDS WITH NON-CONFORMING USES
-  PROPERTY PARCEL
- 25 SITE ID
-  NATURAL AREAS



Southdown District Vacant Employment Lands



MISSISSAUGA
Leading today for tomorrow

Produced by Geomatics

2009 February

* Note: Data current to January 2009

Vacant Employment Lands

WESTERN BUSINESS PARK

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
389	4.20	10.38	BE	E2-93	Commercial	0.00	0.00	
391	5.18	12.79	BE	E2-93		0.00	0.00	
392	10.00	24.71	BE	E2-80, E2-81	Industrial	0.00	0.00	SP
393	4.34	10.73	BE	E2-93		0.00	0.00	
394	1.64	4.05	BE	E2-1		0.00	0.00	
395	3.60	8.91	BE	E2-24		0.00	0.00	
396	2.56	6.34	BE	E2-93		0.00	0.00	
397	0.81	2.00	BE	E2-2		0.00	0.00	
398	0.87	2.15	BE	E2-2		0.00	0.00	
400	1.30	3.21	BE	E2-2		0.00	0.00	
401	1.55	3.83	BE	E2-2		0.00	0.00	SP
402	1.63	4.03	BE	E2-1		0.00	0.00	
403	1.41	3.48	BE	E2-93	Residential	0.00	0.00	
405	2.44	6.03	BE	E2-2		0.00	0.00	
Summary for Planning District WESTERN BUSINESS PARK (14 records)								
Sum	41.54	102.64				0.00	0.00	
Min	0.81	2.00				0.00	0.00	
Max	10.00	24.71				0.00	0.00	

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(A)Development Application Approved in 2008

* Zoning under Appeal

Employment Lands with Non-Conforming Uses**WESTERN BUSINESS PARK**

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation⁽¹⁾	Zoning	Existing Land Use	Street Address
495	0.39	0.96	BE	E2-93	Residential	3415 Ninth Line
Summary for Planning District		WESTERN BUSINESS PARK (1 record)				
Sum	0.39	0.96				
Min	0.39	0.96				
Max	0.39	0.96				

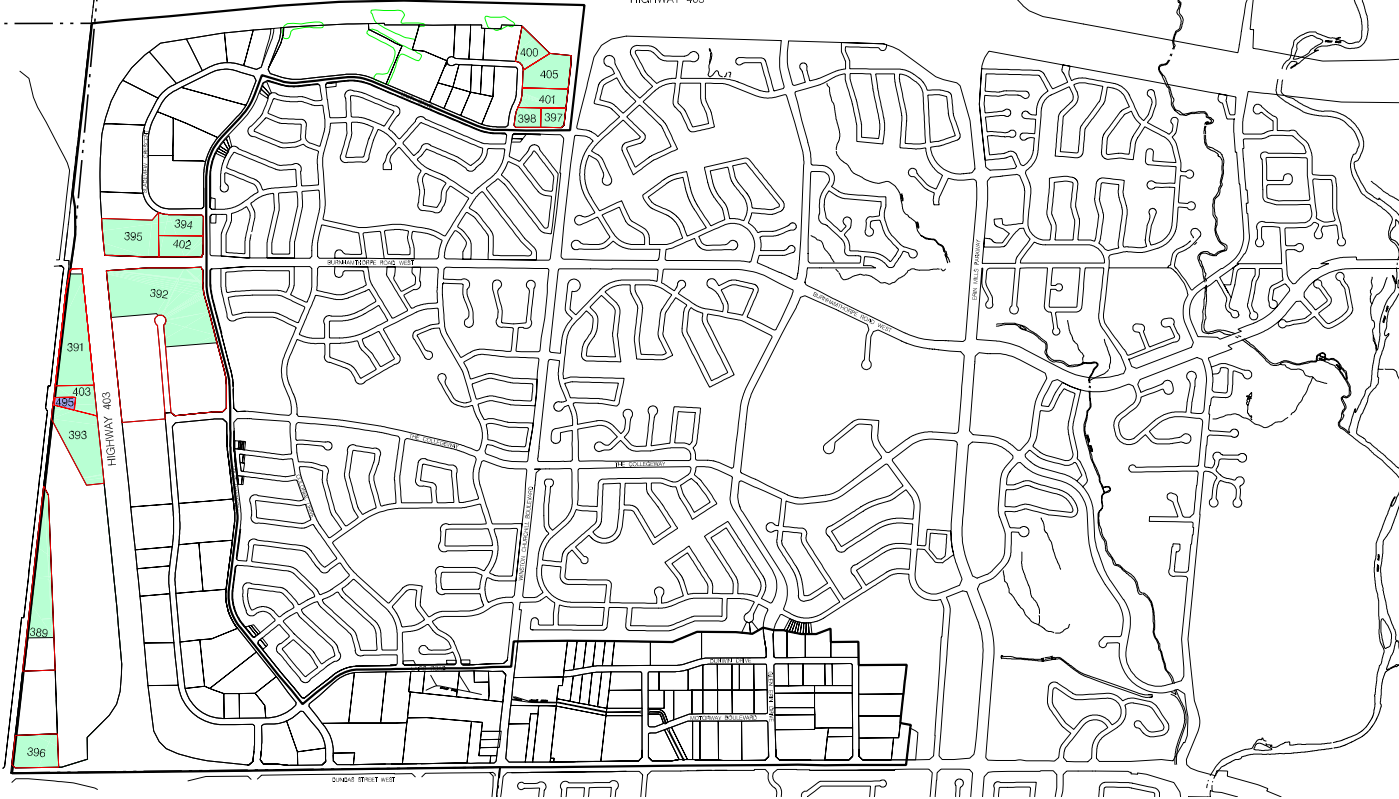
⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, GC - General Commercial, IND - Industrial, G - Green Belt

Town of Milton

HIGHWAY 403

HIGHWAY 403

Town of Oakville



LEGEND:

VACANT LANDS

VACANT BUILDINGS

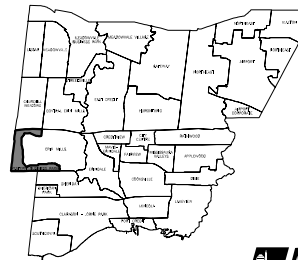
LANDS WITH NON-CONFORMING USES

PROPERTY PARCEL

25 SITE ID

NATURAL AREAS

* Note: Data current to January 2009



Western Business Park District Vacant Employment Lands

